

Excerpt from DEIR project description:

**TABLE 2.0-3  
PROPOSED LAND USE DESIGNATION CHANGES AND ZONE RECLASSIFICATION BY APN**

APN	Map Reference (Figure 2.0-7)	Acreage	Existing General Plan Designation	Proposed General Plan Designation	Existing Zoning	Proposed Zoning
316-081-010		1.7	AG/RA20	RA5-20	U	AG-B(5)40-Q
316-086-011		52.4	AG	RA40-160	U	AG-B(5)40-Q
316-086-019		34.9	AG/RA20	RA40-160	U	AG-B(5)40-Q (with subarea restriction)
316-086-023	1	41.7	AG/RA20	RA40-160	U	AG-B(5)40-Q
316-086-024	2	41.9	AG	RA40-160	U	AG-B(5)40-Q
316-162-004		13.5	AG	RA40-160	U	AG-B(5)40-Q
316-171-012		38.9	AG	RA40-160	U	AG-B(5)40-Q (with subarea restriction)
316-171-013	45	39.1	AG	RA40-160	U	AG-B(5)40-Q
316-171-003		38.4	AG	RA40-160	U	AG-B(5)40-Q
316-171-005		38.2	AG	RA40-160	U	AG-B(5)40-Q
316-171-008		39.1	AG	RA40-160	U	AG-B(5)40-Q
316-172-009		79.7	AG	RA40-160	U	AG-B(5)40-Q
316-172-010		78.5	AG	RA40-160	U	AG-B(5)40-Q
316-172-011		79.0	AG/RA40-160	RA40-160	U	AG-B(5)40-Q
316-172-014	3	41.1	AG	RA40-160	U	AG-B(5)40-Q
316-172-016	46	38.4	AG	RA40-160	U	AG-B(5)40-Q
316-172-018	4	38.3	AG	RA40-160	U	AG-B(5)40-Q
316-172-019	5	42.1	AG	RA40-160	U	AG-B(5)40-Q
316-172-020	6	42.0	AG	RA40-160	U	AG-B(5)40-Q
316-172-021		22.8	AG/RA40-160	RA40-160	U	AG-B(5)40-Q (with subarea restriction)
316-172-022	7	36.8	AG	RA40-160	U	AG-B(5)40-Q
316-172-023	8	38.0	AG/RA40-160	RA40-160	U	AG-B(5)40-Q
316-172-024	9	40.7	AG	RA40-160	U	AG-B(5)40-Q
316-173-028		43.3	AG	RA40-160	AG-B(5)40	AG-B(5)40-Q
316-173-031		55.5	AG	RA40-160	U	AG-B(5)40-Q
316-174-002		83.5	AG	RA40-160	U	AG-B(5)40-Q
316-174-005	10	42.5	AG	RA40-160	U	AG-B(5)40-Q
316-174-007		40.9	AG	RA40-160	U	AG-B(5)40-Q
316-174-009		42.0	AG	RA40-160	U	AG-B(5)40-Q (with subarea restriction)

