1. **PROJECT SUMMARY**

**Project Title**

Redwood Rural Health Center General Plan Amendment and Rezone

**Lead Agency Name and Address**

Humboldt County Planning & Building Department, 3015 H Street, Eureka, CA 95501-4484; Phone: (707) 445-7541; Fax: (707) 445-7446

**Contact Person and Number**

Michael Richardson (707) 268-3723

**Project Location**

The project site is in the Redway Area, on an approximately 0.33 acre property known as 59 Shady Grove Lane, approximately 1,200 feet north of the intersection of Shady Grove Lane and Redwood Drive, fronting the east side of Shady Grove Lane. Assessor Parcel Number: 077-312-009

**Project Sponsor’s Name & Address**

**Applicant Owner Agent**

Redwoods Rural Health Center Inc.

Po Box 769

Redway, CA 95560

Phone: (707) 923-7520

**Existing General Plan Designation**

Residential Low Density (RL); Density: 1 – 7 units per acre; Slope Stability: 2 (Moderate Stability)

**Existing Zoning Designation**

Residential One-Family Zone with a Manufactured Home Combining Zone (R-1-T)

**Proposed General Plan Designation**

Commercial Services (CS)

**Proposed Zoning Designation**

Community Commercial (C-2)

**Description of Project**

The project proposes a General Plan Amendment and Zone Reclassification to change the County’s General Plan land use designation for the site from Residential Low Density (RL) to Commercial Services (CS), and to rezone the site from Residential Single Family (R-1) to Community Commercial (C-2).

The applicant operates a health clinic with offices and dental facilities on a 1.11 acre parcel immediately to the west of the project site at 101 West Coast Road (Assessor's Parcel Number (APN): 077-312-015). Its current land use designation is Commercial Services (CS), and its zoning designation is Community Commercial (C-2).

The applicant recently purchased the 59 Shady Grove Lane property (the project site) and is seeking a General Plan amendment and rezoning to accommodate the development of parking facilities to supplement the parking on the adjacent 101 West Coast Road site used by Redwoods Rural Health Center staff and customers. The applicant plans to pave and landscape the majority of the project site to accommodate 35 new parking spaces and a two-way drive aisle, connecting the property to Shady Grove Lane. The application includes an exception request to the parking standards of the zoning ordinance to allow the use of shared parking between the subject property and the adjacent RRHC facilities on APN 077-312-015.

The project site may also be used for a proposed Wellness Center, housing perinatal, nutrition and acupuncture services in a single-story structure located where there currently is a vacated single family residence.

**Other Public Agencies Whose Approval Is or May Be Required** (permits, financing approval, or participation agreement): Humboldt County Public Works Department, Division of Environmental Health, Building Division.

**Anticipated Permits and Approvals:**

1. Humboldt County adoption of the Mitigated Negative Declaration
2. General Plan Amendment and Zone Reclassification

**Surrounding Land Uses and Setting**

The project site is adjacent to an existing medical/dental facility providing dental care and basic health services. To the south is the office of the California Highway Patrol. To the north and east are low density residential uses including the West Coast Mobile Home Park, approximately 145 feet to the west as shown in the aerial image below.

Figure 1. Project Location Map



**Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1?** If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.? The local tribes were given the opportunity to consult on February 18, 2020.

1. **ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**

The environmental factors checked below would be potentially affected by this project.

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
|  | Aesthetics |  | Agriculture and Forestry |  | Air Quality |
|  | Biological Resources |  | Cultural Resources |  | Energy |
|  | Geology/Soils |  | Greenhouse Gas Emissions |  | Hazards and Hazardous Materials |
|  | Hydrology/Water Quality |  | Land Use/Planning |  | Mineral Resources |
|  | Noise |  | Population/Housing |  | Public Services |
|  | Recreation |  | Transportation |  | Tribal Cultural Resources |
|  | Utilities/Service Systems |  | Wildfire |  | Mandatory Findings of Significance |

1. **DETERMINATION (TO BE COMPLETED BY LEAD AGENCY)**

On the basis of this initial evaluation:

|  |  |
| --- | --- |
|  | I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared. |
|  | I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared. |
|  | I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required. |
|  | I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed. |
|  | I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required. |

|  |  |
| --- | --- |
| **Signature:** | **Date:** |
|  |  |
| **Printed Name:** Michael Richardson | **For:** Humboldt County Planning and Building Department |

**4. Evaluation of Environmental Impacts**

(1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

(2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

(3) Once the lead agency has determined that a particular physical impact may occur, the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

(4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).

(5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. (California Code of Regulations, title 14 Section 15063(c) (3) (D)). In this case, a brief discussion should identify the following:

a) Earlier Analysis Used. Identify and state where they are available for review.

b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

# Environmental Checklist

Checklist and Evaluation of Environmental Impacts: An explanation for all checklist responses is included, and all answers take into account the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts. The explanation of each issue identifies (a) the significance criteria or threshold, if any, used to evaluate each question; and (b) the mitigation measure identified, if any, to reduce the impact to less than significance. In the **Checklist,** the following definitions are used:

"**Potentially Significant Impact**" means there is substantial evidence that an effect may be significant.

"**Potentially Significant Unless Mitigation Incorporated**" means the incorporation of one or more mitigation measures can reduce the effect from potentially significant to a less than significant level.

“**Less Than Significant Impact”** means that the effect is less than significant and no mitigation is necessary to reduce the impact to a lesser level.

“**No Impact”** means that the effect does not apply to the proposed project, or clearly will not impact nor be impacted by the project.

**4.1 AESTHETICS**

| I. AESTHETICS. Would the project: | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
| --- | --- | --- | --- | --- |
| a) Have a substantial adverse effect on a scenic vista? |  |  |  |  |
| b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? |  |  |  |  |
| c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experience from publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality? |  |  |  |  |
| d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area? |  |  |  |  |

**Setting**

The project site is in between commercially zoned property along West Coast Road and low density residential uses served by Shady Grove Lane. The property contains unmaintained landscaping, a gravel driveway and a derelict, unoccupied single-family dwelling occupying the northern portion of the lot. The nearby residential properties are occupied and have a similar visual character, with landscaping including trees, shrubs and lawns. Other residential uses in the vicinity include West Coast Mobile Home Park, approximately 145 feet to the west.

The two commercial properties in the immediate vicinity are sites for the Redwood Rural Health center adjacent to the west property line of the project site, and the California Highway Patrol Garberville Area offices approximately 130 feet to the South. These properties include single-floor office buildings that are compatible with the surrounding residential visual character of the neighborhood. They also include on-site parking to accommodate staff and customers.

**Analysis**

**a), b) Less Than Significant Impact:** Important scenic vistas and resources discussed in the Humboldt County General Plan are typically associated with public views of the ocean, mountains, hills, lakes, rivers, agricultural areas, canyons, open spaces and other natural features or historic features. There are no officially designated vista points or scenic highways in the project area.[[1]](#footnote-1), [[2]](#footnote-2) No scenic resources such as trees, rock outcroppings or historic buildings will be destroyed or altered by the project.

**c) Less Than Significant Impact** **with Mitigation Incorporated**: The proposed project would include a general plan amendment and zone reclassification to change the parcel’s land use to allow for a variety of commercial uses, including “Heavy Commercial.” While not proposed by the applicant, these other uses would be allowed as a principally permitted use by the zone reclassification. To minimize the visual impacts of future development allowed by the zone reclassification, the uses of the C-2 zone must be limited to those already occurring on the surrounding properties. This measure is included in Mitigation Measure No. AES-1 described below.

