

**Southern Humboldt Community Park
CEQA Checklist – Initial Study**

SOUTHERN HUMBOLDT COMMUNITY PARK

CEQA

**ENVIRONMENTAL COMPLIANCE
INITIAL STUDY CHECKLIST**

APPENDIX G

STAFF REPORT

1. **Project title:** Southern Humboldt Community Park

2. **Lead agency name and address:**
County of Humboldt
Community Services
Planning Division
3015 H Street
Eureka, CA 95501

3. **Contact person and phone number:**
Kathryn Lobato
Executive Director
Southern Humboldt Community Park
PO Box 185
Garberville, CA 95542
707 923-7871

Michael Richardson
Senior Planner
Community Services
Planning Division
Eureka, CA 95501
707 268-3723

4. **Project location:**
APN: 222-091-06 et. seq.
The project is located at the Southern Humboldt Community Park
934 Sprowel Creek Road,
Garberville, Humboldt County, California.

5. **Project sponsor's name and address:**
Southern Humboldt Community Park
P.O. Box 185
Garberville, CA 95542

6. **General plan designation:** AR 5-20, AL 20

7. **Zoning:** Agriculture Exclusive

8. Description of project:

The Southern Humboldt Community Park seeks to change the zoning and land-use designation of park property consisting of one (1) parcel totaling 405.7 acres on Sprowel Creek Road in Garberville. The applicant owns a second parcel at 36.3 acres of adjoining property that is currently zoned Heavy Industrial (MH-Q) and a residential lot (R-1-B-6) that are outside the rezoning project. The project will accommodate the community's stated purposes for the Community Park property and to provide for a future mixture of public, private and non-profit uses.

This project seeks a General Plan Amendment to

- 1) Add to the Framework Plan and the Garberville Community Plan a Public Recreation (PR) Plan designation, which would allow Natural Resource uses, Resource Production uses, Recreation uses, and Education and Research uses.
- 2) Create zones within the property to allow for a variety of uses. The majority of the property, approximately 305 acres, will remain as Agricultural Exclusive (AE). The zoning change requested would designate parts of the property to a combination of Public Facilities (PF), approximately 95-acres, and Residential Multiple Family (RM-3), approximately 3-5 acres, to allow the proposed uses on the site. The attached maps show the approximate zone boundaries on the property, the proposed areas for Public Facilities, trails, multi/family housing and special events, general agricultural uses, and other proposed facilities and improvements.
- 3) Put a Public Recreation (PR) Plan designation on the entire parcel to allow various public uses.

The current land use designation in the Garberville/Redway/Benbow/Alderpoint Community Plan is a combination of Agricultural Lands with a 20 acre minimum (AL-20) on approximately 150 acres, and Agricultural Rural with a 5-20 acre minimum parcel size (AP 5-20) on the remaining =/256 acres.

9. Surrounding land uses and setting: Briefly describe the project's surroundings:

The Southern Humboldt Community Park's 430 acre property is located approximately one mile from the town of Garberville, Humboldt County, California. There is one-mile of Eel River frontage within the property borders. The property borders Highway 101 (without access) and is one-mile from the town of Garberville. The location has been used for ranching and agricultural activities for many decades. There are numerous dwellings and out-buildings clustered on the property. The park property offers aquatic, riverine habitats bordered by riparian vegetation as well as mixed deciduous and conifer forest, native redwoods, regionally-unique grasslands and prime farmland.

Adjoining properties across the river include a cluster of low-density rural-residential single-family zoned properties, single family horse ranch and a 20-acre parcel zoned Heavy Industrial – Qualified (MH-Q) in operation.

To the west the property is bordered by a 70-acre undeveloped and unoccupied property in private ownership. To the east the property is bordered by an 80-acre unoccupied parcel where the Garberville Services District is currently planning installation of expansion facilities on a portion of the property.

With the exception of a separate parcel of property owned by SHCP zoned Heavy Industrial – Qualified (MH-Q) and Single Family Residential (R-1-B-6) on the north side of the South Fork of the Eel River, the property is zoned AE.

Tooby Memorial Park has been operating as a park for more than fifty years and is a part of the Southern Humboldt Community Park parcel. Nearby Benbow State Recreation area offers compatible recreational land-use and public access opportunities as well as the potential for future trail and facility linkages through future collaborative projects.