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APN	Map Reference (Figure 2.0-7)	Acreage	Existing General Plan Designation	Proposed General Plan Designation	Existing Zoning	Proposed Zoning
316-174-010		41.7	AG	RA40-160	U	AG-B(5)40-Q
316-174-012	11	42.4	AG	RA40-160	U	AG-B(5)40-Q
316-174-013	12	42.3	AG	RA40-160	U	AG-B(5)40-Q
316-174-014	13	41.7	AG	RA40-160	U	AG-B(5)40-Q
316-174-015	14	41.0	AG	RA40-160	U	AG-B(5)40-Q
316-174-016		41.7	AG	RA40-160	U	AG-B(5)40-Q (with subarea restriction)
316-174-018	15	41.6	AG	RA40-160	U	AG-B(5)40-Q
316-174-019	16	41.9	AG	RA40-160	U	AG-B(5)40-Q
316-175-008	17	40.9	AG	RA40-160	U	AG-B(5)40-Q
316-175-011	18	82.7	AG	RA40-160	U	AG-B(5)40-Q
316-175-012	19	40.6	AG	RA40-160	U	AG-B(5)40-Q
316-175-013	20	39.9	AG	RA40-160	U	AG-B(5)40-Q
316-175-019		38.3	AG	RA40-160	U	AG-B(5)40-Q
316-175-020	21	41.3	AG	RA40-160	U	AG-B(5)40-Q
316-175-021	22	83.5	AG	RA40-160	U	AG-B(5)40-Q
316-175-022		45.6	AG	RA40-160	U	AG-B(5)40-Q
316-175-024		101.5	AG	RA40-160	U	AG-B(5)40-Q
316-176-006		187.6	AG	RA40-160	U	AG-B(5)40-Q
316-185-008		46.9	AG/RA40-160	RA40-160	U	AG-B(5)40-Q
316-185-010		41.8	RA40-160	RA40-160	U	AG-B(5)40-Q
316-185-011		46.1	RA40-160	RA40-160	U	AG-B(5)40-Q
316-186-004*	--	3.1	RA40-160	RA40-160	—	AG-B(5)40-Q
316-186-006		92.0	AG/RA40-160	RA40-160	U	AG-B(5)40-Q
316-186-009		77.4	RA40-160	RA40-160	U	AG-B(5)40-Q (with subarea restriction)
316-186-011	23	46.3	RA40-160	RA40-160	U	AG-B(5)40-Q
316-186-012	24	40.8	RA40-160	RA40-160	U	AG-B(5)40-Q
316-186-013		48.4	RA40-160	RA40-160	U	AG-B(5)40-Q (with subarea restriction)
316-186-014		39.6	RA40-160	RA40-160	U	AG-B(5)40-Q (with subarea restriction)
316-186-015	25	40.0	RA40-160	RA40-160	U	AG-B(5)40-Q
316-186-016		45.3	RA40-160	RA40-160	U	AG-B(5)40-Q (with subarea restriction)

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APN	Map Reference (Figure 2.0-7)	Acreage	Existing General Plan Designation	Proposed General Plan Designation	Existing Zoning	Proposed Zoning
316-186-017		40.6	RA40-160	RA40-160	U	AG-B(5)40-Q (with subarea restriction)
316-186-018*	26	36.4	RA40-160	RA40-160	U	AG-B(5)40-Q
316-186-019	47	38.1	RA40-160	RA40-160	U	AG-B(5)40-Q
316-186-020	27	46.4	AG	RA40-160	U	AG-B(5)40-Q
316-186-021		40.4	RA40-160	RA40-160	U	AG-B(5)40-Q (with subarea restriction)
316-191-009	28	36.3	AG	RA40-160	AE-B5(160)	AG-B(5)40-Q
316-191-010	29	40.6	AG	RA40-160	AE-B5(160)	AG-B(5)40-Q
316-191-011	30	35.3	AG	RA40-160	AE-B5(160)	AG-B(5)40-Q
316-191-012**	--	29.0	AG	RA40-160	AE-B5(160)	AG-B(5)40-Q
316-191-014	31	41.4	AG	RA40-160	AE-B5(160)	AG-B(5)40-Q
316-191-015	32	68.1	AG	RA40-160	AE-B5(160)	AG-B(5)40-Q
316-191-016	33	39.5	AG	RA40-160	AE-B5(160)	AG-B(5)40-Q
316-191-017	34	36.7	AG	RA40-160	AE-B5(160)	AG-B(5)40-Q
316-191-018	35	39.5	AG	RA40-160	AE-B5(160)	AG-B(5)40-Q
316-191-019	36	37.4	AG	RA40-160	AE-B5(160)	AG-B(5)40-Q
316-196-002		39.3	AG	RA40-160	AE-B5(160)	AG-B(5)40-Q
316-233-007	37	43.7	AG	RA40-160	AE-B5(160)	AG-B(5)40-Q
316-233-011**	38	23.8	AG	RA40-160	AE-B5(160)	AG-B(5)40-Q
316-233-014	39	38.6	AG	RA40-160	AE-B5(160)	AG-B(5)40-Q
316-233-017	40	38.6	AG/RA40-160	RA40-160	AE-B5(160)	AG-B(5)40-Q
316-233-018	41	39.1	AG	RA40-160	AE-B5(160)	AG-B(5)40-Q
316-233-019	42	38.8	AG	RA40-160	AE-B5(160)	AG-B(5)40-Q
316-233-020	43	38.4	AG/RA40-160	RA40-160	AE-B5(160)	AG-B(5)40-Q
316-233-021	44	39.4	AG	RA40-160	AE-B5(160)	AG-B(5)40-Q

