





Prepared By
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Exhibits and Appendices Follow

Project Information Summary

1. **Project Title:** Ron MacMaster Minor Subdivision (MS2502) APN 131-020-039
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:** Jessica Pollard
(707) 464-7254
jpollard@co.del-norte.ca.us
4. **Project Location and APN:** 9105 US HWY 199, Gasquet, CA 95543
Assessor Parcel Number 131-020-039
5. **Project Sponsor's Name and Address:** Ron MacMaster
9105 US HWY 199
Gasquet, CA 95543
6. **County Land Use:** Rural Residential 1 du/1 acre, Rural Residential 1du/5 acre, Visitor Serving Commercial
7. **County Zoning:** R1A (Residential and Agricultural, C-2 (Light Commercial)
8. **Description of Project:**

Ron MacMaster, Sharon Tweeten, and Donald Scott Henderson, joint tenant owners, have submitted an application for a minor subdivision of a ~40-acre parcel located on the south side of Highway 199 in Gasquet, CA. The proposal would divide the existing parcel into two parcels: proposed Lot 1, consisting of approximately 6.7 acres on the eastern portion of the property, and proposed Lot 2, consisting of approximately 32 acres on the western portion.

Access to the parcel is currently provided via a right-of-way off Valley View Dr. The existing parcel is developed with a single-family residence and a detached shop, both located in the northwestern portion of the parcel on relatively flat terrain at the base of a slope. The parcel rises steeply to the south and consists largely of mountainous terrain.

The parcel has split zoning, with approximately two-thirds zoned R1A (Residential and Agricultural- one-acre minimum) and the remaining one-third zoned C-2 (Light Commercial), which is located adjacent to Highway 199. The General Plan Land Use Designations include Rural Residential 1du/acre (flat portion of the parcel) and is approximately 2 acres, Rural Residential 1du/5acres (mountainous portion of the parcel) approximately 25 acres, and Visitor Serving Commercial (adjacent to Hwy 199) approximately 12 acres.

Two watercourses traverse the property: a small watercourse flowing northwest through the parcel, and Mary Creek, a drainage channel running parallel to Highway 199. A small pond containing minnows is located within a cutoff portion of the Mary Creek drainage channel.

Portions of the parcel are located with an AE flood zone Regulatory Floodway and flood zone X (0.2% annual chance flood hazard). Soil testing for proposed lot 2 was conducted outside of the mapped flood zones. Should future development be proposed within flood-prone areas, it will be required to comply with the County's Flood Damage Prevention Ordinance, including requirements for elevation certificates and construction above base flood elevation

Proposed Lot 2 will be accessed through a proposed modified subdivision road improvement standard that will extend from the existing 30-foot right-of-way between Valley View Drive and the current parcel. The project area is served by on-site sewage disposal and wells. Soil testing for proposed Lot 2 indicated suitable conditions for on-site wastewater disposal. Based on soil characteristics, percolation testing was not necessary. Water serving the parcel will be from the community service district.

9. Surrounding Land Uses and Settings:

Lands to the east are designated for rural residential development and are developed with single-family homes in an established subdivision, Gasquet Village Subdivision Unit No. 1 according to the map thereof filed in the office of the County Recorder of Del Norte County, California on May 19, 1976 in Book 7 of Maps, Page 89. Lands to the west and south are designated State and Federal lands and are undeveloped and held by the United States of America. Lands to the north are designated as visitor-serving commercial and rural residential. They are primarily developed with single-family homes, with some commercial use

10. Required Approvals: Minor Subdivision – Del Norte County Planning Commission

11. Other Approval (Public Agencies): None. Divisions of the County Community Development Department will review for compliance with conditions of approval.

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 DATE HERE. No requests for consultation pursuant to PRC §21080.3.1 were not 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.

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

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.

[Planner Name]

Date

Position Title

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?	☐	☐	☐	☒
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
c) In non-urbanized areas, substantially degrade the existing visual character or 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?	☐	☐	☐	☒
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☐	☒

Discussion of Impacts

- a. **No Impact.** This project would have no foreseeable impact on scenic vistas.
- b. **No Impact.** This project would have no foreseeable impact on scenic resources.
- c. **No impact.** This project would not degrade the existing visual character of public views on the site and its surroundings
- d. **No impact.** This project does not propose any development that would create a new source of substantial light or glare that would adversely affect views.

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?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☒	☒
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☒	☐
e) Involve other changes in the existing environment which, due to their location or nature, could result in	☐	☐	☐	☒

conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				
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Discussion of Impacts

a. **No Impact.** No farmland exists on-site.

b. **Less than Significant:** The portion of the property that is flat and level has a zoning designation of C-2 (Light Commercial). No agricultural zoning exists on this portion. Roughly two-thirds of the property has a zoning designation of Residential and Agricultural, which is designed for the orderly development of suburban homesites in the one-acre to five-acre category, to encourage a suitable environment for family life for those who desire small residential-type farm land. This portion increases in elevation drastically as it is a mountainous hillside and contains steep slopes.

c. **Less Than Significant.** The project would have no impact nor create conflicts with zoning of forestlands or Timber Production Zones. The land is zoned for commercial and residential use. Future development of proposed Lot 2 would be contained to the area where soil testing was done. This area contains no timberland. If development of proposed Lot 2 is proposed in an alternative area from the soil testing, it may require a Notice of Conversion Exemption Timber Operations (one time 3-acre conversion), which would require it to be filed with CAL FIRE. Since the conversion area would be expected to be minimal on Proposed Lot 2 with low amounts of merchantable timber, the loss of forest land would be considered a less than significant impact.

d. **No Impact.** The project will not result in the loss of forest land or conversion of forest land to non-forest use.

e. **No impact.** The project does not involve any other changes in the existing environment that could adversely affect farmland or timberlands.

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?	☐	☐	☐	☒
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	☐	☐	☐	☒
c) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☐	☒
d) Result in other emissions (such as those leading to odors or dust) adversely affecting a substantial number of people?	☐	☐	☐	☒

Discussion of Impacts

a. **No Impact.** This project would have no foreseeable impacts on the implementation of an air quality plan.

b. **No Impact.** 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. **No Impact.** This project would not expose receptors to pollutant concentrations.

d. **No Impact.** This project would have no foreseeable impacts in increasing any emissions.

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?	☐	☒	☐	☐
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?	☐	☒	☐	☐
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☒	☐	☐
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☒	☐
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☒	☐
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan?	☐	☐	☐	☒

Discussion of Impacts

a-b. **Less Than Significant with Mitigation:** The applicant provided a biological assessment titled “BIOLOGICAL ASSESSMENT MacMASTER PROPERTY SPLIT, GASQUET DEL NORTE COUNTY, JANUARY 2022” received by County of Del Norte Planning on 7/3/2024 and prepared by Frank Galea of Galea Biological Consulting (GBC). GBC conducted a records search of the CDFW’s Natural Diversity Database (CNDDB) in 2022 to determine if special-status plant or animal species had been previously reported near the project area.

Table 1: Sensitive Wildlife Species Potentially Occurring within 0.5 miles of the Proposed Project Area. The results of the evaluation include:

Coho salmon, chinook salmon, and summer-run steelhead trout: The Biological Assessment included the assessment of a watercourse exists at the base of the mountain, on the edge of the southern portion of the flat area of the property. An existing access road runs from the existing house to proposed Lot 2 in the northeast corner of the property and crosses the small creek via a culvert. A drainage channel located at the north side of the property, immediately adjacent to Highway 199, was found to contain a small pond with minnows in it. The project area is separated from the Smith River, which contains federally listed Coho salmon. Candidate species for federal listing include chinook salmon and the summer-run steelhead trout. The project area is separated from the Smith River by Highway 199. Furthermore the Smith River and any sensitive resources are at a much lower elevation than the project area.

Northern Spotted Owl: The project falls within the range of the Northern Spotted Owl (NSO). According to GBC, the property does not contain habitat for the northern spotted owl or potential nesting habitat for the species in the immediate vicinity since the property was logged within the past decade.

Pacific fisher: The project falls within the range of the Pacific fisher, a protected species in California. The CNDDDB has a record for Pacific fisher detections southwest of the project area, near French Hill Road. Fisher likely remain distant from the highway, located adjacent to the project site, and residences, where there are people and dogs. Fisher are secretive animals and prefer to remain away from people and their activities. GBC states that no preferred habitat for the fisher would be impacted by this project. Furthermore, the project would have no impacts on fisher populations, considering the distance between preferred habitat and the project, the fisher's avoidance of human activity and no habitat removal.

Black Swifts: The CNDDDB noted the presence of black swifts in the area in 1981 (last occurrence). Black swifts prefer to nest behind or adjacent to waterfalls in deep canyons and sea-bluffs. Potential habitat exists in the gorges of the Smith River, there are no waterfalls or seeps on the project parcel.

Northern red-legged frog: This species is relatively common in riparian areas and ponds over most of the non-desert areas in California. They are a relatively common species in Del Norte County in a wide range of habitats. It is designated as a Species of Special Concern by CDFW. Due to lack of moisture on the property there is very limited potential for the species at the project site.

Yellow-legged frog: The foothill yellow-legged frog is a California Species of Special Concern. The edges of the Smith River provide suitable habitat for this species and it could potentially utilize the small stream found on the property.

Del Norte salamander: This species prefers soils with loose rock, providing interstitial spacing, within a forested area with canopy closure. The project parcel contains such habitats, however, the preferred habitat for this species was not found in the project area as most of the project site is very dry and open and the cobble nature of the site is filled and packed and does not provide the interstitial spacing preferred by the species.

Torrent salamander: This species, along with the tailed frog, prefers cold water streams and seeps. Preferred habitat for these species was not available in or near the project, although there is some potential within the small stream on the property.

Table 2: Sensitive Plant Species Potentially Occurring in Assessment Area Based on 2022 CNDDDB Records. The results of the evaluation include: Bolander's ragwort, California butterwort, serpentine catchfly, Howell's fawn lily, and little-leaved huckleberry. GBC noted that the sensitive plants potentially occurring in the project area require specific habitat types, which are potentially available on the project site, but the proposed project of creating two parcels would have no impact on sensitive plant species as only a small portion of the undeveloped proposed Lot 2 would be utilized for a building site.

c. **Less Than Significant with Mitigation:** The Biological Assessment included the assessment of wetlands and watercourse buffers. The assessment included: a watercourse (stream) at the base of the mountain, on the edge of the southern portion of the flat area of the property and a drainage channel located at the north side of the property, immediately adjacent to Highway 199. The stream contained the presence of Chase's juga, a small, rare freshwater snail. The drainage channel was found to contain a small pond with minnows. It was recommended that a 50-foot buffer would be sufficient to protect the watercourses. A proposed access road to proposed Lot 2 would run outside the 50-foot buffer along the drainage channel on the north side of the property, parallel to Highway 199. The small pond, located in the Highway 199 right-of-way would also be protected with a 50-foot buffer.

d. **Less Than Significant:** The parcel does not contain any known wildlife movement corridors and would not affect migratory patterns of wildlife.

e. **Less Than Significant:** The project would not be in conflict with local ordinances protecting biological resources.

f. **No impact:** This project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

Mitigation Measure Bio-Resources 1 – Identification of Wetland and Watercourse on Parcel Map and Note Identifying Limitations in Use of Protection Buffers

The delineated watercourse edge and 50-foot wetland buffer shall be shown on the parcel map. A note shall be placed on the parcel map stating *“Wetland buffers are not approved for development, and no disturbance of the area is allowed without approval from the County of Del Norte and the California Department of Fish and Wildlife.”*

Timing/Implementation: Upon recordation of the Parcel Map (note on Parcel Map) and a condition of future building permits related to the parcels to be created. Enforcement: County Community Development Department and California Department of Fish and Wildlife Monitoring: Ongoing

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?	☐	☐	☒	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	☐	☐	☒	☐
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	☐	☐	☒	☐

Discussion of Impacts

a-c. **Less than Significant:** 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. The project is located on a previously developed site. 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

An inadvertent discovery condition shall be added to the project as a condition stating *“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 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?	☐	☐	☐	☒
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☐	☒

Discussion of Impacts

a. **No Impact:** The project would have no foreseeable impacts on increasing wasteful, inefficient, or unnecessary energy use since no development is proposed as part of this application.

b. **No Impact:** This project does not conflict with nor 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.	☐	☐	☐	☒
ii) Strong seismic ground shaking?	☐	☐	☒	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv) Landslides?	☐	☐	☒	☐
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☐	☒
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☐	☒
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☐	☐	☐	☒
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	☒
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☐	☒

Discussion of Impacts

a. The Northern California coast lies near the Cascadia Subduction Zone and is a seismically active region. Strong ground shaking is considered a regional hazard. For this project in particular:

- i) **No Impact:** The site is not located within an earthquake fault zone.
- ii) **Less Than Significant Impact:** Strong seismic ground shaking is a regional hazard. However, the area of this parcel proposed for development is relatively flat and clear of trees and other bushes.
- iii) **No Impact:** Soils in the area are not known to be unstable or prone to liquefaction.
- iv) **Landslides:** The area proposed for development is flat, with steep slopes located south of the buildable area. The parcels to the east are all developed with single-family residences with similar topography that are not at high risk for landslides.

b. **Less Than Significant Impact:** The project will not result in substantial erosion or loss of topsoil. Minimal ground disturbance, typical of most development projects, will occur during construction.

c. **No Impact:** The project site has not been identified as being located with a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse.

d. **No Impact:** Standard and approved engineering practices shall be implemented during any excavation and construction activities. These measures will ensure that proposed buildings are structurally sound and future habitants are not exposed to geologic hazards.

e. **No Impact:** An On-Site Sewage Disposal Evaluation was compiled for the parcel in February 2023 by Lee Tromble Engineering. Wet weather testing was conducted and the Engineering's evaluation concluded that the property was suitable for a conventional on-site sewage wastewater treatment system within specified limitations

f. **No Impact:** No known unique paleontological or geologic features are located on this 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?	☐	☐	☐	☒
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☐	☒

Discussion of Impacts

a. **No Impact:** 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.

