

Date	Description	Web	Document #s
1973	W&J bought property and had Bushnell prepare subdivision map		JJ
	USGS quad map with Meadows Unit 1, 2 and 3 + Oak Knoll Station and The Overland subdivisions shown	1	Map
03/12/1976	Applications for Meadows Unit 1 (64 lots), 2 (33 lots) and 3 (55 lots)		3 apps - receipt 6484 3? Maps (have 2)
03/1976	Meadows Tentative Map	2	
03/1976	Meadows Unit 1, 2 and 3 Road Map	3	
<b>Unit 2</b>			
03&04/1976	Various Agencies provide referral comments and recommendations on Unit 2		Numerous ltrs
05/03/1976	CDF input on all 3 units of the Meadows Subdivision		CDF Ltr
06/01/1976	Letter from County Planning laying out Initial Study requirements for Unit 1, 2 and 3 (1 letter sent for each)		Hum Plan Ltr
<b>Unit 1</b>			
06/22/1976 07/19/1976	Initial Study for Unit 1 Sch#76100520		IS + OPR ltr
09/26/1978	Hum Board of Sups approves M.U1 P1&2 APN 213-123-06 FMS#283		
10/03/1978	M.U1P1 Final Map Recorded Tract 129		16PM11
12/05/1978	W&J ltr to Hum Plan requesting M.U3 be kept active		Ltr
04/08/1980	M.U1P2 Application for extension FMS#11-80		
10/14/1982	M.U1P2 Final Map Recorded Tract 199		17PM146
<b>Unit 3</b>			
11/1985	NGI meets on site w/ Hum Co Public Works for road alignments		
Sum 1986	W&J install Well #1 and #2		Well Testing Report
09/1986	OLA Plan & Profile Sheet 1 for access road alignment		
09/21/1987	Northern Geotechnical Inc, Prelim Geologic Evaluation		
01/28/1988	NGI Report for Water Well pump test and groundwater supply evaluation for Well #1 and #2	4	Well Testing Report
04/1988	Density Map for Meadows - Multi Unit/Phased		Map
04/17/1989	SHN to HC DEH - Onsite sewage disposal		Ltr
03/24/1989	SHN revised layout to lot and leachfield for on-site wastewater disposal		Map
06/1989	Tentative Subdivision Map		Map
06/1989	SHN Preliminary Road Plan		Map
06/28/1989	Memo to County Counsel on behalf of LAFCo about water service only or both needed for annexation	5	Hum Plan Memo
07/12/1989	Developer applies to RCSD for annexation for water service to tentative subdivision	6	RCSD Minutes 07/12/1989 Rising Sun letter '93
08/1990	Revised Tentative Subdivision Map Revised Density Map for Meadows - Multi Unit/Phased	7	Map
10/1990	SHN Preliminary Grading Plan		Map
10/1990	SHN Geohazards Map		Map
11/15/1990	SHN Prelim Geologic Hazard Evaluation		Report
11/17/1990	SHN Revisions to on-site wastewater disposal		Map
	LAFCo determines both water and sewer required for annexation W&J pivots to using Well #1 & 2 for private system and onsite sewage disposal on Lot #2		