Source: Humboldt County GIS 2018

Notes:

\* APNs 316-186-004 and 316-186-018 to be merged into one 39.5-acre parcel

\*\* APNs 316-191-012 and 316-233-011 to be merged into one 52.8-acre parcel

Parcels with a number in the "Map Reference" column correspond to Figure 2.0-7 and are those proposed for subdivision certification (see Table 2.0-5 for details)

AG = Agricultural Grazing (land use designation)

AG-B and AG- = Agricultural General (zoning)

AE-B = Agriculture Exclusive (zoning)

RA = Residential Agriculture (land use designation)

U = Unclassified (zoning)

## Qualified (Q) Combining Zone

The Qualified (Q) combining zone is intended to memorialize development restrictions applicable to the parcels. All parcels within the project site will be subject to Q zone restrictions. The Q zone also includes further development restrictions to a subset of the parcels (the 11 parcels that have not requested subdivision certification).

The following Q Zone restrictions would be applicable to the entire project site:

### Fire Hazard Reduction Standards

- All development adjacent to timberland shall maintain the property to reduce wildfire hazard. This includes establishing 100 feet of defensible space from structures (as required by PRC Section 4290) and creating fire breaks and shaded fuel breaks on timberlands consistent with Cal Fire or a forester's recommendations. Development and approval (by the County in consultation with Cal Fire) of a fuel modification plan shall be required.
- The development must demonstrate adequate structural fire protection and suppression services in accordance with Section 66474.2 of the Subdivision Map Act before further subdivision or development of any new accessory dwelling units.
- The development must demonstrate conformance with provisions of the County's Fire Safe Regulations (Title III, Division 11 of the Humboldt County Code), including but not limited to road and driveway access standards (Section 3112 et seq.), signage and building numbering standards (Section 3113 et seq.), emergency water standards (2,500-gallon individual emergency water supply) (Section 3114 et seq.), and fuel modification standards (Section 3115 et seq.). If County Fire Safe Regulations are not in effect State Regulations will be applied.
- The development must demonstrate that access to the property is consistent with the Humboldt County Fire Safe Regulations (or State Regulations if County Regulations are not in effect) or must be granted an exemption by the County pursuant to Section 3111-9 of the ordinance. Requirements include minimum roadway width, maximum roadway grade, and vehicular turnouts, and if the access road is a dead-end road, the road shall not exceed the maximum dead-end road length under the Fire Safe Regulations. A Subdivision Road Evaluation Report prepared at the applicant's expense evaluating the access roads/road network shall be prepared by a licensed civil engineer to determine specific road requirements. The report shall be submitted to the County for review and approval. The evaluation shall address the adequacy of the roads/road network to accommodate the parcel and uses that use the roads/road network. The road evaluation shall start at a publicly maintained road and evaluate the roads through the subject property.