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

Discussion of Impacts

a.-g. **No Impact:** 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?	☐	☐	☒	☐
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☐	☒
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i) result in substantial erosion or siltation on-or off-site?	☐	☐	☐	☒
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	☐	☐	☐	☒
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional source of polluted runoff; or	☐	☐	☐	☒
iv) impede or redirect flood flows?	☐	☐	☒	☐
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☒	☐
e) Conflict with or obstruct implementation of a water quality control plan or sustainable ground water management plan?	☐	☐	☐	☒

Discussion of Impacts

a. **Less than Significant:** The development of one additional home site would not generate any significant runoff pollutants. Stormwater runoff would be limited to rainfall onto graveled and/or paved areas and is not expected to violate water quality standards. It is the policy of the County to follow existing and future Federal and State water quality standards. An engineered grading and drainage plan would be required to be prepared for residential development and reviewed by the County Engineer to assure that water quality and waste discharge requirements are not violated. There are no anticipated impacts to hydrology or water quality expected from this proposed project.

b. **No Impact:** The proposed project would not result in any net deficit of groundwater recharge. The applicant is proposing the use of community water.

c. **Less than Significant:** No alterations of any stream or river or other drainage pattern would occur that would cause substantial erosion or siltation. Also, there will be no change in site characteristics as a result of the project that would alter a course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site

d. **Less than Significant:** A portion of the parcel contains an AE floodway. No development is proposed at this time. Soils Analysis was conducted outside the flood zone. Any future development will be required to comply with Title 20 Zoning Chapter 47 Flood Damage Prevention which requires elevating residential structures at or above the base flood elevation.

e. The project would 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 Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community?	☐	☐	☐	☒

b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation of an agency adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☒
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Discussion of Impacts

a-b. **No Impact:** The project would not divide any community, designated planning area or surrounding area. The project site is located in the community of Gasquet. The parcel has split zoning, with approximately two-thirds zoned R1A (Residential and Agricultural- one-acre minimum) and the remaining one-third zoned C-2 (Light Commercial), which is located adjacent to Highway 199. The General Plan Land Use Designations include Rural Residential 1du/acre (flat portion of the parcel) and is approximately 2 acres, Rural Residential 1du/5acres (mountainous portion of the parcel) approximately 25 acres, and Visitor Serving Commercial (adjacent to Hwy 199) approximately 12 acres. The proposed project would not change the land use on the subject parcel. The proposed project would not conflict with any regional land use or environmental plans. No environmental plans or policies of state or regional agencies are directly applicable or would be affected by the project. The project is proposing to divide an approximately 40 acre parcel into two parcels.

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?	☐	☐	☐	☒
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?	☐	☐	☐	☒

Discussion of Impacts

a. **No Impact:** The project site is not located in an area designated to have significant mineral resources as defined by the California Department of Conservation under the Surface Mining and Reclamation Act. The proposed project would not affect mineral resources in the area.

b. **No Impact:** The project site and the surrounding area are not subject to mineral resource recovery operations. Thus, the proposed project would not affect mining operations elsewhere in the County.

13. Noise

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐
b) Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been	☐	☐	☒	☐

adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				
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Discussion of Impacts

a. **Less Than Significant:** 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. **Less Than Significant:** 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. **Less Than Significant:** The proposed project is located within the vicinity of Ward Field Airport and a portion of the project is within Zone 3, the Inner Turning Zone, which encompasses locations where aircraft are typically turning from the base to final approach legs of the standard traffic pattern and are descending from traffic pattern altitude. It also includes the area where departing aircraft normally complete the transition from takeoff power and flap settings to climb mode and have begun to turn to their en route heading. Residential uses should be limited to one dwelling unit per five acres in Zone 3. Since the project is proposing two parcels, each over five acres, the project would not expose people residing or working in the project area to excessive noise levels.

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)?	☐	☐	☐	☒
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

Discussion of Impacts

a. **No Impact:** The proposed project would result in up to two residences with one of the proposed Lot 1 containing a preexisting residence. No new residence is proposed at this time. It would not result in substantial amount of population growth on-site nor would it affect population growth in the area.

b. **No Impact:** The proposed project would not displace any housing units located near the site.

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?	☐	☐	☒	☐
Police protection?	☐	☐	☐	☒
Schools?	☐	☐	☐	☒
Parks?	☐	☐	☐	☒
Other public facilities?	☐	☐	☐	☒

Discussion of Impacts

a. **Less Than Significant.** 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?	☐	☐	☐	☒
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?	☐	☐	☐	☒

Discussion of Impacts

a. **No Impact:** The project would result in limited increase in the use of existing neighborhood and regional parks or other recreation facilities.

b. **No Impact:** The project does not require the construction or expansion of recreational facilities

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?	☐	☐	☒	☐
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision(b)?	☐	☐	☐	☒
c) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☐
d) Result in inadequate emergency access?	☐	☐	☐	☐

Discussion of Impacts

a. **Less Than Significant Impact:** The project conflicts with Road Improvement standards however, the applicants have applied for a modified subdivision road improvement standard. Currently, access to the parcel is provided via a 30-foot right-of-way off Valley View Dr. The subdivision proposes to extend the current access approximately 275 feet north along the east property line of the existing parcel, and then approximately 255 feet west, where a turnaround will be located on proposed lot 2. County Code requires a 50-foot-wide right-of-way to meet standards for Private Rural Roads. The applicant has demonstrated that obtaining additional land from adjacent property owners in order to provide the 50-foot easement is infeasible. Furthermore, on the applicant's property, additional road width is restricted by the fact that a wetland buffer exists in proximity of the proposed road. The applicant has chosen to proceed with requesting a modified road improvement standard due to hardship as mentioned above. The applicant is requesting a 30-foot right of way the entire length of the portion of existing road and the proposed new portion. The subdivision as proposed, consists of two parcels.

b. **No Impact:** The project will not conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision(b).

c. **No Impact:** The project would not substantially increase hazards due to a design feature or incompatible uses.

d. **No Impact:** The project would not result in inadequate emergency access. The applicant has spoken with the Gasquet Fire Chief and the Chief is in support of the modified road improvement standard

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	☐	☐	☐	☒
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.				
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Discussion of Impacts

a. **No Impact:** The project would have no foreseeable impacts on tribal cultural resources. A member of the Environmental Review Committee is a Native American representative and has not issued notice of any concern of resources on-site. Furthermore, an AB 52 tribal consultation has been sent to local tribes associated with the project area and no requests for consultations have been received by 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?	☐	☐	☐	☒
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	☐	☒
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the providers existing commitments?	☐	☐	☐	☒
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☐	☒
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☐	☒

Discussion of Impacts

a. **No Impact:** The project will result in the addition of up to one new residence. The new residence 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 it 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. **No Impact:** The project would not 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. **No Impact:** The project will be served by individual on-site wastewater treatment systems. No burden will be placed on a public wastewater treatment provider.

d. **No Impact:** 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 Impact:** 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?	☐	☐	☐	☒
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☐	☒
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☐	☒
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☐	☒

Discussion of Impacts

a.-d. **No Impact:** The proposed subdivision is located in a very high fire risk zone. However, the project will comply with State Minimum Fire Safe Regulations. No increased risk of wildfire is anticipated due to this project

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?	☐	☐	☐	☒
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☐	☒	☐

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☐	☒
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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 are individually limited but cumulatively considered to be less than significant with some mitigation measures proposed and does not have environmental effects that 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.

Conditions:

1. Mitigation Measure CULT-1

An inadvertent discovery condition shall be added to the project as a condition stating *“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”*.

2. Mitigation Measure Bio-Resources 1 – Identification of Wetland and Watercourse on Parcel Map and Note Identifying Limitations in Use of Protection Buffers

A note shall be placed on the parcel map stating *“Wetland buffers are not approved for development, and no disturbance of the area is allowed without approval from the County of Del Norte and the California Department of Fish and Wildlife.”*

RECEIVED



GASQUET COMMUNITY SERVICE DISTRICT
P.O. BOX 86 GASQUET, CA 95543
(707) 457-3107

JANUARY, 2026

TO: DEL NORTE COUNTY BUILDING. DEPARTMENT
RE: **RON MACMASTER PERMIT**

GASQUET C.S.D. HAS THE CAPACITY AND WILL SUPPLY WATER SERVICE
TO THE PROPERTY LOCATED AT APN: 131-020-039 9105 US HWY 199
GASQUET, CA. 95543

THANK YOU
PLANT MANAGER
JOHN ANGST
(707) 457-3107

LEE TROMBLE ENGINEERING

240 Douglas Park Drive
Crescent City, CA 95531

Phone (707) 464-1293

February 21, 2023

RECEIVED

FEB 03 2023

PLANNING
COUNTY OF DEL NORTE

Ron McMaster
9105 US Highway 199
Gasquet, CA 95543

re: On-Site Sewage Disposal Evaluation
APN 131-020-39

Dear Mr. McMaster:

This is to report on my on-site sewage disposal evaluation of Assessor Parcel 131-020-39 Del Norte County. It is my understanding that you propose to subdivide this property into two (2) parcels. It is intended that both of those parcels will be used for a single family residence. It is further my understanding that the water supply will be from the Gasquet CSD water system.

This evaluation report assumes that for each proposed parcel the estimated on-site waste water discharge will be 450 gallons per day which is typical design criteria for a three (3) bedroom residence.

Lot 1, as shown on the attached map, is presently developed with a single family residence and has a functioning on-site disposal system, believed to be a conventional septic tank/ leach field. Based on my investigation and review, there is adequate "reserve disposal field area" available on proposed Lot 1.

The evaluation consisted of a site inspection, the examination of two (2) backhoe excavated exploratory pits, the collection and testing for textural qualities of a soil sample from the Remainder Parcel, and the review of data and reports for nearby properties that I have previously evaluated. Attached for your information is an evaluation summary, location map, exploratory logs, and the laboratory results of the soil sample.

The textural analysis of the soil sample for the Remainder Parcel indicate soil percolation qualities suitable for on-site disposal of septic tank quality effluent. The quality of the soils are such that field percolation tests were not necessary. In the absence of the percolation tests, we recommend the EPA long term loading rate of 0.75 gallons per day per square foot for the design of the disposal field.

Ground water, or evidence thereof, was not encountered in either of the excavations to depth of 8.5 feet. Soil on the site had in excess of 15% silt and clay which requires a 5 foot separation between the bottom of the leaching trenches and the "highest anticipated ground water". As a result, I recommend that your leaching trenches for the Remainder Parcel be no more than 3.5 feet in total depth.

Based on my field work and data analysis, it is my opinion that both of the proposed parcels as shown on the attached map are suitable for a conventional on-site sewage disposal system (septic tank/leach field system) within specified limitations and subject to system specifications.

For the proposed Remainder Parcel with a three (3) bedroom residence, it is my recommendation that a 1200 gallon septic tank conforming to the requirements of the Uniform Plumbing Code be used. It is further my recommendation that for the Remainder Parcel the disposal field consist of 120 lineal feet of leaching trench as shown on the attached sketch. The leach field must be installed in the area of the test pits as shown on the attached location map. As you will see on the location map, the tentative boundary separating Lot 1 and the Remainder Parcel must be aligned to include the sewage disposal area on the Remainder.

As stated above, it is my opinion that both proposed parcels are suitable for a conventional on-site sewage disposal system (septic tank/leach field system) within some specified limitations and subject to certain system specifications. If a change in conditions occurs such as a change in the size of the project, change in the location of the disposal field, change in the disposal system specifications, a substantial physical change to the property or other similar change, it will be necessary to review this report and the data herein in the context of those changes. This could require additional field and laboratory work to confirm site suitability and/or to modify the specifications for the on-site sewage disposal system.

If you need any additional information on this matter or if I can be of further assistance please feel free to call.

Very truly yours,

Lee Tromble



LEE TROMBLE ENGINEERING240 Douglas Park Drive
Crescent City, CA 95531

Phone (707) 464-1293

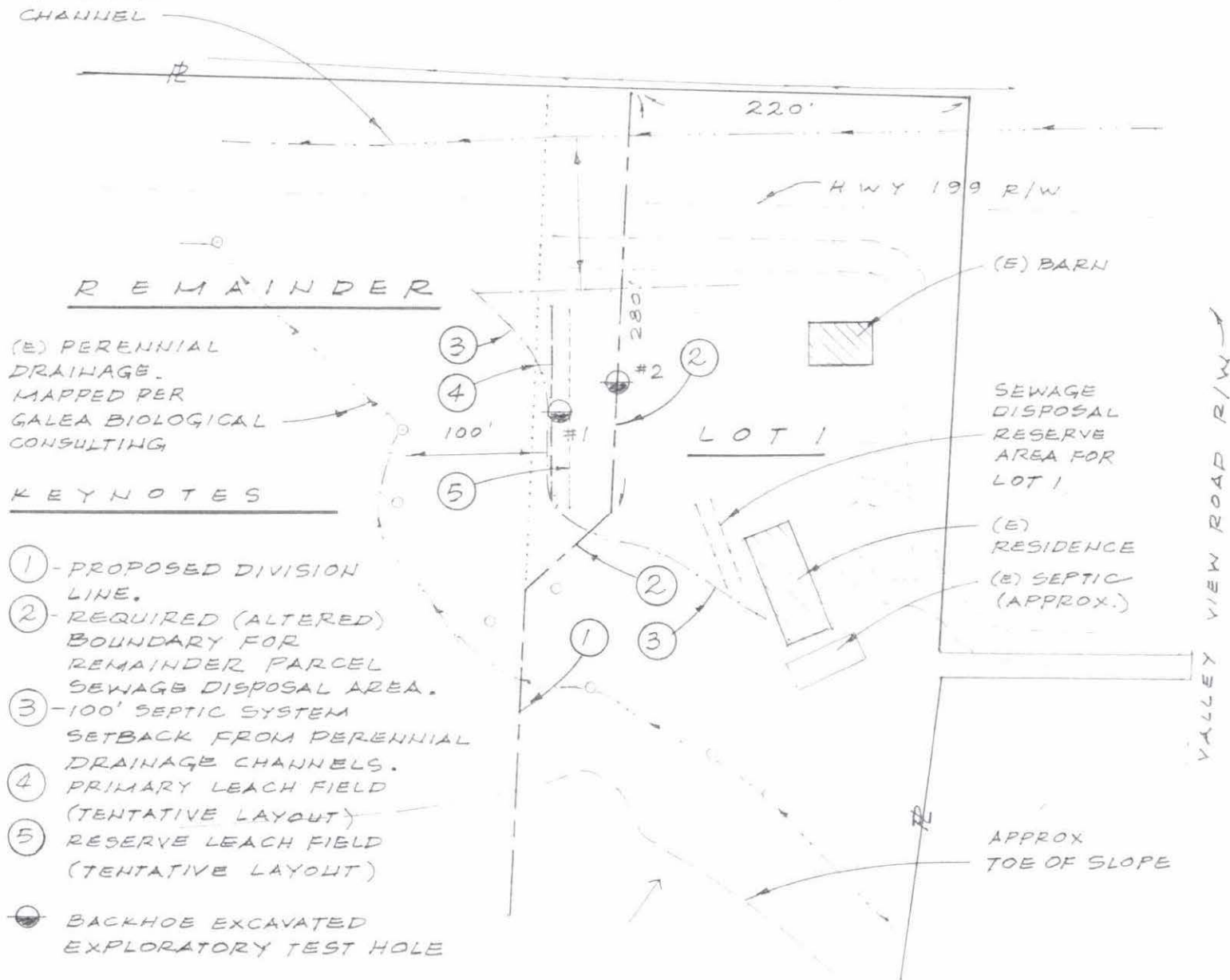
SITE EVALUATION SUMMARYOWNER: RON McMASTER DATE: 2/21/23ADDRESS: 9105 US HWY 199GASQUET CA 95543 APN 131-020-39LOCATION: GASQUET, SOUTH SIDE HWY 199 JUST WEST
OF VALLEY VIEW ROADLOT SIZE: 40 AC. WATER SYSTEM: GASQUET CSDGROUND SLOPE: 2 - 3 % IN DISPOSAL AREA

SETBACKS	SEPTIC TANK	LEACH FIELD
Well	<u>100'</u>	<u>100'</u>
Stream	<u>100'</u>	<u>100'</u>
Drainage Channel	<u>50'</u>	<u>50'</u>
Ocean, Lake, etc.	<u>100'</u>	<u>100'</u>
Bluff or Cutbank	<u>25'</u>	<u>25'</u>

EXCAVATION PRIMARY AREA: HOLE #1 OR #2EXCAVATION REPLACEMENT AREA: HOLE #2 OR #1OTHER EXCAVATIONS: NONEDEPTH TO HARDPAN, BEDROCK, ETC.: NONE TO 8 FT +DEPTH TO GROUNDWATER: NONE TO 8 FT +DEPTH TO MOTTILING: NONE TO 8 FT +OTHER FACTORS: SEE ATTACHEDSOILS ANALYSIS ZONE: 2 PERCOLATION RATE: -DEPTH OF SOIL UNDER LEACH
FIELD REQUIRED: 3' ACTUAL: > 3'REPLACEMENT AREA AVAILABLE: YESADEQUATE: YES

(E) PERENNIAL
DRAINAGE
CHANNEL

H I G H W A Y 1 9 9



L O C A T I O N M A P

A P N 131-020-39 (PTN.)