The project proposes the construction of parking facilities in portions of the properties which currently contain vegetation and landscaping. This conversion could affect public views of the site. Mitigation Measure No. AES- 2 reduces these potential visual impacts to less than significant.

**d)** **Less Than Significant Impact** **with Mitigation Incorporated:** The project site is not currently lit by any streetlights or exterior lighting. The proposed project may include exterior lighting in the parking area and on the future office structure, which may be visible at night from off-site. Mitigation measure AES-3 is proposed to reduce these lighting impacts to less than significant.

**Mitigation Measures**

**MM AES-1** **Mitigation Measure No. AES-1:** The zone reclassification will include the addition of a Q- Qualified combining zone which restricts commercial uses to medical and professional offices and other uses allowed in the C-2 zone that are compatible with the surrounding single-family residential use, minimizing potential aesthetic impacts of future development on the site. The uses allowed in this combining zone are visually similar to surrounding commercial establishments and generally compatible with the residential character of the neighborhood. The allowed uses will be limited to all the following:

* + - Professional and business offices, and commercial instruction,
    - Caretaker’s Residence,
    - Apartments on the upper floors of multistory structures where below are establishments engaged in commercial uses, and
    - Any use not specifically enumerated in this Division, if it is similar to and compatible with the uses permitted in the R-1 zone.

**MM AES-2** The zone reclassification will include the addition of Q – Qualified combining zone, which will require development of the new parking on the site install and maintain all landscape areas as shown in green on the site plan in Attachment A prior to the use of the parking. Appropriate trees and vegetation shall be used to reduce or soften the visibility of nighttime lights. Building permit approval will be conditional on the submittal of a landscaping plan for the landscaped areas which uses at least 50% native and fire-resistant species.

**MM AES-3** - The zone reclassification will include the addition of Q – Qualified combining zone, which will require the new outdoor lighting, whether installed for security, safety, signage, or landscape design purposes, shall be shielded and directed to prevent illuminating areas beyond the property boundary. It shall use the lowest intensity lamp/wattage compatible with safety, and security lighting shall be designed to utilize motion-sensor technology so that lights are not on throughout the night.

**4.2 AGRICULTURE AND FOREST RESOURCES**

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| --- | --- | --- | --- | --- |
| II. AGRICULTURE AND FORESTRY RESOURCES. Would the project: | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? |  |  |  |  |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? |  |  |  |  |
| c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g), timberland (as defined by PRC section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? |  |  |  |  |
| d) Result in the loss of forest land or conversion of forest land to non-forest use? |  |  |  |  |
| e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forestland to non-forest use? |  |  |  |  |

**Setting**

As previously mentioned, the project site is currently zoned and developed for residential purposes. The parcel is designated "Residential Low Density” (RL) in the Humboldt County General Plan and is zoned Residential One-Family (R-1). Agricultural activities are not permitted within this zoning designation. No portion of the parcel is mapped as having prime agricultural soils in Humboldt's GIS database.

The Farmland Mapping and Monitoring Program (FMMP) of the California Resources Agency has not yet mapped farmland in Humboldt County. According to the Humboldt County Web GIS mapping, the NRCS has designated this site and surrounding areas a Not-Prime Farmland. Prime Agricultural soils have not been identified on this site or in this area.

As a means of agricultural land preservation, the State Legislature enacted the California Land Conservation Act of 1965 commonly called the "Williamson Act." Under the Act, property owners may enter into contracts with the County to keep their lands in agricultural production for a minimum of 10 years, in exchange for property tax relief. Lands covered by Williamson Act contracts are assessed based on their agricultural value instead of their potential market value under non-agricultural uses and are known as "Agricultural Preserves." According to Humboldt County Web GIS mapping, there is no Williamson Act contract for the project site.

The Z'berg-Warren-Keene-Collier Forest Taxation Reform Action 1979 requires counties to provide for the zoning of land used for growing and harvesting timber as timberland preserve. The project site is not zoned for timber harvest and the parcel is not suitable for timber harvest.

**Analysis**

**a) – e)** **No Impact:** Neither the subject property nor adjacent lands are within a Williamson Act contract nor mapped as prime agricultural soils. The lands were converted to residential uses with prior General Plans decades ago. The site does not contain unique farmland and is not used for agricultural purposes. The neighborhood is characterized by urban mixed commercial and residential development with services provided by the Redway Community Services District. The proposed zone reclassification infills an established development pattern. General agriculture is not a use allowed in the R-1 zone, nor are there any intensive agricultural uses in the immediate vicinity. The Department finds no evidence that the project will result in a significant adverse impact on agricultural resources.

**4.3 Air Quality**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| III. AIR QUALITY. Would the project: | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
| a) Conflict with or obstruct implementation of the applicable air quality plan? |  |  |  |  |
| b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard? |  |  |  |  |
| c) Expose sensitive receptors to substantial pollutant concentrations? |  |  |  |  |
| d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people? |  |  |  |  |

**Setting**

The project site is in Humboldt County, which lies within the North Coast Air Basin (NCAB). The NCAB extends for 250 miles from Sonoma County in the south to the Oregon border. The climate of NCAB is influenced by two major topographic units: the Klamath Mountains and the Coast Range provinces. The climate is moderate with the predominant weather factor being moist air masses from the ocean. Average annual rainfall in the area is approximately 50 to 60 inches with the majority falling between October and April. Predominant wind direction is from the northwest during summer months and from the southwest during winter storm events.

Project activities are subject to the authority of the North Coast Unified Air Quality Management District (NCUAQMD) and the California Air Resources Board (CARB). NCUAQMD is listed as "attainment" or "unclassified" for all the federal and state ambient air quality standards except for the state 24-hour particulate (PM10) standard, which relates to concentrations of suspended airborne particles that are 10 micrometers or less in size.

In determining whether a project has potentially significant air quality impact on the environment, agencies often apply their local air district's thresholds of significance to project impacts in the review process. The District has not formally adopted specific significance thresholds, but rather utilizes the Best Available Control Technology (BACT) emissions rates for stationary sources as defined and listed in the NCUAQMD Rule and Regulations, Rule 110 - New Source Review (NSR) and Prevention of Significant Deterioration (PSD), Section 5.1- BACT (pages 8-9), (NCUAQMD, 2018).

Sensitive receptors near the project site primarily include single family residences 215± feet to the north and 100± feet to the east. There are two mobile home parks within 200 feet of the site: Shady Grove Mobile Home Park to the south and West Coast Mobile Home Park to the west.

|  |
| --- |
| **Analysis**  The proposed zone reclassification would result in replacing a single family residence with commercial office uses similar to the other commercial uses on adjacent properties and would not: (1) obstruct implementation of the applicable air quality plan; (2) violate air quality standards; (3) contribute substantially to an existing or projected air quality violation; (4) expose sensitive receptors to substantial pollutant concentrations; or (5) create objectionable odors. |

**4.4 Biological Resources**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| IV. BIOLOGICAL RESOURCES. Would the project: | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
| a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? |  |  |  |  |
| b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? |  |  |  |  |
| c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? |  |  |  |  |
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? |  |  |  |  |
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? |  |  |  |  |
| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? |  |  |  |  |

**Setting**

As previously mentioned, the project site is currently zoned and developed for residential purposes. The parcel is designated "Residential Low Density” (RL) in the Humboldt County General Plan and is zoned Residential One-Family (R-1). No portion of the parcel is mapped as having biological resources in Humboldt's GIS database.