### Noise Reduction Standards

- If the property is served by electrical power provided by a generator, the generator shall be located in a structure providing effective noise containment. The noise produced by the generator used as a primary or back-up power source shall not be audible to the humans from neighboring residences. The decibel level for generators measured at 100 feet from the generator or at the property line shall be no more than 50 decibels. This requirement shall be implemented for existing development within six (6) months of adoption of the ordinance establishing the Q

combining zone. New development on vacant parcels shall satisfy this requirement prior to building occupancy or building permit final issuance, whichever occurs first.

#### Open Space Standards

- All development adjacent to timberland shall maintain the property to reduce wildfire hazard. This includes implementing 100 feet of defensible space from structures (as required by Public Resources Code Section 4290) and by creating fire breaks and shaded fuel breaks on timberlands consistent with CalFire or a forester's recommendations. Development and approval (by the County in consultation with CalFire) of a fuel modification plan shall be required. For existing developments, timing of implementation of this requirement shall be set forth in a fuel modification plan approved by the planning director submitted within six (6) months of adoption of the ordinance establishing the Q combining zone.
- All new development shall be located to the fullest practical extent in areas of lowest agricultural or timber productivity. Homesite development shall be limited to an area no more than two (2) contiguous acres.
- All newly designated RA40-160 parcels adjacent to existing or proposed timber or agricultural lands shall record Right-to-Harvest or Right-to-Farm agreements and furnish a copy of the agreement to the Planning Division within six (6) months of the effective date of the ordinance establishing the Q combining zone.

#### Road Standards

- Prior to issuance of building permits for new residential development, membership in a road maintenance association or similar entity created to improve and maintain the road system in conformance with the Road Plan prepared by Public Works must be demonstrated to the satisfaction of the Planning Director.
- Proposals for cannabis on-site processing will be required to meet the road standards contained in the Commercial Cannabis Land Use Ordinance without exception.
- Prior to issuance of building permits for existing or new construction, evidence of an approved less than three-acre conversion exemption, or completion of civil or criminal enforcement proceedings per CalFire regulations, or after the fact remedial assessment by a Registered Professional Forester of compliance with Forest Practice Rules must be submitted.
- Any road improvements shall be subject to the County Grading, Excavation, Erosion, and Sedimentation Control Ordinance (Grading Ordinance) and Geologic Hazards Ordinance. No grading exceptions shall be granted.

#### Cultural Resource Requirements

- Prior to any new ground-disturbing activity, a site-specific archeological report shall be prepared and submitted to the County, unless a study meeting current methodology has been prepared for the area proposed for development. New development shall be sited in such a way that cultural resources if present are avoided or otherwise developed consistent with Policy CU-S4 of the Humboldt County General Plan, which requires that ministerial and/or discretionary projects must be designed, conditioned, and/or mitigated to avoid or reduce impacts on archaeological resources.

## Water Standards

- Developments using surface water diversion or groundwater wells that are hydrologically connected to surface water shall practice forbearance during the summer low flow season. For existing developments, timing of implementation of this requirement shall be set forth in a plan approved by the planning director submitted within six (6) months of adoption of the ordinance establishing the Q combining zone.
- Dark Sky Standards Outdoor nighttime lighting shall, directed downward, kept within property boundaries, and reduced both in intensity and direction to the level necessary for safety and convenience. Motion sensed lighting is encouraged.

### Q Combining Zone Sub-Area Restrictions

Additional restrictions are applied to 11 parcels (approximately 410 acres) that are within the project site (see **Figure 2.0-8, Proposed Zoning**). These parcels -- the owners of which did not choose to participate financially in the County's funding for preparation of environmental studies associated with this Draft EIR -- are already subject to a notice of violation and are not currently requesting subdivision certification.

Within the Q zone sub-area, any further development of the parcel (including but not limited to the issuance of building permits or cannabis permits) is prohibited until site-specific environmental review is completed, any violations remedied, and an application for subdivision certification has been made and all conditions of the certificate of compliance have been satisfied.