SCALE: 1" = 100'

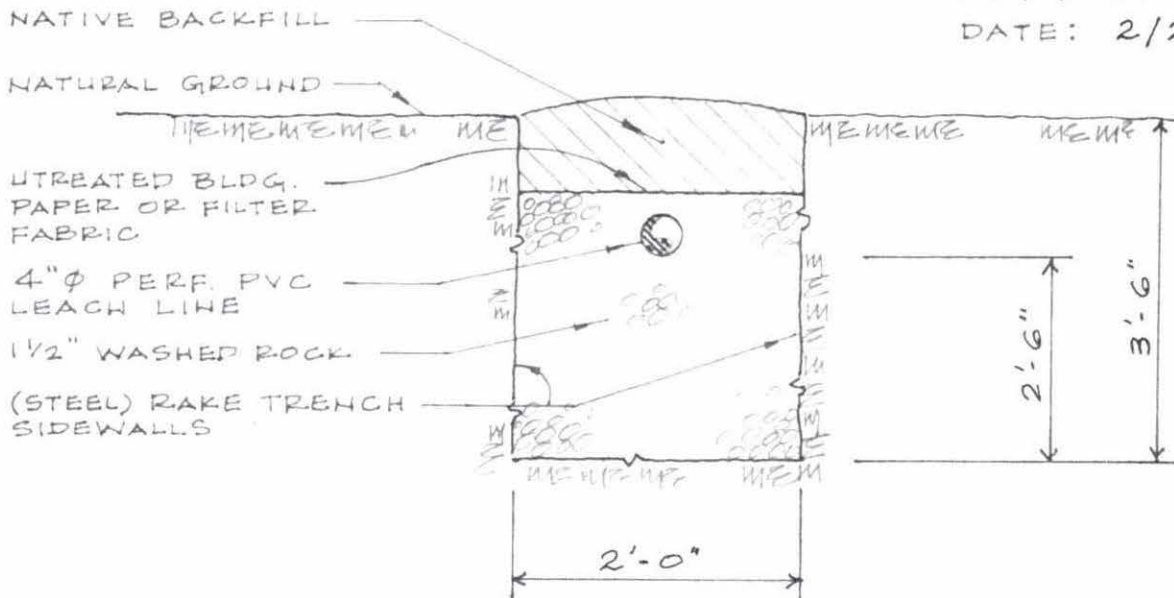
LEE TROMBLE ENGINEERING

240 Douglas Park Drive
Crescent City, CA 95531

Phone (707) 464-1293

APH: 131-020-39

DATE: 2/21/23



SECTION - DISPOSAL TRENCH

NO SCALE

FLOW: (3) BDRM HOME, 150 GPD/BDRM

$$Q = 3(150) = 450 \text{ GPD}$$

LOADING RATE:

USE 0.75 GPD/FT²

ABSORPTION AREA:

$$AA = \frac{450}{0.75} = 600 \text{ FT}^2$$

TRENCH:

$$L = \frac{600}{5} = \underline{\underline{120 \text{ LIN. FT.}}}$$

NOTES:

1. USE (2) - 60' LONG TRENCHES, 10' CENTER TO CENTER.
2. USE DISTRIBUTION BOX FOR EQUAL FLOW DISTRIBUTION BETWEEN TRENCHES.
3. TRENCHES SHALL PARALLEL NATURAL GROUND CONTOURS.

LEE TROMBLE ENGINEERING

240 Douglas Park Drive
Crescent City, CA 95531

Phone (707) 464-1293

EXPLORATION LOG

OWNER RON MCMASTER APN 131-020-39
ADDRESS 9105 US HWY 199 DATE 7/28/22
GASQUET, CA 95543 LOG BY LT
JOB NO. 22041 HOLE NO. 1
REMARKS BACKHOE

DEPTH (FT.)	DESCRIPTION / REMARKS	COLOR	MOIST.	SAMPLE
0				
1	MIX OF SANDY LOAM & RND. ROCK (WEATHERED) 1.7' ±	MED BRN	DAMP	NO
2		REDISH TINT		
3	SANDY LOAM TO LOAMY SAND FILLER	MED BRN	DAMP	YES (1)
4	W/ 40-50% ROCK (MOSTLY ROUNDED)			
5	MASSIVE, GRANULAR			
6	INCR SAND W/ DEPTH BELOW 6' ±			
7				
8	NO EVIDENCE OF GROUND WATER TO 8.5'			
9	WEATHERED			
10				

LEE TROMBLE ENGINEERING

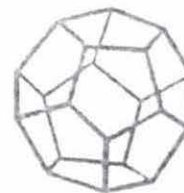
240 Douglas Park Drive
Crescent City, CA 95531

Phone (707) 464-1293

EXPLORATION LOG

OWNER RON MCMASTER APN 131-020-39
ADDRESS 9105 US HWY 199 DATE 7/28/22
GASQUET, CA 95543 LOG BY LT
JOB NO. 22041 HOLE NO. 2
REMARKS BACKHOE

DEPTH (FT.)	DESCRIPTION / REMARKS	COLOR	MOIST.	SAMPLE
0				
1	MIX OF SANDY LOAM & RND. ROCK (WEATHERED) 1.6'±	MED BRN	DAMP	NO
2		REDISH TINT		
3	SANDY LOAM TO LOAMY SAND FILLER W/ 40-50% ROCK (MOSTLY ROUNDED) MASSIVE, GRANULAR	MED BRN	DAMP	NO, LIKE ①
4				
5				
6	INCR SAND W/ DEPTH BELOW 6'±			
7				
8	NO EVIDENCE OF GROUND WATER TO 8'±			
9				
10				



NORTH COAST
LABORATORIES LTD.

Date: 10/7/2022

Report to: Lee Tromble
240 Douglas Park Drive
Crescent City, CA, 95531

Attn: Lee Tromble

NCL#: 2209355-01A

AP#: NA Hole#: NA Depth: 36"
Project Name/Number: 22041

Sample Description: 22041
Sampled by: Lee Tromble

Date Received: 9/20/22

Date Sampled: 8/04/22

SOIL EXAMINATION FOR SOIL PERCOLATION SUITABILITY

Textural Analysis	68 %	Sand
(2 sig. figs.)	17 %	Clay
	14 %	Silt
	41 %	Coarse Fragments by Volume
Bulk density N/Q* g/cc		Zone Classification: 2

Comments:

Zone 1 - Soils in this zone are very high in sand content. They readily accept effluent, but because of their low silt and clay content they provide minimal filtration. These soils demand greater separation distances from ground water.

Zone 2 - Soils in this zone provide adequate percolation rates and filtration to effluent. They are suitable for use of a conventional system without further testing.

Zone 3 - Soils in this zone are expected to provide filtration of effluent, but their ability to accept effluent at a suitable rate is questionable. These soils require wet-weather percolation tests to verify their suitability for effluent disposal by conventional leach field methods.

Zone 4 - Soils in this zone are unsuitable for a conventional leach field because of their severe limitations for accepting effluent.

*The bulk densities of the samples were not quantifiable (NQ) due to lack of naturally occurring soil clods.

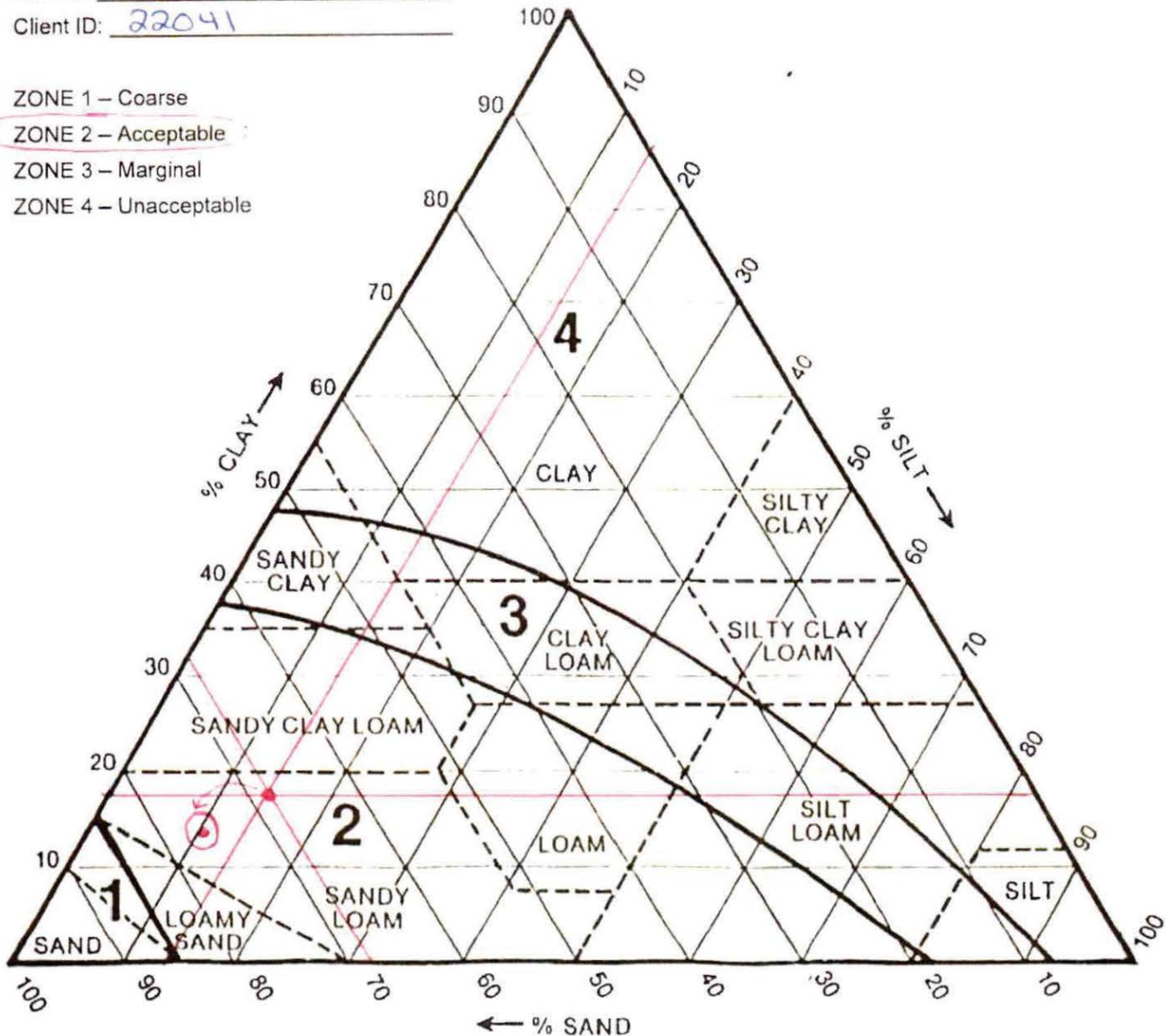
NCL ID: 2209355-01AClient ID: 22041

ZONE 1 – Coarse

ZONE 2 – Acceptable

ZONE 3 – Marginal

ZONE 4 – Unacceptable



1. Plot texture on triangle based on percent sand, silt, and clay as determined by hydrometer analysis.
2. Adjust for coarse fragments by moving the plotted point in the sand direction an additional 2 % for each 10 % (by volume) of fragments greater than 2 mm in diameter.
3. Adjust for compactness of soil by moving the plotted point in the clay direction an additional 15 % for soils having a bulk density greater than 1.7 g/cc.
4. For soils falling in sand, loamy sand, or sandy loam classification bulk density analysis will generally not affect suitability and analysis will not be necessary.

Results

68 % SAND 17 % CLAY 14 % SILT 41 % Coarse Fragments Bulk Density: N/A g/cc

41% coarse
n 10/12

California Department of Transportation

DISTRICT 1

P.O. BOX 3700 | EUREKA, CA 95502-3700
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July 30, 2025

9105 US Highway 199, Gasquet
DN-199-13.045
APN: 131-020-039Ms. Heidi Kunstal
Community Development Department
County of Del Norte
981 H Street, Suite 110
Crescent City, CA 95531

Dear Ms. Kunstal:

Thank you for giving Caltrans the opportunity to review a pre-application consideration of a proposed lot split at 9105 US Highway 199, in Gasquet, a property with access from Valley View Road. We have reviewed the proposal and offer the following comments:



US HWY 199, with painted median island provides a safe refuge for vehicles turning into Valley View Road (to the left).

Highway safety

The County has not provided Caltrans with a map or sketch of the proposed lot split, but information provided by the property owner leaves Caltrans seeing no apparent reason to support the property receiving direct access to US Highway 199. With

multiple site constraints to developing the new parcel – such as a creek and the property's steep terrain – it appears the new parcel would sustain nominal development. If the County receives a proposal for a residential subdivision, Caltrans will welcome a review at that time.

Importantly, the new parcel will have legal access to Valley View Road, a county road with a dedicated turn lane on US Highway 199. In contrast, if a new access to US Highway 199 would be installed just to the west of Valley View Road, the new access would be in a less-than-optimal location: 1) lacking a dedicated left turn lane, 2) placed in proximity to Valley View Road, and 3) on a US Highway with commercial trucks that contend with long stopping distances.

Caltrans is using Access Management best practices on all roadways within District 1, which means not creating any new access points (driveways) that are not necessary for parcel access and on-site circulation.

Information about the Caltrans encroachment process can be found here:

<<https://dot.ca.gov/programs/traffic-operations/ep>>.

The applicant can be assisted with the encroachment permit process by contacting Barrett Penton, permit engineer, by email at <barrett.penton@dot.ca.gov>, or by phone at (707) 572-7308

Please contact me with questions or for further assistance with the comments provided at (707) 497-7742 or by email: <daniel.gjerde@dot.ca.gov>.