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.)

The following agencies may have regulatory jurisdiction:

Humboldt County Public Works Department– encroachment permits, parking and crosswalks

Humboldt County Department Environmental Health

California Department of Fish and Game

California Regional Water Quality Control Board

California Department of Forestry

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

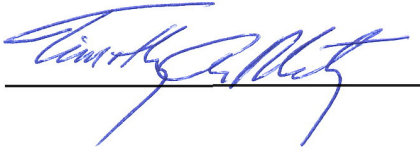
- | | | |
|--|---|--|
| <input type="checkbox"/> Aesthetics | <input checked="" type="checkbox"/> Agriculture Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology /Soils |
| <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology / Water Quality | <input checked="" type="checkbox"/> Land Use / Planning |
| <input type="checkbox"/> Mineral Resources | <input checked="" type="checkbox"/> Noise | <input type="checkbox"/> Population / Housing |
| <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation | <input checked="" type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Mandatory Findings of Significance | |

The proposed project has the potential to cause impacts in the environmental parameters of hydrology and water quality, agricultural resources, land-use, and cultural resources as briefly outlined in this Draft CEQA checklist. The extent or magnitude of these potential impacts is not currently known and should be further analyzed as appropriate to determine either mitigation measures and/or to reduce or eliminate any potentially significant impacts.

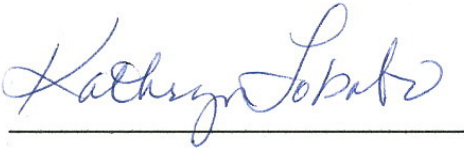
DETERMINATION:

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.



Timothy A. Metz – Registered Professional Forester #2601
Restoration Forestry, Inc. Date: 05-03-2010



Kathryn Lobato – Executive Director
Southern Humboldt Community Park Date: 5-03-2010

I. AESTHETICS:

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

There will be no damaging or adverse effect on scenic resources due to this project. Project placement minimizes visual impact at the proposed site.

- a) The Residential Multi-Family zone is located close to the existing roadway and infrastructure and is not fully visible from the main scenic areas of the park.
- b) The location of the proposed sports field could have a minor impact on the views along the eastern part of the property.
- c) Many project activities such as forest and watershed restoration and management have had a positive impact on the scenic resources on the project property which was in a degraded condition under previous ownership. Although there are buildings of local historic interest, the project is not with a state scenic highway with historic buildings.
- d) Some recreational uses may have need for night lighting. Due to the distance from surrounding residents, the amount of light or glare visible beyond property boundaries should not have a significant effect on surrounding residents. While occasional night time lighting may be visible from a distance, it is determined that it would not have a significant impact.

II. AGRICULTURE RESOURCES

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the Ca. Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland.

Would the project:

- | | | | | |
|--|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 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? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Involve other changes in the existing environment that, due to their location or nature, could result in conversion of Farmland, to non-agricultural use? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Discussion The majority of the property is zoned Agriculture Exclusive (AE) as specified in the Garberville-Redway-Benbow-Alderpoint Community Plan (GRBAP) with Land Use designation of Rural Residential 5-20 and AL Residential 20. No portion of the property is subject to Williamson contract. This project will add compatible community uses to the property while the majority of this project property remains available for agricultural production. It is the goal of applicant to maximize the agricultural production of the properties. A proposed Public Facilities (PF) designation project envelope will allow for greater level of public access for educational, recreational and civic purposes. Many of these uses can be compatible with ongoing agriculture. The PF area may retain it's resource value for agriculture as many of the proposed uses can be compatible with agriculture.

- a) The Southern Humboldt Community Park proposed uses may be determined to be compatible with agriculture and can co-exist with some agricultural production and therefore not convert farmland. It is the goal of applicant to maximize the agricultural production of the properties, while at the same time allowing public access for recreation.
- b) A precedent has been set on the property which has been the site of a Humboldt County Park-Tooby Park for more than fifty years while zoned AE. This project will expand the areas accessible to the public. The project will include the riparian zones, not appropriate for farming and the Upland Forest Hillside, where the applicant is currently practicing forest restoration. There is no Williamson Act contract on this property.
- c) The proposed 3-5 acre Residential Multi-Family housing envelope will be reserved for future public housing. This area can be designed to incorporate trails, plots for resident gardens and other agricultural features.

III. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) 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 (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

a-e; This project, it would not alter air movement, moisture, or temperature, or cause any change in air quality. The Southern Humboldt Community Park project would not contribute to air quality problems in the area. However, during bank stabilization and clean-up, and construction of trails, restrooms and housing units, there could be a minor temporary increase of dust. This increase would not likely cause or contribute to any air quality violations or expose any sensitive receptors to pollutants. Project grading and construction will utilize best available fugitive dust control measures during operations in order to reduce the amount of particulate matter that is present in the air as a result of man-made fugitive dust sources.

IV. BIOLOGICAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

IV. BIOLOGICAL RESOURCES

Discussion

a) Since acquiring the property, the Southern Humboldt Community Park has been working consistently to restore and improve the various eco-systems on the property from a previously degraded condition. The park is committed to managing grassland for compatible agriculture practices and wildlife habitat.

The grasslands on the site serve as a spring/early summer breeding site for the migratory Grasshopper Sparrow and the associate species the Western Meadowlark both currently considered a Bird Species of Special Concern (breeding), priority 2. *Grasshopper Sparrow* account from: Shuford, W.D. and Gardali, T., editors. 2008. *California Bird Species of Special Concern*, a ranked assessment of species, subspecies, and distinct populations of birds of immediate conservation concern in California, Studies of Western Birds, 1. Western Field Ornithologists, Camarillo, California, and California Department of Fish and Game, Sacramento. (Not included on previous special concern lists (Remsen 1978, CDFG 1992)

The Western Meadowlark and the Grasshopper Sparrow were discovered on the project site for the first time in 2002. The species had not been sited in this location previously and was not recorded in the Biological Report prepared for the Southern Humboldt Community Park by Mad River Biologists, J. Brett Lovelace, Staff Biologist and Ron LeValley, Senior Biologist on November 25, 2002.

The Southern Humboldt Community Park Project includes consideration for the protection of the Grasshopper Sparrow. Bird populations on-site have been closely monitored by Redwood Region Audubon. Additional protections and improvements to this habitat area are incorporated into the project plan and as such should have a positive impact on these species.

Public access will be created through a Riparian Interpretive Trail which passes through the north and northwest sections of the property. Construction of restroom facilities will require septic system installation and grading. The construction sites are within the existing historical footprint of development at Tooby Memorial Park and in the vicinity of existing ranch structures, in accordance with the Humboldt County General Plan. The area is already degraded due to its' development as a residential property. The site is developed with three single-family residences in a consolidated area. The site contains an access road and a degraded parking lot. According to a Biological Report prepared by Mad River Biologists, J. Brett Lovelace, Staff Biologist and Ron LeValley, Senior Biologist on November 25, 2002 (page24,27-28); this area is already impacted by human use. Wetland vegetation types were classified according to the *Classification of Wetlands and Deepwater Habitats* (Cowardin et al. 1979). The gravel bar and associated riparian vegetation was previously mapped by Natural Resources Management Corporation (Golec 2000).

c) There are no federally protected wetlands as defined by Section 404 of the Clean Water Act within this project.

d) This project includes a conservation zone for the purposes of protecting the Bird Species of Special Concern. The Project will not harm a migratory wildlife corridor and the use of the grasslands as a wildlife nursery and as such, this project may have a positive effect on these species.

e) There are no local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

f) There are no Habitat Conservation Plans, Natural Community Conservation Plans, or other approved local, regional, or state habitat conservation plans covering this location.

The project is therefore not expected to negatively impact wildlife or plant communities.

IV. BIOLOGICAL RESOURCES (continued)

(Humboldt County General Plan 1987)

(Biological Report prepared by Mad River Biologists, J. Brett Lovelace, Staff Biologist and Ron LeValley, Senior Biologist on November 25, 2002)

(Natural Resources Management Corporation - Golec 2000)

(*Classification of Wetlands and Deepwater Habitats* (Cowardin et al. 1979)

Grasshopper Sparrow account from: Shuford, W.D. and Gardali, T., editors. 2008. *California Bird Species of Special Concern, a ranked assessment of species, subspecies, and distinct populations of birds of immediate conservation concern in California, Studies of Western Birds.*