**Analysis**

**a) – f) Less Than Significant:** Given the disturbed nature of the site and surrounding area, the site does not contain suitable habitat for sensitive species. There are no wetlands or wetland habitat present on the site. The project does not involve any development within a streamside management area. The project site is not within an adopted or proposed habitat conservation plan. The area is developed to urban residential levels. The Department finds no evidence that the project will result in a significant adverse impact on biological resources.

**4.5 CULTURAL RESOURCES**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| V. CULTURAL RESOURCES. Would the project: | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
| a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5? |  |  |  |  |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to ~~'~~§15064.5? |  |  |  |  |
| c) Disturb any human remains, including those interred outside of formal cemeteries? |  |  |  |  |

**Setting**

The project site is in between commercially zoned property along West Coast Road and low density residential uses served by Shady Grove Lane. The property has been used for residential purposes for decades and has been extensively disturbed over the years. It contains unmaintained landscaping, a gravel driveway and a derelict, unoccupied single-family dwelling occupying the northern portion of the lot. The nearby residential properties are occupied and Other residential uses in the vicinity include West Coast Mobile Home Park, approximately 145 feet to the west.

Two adjacent commercial properties are sites for the Redwood Rural Health center adjacent to the west property line of the project site, and the California Highway Patrol Garberville Area offices approximately 130 feet to the South. These properties include single-floor office buildings and on-site parking to accommodate staff and customers.

**Analysis**

**a) Less Than Significant Impact:** No historical resources have been documented on site. The site is currently developed with a single family residence and accessory buildings that show no evidence of being considered a historical resource, therefore, the project will have no impact on historical resources defined in California Environmental Quality Act (CEQA) §15064.5.

**b) - c) Less Than Significant with Mitigation Incorporated:** The project was referred to the Northwest Information Center (NWIC) and all the tribes in the County. Given the disturbance that has already occurred on the site and the small footprint of the proposed new development (0.33 acres) it is unlikely the project will affect any archaeological resource. Nonetheless, mitigation is incorporated requiring a Q – Qualified zone which provides that if archaeological resources are encountered during construction activities, the contractor will execute Mitigation Measure No. CU-1. by halting construction and coordinating with a professional archaeologist, who meets the Secretary of the Interior’s Standards and Guidelines and appropriate tribes so resources can be evaluated so that there is not a substantial adverse change in the significance of an archaeological resource. The project is similarly not expected to disturb any human remains, including those interred outside of formal cemeteries. However, implementation of Mitigation Measure No. CU-1 has been included to ensure human remains are not disturbed inadvertently during construction activities.

**Mitigation Measures**

**MM CU-1** **Mitigation Measure No. CU-1:** The zone reclassification will include the addition of Q - Qualified combining zone, which will require that if archaeological resources are encountered during construction activities, the contractor will halt construction and coordinate with a professional archaeologist, who meets the Secretary of the Interior’s Standards and Guidelines and appropriate tribes so archaeological resources can be evaluated to ensure there is not a substantial adverse change in the significance of an archaeological resource or disturbance of buried human remains. Specifically, the Q-zone requires:

“If suspected archaeological resources are encountered during the development of the project: 1. Stop work within 100 feet of the find; 2. Call a professional archaeologist, the representatives from the Blue Lake Rancheria, Bear River Band of the Rohnerville Rancheria and the Wiyot Tribe, the County Planning and Building Department to inform them of the discovery; 3. The professional historic resource consultant and Tribes will coordinate and provide an assessment of the find and determine the significance and recommend next steps.

“If human remains are encountered: 1. All work shall stop and per CA Health and Safety Code Section 7050.5; 2. Call the Humboldt County Coroner at (707) 445-7242; 3. The Coroner will determine if the remains are of prehistoric/historic Native American origin. If the remains are Native American Heritage Commission within 24 hours; 4. The NAHC is responsible under CA PRC 5097.98. (a) for identifying the most likely descendent (MLD) immediately and providing contact information. The MLD may, with the permission of the owner of the land, or his or her authorized representative, inspect the site of the discovery of the Native American human remains and may recommend to the owner or the person responsible for the excavation work means for treatment or disposition, with appropriate dignity, of the human remains and any associated grave goods. The descendants shall complete their inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the site.”

“The applicant is ultimately responsible for ensuring compliance with this condition.”

**4.6 Energy**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| VI. ENERGY. Would the project: | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
| a) Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy, or wasteful use of energy resources, during project construction or operation? |  |  |  |  |
| b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency? |  |  |  |  |

**Setting**

As described in the justification for the proposed project in Attachment B, the Redwoods Rural Health Care facility is very popular. Their Medical Team has been expanding programs to meet the Southern Humboldt community need. In 2018, they started a Suboxone/Medically Assisted Treatment program that works to address opioid addiction with both medicine and mandated counseling. Additionally, their Medical Team started a new Perinatal program, and it’s the first time pregnant mothers can see providers in southern Humboldt in decades. The new programs bring more patients and more vehicles to the RRHC site in Redway reducing the length of their commute to the more densely populated and served areas of the County in the Humboldt Bay region. This results in reduced energy consumption used for transportation.

Their Dental Department is booked out for months because RRHC is 1 of only 3 facilities in Humboldt serving over 55,000 Medi-Cal clients and over 26,000 individuals in poverty who rely on our income-based sliding fee scale program. Since the restoration of adult dental services in 2014, Redwoods Rural Health Center has experienced tremendous demand for services. They turn patients away every day because the dental schedule is completely full. The dental programs divert Southern Humboldt patients from the Humboldt Bay area to the RRHC site in Redway reducing the length of their commute and thereby reducing their energy consumption.

The project will result in short-term energy consumption during the construction phase, with long-term energy consumption associated with the ongoing use of the commercial offices.

**Analysis**

**a, b) Less Than Significant Impact:** The construction phase is not anticipated to utilize excessive energy and the offices will be constructed compliant with the energy requirements of Title 24 of the Building Code. The new offices are expected to reduce the number of vehicle miles travelled by Southern Humboldt residents because their programs divert Southern Humboldt patients from the Humboldt Bay area to the RRHC site in Redway reducing their energy consumption. Therefore, a less than significant impact will occur.

**4.7 GEOLOGY AND SOILS**

| VII. GEOLOGY AND SOILS. Would the project: | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
| --- | --- | --- | --- | --- |
| a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: |  |  |  |  |
| i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. |  |  |  |  |
| ii) Strong seismic ground shaking? |  |  |  |  |
| iii) Seismic-related ground failure, including liquefaction? |  |  |  |  |
| iv) Landslides? |  |  |  |  |
| b) Result in substantial soil erosion or the loss of topsoil? |  |  |  |  |
| c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? |  |  |  |  |
| d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property? |  |  |  |  |
| e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? |  |  |  |  |
| f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? |  |  |  |  |

**Setting**

The County’s Web GIS shows there are no earthquake faults in the area. While the WebGIS shows the area has slopes with “moderate instability”, the site is relatively flat so there are not likely to be unstable soils on the site. There are no historic landslides or areas of liquefaction shown on the WebGIS. Development of the proposed parking area will involve limited grading which will remove most of the vegetative cover and expose the underlying soil to potential erosion during periods of intense rainfall. The site is served by the Redway Community Services District so no septic tanks or leachfields are proposed. The site has already been disturbed because of the existing single-family use and adjacent commercial uses, so there are not likely to be any paleontological resources disturbed by the project.

