

Initial Study and Draft Mitigated Negative Declaration

Richard Anderson
Environmental Review of Minor Subdivision

June 2023

Updated (SCH# 2023060623) October 18 2023





Prepared By
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Exhibits and Appendices mentioned are with original Initial Study submission for SCH 2023060632

Project Information Summary

1. **Project Title:** Richard Anderson
Environmental Review of Minor Subdivision (MS2301C)
2. **Lead Agency Name and Address:** Del Norte County
Planning Commission
981 H Street, Suite 110
Crescent City, CA 95531
3. **Contact Person and Phone Number:** Maia Mello
(707) 464-7254
mmello@co.del-norte.ca.us
4. **Project Location and APN:** Near 500 Bachelor Rd, Crescent City, CA 95531
APN 105-191-008
5. **Project Sponsor's Name and Address:** Zack Larson
PO Box 1400
Crescent City, CA 95531
6. **County Land Use:** Rural Residential 1 DU/3 Acres
7. **County Zoning:** RRA-3 (Rural Residential Agriculture with a minimum lot size of 3 acres)
8. **Description of Project:**

This document is an update to the original submission based on changes made by the applicant to the scope of the original proposed project. Previously, we reviewed a proposed General Plan Amendment, Zone Reclassification and Minor Subdivision of a 6.28 acres parcel near 500 Bachelor Rd, Crescent City, CA, in the Coastal Zone. The applicant (Richard Anderson) has withdrawn the applications for the General Plan Amendment and Zone Reclassification and provided a new tentative map for a minor subdivision reducing the original proposed number of parcels to match existing land use densities.

Anderson now proposes to subdivide the 6.28 acre parcel into two parcels. One parcel is proposed to be 3.0 acres and the other, 3.28 acres. (See Exhibit A below)

The proposed subdivision lots would be served by individual wells and on-site waste-water treatment systems (septic).

Access to the parcel is from the county maintained portion of Bachelor Road that lies along the parcel's northern boundary. The deeded easement runs east/west along that north line serves as the parcel's legal access. The easement is a 50' wide right of way that would continue the existing (Bachelor) road and would terminate at the far northeast corner of Anderson's parcel. A turnaround that would meet county road standards would be constructed within the easement and extend onto the proposed new "lot 1".

The project parcel is composed of a North Coast coniferous forest dominated by Redwood (*Sequoia sempervirens*) Forest & Woodland Alliance dominated by coastal redwood (*Sequoia sempervirens*) with less

than a 20% combination of Sitka spruce (*Picea sitchensis*), Douglas fir (*Pseudotsuga menziesii*), and grand fir (*Abies grandis*). The project parcel is generally flat with a 0-2% grade.

A biological assessment, botanical survey and wetland delineation were prepared for the project site.

The biological assessment entitled “Bachelor Road THP” dated 8/19/2022 was prepared by Corrina Kamoroff of Hohman and Associates Forestry Consultants. The document indicates a Class 1 watercourse “less than 150’ to the south of the parcel boundary.” Kamoroff noted the observation of a Northern red-legged frog on the project parcel during her site visit on 8/17/2022. She indicated the existence of breeding habitat associated with the “Class 1 channel migration zone” for the frog and suggested that a 150’ watercourse buffer would provide sufficient protection for this species and other species that may use the watercourse. Canopy retention between 70-80% along the watercourse will provide adequate protection according to the page 14 of Kamoroff’s assessment.

Ribes Laxiflorum (Trailing Black Currant), a taxa 4.3 rare plant according to the California Rare Plant Ranking system, was located in several places on the project parcel. CRPR 4 is the least sensitive CRPR ranking for a rare plant.

The northernmost two occurrences of *Ribes Laxiflorum* on the project parcel are within 100 foot buffer required for special status species within the Coastal Zone. Botanist Caitlyn Allchin provided a recommendation for a reduced buffer for the *Ribes Laxiflorum* of 35’ from any road improvements based on Section 30240(b) of the Coastal Act (“Development in areas adjacent to environmentally sensitive habitat areas [...] shall be sited and designed to prevent impacts which would significantly degrade such areas, and shall be compatible with the continuance of such habitat areas.”).

Allchin’s document proposing the reduced (35’) buffer to *Ribes Laxiflorum* discussed the seven siting criterion for reviewing proposed development adjacent to environmentally sensitive habitat area. In the document, Allchin highlights that *Ribes laxiflorum* is impact tolerant and indicates the reduced buffer would protect the plant during road construction.

The parcel was identified as being within the range of the Northern spotted owl (*NSO/Strix occidentalis caurina*), which is listed as a Federal and California state threatened species. Biologist, Corinna Kamoroff, noted in her biological assessment that there have been no NSO nests reported within 1.3 miles of the project parcel but indicates that potential habitat for the NSO exists on the parcel.

USFWS protocol surveys were conducted in 2022 and 2023 in Del Norte County. As of June 2023, no NSO nests were located within 1.3 miles of the project parcel. The project will be conditioned to provide the results of the recent protocol surveys showing that the surveys were concluded without finding nest sites within 1.3 miles of the project parcel. If surveys do not demonstrate the lack of probability of this site being used for NSO nesting, additional project conditions that ensure limited impact will apply. I.e. if surveys are not provided, the project will be conditioned to restrict development during nesting season unless a pre-development survey is conducted within seven days of development activities.

The wetland delineation on the parcel did not detect any wetlands present on the project parcel despite the presence of wetland indicator plants intermixed with upland plants. (Bachelor Road Timber Harvest Plan: Aquatic Resources Delineation Report, Foster 2023).

9. Surrounding Land Uses and Settings:

The project parcel is surrounded by timberland to the west and mixed residential density zones to the north, east and south. Residential development has occurred to the north, east and south of the project parcel. Immediately east of the project parcel, land use density is Rural Residential, 1 dwelling unit per acre with a zone classification of Rural Residential Agriculture one acre minimum lot size.

10. Required Approvals: Adoption of a Mitigated Negative Declaration (Del Norte County Planning Commission)

11. Other Approval (Public Agencies): CAL FIRE (Timber Conversion Permit, Timber Harvest Plan)

12. 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, has consultation begun?

Native American tribes, traditionally and culturally affiliated with the project area, have been notified of the project application completion and the beginning of the AB 52 consultation period pursuant to PRC §21080.3.1. Notification of the beginning of the AB 52 consultation period was provided 2/9/2023 by mail. No requests for consultation pursuant to PRC §21080.3.1 were received.

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" without mitigation as indicated by the checklist on the following pages. All mitigation measures are provided in the Mitigation Monitoring and Reporting Program.