Western Meadowlark (Sturnella neglecta) by Bob Allen California Dept. of Fish and Game and Humboldt State University

V. CULTURAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in '15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to '15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

(a,b,d). The project will not cause adverse change in the significance of a historical resource, archaeological resource, paleontological resource or unique geologic feature. There are historically and culturally significant resources, structures, and buildings located on upland areas that are protected. Human remains exist on the property. (Anthropological and Historical Report, Historic and Cultural Resources Investigation prepared by Susie Van Kirk-Historic Resources Consultant and Roscoe and Associates-Cultural Resource Consultants on March 2001). In addition, a Cultural Resources Management Plan has been prepared for this site by Jamie Roscoe-Roscoe and Associates-Cultural Resource Consultants, Date: July 2008.

c.) The project has the potential to adversely impact the cultural resources on the site. However these potential impacts will be less than significant with mitigations as set forth in the site specific Cultural Resources Management Plan.

Mitigation Measure(s)

In the event that cultural, archaeological, or paleontological resources are discovered the project leader shall notify the Cultural Resources Management Team and shall halt or divert work until such time as a qualified specialist has been retained to assess the findings and initiate a recovery program, as appropriate. Mitigations as outlined in the Cultural Resources Management Plan as prepared by Jamie Roscoe-Roscoe and Associates-Cultural Resource Consultants on July 2008 which is a site specific monitoring and protection plan for the Southern Humboldt Community Park location. Protections include routing trails away from the sensitive archaeological sites, site stewardship program, use of fences to protect archaeological sites, monitor park construction and maintenance by the Cultural Resources Management Team. Protocols for inadvertent discoveries are outlined in Chapter 4.

(Anthropological and Historical Report, Historic and Cultural Resources Investigation prepared by Susie Van Kirk-Historic Resources Consultant and Roscoe and Associates-Cultural Resource Consultants on March 2001)

(Cultural Resources Management Plan-Southern Humboldt Community Park, prepared by Jamie Roscoe, Donald Verwayen, M.A. RPA and Erik Whiteman, M.A., RPA, Roscoe and Associates, Cultural Resource Consultants with contributions by Jerry Rohde, and Susie Van Kirk, August 2008.)

VI. GEOLOGY AND SOILS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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Would the project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| ii) Strong seismic ground shaking? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iii) Seismic-related ground failure, including liquefaction? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| iv) Landslides? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Result in substantial soil erosion or the loss of topsoil? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

VI. GEOLOGY AND SOILS (continued)

Discussion

a)(ii) Because Northern California is seismically active, any new building may subject the occupants to the potential for exposure to seismic ground shaking and associated geological hazards. Future construction shall be conducted in compliance with the standards of the Uniform Building Code, of the Humboldt County Building Department Division. Compliance with the applicable regulations will provide an acceptable level of protection from potential seismic activity and associated hazards.

b) The project will include grading associated with the construction of trails, building pads, parking areas, streambed clean-up and stabilization projects and the installation of associated infrastructure, including septic system installation. Grading will be conducted in accordance with the grading requirements of the Humboldt County Community Development Services Department. All graded areas shall be protected with suitable groundcover so as to stabilize graded surfaces.

a. i, iii, iv, c, d, e: NO IMPACT

According to the Division of Mines and Geology Special Publication 42, no fault zones are located within Garberville. No landslides or mudflows are anticipated, as the project site and the surrounding area is relatively flat. Soil descriptions are consistent with *Soils of Western Humboldt County California* (McLaughlin & Harradine 1965).

Mitigation Measure(s)

Grading Plan - The applicant shall comply with the requirements of the County Engineer. All grading shall comply with the provisions of the Humboldt County Building Code. All graded areas shall be protected with suitable groundcover so as to stabilize graded surfaces. The developer shall install all intended vegetative ground cover as soon as practicable after completion of earthmoving operations to provide effective soil stabilization.

(Geological Report- Prepared by Thomas C. Brundage, August 15, 2005)

(Septic Report- Prepared by Thomas C. Brundage on July 27, 2005)

(Hydrogeological Report- Prepared by Winzler and Kelly Consulting Engineers, Kenneth Thielssen, April 13, 2001) .