Sincerely,

Daniel Gjerde

DAN GJERDE

Local Development Review Coordinator

Caltrans District 1

e-copy: Heidi Quintrell, Chief, Caltrans District 1 Encroachment Permits



GALEA BIOLOGICAL CONSULTING

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BIOLOGICAL ASSESSMENT McMASTER PROPERTY SPLIT, GASQUET DEL NORTE COUNTY JANUARY 2022

Submitted to: Del Norte County Community Planning

Prepared by: Frank Galea, Certified Wildlife Biologist
E-mail: frankgalea@charter.net

Galea Biological Consulting
200 Raccoon Court
Crescent City, CA 95531

Submitted: December, 2022

By:

RECEIVED

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PLANNING
COUNTY OF DEL NORTE

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1.0

SUMMARY

A biological assessment was conducted for a proposed property split of a 40-acre property in Gasquet, California (Figure 1). The property has been previously cleared of timber and therefore does not contain sufficient habitat to support late seral wildlife species.

The property is located immediately south of Highway 199 toward the west side of Gasquet, south of the Smith River. No other threatened or endangered wildlife species or their habitats were found in or near the project area. A small creek and associated wetlands were located and delineated. This project would have no significant impacts upon sensitive or rare wildlife or plant species.

2.0

INTRODUCTION

The Applicants proposes to split a 40-acre property into two parcels. Parcel 1 would consist of the easternmost 8 acres of the current property, and would retain the house and barn within it. The remainder parcel of 32 acres would consist of a steep hillside approximately 200-feet high, culminating in a ridge 800 feet in elevation, on the south side, plus an extended flat adjacent to Highway 199 on the north side.

Galea Biological Consulting (GBC) Incorporated conducted a biological assessment of the property to determine the potential impacts of the project on sensitive wildlife species, including federally or state listed species and species of special concern, and determine if wetland or riparian habitats were present.

2.1 Environmental Setting

This proposed project is located just west of Valley View Drive in Gasquet, immediately south of Highway 199. Residential homes are present north and east of the property. The Smith River is located to the north, on the opposite side of the highway. U.S. Forest Service lands, including French Hill, are located south of the property.

2.2 Physical Environment

The climate of northern California is characterized as Mediterranean, with cool, wet winters and warm, dry summers with frequent fog. Along the coastline, proximity to the Pacific Ocean produces high levels of humidity and results in abundant fog and fog drip precipitation. The maritime influence diminishes with distance from the coast, resulting in lesser amounts of fog, drier summer conditions and more variable temperatures. Annual precipitation in the project watershed ranges from 60 - 150 inches occurring primarily as rain during the winter months. Air temperatures in the area vary with below freezing temperatures in winter and high (above 90) temperatures common during summer.

3.0

METHODS

3.1 Records Search

A records search of the California Department of Fish and Wildlife's (CDFW) Natural Diversity Data Base (CNDDDB, 2021) was conducted by GBC to determine if special-status plant or animal species had been previously reported near the project area. The CNDDDB search was for the project plus out to 2.0 miles around it. This area will be described as the assessment area. The CNDDDB only shows records for reported detections of species in an area; this database search does not eliminate other species from potentially being in the area.

For the purposes of this report, special-status plant and animal species are defined as those listed in the California Fish and Game Code as Rare, Threatened or Endangered, those listed as Threatened or Endangered under the Federal Endangered Species Act, candidates for state or federal listing, and unlisted species that may be significantly affected and warrant consideration. GWC may add to this list based upon experience in the area. A summary of these listed and sensitive wildlife species potentially occurring within the area are presented in Table 1.

Sensitive plant species include Special Status plants identified by the California Department of Fish and Game. Special Status plant taxa are species, subspecies, or varieties that fall into one or more of the following categories, regardless of their legal or protection status:

- Officially listed by California or the Federal government as Endangered, Threatened, or Rare;
- A candidate for state or federal listing as Endangered, Threatened, or Rare;
- Taxa which meet the criteria for listing, even if not currently included on any list, as described in Section 15380 of the California Environmental Quality Act (CEQA) Guidelines;
- Taxa designated as a special status, sensitive, or declining species by other state or Federal agencies, or non-governmental organizations (NGO).
- Taxa that are biologically rare, very restricted in distribution, or declining throughout their range but not currently threatened with extirpation;
- Population(s) in California that may be peripheral to the major portion of a taxon's range but are threatened with extirpation in California;
- Taxa closely associated with a habitat that is declining in California at an alarming rate (e.g., wetlands, riparian, old growth forests, desert aquatic systems, native grasslands, valley shrub-land habitats, vernal pool, etc.); and
- Taxa considered by the California Native Plant Society to be "rare, threatened, or endangered in California" (Lists 1B and 2).

3.2 Regulatory Context

The project is located within the geographic range of several special- status plant and wildlife species. Biological resources on the site may be subject to agency jurisdictions and regulations, as described below.

(a) U.S. Fish and Wildlife Service (USFWS). The USFWS has jurisdiction over species listed as threatened or endangered under the federal Endangered Species Act (ESA). The ESA protects listed species from "take," broadly defined as to "harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or attempt to engage in any such conduct." An activity is defined as a "take" even if unintentional or accidental. An endangered plant or wildlife species is one that is considered in danger of becoming extinct throughout all, or a significant portion of its range. A threatened species is one that is likely to become endangered within the foreseeable future. In addition to endangered and threatened species, the USFWS has a list of candidate species, which are those for which the USFWS currently has enough information to support a proposal for listing. Section 9 of the ESA and its applicable regulations restrict certain activities with respect to endangered and threatened plants. However, these restrictions are less stringent than those applicable to fish and wildlife species. These provisions prohibit the removal of, malicious damage to, or destruction of any listed plant species "from areas under federal jurisdiction." Listed plants may not be cut, dug up, damaged or destroyed, or removed from any other area (including private lands) in knowing violation of a State law or regulation.

(b) Raptors & Migratory Bird Treaty Act (MBTA). The MBTA (16 United States Code [USC] 703) enacts the provisions of treaties between the United States, Great Britain, Mexico, Japan, and the Soviet Union and authorized the U.S. Secretary of the Interior to protect and regulate the taking of migratory birds. The MBTA sets seasons and bag limits for hunted species and protects migratory birds, their occupied nests, and their eggs (16 USC 703, 50 CFR 21, 50 CFR 10).

(c) U.S. Army Corps of Engineers. Under Section 404 of the Clean Water Act, the U.S. Army Corps of Engineers is responsible for regulating the discharge of fill material into waters of the U.S. Waters of the U.S. and their lateral limits are defined in 33 CFR (Code of Federal Regulations) Part 328.3 (a) and include streams that are tributary to navigable waters and their adjacent wetlands. Wetlands that are not adjacent to waters of the U.S. are termed "isolated wetlands" and may be subject to U.S. Army Corps of Engineers jurisdiction.

(d) California Department of Fish and Wildlife (CDF&W). The CDF&W has jurisdiction over threatened or endangered species that are formally listed by the State under the California Endangered Species Act (CESA). The CESA is similar to the federal Endangered Species Act both in process and substance; it is intended to provide additional protection to threatened and endangered species in California.

The CESA does not supersede the federal Endangered Species Act, but operates in conjunction with it. Species may be listed as threatened or endangered under both acts (in which case the provisions of both State and federal laws would apply) or under only one act. The California endangered species laws prohibit the taking of any plant listed as threatened, endangered, or rare. In California, an activity on private lands (such as development) will violate Section 9 of the Endangered Species Act if a plant species, listed under both State and federal endangered species laws, is intentionally removed, damaged, or destroyed. Under the State Fish and Game Code, the CDF&W also has jurisdiction over species that are designated as "fully protected". These species are protected against direct impacts.

The CDF&W maintains informal lists of species of special concern, which are broadly defined as plants and wildlife that are of concern to CDF&W because of population declines and restricted distributions, and/or they are associated with habitats that are declining in California. These species, as well as threatened and endangered species, are inventoried in the California Natural Diversity Database.

The CDF&W also exerts jurisdiction over the bed and banks of watercourses according to the provisions of Section 1600 to 1616 of the Fish and Game Code. The Department requires a Streambed Alteration Permit for the fill or removal of any material from any natural drainage. CDF&W's jurisdiction extends to the top of banks and may include the outer edge of riparian vegetation canopy cover.

(e) California Native Plant Society (CNPS). The CNPS has developed lists of plants of special concern in California. A CNPS List IA plant is a species, subspecies, or variety that is considered to be extinct. A List 1B plant is considered rare, threatened, or endangered in California and elsewhere. A List 2 plant is considered rare, threatened, or endangered in California, but is more common elsewhere. A List 3 plant is a species for which California Native Plant Society lacks necessary information to determine if it should be assigned to a list or not. A List 4 plant has a limited distribution in California. All List 1 and List 2 plant species meet the requirements of Section 1901, Chapter 10 (Native Plant Protection Act) or Sections 2062 and 2067 (California Endangered Species Act) of the CDF&G Code, and are eligible for State listing. Therefore, List 1 and 2 species should be considered under CEQA. Very few List 3 and List 4 plants are eligible for listing, but may be locally important, and their listing status could be elevated if conditions change.

(f) CEQA Guidelines, Section 15380. Although threatened and endangered species are protected by specific federal and State statutes, the CEQA Guidelines in Section 15380(b) provide that a species not included on the federal or State lists of protected species may be considered rare or endangered if the species can be shown to meet certain specified criteria.

These criteria have been modeled after the definitions in the federal Endangered Species Act and the CDFG Code. This section was included in the CEQA Guidelines primarily to deal with situations in which a public lead agency is reviewing a project that may have a significant effect on a species that has not yet been listed by either the U.S. Fish and Wildlife Service or CDFW. Thus, CEQA provides a lead agency with the ability to protect a species from a project's potential impacts until the respective government agencies have an opportunity to designate the species as protected, if warranted.

(g) Regional Water Quality Control Board. Pursuant to Section 401 of the Clean Water Act, projects that apply for a U.S. Army Corps of Engineers permit for discharge of dredge or fill material, and projects that qualify for a Nationwide Permit, must obtain water quality certification from the Regional Water Quality Control Board (RWQCB) that the project will uphold State water quality standards. Alternatively, the RWQCB may elect to notify an applicant that the State may issue Waste Discharge Requirements in lieu of a Section 401 certification.

(h) California Coastal Commission. The California Coastal Commission (CCC) is a state regulatory agency whose primary role is the protection of coastal resources. This project is not located within the coastal zone, therefore CCC protection measures would not apply.

3.3 Field Investigation

A field investigation of the project area was conducted in December of 2021. Certified Wildlife Biologist Frank Galea conducted the field review. Aerial photographs were used to assist in determining what habitats were available in the immediate area. Potential wildlife habitats within the project area and within one mile around the project area were visually assessed for their potential for listed wildlife species. Trees in and adjacent to the project site were searched with high-power binoculars for nests, cavities or other potential nest sites for raptors or other large birds. The north end of the property was searched for sensitive plant species or habitats which might support sensitive plants.

4.0 RESULTS

4.1 Records Search

The CNDDDB provides a summary of those federal and state-listed and sensitive wildlife species and their mapped locations, reported to have occurred at least once within queried search area (Figure 2). A list of sensitive or listed wildlife species potentially occurring in the search area based upon the CNDDDB and GBC records is presented in Table 1, including the common and scientific names for each. The listing status of each species and if potential habitat (as determined by GBC, based upon a review of habitat available within the project area) was located within the project area is also indicated in Table 1.

4.2 Field Investigation

The property is naturally divided into two portions. The northern portion is a flat alongside Highway 199 consisting of approximately 4.4 acres. This flat includes a house and barn. The flat was primarily vegetated with tanoak (*Lithocarpus densiflorus*), California bay (*Umbellularia californica*), Madrone (*Arbutus menziesii*), swordfern (*Polystichum munitum*) and Douglas-fir (*Pseudotsuga menziesii*), all in low density.

The southern portion of the property consists of a steep hill, most of which was recently logged within the past few decades. No large, mature trees remain. A small, Class II watercourse is located at the base of the hill, on the southern edge of the flat. An existing access road runs from the existing house to lot 2 in the northeast corner of the property, and crosses the small creek via a culvert.

A drainage channel located at the north side of the property, immediately adjacent to Highway 199, was found to contain a small pond with small fish in it.

Table 1 . Sensitive Wildlife Species Potentially Occurring Within .5 miles of the Proposed Project Area (From CNDDDB 2022 Quad search and GWC sources)					
Common Name	Latin Name	Federal Status	State Status	Breeding Habitat in Assessment Area?	Forage Habitat in Assessment Area?
BIRDS					
Northern spotted owl	<i>Strix occidentalis caurina</i>	FT	CSC	No	No
Black Swift	<i>Cypseloides niger</i>	NL	None	No	Yes
FISH					
S. OR./N. CA Coho salmon	<i>Oncorhynchus kisutch</i>	FT	T	No	Yes
Coastal cutthroat trout	<i>Oncorhynchus clarki clarki</i>	SC	NL	No	Yes
Summer-run steelhead trout	<i>Oncorhynchus mykiss irrideus</i>	None	SCS	No	Yes
AMPHIBIANS					
Northern red-legged frog	<i>Rana aurora aurora</i>	NL	CSC	Yes	Yes
Foothill yellow-legged frog	<i>Rana boylei</i>	NL	CSC	Yes	Yes
Del Norte salamander	<i>Plethodon elongatus</i>	NL	CSC	Yes	Yes
Southern torrent salamander	<i>Rhyacotriton variegatus</i>	NL	CSC	No	No
Tailed frog	<i>Ascaphus truei</i>	NL	CSC	No	No
INVERTEBRATES					
Chase juga	<i>Juga chacei</i>	NL	CSC	Yes	Yes
MAMMALS					
Pacific Fisher	<i>Pekania pennanti</i>	None	CCE	No	No

<u>Federal Status</u>		<u>State Status</u>	
FT	Federally threatened	CT	California threatened
FSC	Federal species of concern	CSC	California species of concern (CDFG)
FPE	Federally proposed for endangered listing	CFP	California fully protected
FPT	Federally proposed for threatened listing	NL	Not Listed
NL	Not Listed		

Most of the property was vegetated by Himalayan blackberry (*Rubis discolor*) and non-native grasses, with California poppy (*Eschschlzia California*) and other flowers present. Invasive plants found on the property included Himalayan blackberry (*Rubus discolor*), Scotch broom (*Cytisus scoparius*) and cotoneaster (*Cononeaster horizontalis*).

4.3 Habitat Analysis for Fish and Wildlife

The assessment and project area were found to contain little potential habitat for sensitive wildlife species listed in Table 1.

4.3a Threatened or Endangered Species

Table 1 shows that the assessment area has potential habitat for the federally-listed Coho salmon plus other salmonids, and for two amphibian species. The Smith River contains federally-listed Coho salmon (*Oncorhynchus kisutch*). The Chinook salmon (*Oncorhynchus tshawytscha*) and the summer-run steelhead trout (*Oncorhynchus mykiss irredius*) are both found in the Smith River and are candidate species for federal listing. Coastal cutthroat trout (*Oncorhynchus clarki clarki*) are also found in the Smith River but are not listed.