<input type="checkbox"/>	Aesthetics	<input type="checkbox"/>	Agriculture and Forestry Resources	<input type="checkbox"/>	Air Quality
<input checked="" type="checkbox"/>	Biological Resources	<input checked="" type="checkbox"/>	Cultural Resources	<input type="checkbox"/>	Energy
<input type="checkbox"/>	Geology/Soils	<input type="checkbox"/>	Greenhouse Gas Emissions	<input type="checkbox"/>	Hazards & Hazardous Materials
<input type="checkbox"/>	Hydrology / Water Quality	<input type="checkbox"/>	Land Use / Planning	<input type="checkbox"/>	Mineral Resources
<input type="checkbox"/>	Noise	<input type="checkbox"/>	Population / Housing	<input type="checkbox"/>	Public Services
<input type="checkbox"/>	Recreation	<input type="checkbox"/>	Transportation	<input type="checkbox"/>	Tribal Cultural Resources
<input type="checkbox"/>	Utilities / Service Systems	<input type="checkbox"/>	Wildfire	<input type="checkbox"/>	Mandatory Findings of Significance

Determination

On the basis of this initial evaluation:

<input type="checkbox"/>	I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input checked="" type="checkbox"/>	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.
<input type="checkbox"/>	I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
<input type="checkbox"/>	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.
<input type="checkbox"/>	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.

Maia Mello
Planner

Date

Environmental Checklist

1. Aesthetics

Except as provided in Public Resources Code Section 21099, would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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) In non-urbanized areas, substantially degrade the existing visual character or public views of the site and its surroundings? (Public views are those that are experienced from publically accessible vantage points). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<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 of Impacts

a. The project would have no impact on a scenic vista

b. Although tree removal is planned through the conversion, the area is not along a state highway or designated scenic route. Additionally, the project area is not visible from other main thoroughfares not already impacted by clear cut timber harvest. There has been a recent clear cut immediately to the west of the property on a designated Timber Production Zone district parcel. Only because of this clear cut can the applicant’s parcel even be seen from that road.

c. The project would not substantially degrade the existing visual character of the site.

d. The ultimate residential uses would include associated lighting but all lighting would be consistent with other residential lighting present in this area and would be further shielded and diminished by the surrounding preserved forested area on each proposed parcel.

2. Agriculture and Forest Resources

Would the project:	Potentially Significant Impact	Less Than Significant Impact 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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 Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion of Impacts

- a. No prime farmland exists on-site.
- b. This action would not conflict with existing zoning for agricultural uses nor conflict with a Williamson Act contract.
- c. No Timber Production zones exists the on-site
- d. The loss of forestland or conversion of forestland to non-forest uses creates a significant impact if appropriate permits are not obtained. CAL FIRE requires a Timber Harvest Plan for a project of this scale. The applicant is aware that a Timber Harvest Plan and a Conversion permit OR a Subdivision Exemption will be applied for through CAL FIRE. This project has been monitored by CAL FIRE though its initial processes and appropriate CAL FIRE staff are aware of the local agency processes and actions regarding this project.

The site is dominated by second growth Redwood forest with less than a combined 20% Sitka spruce, Douglas Fir, and grand fir. The project site and surrounding areas are designated for rural residential and light agricultural uses and zoned for such uses under the County’s certified Local Coastal Program. Rural residential agricultural uses are understood to necessitate the conversion of some forested acreage for residential and light agriculture pursuits. No part of the property is designated as timberland in any long-range planning document or map. A Timberland Conversion Permit or equivalent would normally be required by CAL FIRE in the event of timber removal with or without the approval of this subdivision. Additionally, the applicant indicates that they intend to retain some trees and native understory on each newly created parcel so as to preserve the character granted to the proposed parcels by their presence and to comply with Board of Forestry requirements for Watercourse and Lake Protection Zones due to a Class 1 watercourse located on the parcel to the south of the project parcel.

- e. The project would not convert farmland to a non-agricultural use. As discussed above, the project would allow for the future conversion of forestland to accommodate rural residential agriculture uses including but not limited to single-family residences on each of the proposed lots. The conversion of some wooded acreage on a rural residential agriculture-zoned property would be considered less than significant, since that land was designated and zoned for rural residential agriculture uses.

3. Air Quality

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
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) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in other emissions (such as those leading to odors or dust) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Impacts

a. The project would have no foreseeable impacts on the implementation of an air quality plan.

b. Del Norte County is an attainment area for particulate matter and all other criteria pollutants designated by state and federal standards (California Air Resources Board, 2016). The development of a single-family residence in the future could contribute to some level of pollutants due to the associated construction activities and energy use of a residence. However, this would be considered a less than significant impact due to the area’s attainment status.

c. The project would not expose receptors to the substantial pollutant concentrations as substantial pollutant concentrations would not be created.

d. The project would have no foreseeable impacts in increasing emissions that adversely affect a substantial number of people.

4. Biological Resources

Would the project:	Potentially Significant Impact	Less Than Significant Impact 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion of Impacts

a-b. Applicant provided a biological assessment titled “Bachelor Road THP” dated 8/19/2022 and prepared by Corrina Kamoroff of Hohman and Associates Forestry Consultants. The document indicates a Class 1 watercourse “less than 150’ to the south of the parcel boundary.” Kamoroff noted the observation of a California red-legged frog on the project parcel during her site visit on 8/17/2022. She indicated the existence of breeding habitat associated with the “Class 1 channel migration zone” for the frog and suggested that a 150’ watercourse buffer would provide sufficient protection for this species and other species that may use the watercourse. Canopy retention between 70-80% along the watercourse will provide adequate protection according to the page 14 of Kamoroff’s assessment.

Also according to the biological assessment, “The proposed project falls within the range of the Northern Spotted Owl (NSO)” and that potential NSO habitat exists on the project parcel however, USFWS protocol surveys were conducted in 2022 and 2023 and “No NSO were documented” during any of the surveys in 2022. According to the applicant’s agent, no NSO were detected in any of the 2023 surveys conducted so far. The assessment indicates that if a “new nesting site is located in 2023, mitigation will be put in place following USFWS guidelines (USFWS 2012).”

Seasonally appropriate botanical surveys were conducted in June 2022 and April 2023 for the project site by Caitlyn Allchin of Hohman and Associates. In her report dated 6/5/2023, Allchin describes the project site as “North Coast coniferous forest composed of a Redwood (*Sequoia sempervirens*) Forest & Woodland Alliance dominated by coastal redwood (*Sequoia sempervirens*) (S3.2 G3) with less than 20% of Sitka spruce (*Picea sitchensis*), Douglas fir (*Pseudotsuga menziesii*), and grand fir (*Abies grandis*).”

Allchin noted “multiple detections of the limited distribution trailing black currant (*Ribes laxiflorum*, [RILA] CRPR 4.3)” and indicated in her report that plants with a California Rare Plant Rank (CRPR) like RILA of a 4 are known as “limited distribution plants, which are defined as being uncommon within the state of California, are intermittent throughout a broader area in the state, and are therefore on a watch list (CNPS 2021).” CRPR 4 is the least sensitive CRPR ranking for a rare plant. Allchin provided a map of the occurrences of RILA with her report and noted that two of the occurrences of RILA are in the northeast corner of the existing parcel and are close to the proposed access road to the project site.