(Updated Soils Analysis, Prepared by Natural Resource Conservation Services, July 2005)

(Draft Soils Analysis, Prepared by Natural Resource Conservation Services - unreleased data 11-2009)

(Floodplain Study, Army Corp of Engineers, July 1969)

VII. HAZARDS AND HAZARDOUS MATERIALS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

VII. HAZARDS AND HAZARDOUS MATERIALS

(continued)

Discussion

a-h) During a portion of the construction proposed, there will be nominal quantities of various hazardous materials associated with motor vehicles, only slightly higher than every day use would indicate. Accepted handling protocols for these materials, would be adequate to ensure a reasonable level of safety.

An on-site inspection and Hazardous Materials Report - Prepared by Winzler and Kelly Consulting Engineers in December 2000 revealed no hazardous materials such as fuels, lubricants or industrial chemicals on the site in general or in the specific project area..

(Hazardous Materials Report - Prepared by Winzler and Kelly Consulting Engineers in December 2000)

VIII. HYDROLOGY AND WATER QUALITY (continued)

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

VIII. HYDROLOGY AND WATER QUALITY (continued)

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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Would the project:
flood flows?

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| j) Inundation by seiche, tsunami, or mudflow? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion

Ongoing restoration of the watercourses on Park property is currently correcting past erosion damage with the over-effect of rebalancing the hydrological equilibrium of the meadow and raising the groundwater to original levels. A series of large capacity water storage tanks are planned (55,000 gallons in place) to assist in protecting streamflow and groundwater supplies.

a) The project will not violate any water quality standards or waste discharge requirements.

b) The project does not deplete groundwater supplies or interfere substantially with groundwater recharge.

(c-d) Some grading will be required in order to facilitate the construction of the parking areas, restroom facilities, sport fields, and housing units. Minor changes to the site's topography and drainage pattern will therefore occur. Drainage of the site is expected to improve as a result of the proposed and required site improvements. The applicant is required to submit a grading plan to the Engineering Division prior to construction. The applicant will comply with the requirements of the Engineering and Building Divisions. Mudflows are not anticipated, as the project site and the surrounding area is relatively flat. Best management practices will be utilized by all contractors.

e) The project would not 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.

f) The project will not substantially degrade water quality.

(g-h) The Federal Emergency Management Agency (FEMA) is responsible for identifying and delineating flood hazard zones. Based on the most current FEMA map for the project area (Flood Insurance Rate Map, July 19, 1982 (FIRMS map 0600601835B) (Attachment # A.), the project area is identified as Zone C which is defined as an area of minimal flood hazard, which are the areas outside the SFHA and higher than the elevation of the 0.2-percent-annual-chance flood. Zone C may have ponding and local drainage problems that do not warrant a detailed study or designation as base floodplain. The areas directly bordering the South Fork Eel River are identified as Zone A on the most current FEMA map for the project area (Flood Insurance Rate Map, July 19, 1982 (FIRMS map 0600601835B) (Attachment # B). Zone A is defined as areas with a 1% annual chance of flooding and a 26% chance of flooding over a 30-year period. Because detailed analyses are not performed for such areas; no depths or base flood elevations are shown within these zones. No housing facilities and visitor amenities, with the exception of unpaved trails and parking areas are planned within Zone A.

VIII. HYDROLOGY AND WATER QUALITY (continued)

- i) Hazards from dam failure are those associated with the downstream inundation that could occur given a major structural failure of a nearby impoundment. While Benbow dam is located approximately one-mile upstream from the project site in the Benbow Lake State Recreation Area, the small scale of the dam, its seasonal installation and removal during the rivers dry seasons, would not constitute a significant downstream risk to the project area.
- j) There is no known risk of inundation by seiche, tsunami, or mudflow in the project area.

Mitigation Measure(s)

Permits from the United States Fish and Wildlife Service, California Department of Fish and Game, and California Regional Water Quality Control Board, North Coast Region will be obtained if necessary.

IX. LAND USE AND PLANNING

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

a) The project will not disrupt or divide the physical arrangement of an established community. California State Park, Benbow Lake State Recreation Area is located in close proximity to the project and offers complementary recreational experiences.

b) *Land Use:* The Multi-Residential and Public Facilities portion of the Project is consistent with the current land-use plans. *The Humboldt County General Plan, the Garberville/Redway/Benbow/Alderpoint (GRBA) Community Plan* includes provisions for: adequate housing sites for the area's future growth, planned urban expansion areas, a Public Facilities (PF) designation to accommodate public and quasi public uses.