**Analysis**

**a) i – iv)** **Less Than Significant impact:** No exposure of people or structures to potential substantial adverse effects, including the risk of loss, injury, or death will occur because the project site is not located on or near an earthquake fault so there is unlikely to be any ground rupture, seismic shaking or seismic-related ground failure. Similarly, the site is flat so there is unlikely to be any risk of landslides.

**b) Less Than Significant Impact with Mitigation Incorporated:** The project proposes the construction of future parking lot, road and other site development in portions of the site which currently contain vegetation. Mitigation Measure No. G-1 is proposed to reduce to less than significant the potential loss of soil due to erosion impacts by requiring the use of appropriate Best Management Practices (BMPs) which will prevent soil erosion and loss of topsoil from the site.

**c) – d) Less Than Significant impact:** The site is already developed with a single family residence and based on as site inspection, there is no evidence of unstable geologic features or expansive soils. The site is relatively flat, so it is unlikely to potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse.

**e) No impact:** The site is served by public water so there is no need for septic systems.

f) **Less Than Significant impact:** The site has already been disturbed because it has been developed with a single family residence and there are adjacent commercial uses that disturbed the areas immediately adjacent to the site. There are no known paleontological resources or unique geologic features on site. Accordingly, the proposed project is not likely to directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.

**Mitigation Measures**

**MM GS-1** **Mitigation Measure No. GS-1:** The zone reclassification will include the addition of Q – Qualified combining zone, which will require development of the new parking on the site install best management practice soil erosion control techniques during construction to minimize the transport of soil from the site during construction, and to install Low Impact Development features to control runoff from the site into the future to minimize downslope water quality impacts.

**8. GREENHOUSE GAS EMISSIONS**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| VIII. GREENHOUSE GAS EMMISSIONS. Would the project: | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
| a) Generate greenhouse gas emissions (GHG), either directly or indirectly, that may have a significant impact on the environment? |  |  |  |  |
| b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases? |  |  |  |  |

**Setting**

In 2002 the California legislature declared that global climate change was a matter of increasing concern for the state’s public health and environment, and enacted law requiring the California Air Resources Board (CARB) to control GHG emissions from motor vehicles (Health & Safety Code §32018.5 et seq.). In 2006, the California Global Warming Solutions Act (Assembly Bill 32) definitively established the state’s climate change policy and set GHG reduction targets (health & Safety Code §38500 et sec.), including setting a target of reducing GHG emissions to 1990 levels by 2020. AB 32 requires local governments to take an active role in addressing climate change and reducing greenhouse gas (GHG) emissions. While methodologies to inventory and quantify local GHG emissions are still being developed, recommendations to reduce residential GHG emissions include promoting energy efficiency in new development.

**Analysis**

**a) Less than Significant Impact:** The proposed zone reclassification would provide a parking area to accommodate new dental and medical health programs at the neighboring RRHC facility and new offices to supplement those programs. These new services 1are expected to reduce the number of vehicle miles travelled by Southern Humboldt residents because their programs divert Southern Humboldt patients from the Humboldt Bay area to the RRHC site in Redway reducing their vehicle miles per trip. With a reduction in vehicle miles travelled, there will be less fossil fuels consumed, so the proposed project is expected to reduce GHG emissions.

**b) Less than Significant Impact:** Currently there is no adopted plan or policy in the County specifically related to greenhouse gas emissions. The January 2012 Draft Climate Action Plan of the Humboldt County General Plan Update has been approved by the Planning Commission but has not been adopted by the Board of Supervisors. Therefore, no impact would occur.

**4.9 HAZARDS AND HAZARDOUS MATERIALS**

| IX. HAZARDS AND HAZARDOUS MATERIALS. Would the project: | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
| --- | --- | --- | --- | --- |
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? |  |  |  |  |
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? |  |  |  |  |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? |  |  |  |  |
| d) Be located on a site which is included on a list of hazardous materials sites complied pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? |  |  |  |  |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area? |  |  |  |  |
| f) Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan? |  |  |  |  |
| g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires? |  |  |  |  |

**Setting**

A material is considered hazardous if it appears on a list of hazardous materials prepared by a federal, state, or local agency, or has characteristics defined as hazardous by a federal, state, or local agency. Chemical and physical properties such as toxicity, ignitability, corrosiveness, and reactivity cause a substance to be considered hazardous. These properties are defined in the California Code of Regulations (CCR), Title 22, §66261.20-66261.24. A “hazardous waste” includes any hazardous material that is discarded, abandoned, or will be recycled. Therefore, the criteria that render a material hazardous also cause a waste to be classified as hazardous (California Health and Safety Code, §25117). According to this definition, fuels, motor oil, cleaning solvents, and lubricants typically used during construction, in addition to household cleaning supplies, could be considered hazardous.

**Analysis**

**a) – b) Less Than Significant impact:** Future development on the site may require the routine transport, use, or disposal of hazardous materials common to residential and commercial development, as well as the grading and construction process, such as gasoline, diesel fuel, hydraulic fluids, oils, and lubricants, in addition to cleaning solvents and household cleaning supplies. However, the types and quantities of hazardous materials to be used are not expected to pose a significant risk to the public and/or environment and would be managed in accordance with federal, state, and local regulations. Since the transport, use, and storage of any hazardous materials at the site would be required to be conducted in accordance with all federal, state, and local regulations, a less than significant impact would occur.

The project Site does not include any known hazardous waste sites, as mapped by the State Water Resources Control Board (SWRCB), the California Department of Toxic Substances Control (DTSC) or SWRCB’s GeoTracker database.

**c) No impact:** The project site is more than one-quarter mile of any existing school.

**d) No impact:** The site has not been identified on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and would therefore not create a significant hazard to the public or environment. A records search was conducted using the State Water Resources Control Board’s (SWRCB) GeoTracker database and the State of California Department of Toxic Substance Control’s (DTSC) EnviroStor database. Since no hazards waste or materials sites have been identified on the Site, no impact would occur.

**e) No impact:** The nearest airport to the project site is the Garberville Airport, located approximately 3.6 miles southwest of the site. Since the site is not in the vicinity of a private or public airstrip and is not subject to an airport land use plan, no impact would occur.

**f) No impact:** The County of Humboldt has an adopted Emergency Operations Plan, dated March 2015, which was prepared “in an effort to ensure efficient coordination amount all political subdivisions of government and most effect use of all resources for the maximum benefit and protection of the population, in times of emergency” (Humboldt County Sherriff’s Office, 2015). The proposed project would not have a significant impact on the County’s Emergency Operations Plan, since the site has been slated for development and zoned for residential use since at least 1985 under the Garberville/Redway/Alderpoint/Benbow Community Plan, the proposed project would not increase the allowable density for the site, and anticipated future development at the site would be designed to current standards with suitable road widths and turn radii to accommodate emergency vehicles. A less than significant impact would occur.

**g) No impact:** Per the County of Humboldt’s WebGIS mapping, the entire site is designated as having a “High Fire Hazard Severity” rating. No known fires have been recorded or have occurred at the Site between 1900 and 2016 (Web GIS). Future development would be required to meet state and local standards for defensible space and emergency access. By meeting current standards and design requirements, a less than significant impact would occur.