RILA has a global rank of 5 (G5) meaning it is “secure” globally. RILA’s state rank of 3 (S3) indicates vulnerability due to “a restricted range, relatively few populations (often 80 or fewer), recent and widespread declines, or other factors making it vulnerable to extirpation”. Because of this ranking and its CRPR rank of 4.3, RILA is subject to consideration and protection under Cal. Code Regs. Tit. 14, § 15380(b) - Endangered, Rare or Threatened Species.

Allchin outlined that the development proposed will likely not be detrimental to RILA as the plants “prefer conditions ranging from full sun to partial shade (SevenOaks Native Nursery 2023), and therefore the alteration in canopy structure should not be detrimental to their viability given the capacity to flourish in sunny conditions.” Additionally, she indicates that these plants are not rare locally and points to the more than 100 documented occurrences found in the databases used to prepare her reports. She indicates that the location of an additional four occurrences just on this project parcel is possibly a “good indication that the distribution of this species is even more widespread than indicated in state and regional mapping tools.”

Possible mitigations for plants damaged during road building include relocation of the northwestern-most RILA detections on the property into the protected habitat of the southeastern-most RILA detections and support a belief in the viability of the plants after transplant (“the transplanting will likely prove to be successful based on translocation efforts conducted at Fern Hill Nursery and Botanical Sanctuary (2023) for RILA individuals.”) Allchin indicates that if deemed appropriate, translocation would be performed by a professional botanist prior to road construction into the southeastern RILA protected 35-ft buffer.

Allchin’s report indicates that there will be a minor reduction in the 35-ft EEZ for the northeastern-most RILA detection and proposes to increase protection of this and the RILA occurrence just south of this RILA occurrence on the eastern side of both, extending the EEZ out further than 35-ft to compensate for encroachment into the norther EEZ buffer by the road easement. A map in Allchin’s report (page 48) depicts the impact to the buffer on the north side and expansion of the buffer to the east of these occurrences of RILA.

The buffers discussed have either been adopted based on Allchin and Kamoroff’s recommendations (as in the case of the 150’ watercourse buffer) or have been supplementally justified by other documentation (as in Allchin’s reduced buffer justification document).

Mitigation Measure BIO-1

Prior to the construction of grading, drainage, and/or road improvements, *Ribes laxiflorum* shall be flagged by a professionally qualified individual (e.g., botanist) and a wildlife friendly physical buffer (e.g. split rail fence or equivalent) shall be placed around the occurrence to avoid inadvertent disruption or damage to the plant during road construction activities.

Timing/Implementation: Prior to completion of grading, drainage, and/or road improvements.

Enforcement: County Community Development Department

Monitoring: N/A

Mitigation Measure BIO-2

If direct impacts to the plant (*Ribes laxiflorum*) can’t be avoided or they occur unintentionally, the applicant shall:

1. Salvage the impacted plant or procure commercially available specimens and replant plants near the same location following construction or replant in the protected buffer of another occurrence of the plant; and,
2. Collect seeds or other propagules for reintroduction to the site at a ratio of 3 plants installed for each 1 special species individual disturbed.

Timing/Implementation: Upon identification of Special Status Plants located within the project area that are impacted by the project.

Enforcement: County Community Development Department, California Department of Fish and Wildlife

Monitoring: See Mitigation Measure BIO-3 for monitoring

Mitigation Measure BIO-3

If unavoidable impact to *Ribes Laxiflorum* occur and where the mitigation is planted, the property owner shall submit annual reports to the Del Norte County Planning Division prepared by a qualified professional (e.g., botanist)

documenting mitigation monitoring for a period of five years following all *Ribes laxiflorum* plants by a qualified professional (e.g. botanist).

The success criterion for any seeded, planted, and/or relocated plants shall be full replacement at a 1:1 ratio after five years. Monitoring surveys of the seeded, planted, or transplanted individuals shall be conducted and reported on annually for a minimum of five years, to ensure that the success criterion can be achieved at year 5. If it appears the success criterion would not be met after five years, contingency measures may be applied. Such measures shall include, but not be limited to: additional seeding and planting, altering or implementing weed management activities, or introducing or altering other management activities. Approval of the Special Status Plants Mitigation Plan shall be made by the County in consultation with the California Department of Fish and Wildlife.

Timing/Implementation: Upon identification of Special Status Plants located within the project area that are impacted by the project.

Enforcement: County Community Development Department, California Department of Fish and Wildlife

Monitoring: Annual monitoring surveys for a minimum of five years depending on success of mitigation per success criterion provided in the Special Status Plans Mitigation Plan. Contingency measures will be considered if success criterion not met within five years.

Mitigation Measure BIO-4

Prior to the filing of the subdivision map, a note shall be placed on the map stating: “It is the property owner’s responsibility where *Ribes laxiflorum* mitigation has been planted to monitor *Ribes laxiflorum* for a period of five years. The mitigation obligation shall cease if mitigation planted at a 3:1 ratio is successful at a 1:1 or greater after a period of five years.”

Timing/Implementation: Upon filing of the subdivision map.

Enforcement: County Community Development Department

Monitoring: N/A

Mitigation Measure BIO-5

Prior to the filing of the subdivision map, the 35’ buffers from all occurrences of *Ribes laxiflorum* shall be depicted on a separate map sheet for filing with the subdivision map to ensure that the plant is protected during future residential development.

Timing/Implementation: Upon filing of the subdivision map.

Enforcement: County Community Development Department

Monitoring: N/A

Mitigation Measure BIO-6

Prior to construction of grading, drainage, and road improvements, the property owner shall submit documentation that US Fish and Wildlife Service (USFWS) protocol surveys have occurred within the past year and (1) no Northern Spotted Owl (NSO) and/or NSO nesting sites were detected or (2) NSO and/or NSO nesting sites were located and mitigation

consistent with USFWS guidelines will be defined and implemented at the direction of an appropriately qualified individual (e.g., wildlife biologist) prior to commencing construction activities.

Timing/Implementation: Prior to completion of grading, drainage, and/or road improvements.

Enforcement: County Community Development Department

Monitoring: N/A

Mitigation Measure BIO-7

Prior to completion of grading, drainage, and/or road improvements, English Ivy (*Hedera helix*, Cal-IPC High) within the boundaries of the subdivision shall be treated by cutting all climbing English Ivy 6 feet above the ground so that it cannot re-root into the substrate and hand pulling all young plants and runners on the ground when the soil is moist to ensure all roots are removed. Repeat removal treatments over multiple years until English Ivy is eliminated. English Ivy shall be taken to the Del Norte County Transfer Station for disposal.

Timing/Implementation: Prior to completion of grading, drainage, and/or road improvements.

Enforcement: County Community Development Department

Monitoring: N/A

Mitigation Measure BIO-8

Prior to completion of grading, drainage, and/or road improvements, English Holly (*Ilex aquifolium*, Cal-IPC Limited) within the boundaries of the subdivision shall be removed by handsaw for larger shrubs/small trees and with a weed wrench for smaller detections. English holly shall be taken to the Del Norte County Transfer Station for disposal.