The project is consistent with the current Garberville/Redway/Benbow/Alderpoint (GRBA) Community Plan - Rural Land Use: Community Policies Section 2500 which states: "For the Mitchell Ranch and Tooby Flat area, home-sites shall be clustered in order to: (1) maintain the maximum feasible agriculturally productive areas; (2) minimize view-shed impacts; (3) avoid archaeological resources and (4) reduce grading and construction impacts. Subdivision design should also consider incorporation of agriculturally related recreational amenities such as horse stables and trails in order to mitigate agricultural/residential use conflicts by making agriculturally related uses a continued part of the subdivision design."

Zoning: This project will conform with all applicable standards and requirements of the Humboldt County Zoning Regulations. Assemblages of Persons and Vehicles, HCC §314-62.1; Assemblages of persons and vehicles are allowed in any zone provided a Conditional Use Permit is secured and the use is consistent with the General Plan. The project GPA application also includes request for a CUP.

The land-use and zoning designations of this property are inconsistent. While the land-use designation would indicate the property was intended for residential development, the zoning is Agriculture Exclusive (AE), which doesn't allow such subdivision. It appears that at the time of the current General Plan 1987 the property was likely to have been slated for future use as residential development.

The creation of a Public Facilities (PF) zone is also consistent with *The Humboldt County General Plan, the Garberville/Redway/Benbow/Alderpoint (GRBA) Community Plan*. While the plan recognized the need for additional PF zoning in the area, no such additional PF area has been added in the region to date. The planned community use of the property is also consistent with the historical uses of the property as a site of Humboldt County Tooby Memorial Park for more than fifty years while zoned AE. This project will significantly expand on the areas available and types of historical recreational uses.

c) There are no applicable habitat conservation plans for this area.

Mitigation Measure(s)

The Community Park project is consistent in with the land-use in *The Humboldt County General Plan, the Garberville/Redway/Benbow/Alderpoint (GRBA) Community Plan* to cluster homesites, 1) maintain agricultural productivity, 2) minimize view-sheds through careful placement, 3) follows protocols the guidelines in site selection in consultation with the *Cultural Resources Management Plan-Southern Humboldt Community Park* to avoid archaeological resources and 4) to reduce grading and construction impacts.

Using Humboldt County estimates of average parcel size for unit calculations on available housing within AR 5-20 and AL 20 would yield approximately 38 housing units parcels. These calculations are based on averages and not on a through site analysis. The Community Park project plans to cluster housing units into one small parcel rather than subdividing into many larger residential parcels. This will maintain more than 400-acres of land as one integrated landscape without the fragmentation of the property as defined by the land-use designations in *The Humboldt County General Plan, the Garberville/Redway/Benbow/Alderpoint (GRBA) Community Plan*.

(Humboldt County General Plan 1987, GRBA Community Plan)

(Cultural Resources Management Plan-Southern Humboldt Community Park, prepared by Donald Verwayen, M.A. RPA and Erik Whiteman, M.A., RPA, Roscoe and Associates, Cultural Resource Consultants with contributions by Jerry Rohde, and Susie Van Kirk, August 2008.)

X. MINERAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Would the project:				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

a-b): Adjacent properties (outside of this project) have been the long standing sites of gravel and shale mining operations. The gravel operation is located on an adjacent but separate parcel that is owned by SHCP. The operator holds a long-term lease on this parcel of SHCP land. The shale quarry is also on an adjacent property and is owned by the quarry operator. These extraction operations produce a renewable resource to the local community use. Sand, gravel and rock, being necessary to construction and development, are an essential component for the continued well-being of the County. They are the basis for much of the construction materials for roads, concrete, streambank protection, erosion control, septic systems and passive solar projects. Importation of these materials would raise costs and negatively impact the development and maintenance within the County. The proposed project area is outside these extraction operations. As such, this project will not negatively impact any locally important mineral resources.