Date	Description	Web	Document #s
03/07/1991	Developer applies to County Planning for Major Subdivision (38 lots), rezone, use permit for tentative subdivision APN 223-161-02 Case # 93-04 {ZR 03-91, CUP 22-91, and FMS-08-91}		Rising Sun App with Environmental Information
03/05/1991	Rising Sun Tentative Subdivision map		Map
05/17/1991	CDFG Ltr		Ltr
07/08/1991	CDF&FP Ltr		Ltr
07/19/1991	SHN Revisions to on-site wastewater disposal		Map
08/28/1991	Application to LAFCo for Annexation		RCSD Res 91-92-3
09/26/1991	Rising Sun Revised Tentative Subdivision map		Map
	Subdivision IS/MND circulated	8	pdf
02/1992	SHN Drainage Boundary Map		Map
03/11/1992	SHN Plans for On-site waste water disposal to Hum Plan		Map
03/11/1992	SHN Revised Grading and Drainage Plan to Hum Plan		Map
03/11/1992	SHN Preliminary Utility Plan to Hum Plan	9	Map
05/07/1992	Subdivision approved by Planning Commission (Ph1&2) Planning Staff directed to file NOD	10	Agenda Item Transmittal + HC PC Res 08-92
06/23/1992	Hum Board of Sups agenda item packet <ul style="list-style-type: none"> <li>- Memo with Recommendation</li> <li>- Ordinance with legal descriptions</li> <li>- Transmittal</li> <li>- Conditions of Approval</li> <li>- Staff Report</li> <li>- Environmental Assessment</li> <li>- Referral Agency Comments</li> <li>- Geologic Report</li> <li>- Application</li> </ul>	11	Entire = p 1 - 98 <ul style="list-style-type: none"> <li>- p1-3</li> <li>- p4-12</li> <li>- P13</li> <li>- P16-</li> <li>- P29-39</li> <li>- P 40-50</li> <li>- P51-58</li> <li>- P59-82</li> <li>- P83-98</li> </ul>
06/23/1992	Hum Board of Sups held public hearing, adopted Neg Dec, approved rezone, directed prep of NOD Certified Copy of Portion of Proceedings	12	Cert Copy
	W&J builds the 100,000-gallon		
	8" waterline from 100,000-gallon tank built		
07/03/1992	M.U3 Subdivision NOD filed with County Clerk	13	NOD
10/21/1992	Ltr Hum Public Health to DDW requesting technical assistance in review of plans for public water system	14	Ltr Need Plans
12/14/1992	CDF Letter from Enviro Coordinator input for final map		Letter
<b>Annexation</b>			
03/22/1993	Application by Rising Sun to LAFCo to annex into RCSD for sewer and RFPD for fire services 260 acres, 7 APNs	15	Letter + attachments
03/1993	SHN Annexation Engineering Report for sewer infrastructure upgrades and water service		Report
05/04/1993	Ca Dept of Fish & Game don't oppose a shortened review.		CDFG letter
06/1993	SHN Engineering Annexation Report Update	16	Report
07/26/1993	LAFCo Certificate of Filing (referenced in LAFCo resolution)		
08/05/1993	SHN Letter to County submitting 90% road, water and sewer plans		Ltr Need plans-RCSD?
08/02 to 09/01/1993	Annexation IS/MND circulated by State Clearinghouse Sch#93081004 Humboldt County Planning Dept Page 50 & 51 show location of new sewerline in Redwood Dr	17	Notice of Completion

Timeline for Meadows Subdivisions: Overview Units 1 & 2 | Detail for Unit 3 (Business Park) Phase 1 and 2