Timing/Implementation: Prior to completion of grading, drainage, and/or road improvements.

Enforcement: County Community Development Department

Monitoring: N/A

c. No wetlands were located on the project site. The Class 1 watercourse indicated to the south of the project site has been given a 150' buffer that extends onto the project site for protection. Additionally, no filling, removal or hydrological interruption is proposed, necessary, or expected from this project.

Mitigation Measure BIO-9

Prior to the filing of the subdivision map, a 150' buffer from the Class 1 watercourse on the parcel to the south of the project parcel, shall be depicted on a separate map sheet for filing with the subdivision map to ensure the watercourse and buffer is protected during future residential development.

Timing/Implementation: Upon filing of the subdivision map.

Enforcement: County Community Development Department

Monitoring: N/A

Mitigation Measure BIO-10

Prior to filing the subdivision map, a note shall be placed on the map stating: “No development shall occur within the 150-foot Class 1 watercourse buffer shown on this map.”

Timing/Implementation: Upon filing of the subdivision map.

Enforcement: County Community Development Department

Monitoring: N/A

Mitigation Measure BIO-11

The results of the most recent (2022-2023) area NSO surveys shall be provided to the county prior to the beginning of vegetation removal, grading and/or road improvements. If surveys indicate that there have been nests located within 1.3 miles of the project parcel, and any development or the construction of improvements can't be avoided during the nesting season (February 1st through August 15th), a qualified biologist shall conduct a preconstruction survey in the project construction and staging areas for nesting birds within seven days prior to the beginning of project related activities. Surveys should begin prior to sunrise and continue until vegetation and nests have been sufficiently observed. A report of the survey results shall be sent to the California Department of Fish and Wildlife (Habitat Conservation – Eureka Office) within three business days of completion. The report should include a description of the area surveyed, time and date of surveys, ambient conditions, species observed, active nests observed, evidence of breeding behaviors (e.g. courtship, carrying nesting material or food, etc.), and a description of outstanding conditions that may have impacted survey results (e.g., weather conditions, excess noise, predators present, etc.).

If active nests are located during the pre-construction bird nesting surveys, the property owner should implement avoidance measures in consultation with CDFW and USFWS. If a lapse in project related work of seven days or longer occurs, the qualified biologist should repeat surveys before project work can resume.

Timing/Implementation: Prior to any vegetation removal if it is planned outside of nesting season (generally February 1st through August 15th for most species)

Enforcement: County Community Development Department, California Department of Fish and Wildlife

Monitoring: During construction periods

d. The parcel does not contain any known wildlife movement corridors and would not affect migratory patterns of wildlife.

e. The project would not be in conflict with local ordinances protecting biological resources.

f. Although the project site is within the range of the Oregon Silver Spot Butterfly, “the species is reliant on the early blue violet (*Viola adunca*)” according to the biological assessment, none of these plants were located during the two seasonally appropriate botanical surveys (“Botanical Survey Report Bachelor Road Timber Harvest Plan” prepared by Caitlyn Allchin and dated 6/5/2023). Also according to the biological assessment report, the Oregon Silver Spot Butterfly Recovery Plan indicates “the closest Oregon Silver Spot Butterfly Conservation Area is approximately 1.5 miles to the west of the project plan on the opposing side of Lake Earl.”

5. Cultural Resources

Would the project:	Potentially Significant Impact	Less Than Significant Impact 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion of Impacts

a-c. No cultural resources are known to exist on-site. The County records were searched for known cultural sites in the general project vicinity, and none were identified. Notice was provided to the two tribes traditionally culturally affiliated with the project area and no comment was given with regard to cultural resources. Additionally, cultural staff from the Tolowa-Dee-ni' Nation is a voting member of the County Environmental Review Committee which reviews projects and makes CEQA recommendations. While resources are not known to exist on-site, the possibility of an inadvertent discovery is always possible during construction or other implementation activities associated with the project. In this case, mitigation measures included as CULT-1 assigned to the project will ensure that any resources located on-site will be properly treated as to not cause a significant impact.

Mitigation Measure CULT-1

Should any archaeological resources be found during project activities, construction activities shall be halted until an evaluation of the find is made by either a qualified archaeologist or representatives of the local tribes. Any mitigation measures that may be deemed necessary must have the approval of the local tribes and the County of Del Norte, and shall be implemented by a qualified archeologist representing the County of Del Norte prior to resumption of construction activities. If human remains are exposed by a project related activity, the County of Del Norte shall comply with California State Health and Safety Code, Section 7050.5, which states that no further disturbance shall occur until the County Coroner has made the necessary findings as to the origin and disposition pursuant to California Public Resources Code, Section 5097.98.

Timing/Implementation: Ongoing during the infrastructure placement for subdivision.

Enforcement: County Community Development Department

Monitoring: N/A

6. Energy

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

energy or energy efficiency?				
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Discussion of Impacts

- a. The project would have no foreseeable impacts on increasing wasteful, inefficient, or unnecessary energy use due to the relatively small size of the project. The project will use minimal amounts of fuel and energy.
- b. This project does not conflict with or obstruct a state or local plan for renewable energy or energy efficiency.

7. Geology and Soils

Would the project:	Potentially Significant Impact	Less Than Significant Impact 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.	<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 type="checkbox"/>	<input checked="" 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 direct or indirect 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 wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Impacts

a-d. The project is not anticipated to cause significant impacts including the risk of loss, injury, or death related to soils impacts. The site is flat and has no potential for landslides, mass wasting, or other slope-related impacts. Seismic ground shaking and liquefaction could occur in any region of coastal California; however, the potential impacts would be considered less than significant as structural development will be engineered and constructed to current building code.

e. No impacts related to geology and/or soils, as a result of this project, are expected to occur. An on-site sewage disposal analysis was completed by a California Licensed Civil Engineer to ensure that the proposed parcels have adequate soil for sewage disposal systems and reserve drainage fields. Eight (8) test pits were dug and no groundwater,

or evidence thereof, was encountered in any of the excavations to a depth of 8.5 feet. Soils were analyzed and a percolation test was completed for all test pits on the proposed parcels. It was determined that all proposed parcels are suitable for a conventional on-site sewage disposal system (septic tank/leach field system). The site is not located on expansive soil as defined in Table 18-1-B and soils are adequate for conventional septic systems.

A wetland delineation was conducted as some wetland indicator plants were found amongst upland plants (Bachelor Road Timber Harvest Plan: Aquatic Resources Delineation Report” dated May 2023 by Jonathan Foster of Foster Consulting and botanist Caitlyn Allchin of Hohman and Associates). The report confirmed uniform well drained/non-hydric soil across the site. More than twelve exploratory holes were dug on the project site looking for evidence of ponding, primary or secondary hydrology, or anaerobic conditions and nothing was found to indicate unsuitable drainage.

f. No known paleontological resources or unique geologic features are known to exist on site.