(Geological Report, Prepared by Thomas C. Brundage, Date: August 15, 2005)

XI. NOISE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Would the project result in:				
a) Exposure of persons to or generation to noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation to excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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 expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

a) This project is not expected to generate noise levels in excess of standards or outside of the established Humboldt County noise compatibility standards. The project is in the vicinity of an airstrip and it is not expected that this project will pose a safety hazard for people residing or working in the area. Garberville Airport traffic is very limited due to the isolated rural location.

b) The majority of the project activities will not produce groundborne vibrations/noise or temporary ambient noise levels. However, some temporary events, such as musical events, could have the potential to produce such vibrations or ambient noise levels. The project will monitor site sound levels to maintain levels within *Humboldt County Land Use – Noise Compatibility Standards*.

c) The project is located in close proximity to the Garberville Airport, Randal Sand and Gravel operation and US Highway 101 which all have an expectation to generate ambient noise levels in excess of standards. It is expected that increases in ambient noise levels for this project would be of a temporary or periodic nature.

d) The Environmental Protection Agency identifies 45 Ldn indoors and 65 Ldn outdoors as the normally acceptable below which no effects on public health and welfare occur. Ldn is the Day-Night Noise Level. Ldn is the average sound level in decibels, excluding frequencies beyond the range of the human ear, during a 24-hour period with a 10db weighting applied to nighttime sound levels.

Surrounding land use within 1000 feet of the project area includes residential, agricultural, and livestock. The Humboldt County Land Use and Noise Compatibility Standards defines standards: Acceptable levels in residential areas in Humboldt County are 65-69 Ldn. Acceptable levels in agricultural livestock areas in Humboldt County are 75-85 Ldn. Acceptable levels in agricultural areas in Humboldt County are greater than 100 Ldn.

Initial field study measuring ambient levels within approximately 1000 feet of the project area during special musical events at the project site, including both daylight and night time levels, ranged from 50–65 db. Developing sound contours of the usual daytime and evening ambience, as well as special event simulation, would be advantageous.

e-f) The project is located within 2 miles of the Garberville Airport. It is expected that increases in ambient noise levels for this project would be of a temporary or periodic nature and would not expose people residing or working in the vicinity to excessive noise.

The county currently has no noise standard for adjoining Highway 101, the adjoining (MH-Q) Heavy Industrial Zone gravel operation, nor the Garberville Airport.

Mitigations: The proposed project includes mitigation measures to reduce potentially significant noise impacts to less than significant levels. Monitoring sound level on site during temporary events to ensure compliance with *Humboldt County Land use – Noise Compatibility Standards*. Proper location and positioning of sound stages will mitigate these impacts.

(Humboldt County General Plan 1987, Framework, Land Use Noise Compatibility Standards, Figure 3-2)

XII. POPULATION AND HOUSING

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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Would the project:

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|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion

This project addresses the present and future need for housing in the Southern Humboldt community while providing an operational endowment for the Park. Available housing, especially senior or workforce housing, is almost nonexistent in this area. The project is consistent with the current Garberville/Redway/Benbow/Alderpoint (GRBA) Community Plan - Rural Land Use: Community Policies Section 2500 includes provisions for: adequate housing sites for the area's future growth on the Tooby Flat (now SHCP project) property.

a) The Southern Humboldt Community Park project will include an area of approximately 3-5 acres in R-3 Residential Multiple Family. According to the 2000 census the population for Garberville was 2,403. Actual maximum units are not known at this time. However, the increase in population and housing will not cause a *substantial* population increase to the town of Garberville.

b-c) This project will not displace existing housing or people and will not necessitate the construction of replacement units.

(Humboldt County General Plan 1987, GRBA Community Plan)
(United States Census, California, Humboldt County, 2000)

XIII. PUBLIC SERVICES

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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Would the project:

a) 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:

Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

a-e) This project is not expected to have a negative impact on public services. The Park property is currently within the service sphere of the Garberville Sanitary District (GSD). The GSD supplies water to the project property. GSD is currently upgrading their system and will build a new facility on land that adjoins the Park. GSD current plans include recycling backwash water at the park for agricultural irrigation and sport fields. There is currently no sewer service available nor is there a plan for an extension of service to include the project property at this time.