Draft - Work in Progress - As of May 30, 2024

Date	Description	Web	Document #s
09/01/1993	Letter from Governor's Office of Planning and Research acknowledging that the State Clearinghouse review requirements were complied with.	18	OPR Ltr
09/01/1993	LAFCo holds public hearing, reviews the <b>environmental assessment document</b> , approves the proposal, and conditions and mitigations includes with adoption of Resolution 93-04	19	LAFCo Res 93-04
09/01/1993	LAFCo holds public hearing and adopts Res 93-04 and <b>adopts Conditional Negative Declaration NOD adopted</b>	20	LAFCo Res 93-04
09/01/1993	<b>NOD posted @ State Clearinghouse and County Clerk Sch#93081004</b>	21	NOD
09/08/1993	RCSD adopts Resolution 93-04 Approving the Wallan and Johnson and Bradley Annexation into RCSD - includes Exhibit A and B (7 APNs: )	22	RCSD Res93-04 RCSD Res 93-94-3 <b>Why 2?</b>
11/23/1993	Meadows Property Owners Association Articles of Incorporation executed		JJ
	MBP Water Pump Station Built		
02/1994	SHN Amendment to Geologic Evaluation Report - Approved by Hum Building 03/09/1994		
02/26/1994	Development Plan w/ Geotech setbacks		Map
03/02/1994	RCSD Ltr accepting deposit & confirming requirements agreed upon for <b>sewer</b>	23	
03/10/1994	RCSD adopts the <b>negative declaration for the pipeline</b>	24	RCSD Res 93-94-7
03/10/1994	RCSD accepts the <b>water</b> collection system	25	RCSD Res 93-94-8
03/21/1994	CDF&FP Ltr - clearances for industrial park		
03/22/1994	RCSD Board Meeting Minutes accepting the sewer agreement	26	<b>Need</b>
03/23/1994	RCSD ltr to Hum Public Works, documenting Board voted to accept the agreement and will supply <b>sewer</b> service upon receipt of connection fees and applicants industrial waste permit		Ltr
03/24/1994	RCSD reports Hum Public Works accepts <b>Sewer</b> plan		JJ
03/25/1994	RCSD + W&J Agreement for <b>Sewer</b> Infrastructure (4 pages)	27	
03/25/1994	RCSD accepts <b>sewer</b> system as of 03/22/94	28	Ltr
04/04/1994	Building Dept Plot Plan comments for Lot 4, 1180 Evergreen Rd	29	Plot Plan
05/11/1994	Notice of development plan and geologic report for M.U3P1		1994-13755-3
05/11/1994	M.U3P1 Final Map Recorded as Tract No 424 Map ( <b>Lots</b> Created APNs: <b>LIST</b> and a remainder From APNs 223-161-002, 223-162-003 & -004		021 Maps 027
12/14/1994	Plans for building construction on Lot#6 APN 223-311-008		Map
1997	W&J Assn deed to RCSD		JJ
02/1998	RCSD + W&J Execute Agreement for <b>Water</b> Infrastructure	30	
03/02/1998	W&J notes on cutting <b>air gap</b> into W/J pipe at 100,000-gallon tank		
03/02/1998	RCSD accepts <b>water</b> system	<b>?</b>	RCSD Mtg Minutes
03/16/1998	Bill of Sale from W&J to RCSD for the <b>water</b> infrastructure for \$1	32	Bill of Sale & Check
12/1999	Tank Easement		JJ
06/09/1999	App Assist Mtg for Reapproval of Unit 3 Ph 2		Mtg Memo
08/09/1999	Meadows Unit 3 Phase 2: application for reapproval (lots 8-15, 22-38) + add quarry as lot 39 and remainders		<b>FMS-99-03</b>
12/01/1999	M.U3P2 MND with MMRP		
02/03/2000	M. U3P2 approved by Planning Commission		
04/25/2000	RCSD ltr clarifying dates for their acceptance of the <b>water and sewer</b> infrastructure (sewer approved 03/25/94 and water 3/2/98)	33	

Date	Description	Web	Document #s
04/04/2001	M.U3 Phase 2 Final Map recorded with Tract No 525 Created APNs <a href="#">LIST</a> From APNs 223-311-001, -002, 223-135-003, 223-136-003, -004, 223-161-001, 223-162-002, -004, and -005.		022 Maps 131-136
<b>Unit 2</b>	Minor Deviation		
06/05/2001	Application to Hum Plan for parcels 1 - 4 + remainder <b>FMS 05-07</b> Minor Deviation to Unit 2		P279
01/09/2004	<b>SWRCB-DWR</b> memo for <b>CEQA CE Class 19</b>	<b>34</b>	Memo
03/23/2005	Meadows Unit 2 Minor Deviation (lots 1-5) Application Lot 1 includes <b>water</b> tank Lots 2, 4, and 5 development deeded to County Lot 3 SFR with RCSD <b>W &amp; S</b>		<b>FMS 05-07</b>
03/23/2005	Tentative Map of Subdivision for FMS 05-07 Shows all units and phases	<b>35</b>	Map
03/24/2005	RCSD will serve letter for <b>water &amp; sewer</b> for SFR on 250-acre Parcel 3 of FMS-05-07 (APNs 223-162-004 & -005)	<b>36</b>	RCSD Ltr + map
01/17/2006	As Built Grading Plan for Lot 31 APN 223-311-033 <b>Environmental Checklist</b> FMS-05-07		Map P197-222
05/17/2006	Minor Deviation <b>OPR ltr Sch#2006042094</b>		MinDev p186
05/18/2006	To Hum Plan Commission M.U2 - FMS-05-07 <b>Adopted MND</b> (includes 100,000-gallon tank parcel)		Hum Plan Comm Res 06-63
05/22/2006	Certified Copy of Portion of Proceedings adopting MND		
06/09/2006	Hum Plan prepared NOD		
06/21/2006	Filed NOD with County Clerk <b>Notice of Completion</b>		193-196
10/03/2007	<b>DDW</b> inspection report includes the 100,000-gallon in ground concrete <b>tank</b>		
2007	W&J coordination with adding 250 acres into District		JJ
08/09/2007	W&J send ltr to RCSD putting LAFCO application on hold for 250 acres		JJ
12/18/2007	Deed granting <b>easements for water infrastructure</b> prepared		
01/29/2008	M.U2 Minor Deviation to the Approved Final Map Subdivision Approved		P
	M. U2 Final Map recorded Map Tract 609		
04/02/2008	<b>Deed granting easements for water infrastructure Recorded</b> Parcel 1: Road access to E side of Hwy 101 50' wide to tank Parcel 2: Waterline 10' wide from M.U3P2 to tank Parcel 3: 100,000-gallon tank site 0.14 acres {APN 223-331-001}	<b>37</b>	2008-8712-9
03/11/2015	W&J memo to John Rogers @ RCSD about W/J wells and permanent separation near the tank after field trip		Per JJ
06/19/2024	RCSD Board documents expiration of will serve letter dated 03/24/2005 for Parcel 3 of Tract Map <b>#</b>		