The project area is separated from the Smith River by Highway 199. The Smith River, and any sensitive resources are at a much lower elevation than the project area.

The northern spotted owl is listed as federally threatened and a California species of concern. The NSO is not uncommon over most of its range, which in northern California includes late seral conifer forests and mixed-conifer woodlands of the coastal mountains. It occurs locally in old growth and mid-seral second-growth forests.

NSO prefer large diameter trees or snags within well-shaded stands for nest sites, where they will use old nests, cavities or shaded, broken-topped trees. While NSOs close association with old growth has been documented extensively, it also nests in mid to late seral forests when stands are highly variable in structure and composition. They prefer an overhead canopy over nests and roost sites for thermal and predator protection and are intolerant to extreme heat, especially for nest sites. NSO hunt in relatively closed canopy forests with open sub-canopies and moderate stem densities.

The property does not contain habitat for the northern spotted owl, as it was logged within the past decade, nor is there potential nesting habitat for this species in the immediate vicinity. No spotted owl habitat would be removed.

4.3b Non-Listed Sensitive Species

The Pacific fisher was a candidate for listing under the FESA but the listing was determined by the USFWS to not be warranted. This decision is being contested in the courts, and the fisher is a protected species in California.

The fisher is one of the larger members of the weasel family (Mustelidae) and a forest carnivore that inhabits conifer, mixed-conifer, and hardwood tree habitats that are interspersed with associated habitats and forest. It inhabits areas with intermediate to large tree stages of coniferous forests and deciduous-riparian areas with high percent canopy closure. It uses cavities, snags, logs and rocky areas for cover and denning. Large, decadent trees with cavities located within intact, multi-storied stands are especially important for resting and denning.

Fisher distribution in California today is represented by two populations, the northern California population that ranges over 10 million acres, and the smaller area southern Sierra Nevada population (approx. 2.6 million acres of range). Fisher apparently no longer inhabit Marin, Sonoma, and most of Mendocino County, or generally between the Pit River in the northern Sierra Nevada/Cascades to the Merced River in the southern Sierra Nevada. These two populations are separated by approximately 270 miles.

The estimates of fisher population numbers in California are fewer than 500 animals in the southern Sierra Nevada, and from 1,000-4,000 in northern California. Fisher populations at both the north and south ends of the state have not been adequately studied to conclusively determine whether they are declining or increasing, or expanding naturally back into (or retracting from) the Sierra Nevada or into other historical ranges in northern California. Trend information at the population level is not available for northern California, although the monitored Hoopa fisher population has been reported as being fairly stable to slightly upward since 2006.

In California, fisher utilize very large home ranges, with males having much larger home ranges than females. Male fisher utilize a home range up to 9,700 acres, with females having a home range of only 2,400 acres.

Potential threats to the fisher population include timber harvest that excessively reduces late seral forest and/or does not retain late seral habitat elements, catastrophic fire, and the small population estimate in the southern Sierra Nevada. Timber harvest is more widespread in the northern California population, while fire risk and the small population size are more relevant to the southern Sierra Nevada population. Recent findings also suggest that the use of anti-coagulant rodenticides at illegal marijuana grow sites is also killing fisher when they take poisoned prey.

The CNDDDB has a record for Pacific fisher detections southwest of the project area, near French Hill Road. Fisher likely remain distant from the highway and local residences, where there are people and dogs. Fisher are secretive animals, and prefer to remain away from people and their activities.

No preferred habitat for the fisher would be impacted by this project. This project would have no impacts on fisher populations, considering the distance between preferred habitat and the project, the fisher's avoidance of human activity and no habitat removal.

The CNDDDB noted the presence of black swifts in the area in 1981 (last occurrence). This uncommon bird prefers to nest behind or adjacent to waterfalls in deep canyons and sea-bluffs. Potential habitat exists in the gorges of the Smith River; however no waterfalls or seeps into the canyon exist at or near the project area. No habitat for this species would be affected.

Amphibians: The CNDDDB listed four amphibian species for the area.

Northern red-legged frog - The northern red legged frog was relatively common in riparian areas and ponds over most of non-desert areas of California. Loss of habitat and predation by non-native frogs has reduced or eliminated populations in southern and central California, but not the in northwest. In Del Norte County the red-legged frog is a relatively common species in a wide range of habitats. This species breeds in moist areas, requiring standing water. It feeds on a variety of invertebrates, and can forage in wet fields, backyards, and in woodlots. It is designated as a Species of Special Concern by the California Department of Fish and Game. Although this species is not a protected species in Del Norte County and is locally relatively abundant, population levels are not doing well within the remainder of its range.

There is limited potential for the red-legged frog to occur along the banks of the Smith River, and possibly within the small stream channel located east of the property. Due to the lack of moisture on the property there is very limited potential for this species at the project site.

Foothill yellow-legged frog - The foothill yellow-legged frog is a California Species of Special Concern. The Smith River along its edges provides suitable habitat for this species, and it could potentially utilize the small stream found on the property.

Table 1 also includes the Del Norte salamander. This species prefers soils with loose rock, providing interstitial spacing, within a forested area with canopy closure. The overall assessment area contains such habitats, however preferred habitat for this species was not found in the project area as most of the project site is very dry and open and the cobble nature of the site is filled and packed and does not provide the interstitial spacing preferred by this species.

The torrent salamander and the tailed frog prefer cold water streams and seeps. Preferred habitat for these species was not available in or near the project, although there is some potential within the small stream on the property.

The CNDDDB noted the presence of the Chace juga snail in the same tributary to the Smith River located on the project area. This species prefers cold, highly oxygenated streams, a habitat type which is available in the project area, therefore this species is potentially present.

The CNDDDB noted the potential presence of the obscure bumble bee. This native species uses open meadows and fields where flowers are abundant. Habitat for this species is not present near or on the property and this project would have no impacts on this species.

4.3c Sensitive Plants

The California Native Plant Society Inventory includes five lists for categorizing plant species of concern. The plants on the CNPS list 1B and 2 are considered rare, endangered, and threatened plants pursuant to Section 15380 of the California Environmental Quality Act (CEQA). The plants on these lists meet the definitions under the Native Plant Protection Act and/or the California Endangered Species Act of the California Department of Fish and Game Code and are eligible for state listing.

Table 2 lists those sensitive plant species known to occur or having occurred within the assessment area around the project. The sensitive plants listed in the CNDDDB as potentially occurring require specific habitat types not found within the project area.

Table 2. Sensitive Plant Species Potentially Occurring in Assessment Area Based On 2022 California Natural Diversity Database Records.					
Common Name	Scientific Name	Federal Status	State Status or CNPS List	Preferred Habitat	Habitat in Project Area?
Bolander's ragwort	<i>Packera bolanderi</i> var. <i>bolanderi</i>	None	List 2.2	Coastal scrub, coastal coniferous forests	Yes
California butterwort	<i>Pinguicula macroceras</i>	None	List 2.2	Prefers serpentine soils	Yes
serpentine catchfly	<i>Silene serpentinicola</i>	None	1B.2	Serpentine forests, rocky soils.	Yes
Howell's fawn lily	<i>Erthronium howellii</i>	None	1B.3	Lower montane coniferous forests	Yes
little-leaved huckleberry	<i>Vaccinium scoparium</i>	None	2.2	Rocky seeps in wooded areas.	Yes

The sensitive plants noted in the CNDDDB require specific habitat types, which are potentially available on the project site. This project is a property split with no other intended development; therefore, this project would have no impacts on sensitive plant species.

4.4 Wetlands

The small stream flowing through the property (Figure 3) was GPS delineated along with patches of slough sedge (wetland habitats). While slough sedge is normally not a good wetland indicator in Del Norte County, on this property it grows where the creek overflows and floods, indicating wetland conditions.

There was no potential for anadromy from the Smith River into the small stream, due to obstruction between the river and the stream, near the river. The CNDDDB also does not indicate anadromy occurring in this stream. It did indicate the presence of Chase's juga, a small, rare freshwater snail.

During field review, a very small pond with small minnows was found alongside Highway 199 in a drainage channel. The source of this fishery is unknown.

4.4a. Wetlands and Watercourse Buffers

The existing home which is to be retained in lot 1 is approximately 100 feet from the small stream. A 50-foot non-development buffer from the stream and associated wetlands (there is only one small wetland area on the north side of the stream) is sufficient to protect the resources associated with the stream.

There already exists an access road ("Proposed driveway access" in Figure 3) from lot 1 to lot 2, which has a culvert crossing across the small stream. Therefore, except for improving the access road to County standards, no additional impacts to the small stream, or the fish pool, need occur. The small pool located with fish living within it alongside the highway should also have a 50-foot non-development buffer to protect it.

5.0 RECOMMENDATIONS

1. Watercourse buffers for the small stream and for the fish pool near the highway should be 50 feet in width.

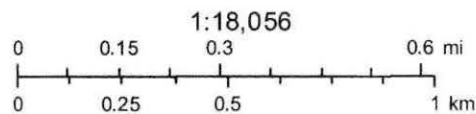
6.0 STAFF QUALIFICATIONS

Habitat assessment and report writing for this project was conducted by Principal Biologist Frank Galea. Frank is the primary Biological Consultant and owner of Galea Wildlife Consulting, established in 1989. Frank is Certified as a Wildlife Biologist through the Wildlife Society. Frank's qualifications include a Master of Science Degree in Wildlife Management from Humboldt State University and a Bachelor of Science in Zoology from San Diego State University. Frank has been assessing habitat and conducting field surveys for Threatened and Endangered species for over 26 years. Frank has taken an accredited class on wetland delineation through the Wetland Training Institute, and has successfully completed a Watershed Assessment and Erosion Treatment course through the Salmonid Restoration Federation.

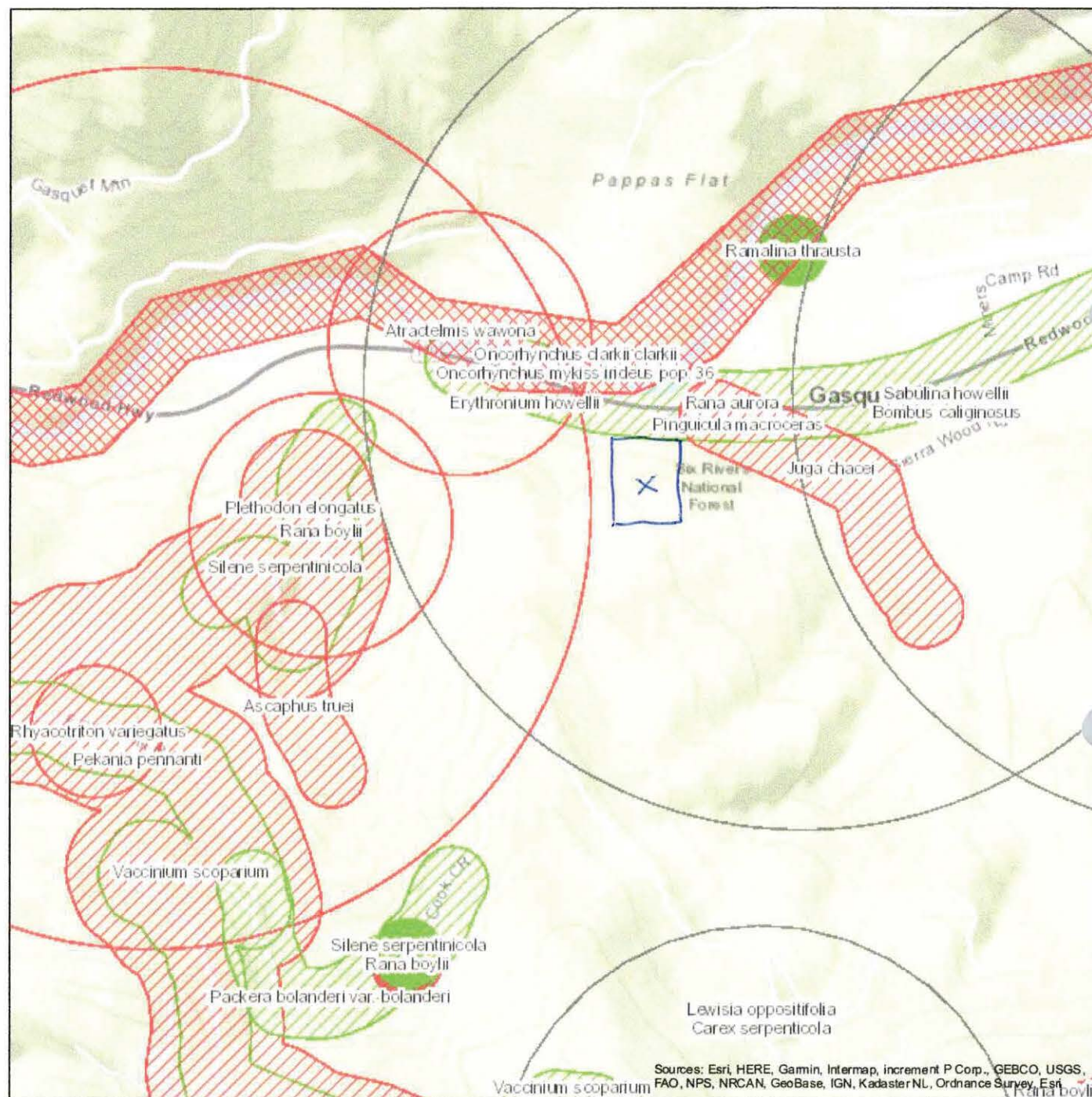
Map of Project Area

California Natural Diversity
Database (CNDDB) Commercial
[ds85]

- Plant (80m)
- Plant (specific)
- Plant (non-specific)
- Plant (circular)
- Animal (80m)
- Animal (specific)
- Animal (non-specific)
- Animal (circular)
- Terrestrial Comm. (80m)
- Terrestrial Comm. (specific)
- Terrestrial Comm. (non-specific)
- Terrestrial Comm. (circular)
- Aquatic Comm. (80m)
- Aquatic Comm. (specific)
- Aquatic Comm. (non-specific)
- Aquatic Comm. (circular)
- Multiple (80m)
- Multiple (specific)
- Multiple (non-specific)
- Multiple (circular)
- Sensitive EO's (Commercial only)