XIV. RECREATION

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Would the project:				
a) Would the project 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

a) This project will increase the availability of recreational opportunities in the region. No adverse physical deterioration of existing neighborhoods, regional parks or other recreational facilities are expected to occur. While the Southern Humboldt Community Park is in proximity to California State Recreation Areas, at this time there is no connectivity that would cause overflow of visitors from one site to another.

b) Recreational features are a main component of this project. This project will augment existing recreational facilities and provide expanded recreational services to both residents and visitors. Construction of trails and interpretive displays on forested hillsides could potentially contribute to soil erosion with less than significant impact with mitigation measures.

Mitigation Measure(s)

b) The project will construct trails according to State Parks trails construction standards. For ADA compliance, portions of the trail will be built according to Forest Service Trail Accessibility guidelines. Best management practices will be used in design, utilizing hay bales and waddles as to control water runoff, and trail maintenance.

XV. TRANSPORTATION/ TRAFFIC

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Would the project:				
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

a) Normal everyday use of the project area by the public will cause an increase in traffic on Sprowel Creek and Kimtu Roads. The park has been open from dawn to dusk and visitors come to the park through out the day. Additional proposed recreational and other features may cause every day increases in traffic flow.

Proposed housing units may also cause increased traffic on existing roadways depending on final project scale. It is expected that the number of vehicle trips, and the volume ratio may increase. It is unlikely that the proposed housing component will bring traffic to capacity limits or cause congestion at intersections.

The project may exceed, either individually or cumulatively, a level of service standard established by the county congestion

management agency for designated roads or highways during temporary events, such as the Summer Arts and Music Fair and other performing arts and non-profit benefit events. Special events will increase traffic volume of trips and may bring the volume near or exceed capacity temporarily on Sprowel Creek Road. Mitigations include the use of off-site parking, shuttle buses, traffic control staffing to reduce temporary traffic congestion.

b) Using a comparative example of local rural traffic flows, *Traffic Analysis prepared by Humboldt County Department of Public Works* and the *Traffic Analysis Prepared by Dazey and Son Enterprises*, (February 2004) shows that current traffic on the Briceland-Shelter Cove Road outside of the nearby town of Redway carries a greater traffic loads, with sharper curves, than the current traffic load on Sprowel Creek Road. In reference to a), this project may exceed, either individually or cumulatively, a level of service standard established by the County Congestion Management Agency for designated roads or highways during temporary special events. Special events will increase traffic volume of trips and may bring traffic volume near or temporarily exceed capacity on Sprowel Creek Road. Mitigations include the use of off-site parking, shuttle buses, traffic control staffing to reduce temporary traffic congestion.

c) This project would not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. Based on the project description, the project will not result in a change in air traffic patterns or locations, nor will it increase air traffic.

d) The project would not substantially increase hazards due to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses. The installation of 2 proposed safety crosswalks between the east and west sides of Sprowel Creek Road from Tooby Memorial Park to the larger trail system was designed to reduce potential hazards to pedestrians crossing the roadway.

e) The project will not result in inadequate emergency access during every day use of the project area. An emergency access and evacuation plan for special events is included as a part of the *Plan of Operations* document.

f) Current daily and special event parking is to be improved by the project. There is ample room for both on and off site parking.

(Traffic Analysis, Humboldt County Department of Public Works, Engineering Division, prepared by Jesse Middaugh, Aug.2008)
(Traffic Analysis Prepared by Dazey and Son Enterprises, February 2004)

XVI. UTILITIES AND SERVICE SYSTEMS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the projects projected demand in addition to the providers existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the projects solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

a-g: This project is located the within the sphere of the Garberville Services District. The location has its own abundant water sources including springs and a well on the property. The applicant has onsite a 55,000 gallon water storage tank for use in dry months. The construction of public restroom facilities is part of this project. This project will comply with all federal, state and local statutes and regulation related to water supply, waste water, and solid waste.

(Well Production Study, prepared by Laco and Associates, August 18, 2005)

XVII. MANDATORY FINDINGS OF SIGNIFICANCE

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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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?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion

a) The project does not 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 important examples of the major periods of California history or prehistory. Restoration work in the riparian zone and the addition of native plantings has the potential to improve water quality and improve habitat for fish and wildlife populations.

b) This project is congruent with eight years of natural resource protection efforts by a 501 (c)(3) organization. This project will offer more environmental protection and correct existing drainage and erosion problems inherited from previous property owners and will improve the quality of the existing environmental conditions.

c) The project will not have a substantial adverse environmental effect on human beings, either directly or indirectly.