Example Acronyms:

- W&J = Wallan and Johnson Corporation
- Hum Plan = Humboldt County Planning Department
- CDF&FP = California Department of Forestry and Fire Protection
- MBP = Meadows Business Park
- M.U3P1 = Meadows Unit 3 Phase 1



SCALE 1"=4000'  
CONTOUR Interval - 100'

The Meadows UNIT #2

OAK KNOLL STATION

THE OVERLAND

The Meadows UNIT #1  
BM 755

Garberville  
(Elev 5321)

Little Buck Mtn

Little Buck Mtn

BM 1567



# **NGI** NORTHERN GEOTECHNICAL INCORPORATED

P.O. Box 2008, Eureka, CA 95502 • (707) 444-0202

Wallan & Johnson, Inc.  
601 Hillcrest Drive  
Garberville, CA 95440

28 January 1988  
JN:27513

Attention: Mr. Jim Johnson

Subject: Water well pump test and groundwater supply evaluation, The Meadows #3 Subdivision, near Garberville, Humboldt County, California

Dear Mr. Johnson:

We are providing this report to document the results of our investigations conducted in October 1987. Our investigations focused on determining groundwater yield from two existing water wells located approximately 2 miles north of Garberville, and one mile east of Highway 101, in Township 4 South, Range 4 East, Section 7, Humboldt County, California. We understand that the wells (well #1 and well #2) were drilled and developed during the summer of 1986.

The primary purpose of our evaluation was to supervise a water well pump test for well #2 in order to determine water well production, storage, transmissivity and drawdown characteristics after sustained pumping.

## SITE INVESTIGATIONS

Our investigations included the review of pertinent geologic maps and reports, review of water well drillers reports for the subject wells, and surficial geologic investigations conducted in the vicinity of the well sites.

Our pump tests were conducted over a period of 74 hours beginning 13 October 1987 and ending 16 October 1987. Well #1, the pumped well, was

and from approximately 70 feet to 170 feet in well #2, "water bearing" sandstone was encountered. The remainder of the borings encountered shale to depths of 200 feet.

### OBSERVATIONS AND CONCLUSIONS

1. After approximately 50 hours of pumping at a constant discharge of approximately 35 gpm, the pump discharge on well #1 was decreased to approximately 20 gpm to maintain a stabilized water level. At that point, well #1 had drawn down 35 feet from the initial water level. The stabilized water level was then approximately 138 feet below the ground surface. Total well discharge during this 50-hour period was approximately 105,000 gallons.

Pumping of well #1 continued at a rate of approximately 20 gpm for an other 24 hours while the water level in the well casing was held constant. Under stabilized water level conditions, approximately 30,000 gallons of water were discharged from the well #1. Total discharge over the 74-hour pumping was approximately 135,000 gallons.

2. Well #2 was used to monitor aquifer drawdown in response to the pumping of well #1. Before the pumping began, the water level in well #2 was approximately 109 feet below the ground surface. After well #1 had been pumped for approximately 16 hours, the water level in well #2 began to decrease slowly. After 74 hours of pumping, the water level in well #2 had lowered approximately 7 feet.