8. Greenhouse Gas Emissions

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Impacts

a. In 2002, the California State Legislature declared that global climate change was a matter of increasing concern for the state’s public health and environment, and enacted a law requiring the California Air Resource Board (CARB) to control greenhouse gas (GHG) emissions from motor vehicle (Health and Safety Code §32018.5 et seq.). CEQA Guidelines define GHG to include carbon dioxide (CO₂), nitrous oxide (N₂O), hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride. The California Global Warming Solutions Act of 2006 (AB 32) definitively established the state’s climate change policy and set GHG reduction targets (Health and Safety Code §38500 et seq.).

Approval of the Minor Subdivision, and subsequent construction of new buildings at the site, may generate GHG emissions as a result of combustion of fossil fuels consumed by construction equipment. Use of construction materials would indirectly contribute to GHG emissions because of emissions related to their manufacturing and production. The construction-related GHG emissions would be minor and short-term, and would not constitute a significant impact based on established thresholds.

The total size of the project once completed will be up to five dwelling units. Based on the Institute of Transportation Engineer’s Trip Generation Manual, 10th Edition, 9.44 vehicle trips are estimated for each dwelling unit. Based on this calculation 47.2 vehicle trips are expected each day. Vehicular emissions associated with 47.2 vehicles entering the site each day should not have a significant impact on the environment.

b. The project does not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing GHG emissions.

9. Hazards and Hazardous Materials

Would the project:	Potentially Significant Impact	Less Than Significant Impact 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?	<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 or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) 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"/>
g) Expose people or structures, either directly or indirectly to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion of Impacts

a-g. The project would not create impacts related to hazards or hazardous materials. This subdivision would not facilitate the transport of hazardous materials, the release of hazardous materials, nor would it create additional exposure to wildland fires besides that by allowing for the potential to construct up to five additional single-family residences in the future within the State Responsibility Area (SRA). This project is in a moderate risk area for fire hazard within the SRA. The subdivision of a single residential parcel into four residential parcels and a remainder parcel increases the risk of placing additional residences on land susceptible to wildfire at some point in the future. While the current or future owner/s of the subdivided parcel would be allowed to construct a residence and accessory structures by right, the building permit would require compliance with State Minimum Fire Safe Regulations. These regulations ensure that structures built in the SRA reduce risk of human life and property loss to the greatest extent possible from wildfire. This reduces any impacts related to the exposure of people and property to wildfire as less than significant.

10. Hydrology and Water Quality

Would the project:	Potentially Significant Impact	Less Than Significant Impact 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<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 or through the addition of impervious surfaces, in a manner which would:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) 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"/>
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional source of polluted runoff; or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable ground water management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Impacts

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

b. The project would not interfere in any substantial way to groundwater supplies. The subdivision of a single rural residential agriculture zoned parcel into two parcels could indirectly lead to up to two single-family residences which would require wells for water supply, however this would not impact groundwater supplies or recharge rates.

c. Future residential development, grading or construction of up to five homes will not substantially alter the drainage pattern of the site. A condition of the subdivision approval would require the preparation of improvement plans for grading, drainage, and road improvements by an appropriately licensed engineer. Additionally, all permitted activities would require building permits with a drainage or erosion and runoff plan to be reviewed by the County Engineering and Surveying Division. The site is relatively flat with good soil percolation so impacts to drainage would be less than significant. Polluted runoff and flood flows are not anticipated at this site.

d. The proposed project is not in an area subject to inundation by seiche or mudflow. The project is not in any Special Flood Hazard Area, and would not affect flood waters. Additionally, it is identified as being outside the Tsunami Hazard Map for Crescent City.

e. The project will not conflict with or obstruct implementation of a water quality control plan or sustainable ground water management plan.

11. Land Use and Planning

Would the project:	Potentially	Less Than	Less Than	No Impact
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	Significant Impact	Significant Impact with Mitigation Incorporated	Significant Impact	
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation of an agency adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Impacts

a. The proposed project would not physically divide an established community.

b. No conflict with any land use plan or zoning ordinance would occur as a result of this project. The County’s certified Local Coastal Program has guidelines and implementing zoning adopted to avoid and mitigate environmental impacts. Impacts related to the increase in residential density have been analyzed through the initial study and where needed, mitigation has been incorporated. The project would comply with the Local Coastal Program and County Zoning following certification of the Local Coastal Program Amendment by the California Coastal Commission. The requested density is consistent with zoning and land use and provides an appropriate buffer from a greater density of residential use east of the parcel and commercial timber activities west of the parcel. Increasing housing stock is also a requirement of the Del Norte County 2022-2030 Housing Element update.

12. Mineral Resources

Would the project:	Potentially Significant Impact	Less Than Significant Impact 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?	<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 of Impacts

a. The site does not contain any known mineral resources that would be of value to the region and the residents of the state. Therefore, no impact is anticipated from project implementation.

b. The project site is zoned Rural Residential Agriculture which does not allow for mining or mineral extraction. Although the Del Norte County Local Coastal Program establishes the local presence of extractive mineral resources (clay, sand and gravel, stone quarries and beach sand) the project site has not been specifically identified as a source area for any of those resources and therefore no potentially significant loss of mineral resources would occur as a result of this project.

13. Noise

Would the project:	Potentially Significant	Less Than Significant Impact	Less Than Significant	No Impact
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	Impact	with Mitigation Incorporated	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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Impacts

a. Noise thresholds for construction and development have not been established in the Del Norte County Local Coastal Program. Del Norte County Code exempts construction and grading (“Noise sources associated with construction, repair, remodeling, or grading of any real property, provided said activities do not take place between the hours of 8:00 p.m. and 7:00 a.m. on weekdays, including Saturday, or at any time on Sunday or a Federal holiday”) subject to specified timeframes. Del Norte County Code establishes that residential neighborhoods are considered “noise sensitive”. Because the area around this project area is sparsely populated and there exists natural buffers in the way of wooded areas between this site and other residential uses, future development noise and residential use noise will constitute a less than significant noise impact in the area.

b. Future development will not generate excessive groundborne vibration or noise levels. Groundborne noise is primarily associated with railway systems or the sinking of deep (sub-surface) structural supports on soils prone to saturation and liquefaction. As neither is a factor in future residential development at this site, groundborne noise and vibration not be a factor.

c. This project is not located within the vicinity of any airport, airstrip or airport land use compatibility plan. The local public airport is approximately six miles away from the site.

14. Population and Housing

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Induce substantial unplanned 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 people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Impacts

a. This potential residential subdivision does propose to increase residential density in this area but only to the extent that it matches allowed densities. Community water and sewer are not available in this area and therefore would not be

an expansion of that infrastructure and is not expected to have significant growth inducing impacts. Extension of and improvements to the road are the responsibility of the subdivider (applicant) and would not impact public road infrastructure.

b. No displacement will occur due to this project.