December 13, 2021



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri

APPENDIX A

CNDDB SEARCH RESULTS

Scientific_Name	Common_Name-esriField	Federal_St	State_Stat	CA_Rare	Taxonomic
Ascaphus truei	Pacific tailed frog	None	None	-	Amphibians - Ascaphus truei
Plethodon elongatus	Del Norte salamander	None	None	-	Amphibians - Plethodon elongatus
Rana aurora	northern red-legged frog	None	None	-	Amphibians Rana aurora
Rana boylei pop. 1	foothill yellow-legged frog	None	None	-	Amphibians Rana boylei pop. 1
Rhyacotriton variegatus	southern torrent salaman	None	None	-	Amphibians Rhyacotriton variegatus
Brachyramphus marmoratus	marbled murrelet	Threatened	Endangered	-	Birds - Brachyramphus marmoratus
Strix occidentalis caurina	Northern Spotted Owl	Threatened	Threatened	-	Birds - Strix occidentalis caurina
Acipenser medirostris pop.	green sturgeon - northern	None	None	-	Fish - Acipenser medirostris pop. 2
Oncorhynchus clarkii clark	coast cutthroat trout	None	None	-	Fish Oncorhynchus clarkii clarkii
Oncorhynchus mykiss irid.	steelhead - Klamath Mour	None	None	-	Fish - Oncorhynchus mykiss irideus pop. 1
Oncorhynchus mykiss irid.	summer-run steelhead trc	None	Candidate	-	Fish - Oncorhynchus mykiss irideus pop. 36
Bombus caliginosus	obscure bumble bee	None	None	-	Insects - Bombus caliginosus
Atractelmis wawona	Wawona ruffle beetle	None	None	-	Insects - Atractelmis wawona
Erethizon dorsatum	North American porcupine	None	None	-	Mammals - Erethizon dorsatum
Myotis yumanensis	Yuma myotis	None	None	-	Mammals - Myotis yumanensis
Ancotrema voyanum	hooded lancetooth	None	None	-	Mollusks - Ancotrema voyanum
Juga chacei	Chace juga	None	None	-	Mollusks - Juga chacei
Emys marmorata	western pond turtle	None	None	-	Reptiles Emys marmorata
Darlingtonia Seep	Darlingtonia Seep	None	None	-	Community - Darlingtonia Seep
Usnea longissima	Methuselahs beard lichen	None	None	4.2	Lichens - Usnea longissima
Ramalina thrausta	angels hair lichen	None	None	2B.1	Lichens - Ramalina thrausta
Lomatium howellii	Howells lomatium	None	None	4.3	Vascular - Lomatium howellii
Lomatium martindalei	Coast Range lomatium	None	None	2B.3	Plants - Lomatium martindalei
Sanicula peckiana	Pecks sanicle	None	None	4.3	Plants - Sanicula peckiana
Tauschia glauca	glaucous tauschia	None	None	4.3	Plants - Tauschia glauca
Antennaria suffrutescens	evergreen everlasting	None	None	4.3	Plants - Antennaria suffrutescens
Arnica spathulata	Klamath arnica	None	None	4.3	Plants Arnica spathulata
Packera bolanderi var. bo	seacoast ragwort	None	None	2B.2	Plants - Packera bolanderi var. bolanderi
Packera hesperia	western ragwort	None	None	2B.2	Plants - Packera hesperia
Pyrrocoma racemosa var.	Del Norte pyrrocoma	None	None	2B.3	Plants Pyrrocoma racemosa var. congesta
Vancouveria chrysantha	Siskiyou inside-out-flower	None	None	4.3	Plants - Vancouveria chrysantha
Arabis mcdonaldiana	McDonalds rockcress	Endangered	Endangered	1B.1	Plants -Arabis mcdonaldiana
Boechera koehleri	Koehlers stipitate rockcre	None	None	1B.3	Plants - Boechera koehleri
Cardamine nuttallii var. g	yellow-tubered toothwort	None	None	3.3	Plants - Cardamine nuttallii var. gemmata
Streptanthus howellii	Howells jewelflower	None	None	1B.2	Plants - Streptanthus howellii
Sabulina howellii	Howells sandwort	None	None	1B.3	Plants - Sabulina howellii
Silene hookeri	Hookers catchfly	None	None	2B.2	Plants - Silene hookeri
Silene serpentinicola	serpentine catchfly	None	None	1B.2	Plants - Silene serpentinicola
Sedum patens	Smith River stonecrop	None	None	1B.2	Plants Sedum patens
Callitropsis nootkatensis	Alaska cedar	None	None	4.3	Plants - Callitropsis nootkatensis
Carex leptalea	bristle-stalked sedge	None	None	2B.2	Plants - Carex leptalea
Carex scabriuscula	Siskiyou sedge	None	None	4.3	Plants - Carex scabriuscula
Carex serpenticola	serpentine sedge	None	None	2B.3	Plants - Carex serpenticola
Carex viridula ssp. viridula	green yellow sedge	None	None	2B.3	Plants -Carex viridula ssp. viridula
Rhynchospora alba	white beaked-rush	None	None	2B.2	Plants - Rhynchospora alba
Arctostaphylos hispidula	Howells manzanita	None	None	4.2	Plants - Arctostaphylos hispidula
Arctostaphylos nortensis	Del Norte manzanita	None	None	4.3	Plants - Arctostaphylos nortensis
Vaccinium scoparium	little-leaved huckleberry	None	None	2B.2	Plants -Vaccinium scoparium
Lathyrus delnorticus	Del Norte pea	None	None	4.3	Plants - Lathyrus delnorticus
Dicentra formosa ssp. ore	Oregon bleeding heart	None	None	4.2	Plants -Dicentra formosa ssp. oregana
Gentiana setigera	Mendocino gentian	None	None	1B.2	Plants - Gentiana setigera
Iris bracteata	Siskiyou iris	None	None	3.3	Plants - Iris bracteata
Iris innominata	Del Norte County iris	None	None	4.3	Plants - Iris innominata

<i>Iris thompsonii</i>	Thompsons iris	None	None
<i>Pinguicula macroceras</i>	horned butterwort	None	None
<i>Erythronium citrinum</i> var.	lemon-colored fawn lily	None	None
<i>Erythronium howellii</i>	Howells fawn lily	None	None
<i>Erythronium oregonum</i>	giant fawn lily	None	None
<i>Erythronium revolutum</i>	coast fawn lily	None	None
<i>Lilium bolanderi</i>	Bolanders lily	None	None
<i>Lilium kelloggii</i>	Kelloggs lily	None	None
<i>Lilium pardalinum</i> ssp. vo	Vollmers lily	None	None
<i>Prosartes parvifolia</i>	Siskiyou bells	None	None
<i>Sidalcea elegans</i>	Del Norte checkerbloom	None	None
<i>Lewisia oppositifolia</i>	opposite-leaved lewisia	None	None
<i>Epilobium rigidum</i>	Siskiyou Mountains willow	None	None
<i>Cypripedium californicum</i>	California ladys-slipper	None	None
<i>Piperia candida</i>	white-flowered rein orchid	None	None
<i>Castilleja brevilobata</i>	short-lobed paintbrush	None	None
<i>Castilleja elata</i>	Siskiyou paintbrush	None	None
<i>Poa rhizomata</i>	timber blue grass	None	None
<i>Gilia capitata</i> ssp. pacifica	Pacific gilia	None	None
<i>Eriogonum pendulum</i>	Waldo wild buckwheat	None	None
<i>Coptis laciniata</i>	Oregon goldthread	None	None
<i>Horkelia sericata</i>	silky horkelia	None	None
<i>Rosa gymnocarpa</i> var. ser	Gasquet rose	None	None
<i>Sanguisorba officinalis</i>	great burnet	None	None
<i>Salix delnortensis</i>	Del Norte willow	None	None
<i>Darlingtonia californica</i>	California pitcherplant	None	None
<i>Micranthes howellii</i>	Howells saxifrage	None	None
<i>Micranthes marshallii</i>	Marshalls saxifrage	None	None
<i>Viola primulifolia</i> ssp. occ	western white bog violet	None	None

4.3	Plants - <i>Iris thompsonii</i>
2B.2	Plants - <i>Pinguicula macroceras</i>
4.3	Plants - <i>Erythronium citrinum</i> var. <i>citrinum</i>
1B.3	Plants - <i>Erythronium howellii</i>
2B.2	Plants - <i>Erythronium oregonum</i>
2B.2	Plants - <i>Erythronium revolutum</i>
4.2	Plants - <i>Lilium bolanderi</i>
4.3	Plants <i>Lilium kelloggii</i>
4.3	Plants - <i>Lilium pardalinum</i> ssp. <i>vollmeri</i>
1B.2	Plants - <i>Prosartes parvifolia</i>
3.3	Plants - <i>Sidalcea elegans</i>
2B.2	Plants - <i>Lewisia oppositifolia</i>
4.3	Plants - <i>Epilobium rigidum</i>
4.2	Plants - <i>Cypripedium californicum</i>
1B.2	Plants - <i>Piperia candida</i>
4.2	Plants - <i>Castilleja brevilobata</i>
2B.2	Plants - <i>Castilleja elata</i>
4.3	Plants - <i>Poa rhizomata</i>
1B.2	Plants - <i>Gilia capitata</i> ssp. <i>pacifica</i>
2B.2	Plants - <i>Eriogonum pendulum</i>
4.2	Plants - <i>Coptis laciniata</i>
4.3	Plants - <i>Horkelia sericata</i>
1B.3	Plants - <i>Rosa gymnocarpa</i> var. <i>serpentina</i>
2B.2	Plants - <i>Sanguisorba officinalis</i>
4.3	Plants - <i>Salix delnortensis</i>
4.2	Plants - <i>Darlingtonia californica</i>
4.3	Plants - <i>Micranthes howellii</i>
4.3	Plants - <i>Micranthes marshallii</i>
1B.2	Plants - <i>Viola primulifolia</i> ssp. <i>occidentalis</i>

THIS IS NOT AN OFFICIAL MAP
FOR ASSESSMENT PURPOSES ONLY

SECS. 19-21 & 28-30, T.17N., R.2E., H.B. & M.

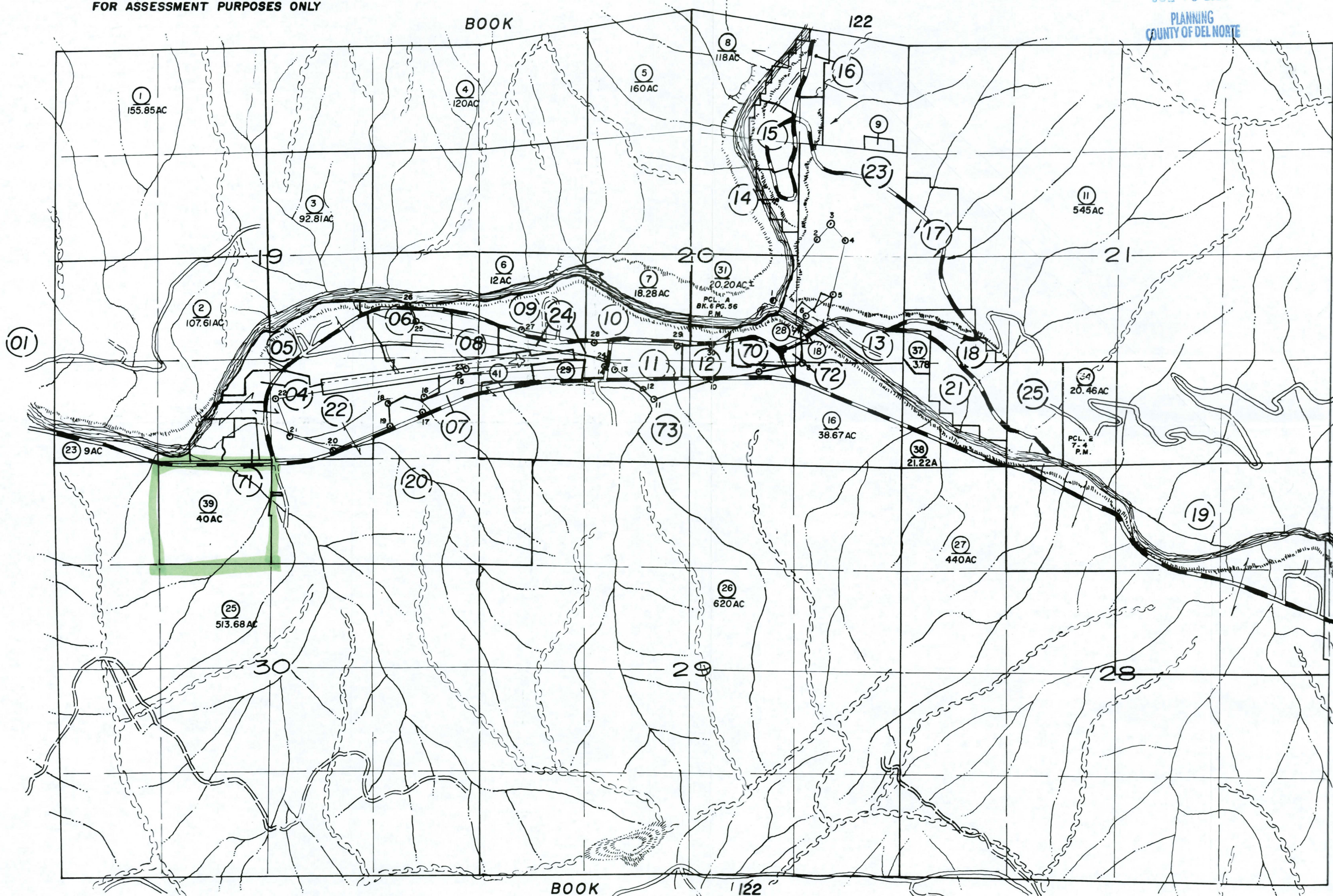
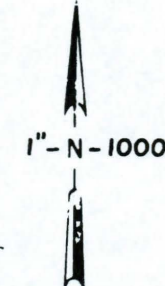
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JUL 03 2024