3. Based on our pump test data and analysis, a minimum transmissivity value of 1000 gallons of water per day per vertical foot of aquifer is indicated. The storage capacity of the aquifer is uncertain due to limited subsurface information; however, surficial evidence suggests that a

Gene Sogard  
Please contact

substantial area, encompassing much of the ridge top and upper slope areas that separate the Dean Creek and Bluff Creek watersheds, is underlain by a large block of fractured, water-bearing sandstone.

4. Since our investigations were conducted at the end of a summer that was preceded by two exceptionally low rain fall years, it is our opinion that the groundwater production parameters evaluated at the site represent near minimum values.

5. During the summer of 1986, Wallan & Johnson, Inc. conducted a pump test on well #2 while monitoring water levels in well #1. We have reviewed this data and found it to be consistent with our testing.

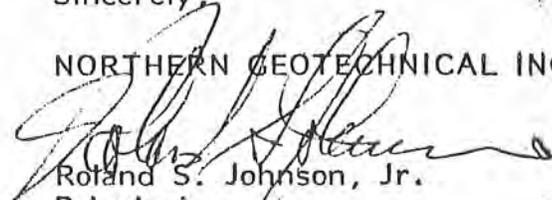
CLOSURE

The analysis and conclusions contained in this report are based on site conditions as they existed at the time of our investigations. Our investigations and analyses were limited in scope, therefore, our conclusions are likewise limited. We are available to conduct additional and/or more specific investigations if a higher degree of definition is required.

We trust that this report provides the information that you require at this time. If you have questions concerning the investigations and/or conclusions presented or if we can be of further assistance, please contact us.

Sincerely,

NORTHERN GEOTECHNICAL INC.



Roland S. Johnson, Jr.  
Principal

REQUEST FOR COUNTY COUNSEL OPINION  
COUNTY OF HUMBOLDT

Date: 6-28-89  
To: Tammy Falor, Deputy County Counsel  
From: Planning and Building Department  
Thomas D. Conlon, Director  
Prepared by: Joel Canzoneri  
Subject: LAFCo Action on proposed Johnson  
Issue: (1) Use of Program EIR  
(2) Condition Annexation to

*Steve - please  
place within  
The Wallen & Johnson  
ZR, CUP, & FMS file  
223-161-02  
JC.*

Background

LAFCo is currently processing a proposed Redway Community Services District Protection District (RFPD). The proposed Forest Recreation, 5 acre minimum area wishes to obtain water service from RCSD. A complete referral packet is enclosed to familiarize yourself with the annexation.

LAFCo wishes to use the EIR prepared for the Garberville/Redway/Benbow/Alderpoint Community Plan as a program EIR per Section 15168 of the CEQA guidelines. We have determined this to be a proper approach because: (1) the waterline extension serves uses consistent with the current general plan and zoning and no adverse environmental impacts are anticipated which were not discussed in the EIR; (2) no greater range nor intensity of uses would result from the service extension; (3) the EIR recommends annexation of this area to the RFPD, and (4) provision of community water would facilitate fire suppression efforts.

The Redway Community Services District currently provides sewer and water services within District boundaries. LAFCo Staff will recommend conditioning the annexation approval to limit service to water service only. Such a condition would require that the District secure LAFCo approval before providing sewer service to the annexed area. A review of our records indicates that the Fieldbrook CSD has accomplished something similar by adopting a resolution creating zones within their District.

Questions

1. In order to utilize a program EIR,
  - a. What are the noticing requirements and deadlines?
  - b. Must the entire EIR be given to LAFCo Commissioners for their review prior to acting on the project?

- c. Must a mitigation monitoring system be established to ensure sewer is not extended, pursuant to AB1300 (Cortese effective 1 Jan 81?
2. Is it permissible, and by what method, for LAFCo to condition the project to activate water service only to the annexed area, and reserves sewer service. as a latent power: (requiring another future LAFCo action to activate)?

Enclosures: Johnson Annexation Referral  
Rules and Regulation of LAFCo concerning  
representation of Special Districts  
Sec. 13168 PRC (CEQA)  
Fieldbrook CSD Resolution

TDC:JC:dh

REDWAY COMMUNITY SERVICES DISTRICT

BOARD MEETING

July 12, 1989

COPY

The regular business meeting of the Redway Community Services District was called to order by Chairman Reese at 7:05 P.M. in the R.C.S.D. office.