15. Public Services

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 of Impacts

While the project represents a minimal expansion to the need for services, the project will meet all standards and requirements identified by the local fire agency or CAL FIRE, as applicable, and fees and taxes paid by the applicant or future property owners upon development would be used to offset the incremental increase in the demand of road, school, parks, and emergency response infrastructure. Impacts would be considered less than significant.

16. Recreation

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

Discussion of Impacts

- a. The project would not substantially increase the use of existing neighborhood and regional parks or other recreational facilities. Impacts would be considered less than significant.
- b. The project does not propose the expansion or require the construction of additional recreational facilities. No impact would occur.

17. Transportation

Would the project:	Potentially Significant Impact	Less Than Significant Impact 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision(b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) 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"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Impacts

- a. The project is not anticipated to conflict with a program, plan, ordinance, or policy addressing any circulation system. Each new parcel created will potentially allow for a residence for a total of five residences served by the subdivision.
- b. The project is expected to be consistent with CEQA Guidelines section 15064.3, subdivision (b). According to the 2020 Del Norte Region SB 743 Implementation Plan, the Traffic Analysis Zone (TAZ 102) containing in the project area describes the average VMT to be approximately 7.96 daily per capita. The project was analyzed subject to screening criteria outline in the 2020 Del Norte Region SB 743 Implementation Plan. Using to the 10th Edition of the Institute of Transportation Engineers Trip Generation Manual, single-family detached housing has 9.44 average daily trips per dwelling unit. It is projected using this methodology that the project would create up to approximately 19 trips per day for two future dwelling units. Further, the 2020 Del Norte Region SB 743 Implementation Plan provides for thresholds of significance that screen certain projects out of constituting a significant impact toward VMT generation. In this case, the project is expected to generate less than 110 trips per day, so it can be considered to have a less than significant impact as a ‘Small Project’ under Section 3.2.1 of the SB 743 Implementation Plan.
- c. The project does not increase hazards due to a design feature. There are no dangerous features in the project area and this project would not require improvements that would introduce circulation or traffic safety hazards.
- d. The project would not result in inadequate emergency access in the area.

18. Tribal Cultural Resources

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources 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 Resources Code section 5020.1(k), or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Impacts

a. The project would have no impact on known cultural resources. The project site is located on lands used for rural residential purposes, previously logged, with no obvious cultural resources. A search of the County’s cultural resources investigations has not demonstrated any resource being located in proximity to the project site or subject property. In addition, a tribal consultation period pursuant to Public Resources Code section 21.080.3.1 has been allowed to occur and no interest has been generated from local Native American groups that have historically and culturally occupied the area. The project was reviewed by the County Environmental Review Committee which includes a representative of the local Native American community and no issues related to a native cultural perspective were brought to the attention of the lead agency.

19. Utilities and Service Systems

Would the project:	Potentially Significant Impact	Less Than Significant Impact 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project’s projected demand in addition to the providers existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion of Impacts

a. The project will result in the addition of up to two new residences. The new residences will not result in the relocation or construction of new or expanded water or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental impacts. The project site does not have unsuitable soils for wastewater disposal. A soils disposal analysis was completed by a registered civil engineer and was determined to have soils suitable to support conventional on-site sewage disposal systems (septic tank and leach lines). The potential to develop additional single-family residences on the project site after a map has been recorded would have no impact on wastewater treatment requirements or the surrounding environment.

b. The project would not have a significant impact on water supplies available to the parcels. The project will be served by planned individual private wells. The area has not been identified as being deficient in water.

c. The project will be served by individual on-site wastewater treatment systems. No burden will be placed on a public wastewater treatment provider.

d. The project site has solid waste pickup service available from local franchisee Recology. Self-hauling to the Del Norte Transfer Station is also available. The solid waste generated by up to five homes would not significantly impact the capacity of either service provider.

e. No conflict with solid waste regulations is expected.

20. Wildfire

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion of Impacts

- a. The project would not substantially impair an adopted emergency response plan or emergency evacuation plan.
- b. The project is located within the State Responsibility Area (SRA) with Moderate fire hazard severity. However, the topography of the site is flat and post-Timber Harvest Plan, the site will see a vast reduction in fuels and therefore, contribution to airborne pollutants from fuels present will be minimal should wildfire be a reality at the site. All future residential development in this proposed subdivision would be subject to Fire Safe Regulations. These regulations ensure that structures built in the SRA reduce risk of human life and property loss to the greatest extent possible from wildfire.
- c. The project does not require the installation or maintenance of any infrastructure that may exacerbate fire risk, or result in temporary or ongoing impacts to the environment.
- d. The project does not expose people or structures to significant risks associated with flooding, landslides, post-fire instability, or drainage changes and the general area is flat with good soil percolation.

21. Mandatory Findings of Significance

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Does the project have the potential to substantially 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, substantially 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>
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"/>

a-c. The project does not have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife species to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially 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 as long as mitigation and monitoring plans are followed. Additionally, the project’s impacts that are individually limited but cumulatively considered to be less than significant with some mitigation measures proposed and does not have environmental effects which will cause substantial adverse effects on human beings directly nor indirectly.

Mitigation Monitoring Plan

The following mitigation measures would reduce significant impacts to a less than significant level.

Biological Resources

Mitigation Measure BIO-1

Prior to the construction of grading, drainage, and/or road improvements, *Ribes laxiflorum* shall be flagged by a professionally qualified individual (e.g., botanist) and a wildlife friendly physical buffer (e.g. split rail fence or equivalent) shall be placed around the occurrence to avoid inadvertent disruption or damage to the plant during road construction activities.

Timing/Implementation: Prior to completion of grading, drainage, and/or road improvements.

Enforcement: County Community Development Department

Monitoring: N/A

Mitigation Measure BIO-2

If direct impacts to the plant (*Ribes laxiflorum*) can't be avoided or they occur unintentionally, the applicant shall:

3. Salvage the impacted plant or procure commercially available specimens and replant plants near the same location following construction or replant in the protected buffer of another occurrence of the plant; and,
4. Collect seeds or other propagules for reintroduction to the site at a ratio of 3 plants installed for each 1 special species individual disturbed.

Timing/Implementation: Upon identification of Special Status Plants located within the project area that are impacted by the project.

Enforcement: County Community Development Department, California Department of Fish and Wildlife

Monitoring: See Mitigation Measure BIO-3 for monitoring

Mitigation Measure BIO-3

If unavoidable impact to *Ribes Laxiflorum* occur and where the mitigation is planted, the property owner shall submit annual reports to the Del Norte County Planning Division prepared by a qualified professional (e.g., botanist) documenting mitigation monitoring for a period of five years following all *Ribes laxiflorum* plants by a qualified professional (e.g. botanist).