PLANNING
COUNTY OF DEL NORTE

131-02

BOOK

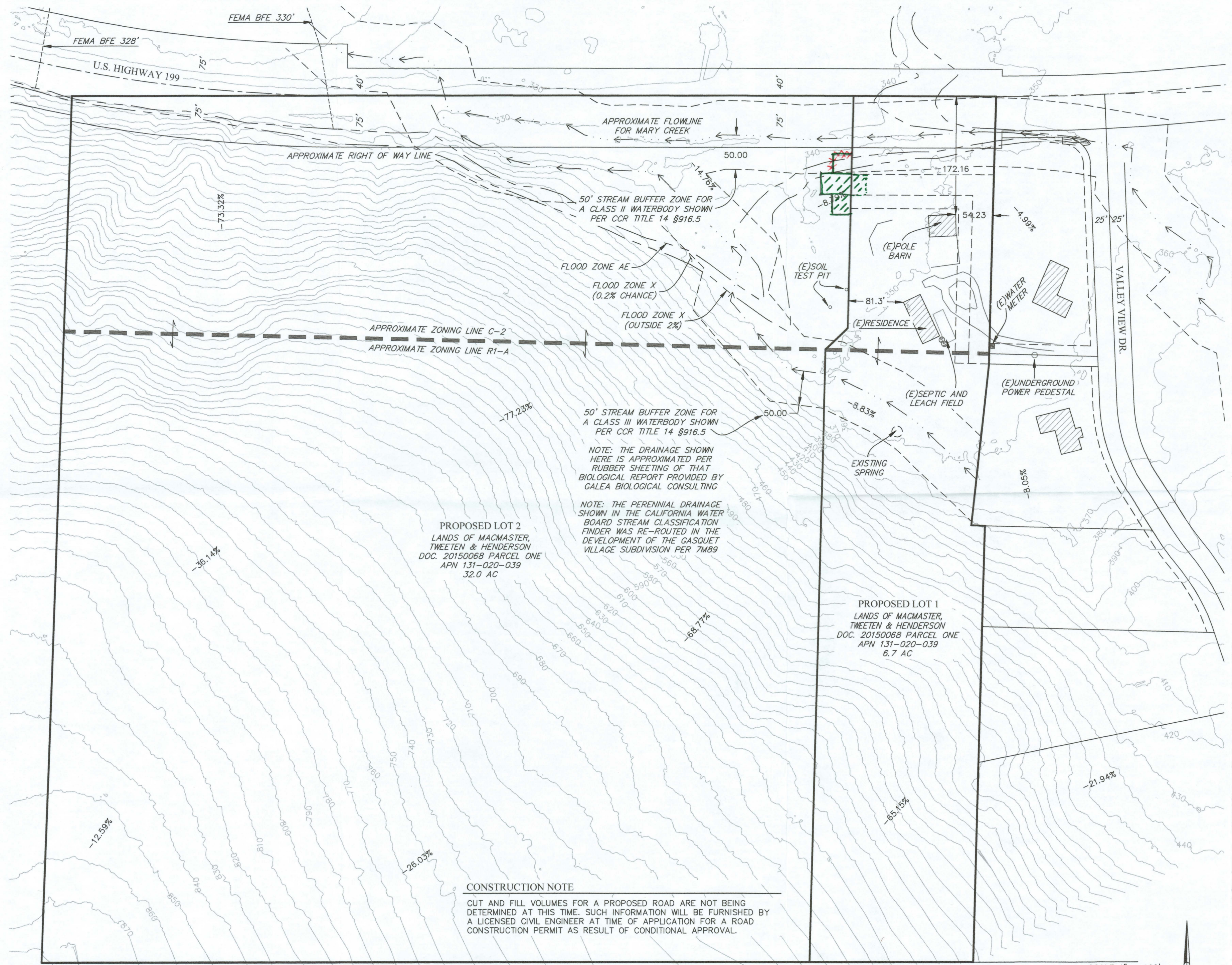
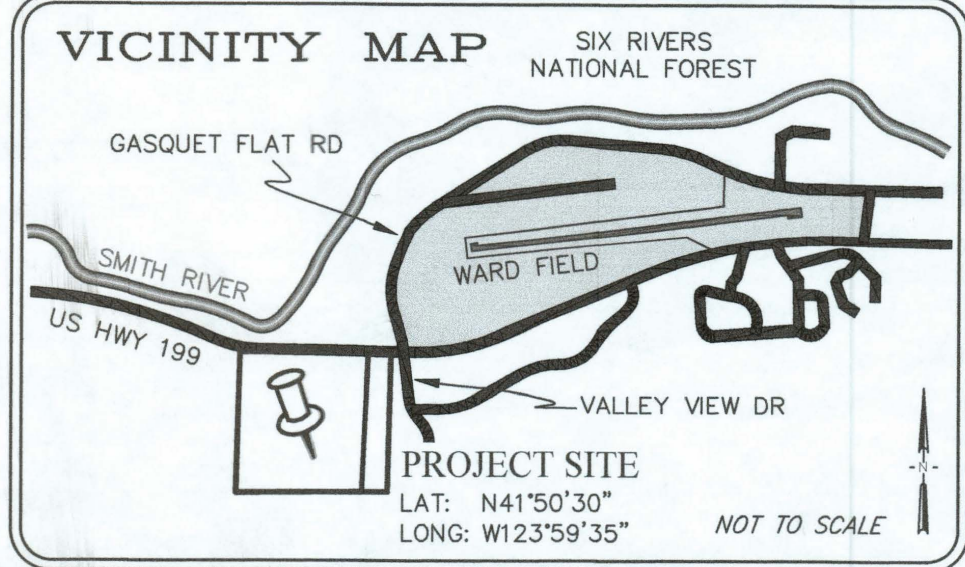


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JENNIFER PERRY
DEL NORTE COUNTY ASSESSOR
Certified by:
Date: 7/3/2024



PARENT PARCEL	
ADDRESS	9105 US HWY 199 GASQUET, CA 95543
APN	131-020-039
AREA	39.5 ACRES
ZONE	MIXED C-2 & R1-A
R1-A	RESIDENTIAL & AGRICULTURAL
CURRENT USE	VACANT
MAX HEIGHT	35' MAX
MIN AREA	1 ACRE
MIN WIDTH	100'
MAX COVER	20%
FRONT YARD	25'
SIDE YARD	10'
REAR YARD	20' PRIMARY & 5' ACCESSORY
C-2	LIGHT COMMERCIAL
CURRENT USE	SINGLE FAMILY RESIDENCE
MAX HEIGHT	45'
MIN AREA	VARIED - NONE / 12,000SF
MIN WIDTH	25'
MAX COVER	100%
FRONT YARD	VARIED - NONE / HALF OF R / 10'
SIDE YARD	VARIED - NONE / 5' ABUT R
REAR YARD	NONE
WATER	GASQUET COMMUNITY SERVICE DISTRICT
SEWER	SEPTIC
POWER	PACIFIC POWER
FIRE	GASQUET FIRE DEPARTMENT
SCHOOL	DEL NORTE UNIFIED SCHOOL DISTRICT
FEMA	MIXED ZONES AE & X

PROPOSED PARCEL 1	
PROPOSED USE	SINGLE FAMILY RESIDENCE
AREA	6.7 ACRES
ZONE	MIXED C-2 & R1-A
WATER	GASQUET COMMUNITY SERVICE DISTRICT
SEWER	SEPTIC
POWER	PACIFIC POWER
FIRE	GASQUET FIRE DEPARTMENT
SCHOOL	DEL NORTE UNIFIED SCHOOL DISTRICT
FEMA	MIXED ZONES AE & X

PROPOSED PARCEL 2	
PROPOSED USE	SINGLE FAMILY RESIDENCE
AREA	32.0 ACRES
ZONE	MIXED C-2 & R1-A
WATER	GASQUET COMMUNITY SERVICE DISTRICT
SEWER	SEPTIC
POWER	PACIFIC POWER
FIRE	GASQUET FIRE DEPARTMENT
SCHOOL	DEL NORTE UNIFIED SCHOOL DISTRICT
FEMA	MIXED ZONES AE & X

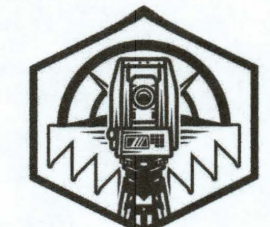
FEMA NOTES
MAP 06015C0253E EFFECTIVE SEPTEMBER 26, 2008
ZONE AE - 1% CHANCE OF FLOOD WITH BFE DETERMINED
ZONE X - 0.2% CHANCE OF FLOOD
ZONE X - OUTSIDE THE 0.2% CHANCE FLOOD

VERTICAL DATUM
NAVD88 (GEOID 18B) PER GPS STATIC OBSERVATIONS AND POST PROCESSING THROUGH OPUS ONLINE SERVICES.

TENTATIVE MAP (MINOR SUBDIVISION)

FOR
RON MACMASTER

LOCATED IN SECTION 30
T 17 N, R 2 E, H.M.
UNINCORPORATED AREA OF GASQUET
DEL NORTE COUNTY, CALIFORNIA



TONY O'ROURKE LAND SURVEYING
P.O. BOX 1263 WILLOW CREEK, CA
BUSINESS/CELL: 1-707-499-2299
TONY@OURKELANDSURVEYING.COM

LANDS OF U.S.A
APN 131-020-002

FOUND AND ACCEPTED 2.5"
BRASS CAP STAMPED "LS
3150" HELD AS THE
WITNESS CORNER 1/4
CORNER COMMON TO
SECTIONS 19 AND 30 PER
7M81 AND SHOWN IN 7M89

SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY
DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE
PROFESSIONAL LAND SURVEYORS' ACT AT THE REQUEST
OF RON MACMASTER IN JUNE, 2025.

(SIGNED AND SEALED)

Anthony J. O'Rourke
ANTHONY J. O'ROURKE, LS 9348

DATED: 1/21/26

SCALE 1" = 100'
18" x 26" PLOT



MAP LEGEND

- N00°00'00"E INDICATES MEASUREMENT
- FOUND MONUMENT AS PER CORNER NOTE
 - SUBJECT LOT PROPERTY LINE
 - NEIGHBORING PARCEL LINE
 - - - CENTERLINE OF PUBLIC ROADWAY
 - - - EASEMENT LINE

CLIENT INFORMATION

RON MACMASTER
9105 U.S. HWY 199 GASQUET, CA 95543
STWEETEN@HOTMAIL.COM
1-707-457-0200

SURVEY NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO FACILITATE A TENTATIVE MAP
APPLICATION FOR A MINOR SUBDIVISION (LOT SPLIT) OF THE LANDS
OF MACMASTER, TWEETEN AND HENDERSON AS SHOWN IN DOCUMENT
NO. 20150068.

RECORD DATA

DOC. 20150068 DEL NORTE OFFICIAL RECORDS
BOOK 79 OF MAPS, PAGE 89 DEL NORTE RECORDS
BOOK 7 OF MAPS, PAGE 81 DEL NORTE RECORDS
CALTRANS RIGHT OF WAY MAP 01-DN-199-13.00 #2338

HORIZONTAL DATUM

MAP BEARINGS PER BOOK 79 OF MAPS, PAGES 89-91 PER FIELD
TIES TO FOUND MONUMENTS SHOWN HEREON.
GROUND DISTANCES ARE SHOWN HEREON, U.S. SURVEY FEET AND
DECIMALS THEREOF

VERTICAL DATUM

NAVD88 (GEOID 18B) PER GPS STATIC OBSERVATIONS AND POST
PROCESSING THROUGH OPUS ONLINE SERVICES.

EASEMENTS OF RECORD

ALL EASEMENTS OF RECORD ARE SHOWN PER THAT OWNERS POLICY OF
TITLE INSURANCE BY FIRST AMERICAN TITLE INSURANCE COMPANY
POLICY #5011400-0527646E FILE #00144890-001-KAY EFFECTIVE
MARCH 14, 2013.

TENTATIVE MAP (MINOR SUBDIVISION)

FOR
RON MACMASTER

LOCATED IN SECTION 30
T 17 N, R 2 E, H.M.
UNINCORPORATED AREA OF GASQUET
DEL NORTE COUNTY, CALIFORNIA

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BUSINESS/CELL: 1-707-499-2299
TONYOROURKELANDSURVEYING.GODADDYSITES.COM

DECEMBER 2025 SHEET 2 OF 2



U.S. HIGHWAY 199

FOUND AND ACCEPTED 5/8"
REBAR WITH NO CAP, HELD
AS THE WEST 1/16 CORNER
FOR SECTIONS 19 AND 30
AS SHOWN PER 7M82

APPROXIMATE RIGHT OF WAY LINE

APPROXIMATE ZONING LINE C-2
APPROXIMATE ZONING LINE R1-A

PROPOSED LOT 2
LANDS OF MACMASTER,
TWEETEN & HENDERSON
DOC. 20150068 PARCEL ONE
APN 131-020-039
32.0 AC

01/27/26: Removed, does not apply.

DEL NORTE - STANDARDS FOR PRIVATE RURAL ROADS

12.05.30 CONSTRUCTION STANDARDS

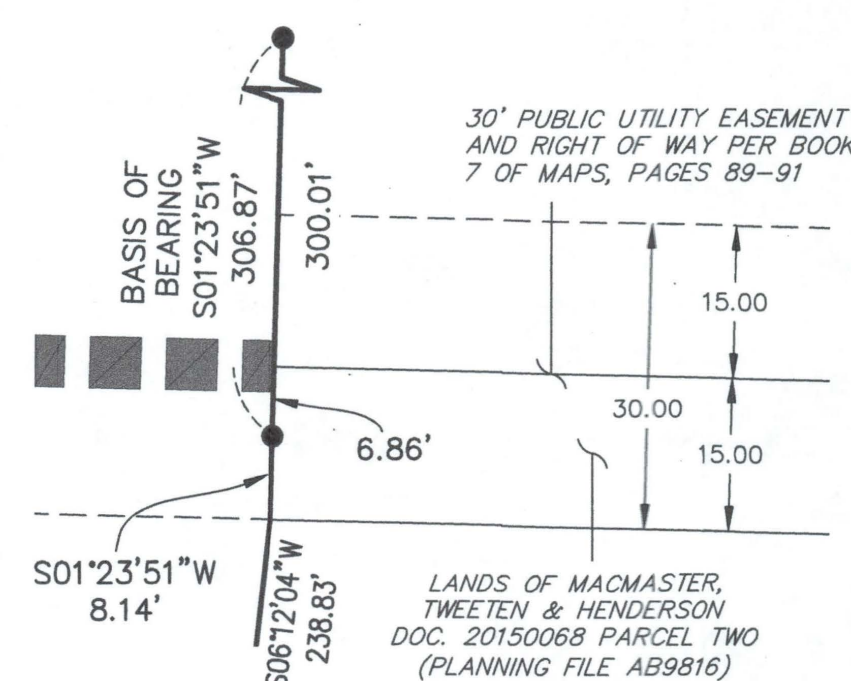
- A) ONE TO THREE LOTS INCLUSIVE. THIS STANDARD SHALL APPLY TO
THE CONSTRUCTION OF PRIVATE RURAL ROADS WHICH WILL SERVE
LAND WHICH HAS BEEN DIVIDED, OR COULD BE DIVIDED UNDER
CURRENT ZONING ORDINANCES, INTO NO MORE THAN THREE
PARCELS.
1. THE ROADWAY SHALL BE A MINIMUM TWENTY FEET WIDE CRUSHED
ROCK, FOUR INCHES MINIMUM COMPACTED THICKNESS.
 2. GRADED SHOULDERS SHALL BE CONSTRUCTED WITH A MINIMUM
WIDTH OF TWO FEET EACH SIDE OF THE ROADWAY.
 3. DRAINAGE IMPROVEMENTS SHALL BE CONSTRUCTED AS
HEREINAFTER DEFINED.
 4. RIGHT-OF-WAY WIDTH SHALL BE THIRTY FEET.