ROLL CALL:

Present: Mary Anne Reese, chm., James Douglas, Keith Hammer, Ben Plunkett, Stan Templeton.

OLD BUSINESS:

- A. Johnson Annexation-Developer Fee: LAFCo has contacted county counsel for their opinion on whether the annexation to water services only is legal. Paul Weldon was instructed to contact several districts to determine what other districts charge for developers fees. Mr. Johnson requested he pay the connection fees as the lots are sold.
- B. Proposed Rate Increase:  
b 1: Additional Sewer Customer Charge: Jim Douglas moved to readjust the assessment based on the number of customers for the entire amount of the purchase of property on Leggett Creek plus all engineering and testing costs incurred to determine if the property would be approved by C.R.W.Q.C.B. This would be for the period of time it would take to repay the money. Keith Hammer seconded the motion. It was carried.  
b 2: 100 Cubic Foot Over Minimum \$1.40: Keith Hammer moved the water structure be radified effective 7/25/89. Stan Templeton seconded the motion. It was carried.
- C. Sludge Disposal- Property Purchase: The district will purchase the property on Leggett Creek for the sum of \$50,000.00.
- D. Chlorine Contact Chamber: Tabled until the preliminary plans can be reviewed by the board.
- E. Resolution for 601 in Water Ordinance: Tabled until the August 9, 1989 regular board meeting.
- F. Resolution for 501 in the Sewer Ordinance: Tabled until the August 9, 1989 regular board meeting.
- G. Resolution 89-90-1 For Yearly Rate Structure Review: Jim Douglas moved to adopt Resolution 89-90-1 requiring a yearly rate structure review to be held in July. Stan Templeton seconded the motion. It was carried.
- H. Resolution 89-90-2 For Yearly Ordinance Review: Jim Douglas moved to adopt Resoltuin 89-90-2 requiring a yearly review of the ordinances by the board. Keith Hammer seconded the motion. It was carried.

**WALLAN AND JOHNSON  
ZONE RECLASSIFICATION/MAJOR  
SUBDIVISION AND CONDITIONAL USE  
PERMIT**

**ENVIRONMENTAL ASSESSMENT**

**WALLAN & JOHNSON**  
**MAJOR SUBDIVISION/CONDITIONAL USE PERMIT**  
**AND ZONE RECLASSIFICATION**  
**GARBERVILLE**

**ENVIRONMENTAL REVIEW**

**PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT**

**ENVIRONMENTAL DETERMINATION:** Staff recommends the adoption of a:

- Negative Declaration:** There is no substantial evidence that the proposed project may have a significant effect on the environment.
- Conditional Negative Declaration:** Conditions described in the attached material have been added to the proposed project by or with the agreement of the applicant to avoid or mitigate to a point of insignificance the potentially significant environmental effects of the project, and there is no substantial evidence that the project as conditioned may have a significant effect on the environment.
- Environmental Impact Report:** There is substantial evidence that the proposed project may have a significant effect on the environment and an Environmental Impact Report is required.

**ENVIRONMENTAL SETTING:**

The project site is located between Garberville and Redway. The area proposed for development is fairly flat, covered with grasses, fir and oak trees. There are two creeks on-site

**ENVIRONMENTAL IMPACTS:**

For all "NO" answers: Based on information in the application; the tentative map checklist; a field inspection; referrals from all affected agencies, and; a review of relevant references in the Department, staff has determined that there is no evidence before the Department that the project will have any potential significant adverse effect.