The success criterion for any seeded, planted, and/or relocated plants shall be full replacement at a 1:1 ratio after five years. Monitoring surveys of the seeded, planted, or transplanted individuals shall be conducted and reported on annually for a minimum of five years, to ensure that the success criterion can be achieved at year 5. If it appears the success criterion would not be met after five years, contingency measures may be applied. Such measures shall include, but not be limited to: additional seeding and planting, altering or implementing weed management activities, or introducing or altering other management activities. Approval of the Special Status Plants Mitigation Plan shall be made by the County in consultation with the California Department of Fish and Wildlife.

Timing/Implementation: Upon identification of Special Status Plants located within the project area that are impacted by the project.

*Enforcement: County Community Development Department, California Department of Fish and Wildlife
Monitoring: Annual monitoring surveys for a minimum of five years depending on success of mitigation per success criterion provided in the Special Status Plans Mitigation Plan. Contingency measures will be considered if success criterion not met within five years.*

Mitigation Measure BIO-4

Prior to the filing of the subdivision map, a note shall be placed on the map stating: “It is the property owner’s responsibility where *Ribes laxiflorum* mitigation has been planted to monitor *Ribes laxiflorum* for a period of five years. The mitigation obligation shall cease if mitigation planted at a 3:1 ratio is successful at a 1:1 or greater after a period of five years.”

*Timing/Implementation: Upon filing of the subdivision map.
Enforcement: County Community Development Department
Monitoring: N/A*

Mitigation Measure BIO-5

Prior to the filing of the subdivision map, the 35’ buffers from all occurrences of *Ribes laxiflorum* shall be depicted on a separate map sheet for filing with the subdivision map to ensure that the plant is protected during future residential development.

*Timing/Implementation: Upon filing of the subdivision map.
Enforcement: County Community Development Department
Monitoring: N/A*

Mitigation Measure BIO-6

Prior to construction of grading, drainage, and road improvements, the property owner shall submit documentation that US Fish and Wildlife Service (USFWS) protocol surveys have occurred within the past year and (1) no Northern Spotted Owl (NSO) and/or NSO nesting sites were detected or (2) NSO and/or NSO nesting sites were located and mitigation consistent with USFWS guidelines will be defined and implemented at the direction of an appropriately qualified individual (e.g., wildlife biologist) prior to commencing construction activities.

*Timing/Implementation: Prior to completion of grading, drainage, and/or road improvements.
Enforcement: County Community Development Department
Monitoring: N/A*

Mitigation Measure BIO-7

Prior to completion of grading, drainage, and/or road improvements, English Ivy (*Hedera helix*, Cal-IPC High) within the boundaries of the subdivision shall be treated by cutting all climbing English Ivy 6 feet above the ground so that it cannot re-root into the substrate and hand pulling all young plants and runners on the ground when the soil is moist to ensure

all roots are removed. Repeat removal treatments over multiple years until English Ivy is eliminated. English Ivy shall be taken to the Del Norte County Transfer Station for disposal.

Timing/Implementation: Prior to completion of grading, drainage, and/or road improvements.

Enforcement: County Community Development Department

Monitoring: N/A

Mitigation Measure BIO-8

Prior to completion of grading, drainage, and/or road improvements, English Holly (*Ilex aquifolium*, Cal-IPC Limited) within the boundaries of the subdivision shall be removed by handsaw for larger shrubs/small trees and with a weed wrench for smaller detections. English holly shall be taken to the Del Norte County Transfer Station for disposal.

Timing/Implementation: Prior to completion of grading, drainage, and/or road improvements.

Enforcement: County Community Development Department

Monitoring: N/A

Mitigation Measure BIO-9

Prior to the filing of the subdivision map, a 150' buffer from the Class 1 watercourse on the parcel to the south of the project parcel, shall be depicted on a separate map sheet for filing with the subdivision map to ensure the watercourse and buffer is protected during future residential development.

Timing/Implementation: Upon filing of the subdivision map.

Enforcement: County Community Development Department

Monitoring: N/A

Mitigation Measure BIO-10

Prior to filing the subdivision map, a note shall be placed on the map stating: "No development shall occur within the 150-foot Class 1 watercourse buffer shown on this map."

Timing/Implementation: Upon filing of the subdivision map.

Enforcement: County Community Development Department

Monitoring: N/A

Mitigation Measure BIO-11

The results of the most recent (2022-2023) area NSO surveys shall be provided to the county prior to the beginning of vegetation removal, grading and/or road improvements. If surveys indicate that there have been nests located within 1.3 miles of the project parcel, and any development or the construction of improvements can't be avoided during the nesting season (February 1st through August 15th), a qualified biologist shall conduct a preconstruction survey in the project construction and staging areas for nesting birds within seven days prior to the beginning of project related activities. Surveys should begin prior to sunrise and continue until vegetation and nests have been sufficiently observed. A report of the survey results shall be sent to the California Department of Fish and Wildlife (Habitat Conservation – Eureka Office) within three business days of completion. The report should include a description of the area surveyed, time and date of surveys, ambient conditions, species observed, active nests observed, evidence of breeding behaviors

(e.g. courtship, carrying nesting material or food, etc.), and a description of outstanding conditions that may have impacted survey results (e.g., weather conditions, excess noise, predators present, etc.).

If active nests are located during the pre-construction bird nesting surveys, the property owner should implement avoidance measures in consultation with CDFW and USFWS. If a lapse in project related work of seven days or longer occurs, the qualified biologist should repeat surveys before project work can resume.

Timing/Implementation: Prior to any vegetation removal if it is planned outside of nesting season (generally February 1st through August 15th for most species)

Enforcement: County Community Development Department, California Department of Fish and Wildlife

Monitoring: During construction periods

Cultural Resources

Mitigation Measure CULT-1

Should any archaeological resources be found during project activities, construction activities shall be halted until an evaluation of the find is made by either a qualified archaeologist or representatives of the local tribes. Any mitigation measures that may be deemed necessary must have the approval of the local tribes and the County of Del Norte, and shall be implemented by a qualified archeologist representing the County of Del Norte prior to resumption of construction activities. If human remains are exposed by a project related activity, the County of Del Norte shall comply with California State Health and Safety Code, Section 7050.5, which states that no further disturbance shall occur until the County Coroner has made the necessary findings as to the origin and disposition pursuant to California Public Resources Code, Section 5097.98.

Timing/Implementation: Ongoing during the timber harvest phase and infrastructure placement for subdivision.