**4.10 HYDROLOGY AND WATER QUALITY**

| X. HYDROLOGY AND WATER QUALITY. Would the project: | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
| --- | --- | --- | --- | --- |
| a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality? |  |  |  |  |
| b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? |  |  |  |  |
| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner, which would~~?~~ |  |  |  |  |
| i) Result in substantial erosion or siltation on- or off-site? |  |  |  |  |
| ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? |  |  |  |  |
| iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? |  |  |  |  |
| iv) Impede or redirect flood flows? |  |  |  |  |
| d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation? |  |  |  |  |
| e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? |  |  |  |  |

**Setting**

The topography is relatively flat at the project site and slopes steeply approximately 300 feet to the east towards an unnamed stream which runs through a culvert underneath Redwood Drive and into the South Fork Eel River a short distance later. As shown on Humboldt County Web GIS, the Site is not located within a tsunami inundation zone and is not located within a 100-year flood zone. The County of Humboldt is responsible for storm drainage within all unincorporated areas of the County; however, the majority of the County does not have stormwater conveyance systems, but rather follows a more natural drainage pattern before either infiltrating or entering a waterway.

**Analysis**

**a) Less Than Significant impact:** Potential water quality impacts from soil erosion are mitigated by Mitigation Measure No. GS-1 which describes how a Q-zone will be applied to the property that includes a requirement that development of the new parking on the site install best management practice soil erosion control techniques during construction to minimize the transport of soil from the site during construction, and to install Low Impact Development (LID) features to control runoff from the site into the future to minimize downslope water quality impacts.

**b) Less Than Significant impact:** Future development anticipated as a result of the proposed project would increase the amount of impervious surfaces. However, the incorporation of LID elements into the future site design will retain runoff and stormwater on-site thereby minimizing impacts to groundwater recharge, reducing this potential impact to less than significant levels.

**c) i) Less Than Significant impact:** Potential soil erosion resulting from the project is mitigated to less than significant levels by Mitigation Measure No. GS-1 which describes how a Q-zone will be applied to the property that includes a requirement that development of the new parking on the site install best management practice soil erosion control techniques during construction to minimize the transport of soil from the site during construction.

**c) ii) – iii) Less Than Significant impact:** Potential increases in the rate or amount of surface runoff resulting from the project is mitigated to less than significant levels by Mitigation Measure No. GS-1 which describes how a Q-zone will be applied to the property that includes a requirement that development of the site install Low Impact Development features to control runoff from the site which will prevent flooding on- or off-site. The Department finds no evidence that the proposed project would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.

**c) iv) No impact:** The project site is currently fairly flat and minimal grading will be necessary to develop the site with parking and offices, so there is no potential impact from redirecting flood flows.

**d) No impact:** According to the County’s WebGIS the project site is not located within a flood hazard zone. The site is also not subject to seiche, mudflow, or tsunami hazard, nor is the project site located within the coastal zone.

**e) No impact:** The proposed project would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan, as there are no such plans applicable to the site. No impact would occur.

**4.11 LAND USE AND PLANNING**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| XI. LAND USE AND PLANNING. Would the project: | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
| a) Physically divide an established community? |  |  |  |  |
| b) Cause a significant environmental impact due to a conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect? |  |  |  |  |

**Setting**

The project site is in between commercially zoned property along West Coast Road and low density residential uses served by Shady Grove Lane. The property contains unmaintained landscaping, a gravel driveway and a derelict, unoccupied single-family dwelling occupying the northern portion of the lot. The nearby residential properties are occupied with single family homes. Other residential uses in the vicinity include West Coast Mobile Home Park, approximately 145 feet to the west.

The two commercial properties are sites for the Redwood Rural Health center adjacent to the west property line of the project site, and the California Highway Patrol Garberville Area offices approximately 130 feet to the South. These properties include single-floor office buildings that are compatible with the surrounding residential character of the neighborhood. They also include on-site parking to accommodate staff and customers.

**Analysis**

**a) No Impact:** The proposed project would not physically divide an established community. As described above, the site is currently developed with a single family residence. The proposed parking lot will include improvements to the access between the subject property and West Coast Road.

**b) Less Than Significant Impact:** The proposed zoning would encourage commercial use of the property rather than residential use. There is no change in the environmental protections that apply to the site.

**4.12 MINERAL RESOURCES**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| XII. MINERAL RESOURCES. Would the project: | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? |  |  |  |  |
| b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? |  |  |  |  |

**Setting**

The project proposes a General Plan Amendment and Zone Reclassification to change the County’s General Plan land use designation for the site from Residential Low Density (RL) to Commercial Services (CS), and to rezone the site from Residential Single Family (R-1) to Community Commercial (C-2). There are no known mineral resources of significance on the Site that would be made unavailable by the proposed project.

**Analysis**

**a) – b) No Impact:** The Site and surrounding areas do not contain mineral resources that are of value locally, to the region, or to residents. The proposed project would not result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan, as the Site is not identified as a locally important mineral resource recovery site. No impact would occur.

**4.13 NOISE**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| XIII. NOISE. Would the project result in: | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
| a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? |  |  |  |  |
| b) Generation of excessive ground borne vibration or ground borne noise levels? |  |  |  |  |
| c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? |  |  |  |  |

**Setting**

The project site is in between commercially zoned property along West Coast Road and low density residential uses served by Shady Grove Lane. Currently, the main sources of noise at the Site are existing vehicular traffic on West Coast Road. Future development at the site would result in temporary construction noise, permanent minor operational noise, and increased traffic associated with anticipated future commercial development at the site. During the construction phase, temporary construction noise would be generated during normal business hours and/or when construction is occurring, which has the potential to impact the existing uses adjacent to the site, including existing residences and nearby school facilities.

**Analysis**

**a), b) Less Than Significant Impact:** Noises generated by the proposed project will result in a temporary increase during construction because the proposed project may require the use of heavy equipment (excavator, grader, loader and backhoe). The initial clearing and grading of the site would require falling trees and using heavy equipment to grade the site. These activities and associated construction equipment would cause temporary increases in noise in the vicinity of the project and on nearby sensitive receptors; however, these impacts would only be associated with construction and would be temporary in nature. The construction does not include equipment that would result in ground borne vibration that is unique to this project – most construction in the area uses heavy equipment to grade the site. These activities are consistent with the current uses at the site and no permanent change in noise from the existing conditions would result from this project.

**c) Less Than Significant Impact:** The project site is approximately 2.1 miles from the Garberville County Airport. The site is outside of any compatibility planning area. The noise impacts associated with the airport are not anticipated to be excessive. Therefore, noise impacts will not expose people residing or working in the project area to excessive noise levels - they will remain less than significant.

**4.14 POPULATION AND HOUSING**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| XIV. POPULATION AND HOUSING. Would the project: | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
| a) Induce substantial unplanned population growth in an area, either directly (e.g., by proposing new homes and/or businesses) or indirectly (e.g., through extension of roads or other infrastructure)? |  |  |  |  |
| b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere? |  |  |  |  |

**Setting**

The project site is in between commercially zoned property along West Coast Road and low density residential uses served by Shady Grove Lane. The nearby residential properties are occupied. Other residential uses in the vicinity include West Coast Mobile Home Park, approximately 145 feet to the west. The project site is a property with an existing single-family residence that has not been lived in for years.