SUBDIVIDER'S STATEMENT

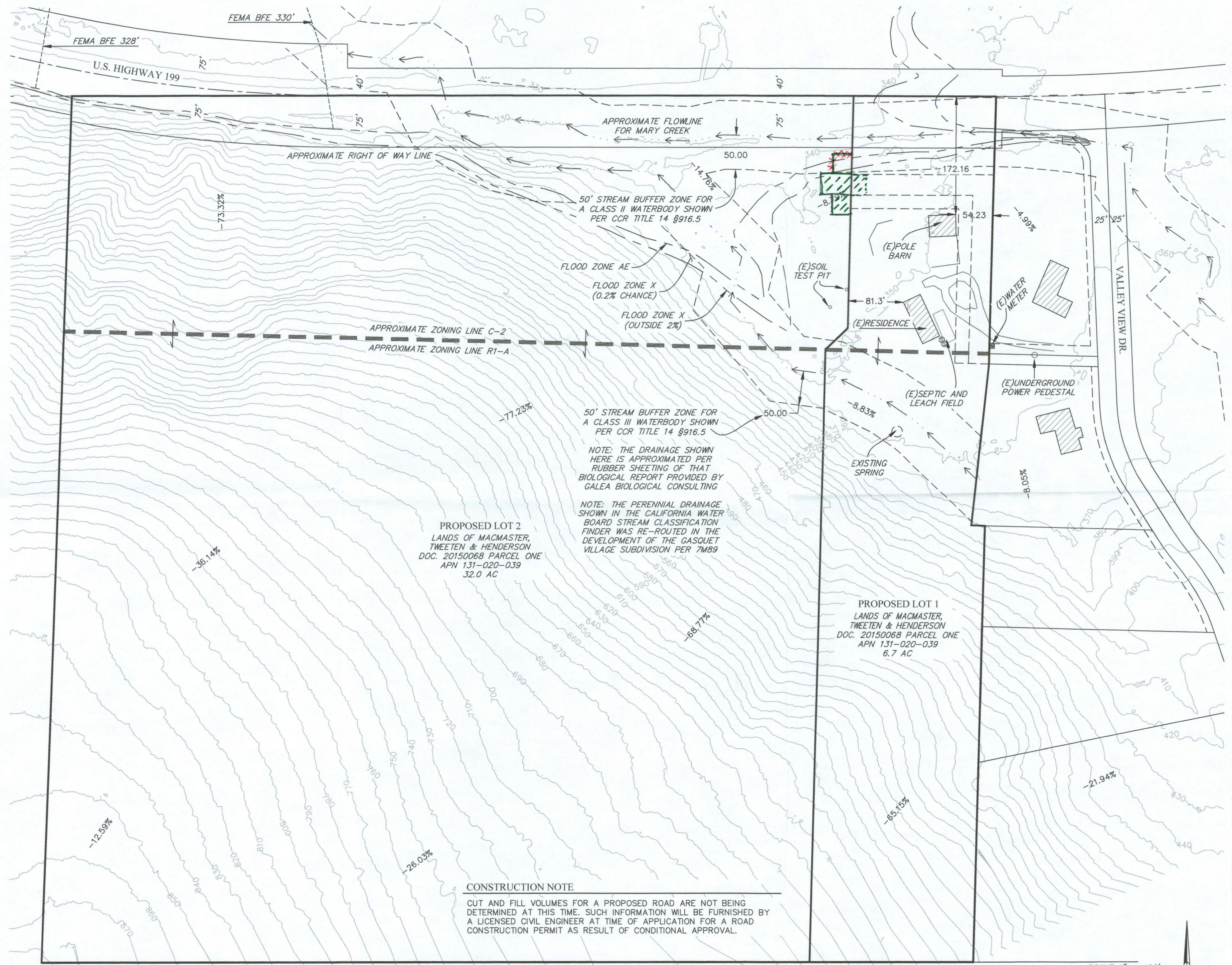
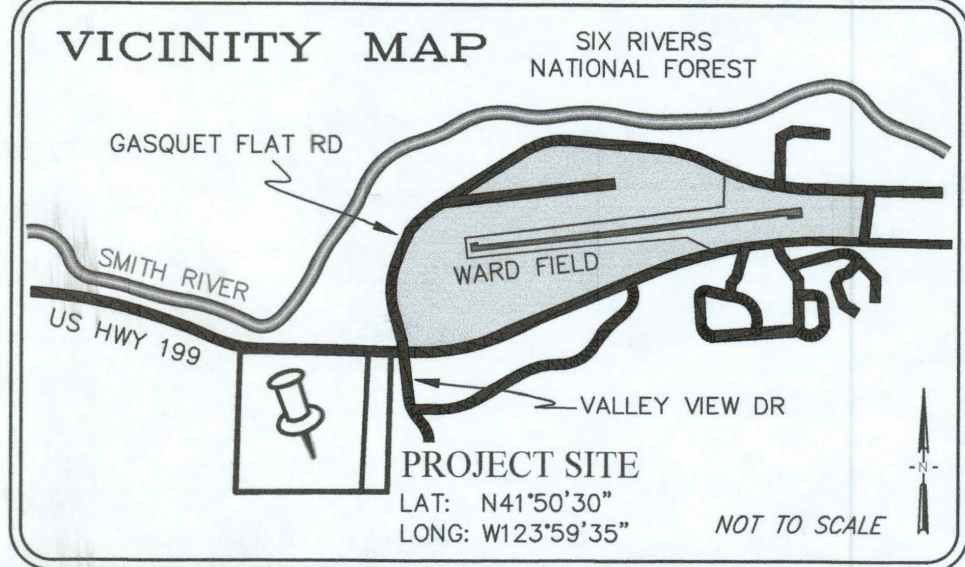
1. THE PROPERTY IS CURRENTLY USED FOR SINGLE FAMILY HOUSING.
2. THE PROPOSED USE OF THE RESULTING 2 PARCELS IS FOR SINGLE
FAMILY HOUSING.
3. NO CHANGES OR ALTERATIONS TO EXISTING DRAINAGE IS
PROPOSED AT THIS TIME.
4. THE PROJECT IS PROPOSED TO BE SERVICED BY GASQUET
COMMUNITY SERVICE DISTRICT FOR ITS DOMESTIC WATER SOURCE.
5. THE PROJECT IS PROPOSED TO USE A SEPTIC SYSTEM.
6. THE PROJECT IS PROPOSED TO BE SERVICED BY PACIFIC POWER
FOR ELECTRICITY.
7. THE PROPOSED PROJECT IS TO BE PROTECTED UNDER THE
GASQUET FIRE DEPARTMENT.
8. NO ROAD OR SURFACE DRAINAGE OR OTHER IMPROVEMENTS ARE
BEING PROPOSED AT THIS TIME, TO BE SUBJECT TO CONDITIONAL
APPROVAL PER COUNTY REVIEW. SHOULD SUCH CONDITIONS BE
MANDATED THE SUBDIVIDER WILL HAVE TO RETAIN THE SERVICES
OF A PROFESSIONAL CIVIL ENGINEER TO DESIGN SUCH ROADS,
GRADING AND IMPROVEMENTS.

DETAIL

SCALE 1" = 20'



LANDS OF U.S.A
APN 131-020-025



PARENT PARCEL	
ADDRESS	9105 US HWY 199 GASQUET, CA 95543
APN	131-020-039
AREA	39.5 ACRES
ZONE	MIXED C-2 & R1-A
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MAX HEIGHT	35' MAX
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FEMA	MIXED ZONES AE & X

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ZONE	MIXED C-2 & R1-A
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AREA	32.0 ACRES
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FEMA NOTES

MAP 06015C0253E EFFECTIVE SEPTEMBER 26, 2008

ZONE AE - 1% CHANCE OF FLOOD WITH BFE DETERMINED

ZONE X - 0.2% CHANCE OF FLOOD

ZONE X - OUTSIDE THE 0.2% CHANCE FLOOD

VERTICAL DATUM

NAVD88 (GEOID 18B) PER GPS STATIC OBSERVATIONS AND POST PROCESSING THROUGH OPUS ONLINE SERVICES.

TENTATIVE MAP

(MINOR SUBDIVISION)

FOR

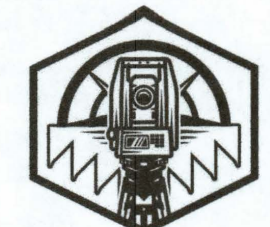
RON MACMASTER

LOCATED IN SECTION 30

T 17 N, R 2 E, H.M.

UNINCORPORATED AREA OF GASQUET

DEL NORTE COUNTY, CALIFORNIA



TONY O'ROURKE LAND SURVEYING

P.O. BOX 1263 WILLOW CREEK, CA

BUSINESS/CELL: 1-707-499-2299

TONY@OURKELANDSURVEYING.COM

LANDS OF U.S.A
APN 131-020-002

FOUND AND ACCEPTED 2.5"
BRASS CAP STAMPED "LS
3150" HELD AS THE
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CORNER COMMON TO
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(SIGNED AND SEALED)

Anthony J. O'Rourke
ANTHONY J. O'ROURKE, LS 9348

DATED: 1/21/26

SCALE 1" = 100'
18" x 26" PLOT



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- FOUND MONUMENT AS PER CORNER NOTE
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 - NEIGHBORING PARCEL LINE
 - - - CENTERLINE OF PUBLIC ROADWAY
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GROUND DISTANCES ARE SHOWN HEREON, U.S. SURVEY FEET AND
DECIMALS THEREOF

VERTICAL DATUM

NAVD88 (GEOID 18B) PER GPS STATIC OBSERVATIONS AND POST
PROCESSING THROUGH OPUS ONLINE SERVICES.

EASEMENTS OF RECORD

ALL EASEMENTS OF RECORD ARE SHOWN PER THAT OWNERS POLICY OF
TITLE INSURANCE BY FIRST AMERICAN TITLE INSURANCE COMPANY
POLICY #5011400-0527646E FILE #00144890-001-KAY EFFECTIVE
MARCH 14, 2013.

TENTATIVE MAP (MINOR SUBDIVISION)

FOR
RON MACMASTER

LOCATED IN SECTION 30
T 17 N, R 2 E, H.M.
UNINCORPORATED AREA OF GASQUET
DEL NORTE COUNTY, CALIFORNIA



TONY O'ROURKE LAND SURVEYING
P.O. BOX 1263 WILLOW CREEK, CA
BUSINESS/CELL: 1-707-499-2299
TONYOROURKELANDSURVEYING.GODADDYSITES.COM

DECEMBER 2025 SHEET 2 OF 2

U.S. HIGHWAY 199

FOUND AND ACCEPTED 5/8"
REBAR WITH NO CAP, HELD
AS THE WEST 1/16 CORNER
FOR SECTIONS 19 AND 30
AS SHOWN PER 7M82

APPROXIMATE RIGHT OF WAY LINE

APPROXIMATE ZONING LINE C-2
APPROXIMATE ZONING LINE R1-A

PROPOSED LOT 2
LANDS OF MACMASTER,
TWEETEN & HENDERSON
DOC. 20150068 PARCEL ONE
APN 131-020-039
32.0 AC

01/27/26: Removed, does not apply.

DEL NORTE - STANDARDS FOR PRIVATE RURAL ROADS

12.05.30 CONSTRUCTION STANDARDS

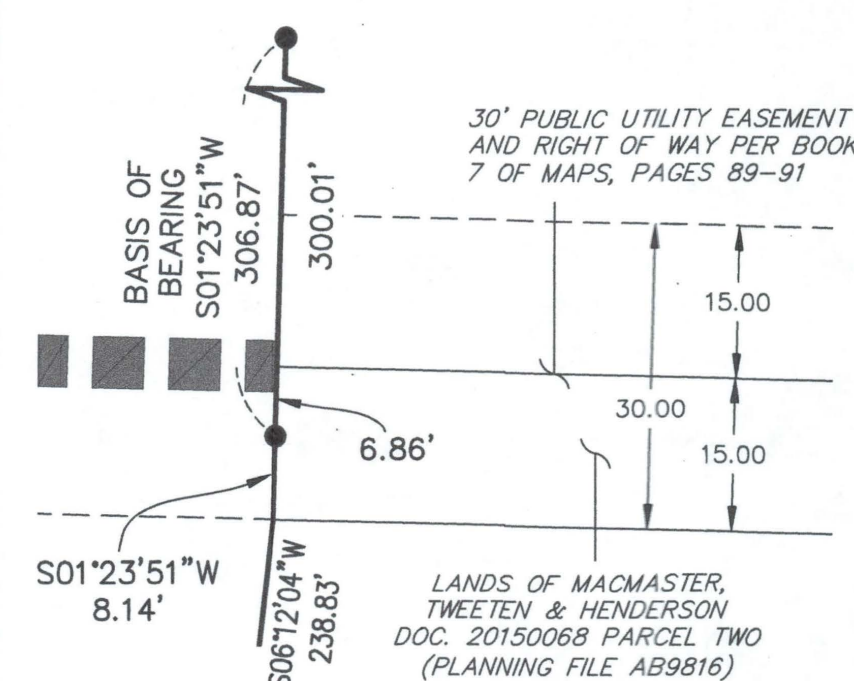
- A) ONE TO THREE LOTS INCLUSIVE. THIS STANDARD SHALL APPLY TO
THE CONSTRUCTION OF PRIVATE RURAL ROADS WHICH WILL SERVE
LAND WHICH HAS BEEN DIVIDED, OR COULD BE DIVIDED UNDER
CURRENT ZONING ORDINANCES, INTO NO MORE THAN THREE
PARCELS.
1. THE ROADWAY SHALL BE A MINIMUM TWENTY FEET WIDE CRUSHED
ROCK, FOUR INCHES MINIMUM COMPACTED THICKNESS.
 2. GRADED SHOULDERS SHALL BE CONSTRUCTED WITH A MINIMUM
WIDTH OF TWO FEET EACH SIDE OF THE ROADWAY.
 3. DRAINAGE IMPROVEMENTS SHALL BE CONSTRUCTED AS
HEREINAFTER DEFINED.
 4. RIGHT-OF-WAY WIDTH SHALL BE THIRTY FEET.

SUBDIVIDER'S STATEMENT

1. THE PROPERTY IS CURRENTLY USED FOR SINGLE FAMILY HOUSING.
2. THE PROPOSED USE OF THE RESULTING 2 PARCELS IS FOR SINGLE
FAMILY HOUSING.
3. NO CHANGES OR ALTERATIONS TO EXISTING DRAINAGE IS
PROPOSED AT THIS TIME.
4. THE PROJECT IS PROPOSED TO BE SERVICED BY GASQUET
COMMUNITY SERVICE DISTRICT FOR ITS DOMESTIC WATER SOURCE.
5. THE PROJECT IS PROPOSED TO USE A SEPTIC SYSTEM.
6. THE PROJECT IS PROPOSED TO BE SERVICED BY PACIFIC POWER
FOR ELECTRICITY.
7. THE PROPOSED PROJECT IS TO BE PROTECTED UNDER THE
GASQUET FIRE DEPARTMENT.
8. NO ROAD OR SURFACE DRAINAGE OR OTHER IMPROVEMENTS ARE
BEING PROPOSED AT THIS TIME, TO BE SUBJECT TO CONDITIONAL
APPROVAL PER COUNTY REVIEW. SHOULD SUCH CONDITIONS BE
MANDATED THE SUBDIVIDER WILL HAVE TO RETAIN THE SERVICES
OF A PROFESSIONAL CIVIL ENGINEER TO DESIGN SUCH ROADS,
GRADING AND IMPROVEMENTS.

DETAIL

SCALE 1" = 20'



LANDS OF U.S.A
APN 131-020-025