Enforcement: County Community Development Department

Monitoring: N/A

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PLANNING
COUNTY OF DEL NORTE

Exhibit A

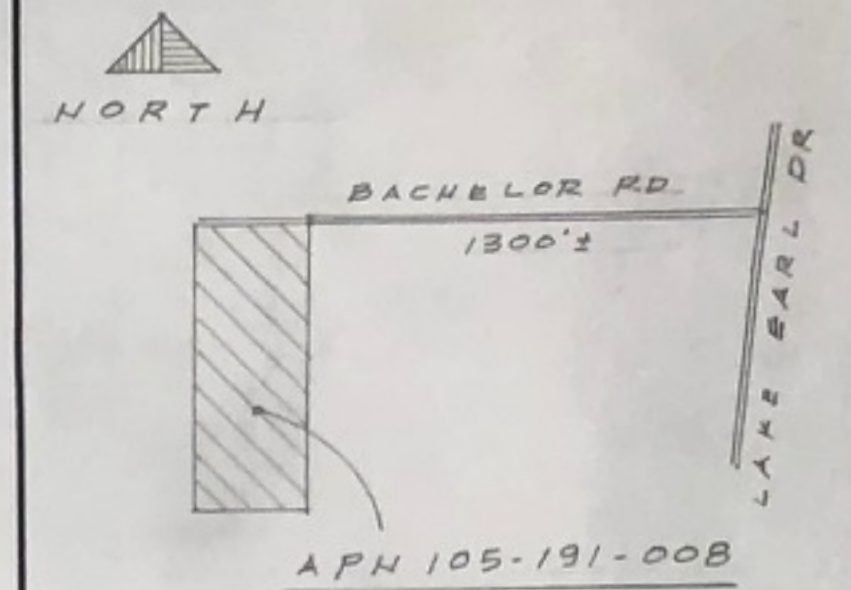
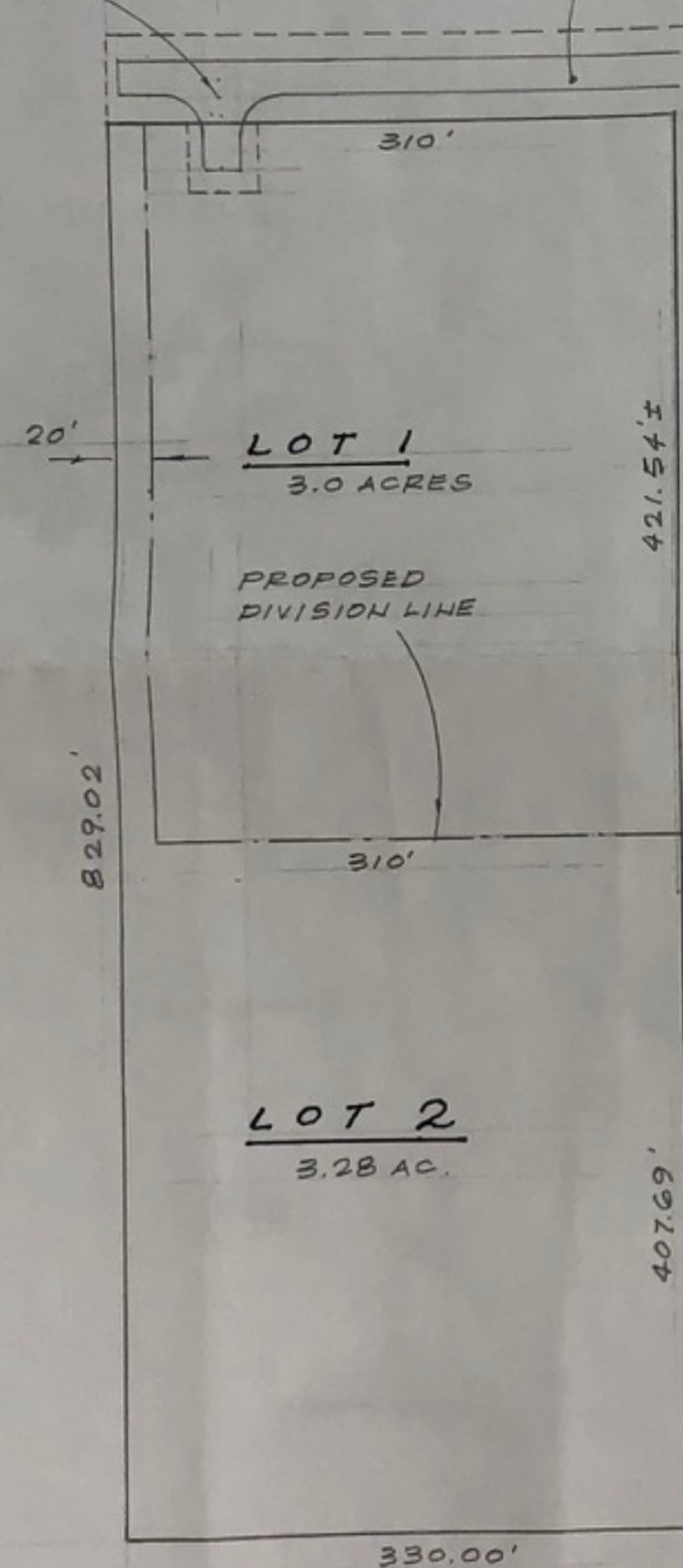
TENTATIVE MINOR SUBDIVISION MAP

USE BLACK SOFT LEAD PENCIL

WRITE CLEARLY, PRESS HARD ENOUGH TO MAKE A CLEAR LINE

TURNAROUND W/
R/W TO CO. STDS

50' WIDE R/W TO
BACHELOR RD.



VICINITY MAP

SHOW PROPERTY RELATIVE TO ROADS, CREEKS AND OTHER LANDMARKS SO THAT IT MAY BE LOCATED IN THE FIELD BY COUNTY STAFF.

NORTH ARROW
SHOW ON BOTH VICINITY MAP AND PARCEL SKETCH, AND DRAW IN PROPER RELATION TO DIRECTION OF PARCEL AS SHOWN IN EACH DRAWING.

CHECK LIST

INCLUDE ALL OF THE FOLLOWING INFORMATION ON YOUR MAP.

1. NUMBER ALL PARCELS BEING CREATED
2. AREA OF EACH PARCEL IN SQUARE FEET OR ACRES (< TO 0.1 ACRE)
3. DIMENSIONS ON ALL LOT LINES
4. LOCATION OF LOT LINES RELATIVE TO PROMINENT PHYSICAL FEATURES SUCH AS FENCES, BUILDINGS, ROADS, ETC. SO THAT CORNERS CAN BE LOCATED IN THE FIELD.
5. LOCATION OF EXISTING WELLS AND SEWAGE SYSTEMS, IF ANY
6. LOCATION OF EXISTING BUILDINGS, IF ANY
7. DRAINAGE WAYS AND BODIES OF WATER, IF ANY
8. CUT AND FILLED AREAS, IF ANY
9. NAME AND LOCATION OF EXISTING ROADS FRONTING PROPERTY
10. EXISTING AND PROPOSED ROAD AND UTILITY EASEMENTS WITH OFFICIAL RECORD BOOK AND PAGE FOR EXISTING EASEMENTS
11. TERRAIN FEATURES-HILLS, GULLIES, AND ANY STEEP SLOPE AREAS

DEL NORTE COUNTY

NAME OF APPLICANT RICHARD ANDERSON
 ADDRESS 210 DOUGLAS PARK DR CRESCENT CITY
 PHONE NO. 707 458 9510
 ASSESSORS PARCEL NO. 105-191-008
 DATE 9/21/23