The two commercial properties in the immediate vicinity are sites for the Redwood Rural Health center adjacent to the west property line of the project site, and the California Highway Patrol Garberville Area offices approximately 130 feet to the South. These properties include single-floor office buildings. They also include on-site parking to accommodate staff and customers.

**Analysis**

**a), b) Less Than Significant Impact:** The proposed project accommodates existing service needs in the Southern Humboldt Community. As described in the justification for the project, the existing adjacent RRHC facility on the adjacent property experiences parking shortages because the services they offer are in such demand. The proposed project seeks to reduce the existing parking issues at the RRHC site by expanding the parking area at the project site. The project is consistent with the population growth projections for the area in the 2017 General Plan.

The project will result in the loss of a housing unit when the existing home on the site is demolished and replaced with a commercial office. The project will not displace significant numbers of people because the house being demolished in the future has not been occupied for several years and is in such a state of disrepair that it is not liveable.

**4.15 PUBLIC SERVICES**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| XV. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
| a) Fire protection? |  |  |  |  |
| b) Police protection? |  |  |  |  |
| c) Schools? |  |  |  |  |
| d) Parks? |  |  |  |  |
| e) Other public facilities? |  |  |  |  |

**Setting**

Public services within the Redway area are provided by a variety of agencies. Redway CSD provides water and sewer services. Humboldt County provides law enforcement and parks, Redway Fire Protection District provides fire protection, and Redway Elementary School provides education.

**Analysis**

**a) - e) Less Than Significant Impact:** The proposed project accommodates existing health service needs in the Southern Humboldt area. It will result in the improvement of a 33-space parking lot and replacement of the existing single family residence with a commercial building occupying a similar footprint (approximately 2,500 square feet in size). This action is not likely to impact services provided for fire protection, police protection, schools, parks or other public facilities such that new facilities are required to be built.

**4.16 RECREATION**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| XVI. RECREATION. Would the project: | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
| a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? |  |  |  |  |
| b) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? |  |  |  |  |

**Setting**

The project site is in between commercially zoned property along West Coast Road and low density residential uses served by Shady Grove Lane. Within the County, there is a large amount of county, state, and national parks. As noted in the 2017 General Plan, more than 20 percent of the County’s 2.3 million acres are protected open space. The project site is within 3 miles of the Southern Humboldt Community Park, a 405 acre facility that provides a variety of recreational uses.

**Analysis**

**a) - b) Less Than Significant Impact:** The proposed project accommodates existing health service needs in the Southern Humboldt area. It will result in the improvement of a 33-space parking lot and replacement of the existing single family residence with a small commercial building approximately 2,500 square feet in size. This action is not likely to impact the use of existing neighborhood or regional parks, or result in the need for new parks because it will not result in any population increase and will involve only a small increase in commercial office space (2,500 square feet).

**4.17 TRANSPORTATION**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| XVII. Transportation. Would the project: | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
| a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities? |  |  |  |  |
| b) Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)? |  |  |  |  |
| c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? |  |  |  |  |
| d) Result in inadequate emergency access? |  |  |  |  |

**Setting**

The project site is in between commercially zoned property along West Coast Road and low density residential uses served by Shady Grove Lane. Access to the site would be through an existing parking lot off of West Coast Road at the RRHC facility.

**Analysis**

**a) - d) Less Than Significant Impact:** The proposed project accommodates existing health service needs in the Southern Humboldt area. It will result in the improvement of a 33-space parking lot and replacement of the existing single family residence with a small commercial building approximately 2,500 square feet in size. This action is not likely to change traffic patterns or demand in the area. The Department finds there is no evidence that the project will exceed the level of service standard, will result in a change in air traffic patterns, will result in vehicle miles traveled beyond that expected, will result in inadequate emergency access, inadequate access to nearby uses or inadequate parking capacity; or will conflict with adopted policies supporting transportation. The project site is approximately 3.1 miles northeast of the Garberville County Airport, the closest airport.

**4.18 TRIBAL CULTURAL RESOURCES**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| XVIII. Tribal Cultural Resources. | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
| a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resource Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: |  |  |  |  |
| i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resource Code section 5020.1(k), or |  |  |  |  |
| ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe? |  |  |  |  |

**Setting**

The project site is in between commercially zoned property along West Coast Road and low density residential uses served by Shady Grove Lane. The property has been used for residential purposes for decades and has been extensively disturbed over the years. It contains unmaintained landscaping, a gravel driveway and a derelict, unoccupied single-family dwelling occupying the northern portion of the lot. The nearby residential properties are occupied and Other residential uses in the vicinity include West Coast Mobile Home Park, approximately 145 feet to the west.

Two adjacent commercial properties are sites for the Redwood Rural Health center adjacent to the west property line of the project site, and the California Highway Patrol Garberville Area offices approximately 130 feet to the South. These properties include single-floor office buildings and on-site parking to accommodate staff and customers.

**Analysis**

**a) - c) Less Than Significant Impact:** The project was referred to the Northwest Information Center (NWIC) and all the tribes in the County. Given the disturbance that has already occurred on the site and the small footprint of the proposed new development (0.33 acres) it is unlikely the project will affect any archaeological resource. Nonetheless, mitigation is incorporated requiring a Q – Qualified zone which provides that if archaeological resources are encountered during construction activities, the contractor will execute Mitigation Measure No. CU-1. by halting construction and coordinating with a professional archaeologist, who meets the Secretary of the Interior’s Standards and Guidelines and appropriate tribes so resources can be evaluated so that there is not a substantial adverse change in the significance of an archaeological resource.

**4.19 UTILITIES AND SERVICE SYSTEMS**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **XIX. Utilities and Service Systems**. Would the project: | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
| a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects? |  |  |  |  |
| b) Have insufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years? |  |  |  |  |
| c) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it does not have adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments? |  |  |  |  |
| d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals? |  |  |  |  |
| e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste? |  |  |  |  |

**Setting**

The project site is served by community water and sewer provided by the Redway Community Services District. The parcel is relatively flat. The County of Humboldt is responsible for storm drainage within all unincorporated areas of the County; however, the majority of the County does not have stormwater conveyance systems, but rather follows a more natural drainage pattern before either infiltrating or entering a waterway. Once anticipated future development is proposed for the site, preliminary and final drainage plans would be prepared and submitted to the County for review and approval. It is anticipated that drainage would be retained on-site using Low Impact Development (LID) elements and other methods to prevent impacts to the County’s storm drain system and to comply with the requirements of Mitigation Measure No. GS-1 which describes how a Q-zone will be applied to the property that includes a requirement that development of the new parking on the site install best management practice soil erosion control techniques during construction to minimize the transport of soil from the site during construction, and to install Low Impact Development (LID) features to control runoff from the site into the future to minimize downslope water quality impacts.

Solid waste service within the County of Humboldt is managed by the Humboldt Waste Management Authority (HWMA), which was established by a Joint Powers Agreement comprised of the County of Humboldt and the Cities of Arcata, Blue Lake, Eureka, Ferndale, and Rio Dell in 1999. Solid waste and recycling collection services within the County are provided by private companies; within the City of Eureka and surrounding area, including the Site, solid waste collection service is provided by Recology Humboldt County. The regional disposal location for the member agencies and the general public is the Hawthorne Street Transfer Station, which receives approximately 60,000 tons of municipal solid waste annually from residents all over the County

**Analysis**

**a) - c) Less Than Significant impact:** The Redway CSD responded to the project requesting mitigation to protect the area’s water quality. Specifically, they said, “Regarding PLN-2019-15571, the proposed project/zoning changes will not significantly impact water/wastewater usage in Redway. The Redway CSD Board of Directors is generally supportive of Redwoods Rural and their activities. The primary concern that I see is impacts to stormwater, infiltration and transpiration resulting from paving significant areas that are historically landscaped and the impacts to the storm sewer system in Redway (County Public Works maintained). I would like to see detention and infiltration pond (or similar) built into the final plan for the property.“ Given the lack of drainage facilities around the site, the proposed development of a parking lot and small commercial office building will be required to retain and infiltrate all runoff generated by the 100-year, 24-hour storm event onsite. Stormwater detention as well as Low Impact Development (LID) techniques will be utilized as part of the improvement plans submitted to Public Works in order to comply with Mitigation Measure No. GS-1. The Division of Public Works reviewed the project and did not identify any drainage issues. The Department finds the project impact to be less than significant.

**d) Less Than Significant impact:** Humboldt Waste Management Authority (HWMA) is a Joint Powers Authority made up of the following municipalities: Arcata, Blue Lake, Eureka, Ferndale, Rio Dell, and Humboldt County. There are no active local landfills within the County. HWMA manages the transport of solid waste for disposal at either the Anderson Landfill in Shasta County, California or the Dry Creek Landfill in Medford, Oregon.

As noted above, waste collected at the Hawthorne Street Transfer Station is eventually transferred to two possible locations: the Anderson Landfill in Anderson, California, or the Dry Creek Landfill, located in Eagle Point, Oregon. The Anderson Landfill has a daily permitted disposal of approximately 1,018 tons per day, and a remaining capacity of about eight million tons. Under current conditions, the Anderson Landfill is not expected to close until 2036. The Dry Creek Landfill has a remaining capacity of approximately 50 million tons. The Dry Creek Landfill has been estimated to have the remaining disposal capacity to provide for its current service area for another 75 to 100 years. Since future development anticipated at the site would be expected to generate solid waste quantities consistent with typical residential and commercial uses, both landfills are anticipated to have sufficient capacity to serve the proposed project. A less than significant impact would occur.

**e) Less Than Significant impact:** HWMA contracts with Recology Humboldt County for solid waste pick-up in the City of Eureka and outlying areas of the County and would be anticipated to serve the anticipated future residential and commercial development at the Site. Since both HWMA and Recology Humboldt County are required to operate in conformance with all federal, state, and local statutes and regulations related to solid waste, no impact would occur.

**4.20 WILDFIRE**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| XX. WILDFIRE. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project: | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
| a) Substantially impair an adopted emergency response plan or emergency evacuation plan? |  |  |  |  |
| b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire? |  |  |  |  |
| c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? |  |  |  |  |
| d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage challenges? |  |  |  |  |

**Setting**

Per the County of Humboldt’s WebGIS mapping, the entire site is designated as having a “High Fire Hazard Severity” rating. No known fires have been recorded or have occurred at the Site between 1900 and 2016 (Web GIS). The project site is in between developed commercially property along West Coast Road and low density residential uses served by Shady Grove Lane. The property contains unmaintained landscaping, a gravel driveway and a derelict, unoccupied single-family dwelling occupying the northern portion of the lot. The nearby residential properties are occupied and have a similar character, with landscaping including trees, shrubs and lawns. Other residential uses in the vicinity include West Coast Mobile Home Park, approximately 145 feet to the west.

The two commercial properties in the immediate vicinity are sites for the Redwood Rural Health center adjacent to the west property line of the project site, and the California Highway Patrol Garberville Area offices approximately 130 feet to the South. These properties include single-floor office buildings. Since the project Site is located within the SRA, anticipated future development at the site would be subject to the County’s fire safe regulations, as enumerated in Division 11 (Fire Safe Regulations) of Title III (Land Use and Development) of the Humboldt County Code, which specify design standards pertaining to emergency access, signing and building numbers, emergency water standards, and fuel modification standards.

**Analysis**

**a) Less Than Significant Impact:** The proposed project would not be anticipated to impact an adopted emergency response plan or emergency evacuation plan. Future commercial development is anticipated at the site and would be located immediately adjacent to existing roads. Since future development would be required to meet state and local standards for defensible space and emergency access, a less than significant impact would occur.

**b) Less Than Significant Impact:** The project site is relatively flat. As previously discussed, because the project site is located within the SRA, anticipated future development at the site would be subject to the County’s fire safe regulations, as enumerated in Division 11 (Fire Safe Regulations) of Title III (Land Use and Development) of the Humboldt County Code, which specify design standards pertaining to emergency access, signing and building numbers, emergency water standards, and fuel modification standards. Compliance with these standards would result in a less than significant impact.

**c) Less Than Significant Impact:** Once development is proposed at the site, it would be required to be designed and maintained in accordance with all rules and regulations, including the County’s fire safe regulations, which specify design standards pertaining to emergency access, signing and building numbers, emergency water standards, and fuel modification standards. The site is currently served by electricity, water, and wastewater service. During future grading and construction on the Site, appropriate best management practices (BMPs) would be used to prevent erosion and sedimentation of the construction site(s) and to prevent storm runoff from carrying pollutants to nearby wetlands, streams, and sensitive habitats (see Mitigation Measure GS-1).

**d) Less Than Significant Impact:** The proposed project is not anticipated to expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of run-off, post-fire slope instability, or drainage changes. The project site is relatively flat, so it is not likely to increase risks of downstream flooding or landslides.

Once anticipated future development is proposed for the Site, preliminary and final drainage plans would be prepared and submitted to the County for review and approval. It is anticipated that drainage would be retained on-site using Low Impact Development (LID) elements and other methods to prevent impacts to the County’s storm drain system. A less than significant impact would occur.

**4.21** MANDATORY FINDINGS OF SIGNIFICANCE

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| XXI. MANDATORY FINDINGS OF SIGNIFICANCE. | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
| a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? |  |  |  |  |
| b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects). |  |  |  |  |
| c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly? |  |  |  |  |

**Setting**

The project proposes replacement of an existing single family home with a similarly sized commercial office building and development of parking areas to serve the adjacent commercial uses. The project site is in between commercially zoned property along West Coast Road and low density residential uses served by Shady Grove Lane.

**Analysis**

**a) Less Than Significant Impact:** Theproposed project would not substantially degrade the quality of the environment. The future commercial development anticipated at the site would be consistent with surrounding development and the site is currently developed with a single family residence.

There is no evidence that the proposed project would substantially reduce the habitat of a fish or wildlife species or cause a fish or wildlife population to drop below self-sustaining levels. Drainage would be retained on-site using Low Impact Development (LID) elements and other methods (per Mitigation Measure GS-1) to prevent impacts to the County’s storm drain system and downstream water quality.

There is no evidence the project would threaten to eliminate a plant or animal community or reduce the number or restrict the range of a rare or endangered plant or animal. There is no evidence that the proposed project would eliminate important examples of the major periods of California history or prehistory and protocols are in place in the event unrecorded archaeological, paleontological, or tribal cultural resources, or human remains are encountered during build-out of the site (see Mitigation Measure CU-1). A less than significant impact would occur.

**b) – c) Less Than Significant Impact:** As with any development or operation, the project would contribute incrementally to a variety of potential impacts; however, since all potential impacts could be reduced to a less-than-significant level, this contribution is less than significant and is not “cumulatively considerable”. Since all potential impacts associated with the proposed project would be mitigated to a less-than-significant level, the proposed project would not have environmental effects that would cause substantial adverse effects on humans, either directly or indirectly, and a less than significant impact would occur.

Proposed Mitigation Measures, Monitoring, and Reporting Program

**Visual Resources**

**Mitigation Measure No. AES-1:** The zone reclassification will include the addition of a Q- Qualified combining zone which restricts commercial uses to medical and professional offices and other uses allowed in the C-2 zone that are compatible with the surrounding single-family residential use, minimizing potential aesthetic impacts of future development on the site. The uses allowed in this combining zone are visually similar to surrounding commercial establishments and generally compatible with the residential character of the neighborhood. The allowed uses will be limited to all the following:

* + - Professional and business offices, and commercial instruction,
    - Caretaker’s Residence,
    - Apartments on the upper floors of multistory structures where below are establishments engaged in commercial uses, and
    - Any use not specifically enumerated in this Division, if it is similar to and compatible with the uses permitted in the R-1 zone.
* *Timing for Implementation/Compliance*: Upon approval of the Zone Reclassification by the Board of Supervisors.
* *Person/Agency Responsible for Monitoring*: Humboldt County Planning and Building Department.
* *Monitoring Frequency*: Once.
* *Evidence of Compliance*:AdoptedBoard of Supervisors ordinance.

**Mitigation Measure No. AES-2** The zone reclassification will include the addition of Q combining zone, which will require development of the new parking on the site install and maintain all landscape areas as shown in green on the site plan in Attachment A prior to the use of the parking. Appropriate trees and vegetation shall be used to reduce or soften the visibility of nighttime lights. Building permit approval will be conditional on the submittal of a landscaping plan for the landscaped areas which uses at least 50% native and fire-resistant species.

* *Timing for Implementation/Compliance*: Adoption of the Q Zone: Upon approval of the Zone Reclassification by the Board of Supervisors. Installing and maintaining landscaping: Prior to use of the parking areas.
* *Person/Agency Responsible for Monitoring*: Humboldt County Planning and Building Department
* *Monitoring Frequency*: Adoption of the Q Zone: Once. Installing and maintaining landscaping: Prior to use of the parking areas.
* *Evidence of Compliance*:Adoption of the Q Zone: AdoptedBoard of Supervisors ordinance. Installing and maintaining landscaping: Visible evidence.

**Mitigation Measure No. AES-3** - The zone reclassification will include the addition of Q – Qualified combining zone, which will require the new outdoor lighting, whether installed for security, safety, signage, or landscape design purposes, shall be shielded and directed to prevent illuminating areas beyond the property boundary. It shall use the lowest intensity lamp/wattage compatible with safety, and security lighting shall be designed to utilize motion-sensor technology so that lights are not on throughout the night.

* *Timing for Implementation/Compliance*: Adoption of the Q Zone: Upon approval of the Zone Reclassification by the Board of Supervisors. Installing compliant outdoor lighting: Prior to use of the parking areas.
* *Person/Agency Responsible for Monitoring*: Humboldt County Planning and Building Department
* *Monitoring Frequency*: Adoption of the Q Zone: Once. Installing compliant outdoor lighting: Prior to use of the parking areas.
* *Evidence of Compliance*:Adoption of the Q Zone: AdoptedBoard of Supervisors ordinance. Installing compliant outdoor lighting: Visible evidence.

**Cultural Resources**

**Mitigation Measure No. CU-1:** The zone reclassification will include the addition of Q – Qualified combining zone, which will require that if archaeological resources are encountered during construction activities, the contractor will halt construction and coordinate with a professional archaeologist, who meets the Secretary of the Interior’s Standards and Guidelines and appropriate tribes so archaeological resources can be evaluated to ensure there is not a substantial adverse change in the significance of an archaeological resource or disturbance of buried human remains. Specifically, the Q-zone requires:

“If suspected archaeological resources are encountered during the development of the project: 1. Stop work within 100 feet of the find; 2. Call a professional archaeologist, the representatives from the Blue Lake Rancheria, Bear River Band of the Rohnerville Rancheria and the Wiyot Tribe, the County Planning and Building Department to inform them of the discovery; 3. The professional historic resource consultant and Tribes will coordinate and provide an assessment of the find and determine the significance and recommend next steps.

“If human remains are encountered: 1. All work shall stop and per CA Health and Safety Code Section 7050.5; 2. Call the Humboldt County Coroner at (707) 445-7242; 3. The Coroner will determine if the remains are of prehistoric/historic Native American origin. If the remains are Native American Heritage Commission within 24 hours; 4. The NAHC is responsible under CA PRC 5097.98. (a) for identifying the most likely descendent (MLD) immediately and providing contact information. The MLD may, with the permission of the owner of the land, or his or her authorized representative, inspect the site of the discovery of the Native American human remains and may recommend to the owner or the person responsible for the excavation work means for treatment or disposition, with appropriate dignity, of the human remains and any associated grave goods. The descendants shall complete their inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the site.”

“The applicant is ultimately responsible for ensuring compliance with this condition.”.

* *Timing for Implementation/Compliance*: Adoption of the Q Zone: Upon approval of the Zone Reclassification by the Board of Supervisors. Procedural requirements to protect cultural resources: Throughout project construction
* *Person/Agency Responsible for Monitoring*: Adoption of the Q Zone: Humboldt County Planning and Building Department. Procedural requirements to protect cultural resources: Applicant and successors.
* *Monitoring Frequency*: Adoption of the Q Zone: Once. Procedural requirements to protect cultural resources: Throughout project construction
* *Evidence of Compliance*:Adoption of the Q Zone: AdoptedBoard of Supervisors ordinance. Procedural requirements to protect cultural resources: Visible evidence.

**Geology and Soils**

**Mitigation Measure No. GS-1:** The zone reclassification will include the addition of Q – Qualified combining zone, which will require development of the new parking on the site install best management practice soil erosion control techniques during construction to minimize the transport of soil from the site during construction, and to install Low Impact Development features to control runoff from the site into the future to minimize downslope water quality impacts.

* *Timing for Implementation/Compliance*: Adoption of the Q Zone: Upon approval of the Zone Reclassification by the Board of Supervisors. Procedural requirements to prevent soil erosion and water quality: Throughout project construction
* *Person/Agency Responsible for Monitoring*: Humboldt County Planning and Building Department.
* *Monitoring Frequency*: Adoption of the Q Zone: Once. Procedural requirements to prevent soil erosion and water quality: Throughout project construction
* *Evidence of Compliance*:Adoption of the Q Zone: AdoptedBoard of Supervisors ordinance. Procedural requirements to prevent soil erosion and water quality: Visible evidence.

1. Humboldt County. *Humboldt GIS Portal*. Available at: [http://gis.co.humboldt.ca.us.](http://gis.co.humboldt.ca.us/) Accessed Aug 2019. [↑](#footnote-ref-1)
2. California Department of Transportation. *List of eligible and officially designated State Scenic Highways*. Available at: <https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways> Accessed Aug 2019. [↑](#footnote-ref-2)