<b><u>EARTH.</u></b>	Will the project result in:	YES	MAYBE	NO
a.	Unstable earth conditions or in changes in geologic substructures?		X	
b.	Disruption, displacements, compaction or overcovering of the soil?	X		
c.	Change in topography or ground surface relief features?	X		
d.	The destruction, covering or modification of any unique geologic or physical features?			X
e.	Any increase in wind or water erosion of soils, either on or off the site?		X	

YES    MAYBE    NO

- f. Changes in deposition or erosion of beach sands, or changes in siltation, deposition or erosion which may modify the channel of a river or stream or the bed of the ocean or any bay, inlet or lake? X
- g. Exposure of people or property to geologic hazards, such as earthquakes, landslides, mudslides, ground failure, or similar hazards? X

AIR.            Will the project result in:

- a. Substantial air emissions or deterioration of ambient air quality? X
- b. The creation of objectionable odors? X
- c. Alteration of air movement, moisture or temperature, or any change in climate, either locally or regionally? X

WATER.        Will the project result in:

- a. Changes in currents, or the course of direction of water movements, in either marine or fresh water? X
- b. Changes in absorption rate, drainage patterns or the rate and amount of surface runoff? X
- c. Alterations to the course of flow of flood waters? X
- d. Change in the amount of surface water in any water body? X
- e. Discharge into surface waters, or in any alteration of surface water quality, including but not limited to, temperature, dissolved oxygen or turbidity? X
- f. Alteration of the direction or rate of flow of ground waters? X
- g. Change in the quantity of groundwaters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations? X
- h. Substantial reduction in the amount of water otherwise available for public water supplies? X
- i. Exposure of people or property to water-related hazards such as flooding or tidal waves? X

PLANT LIFE.            Will the project result in:

- a. Change in the diversity of species or number of any species of plants (including trees, shrubs, grass, crops, and aquatic plants)? X



RISK OF UPSET. Will the project result in: YES MAYBE NO

- a. A risk of an explosion or the release of hazardous substances (including, but not limited to, oil, pesticides, chemicals or radiation) in the event of an accident or upset conditions? X
- b. Possible interference with an emergency response plan or an emergency evacuation plan? X

POPULATION.

- a. Will the proposal alter the location, distribution, density or growth rate of the human population of the area? X

HOUSING.

- a. Will the proposal affect existing housing, or create a demand for additional housing? X

TRANSPORTATION & CIRCULATION. Will the project result in:

- a. Generation or substantial additional vehicular movement? X
- b. Effects on existing parking facilities, or demand for new parking? X
- c. Substantial impact upon existing transportation systems? X
- d. Alterations to present patterns of circulation or movement of people and/or goods? X
- e. Alterations to waterborne, rail or air traffic? X
- f. Increase in traffic hazards to motor vehicles, bicyclists or pedestrians? X

PUBLIC SERVICES. Will the project have an effect upon, or result in a need for new or altered governmental services in any of the following areas:

- a. Fire Protection? X
- b. Police Protection? X
- c. Schools? X
- d. Parks or other recreational facilities? X
- e. Maintenance of public facilities, including roads? X

	YES	MAYBE	NO
f. Other governmental services?			X

**ENERGY.** Will the project result in:

- |   |  |  |   |
|---|--|--|---|
| a. Use of substantial amounts of fuel or energy?  |  |  | X |
| b. Substantial increase in demand upon existing sources of energy, or require the development of new sources of energy? |  |  | X |

**UTILITIES & SERVICE SYSTEMS.** Will the proposal result in a need for new systems, or substantial alterations to the following utilities:

- |                              |   |  |   |
|------------------------------|---|--|---|
| a. Power or natural gas?     |   |  | X |
| b. Communications systems?   |   |  | X |
| c. Water?                    | X |  |   |
| d. Sewer or septic tanks     | X |  |   |
| e. Storm water drainage?     |   |  | X |
| f. Solid waste and disposal? |   |  | X |

**HUMAN HEALTH.** Will the project result in:

- |  |  |  |   |
|--|--|--|---|
| a. Creation of any health hazard or potential health hazard (excluding mental health)? |  |  | X |
| b. Exposure of people to potential health hazards?                                     |  |  | X |

**AESTHETICS.** Will the project result in:

- |   |  |  |   |
|---|--|--|---|
| a. The obstruction of any scenic vista or view open to the public?          |  |  | X |
| b. The creation of an aesthetically offensive site open to the public view? |  |  | X |

**RECREATION.**

- |  |  |  |   |
|--|--|--|---|
| a. Will the project result in an impact upon the quality or quantity of existing recreational opportunities? |  |  | X |
|--|--|--|---|

**CULTURAL RESOURCES.**

Will the project result in:

YES    MAYBE    NO

- |    |  |  |  |   |
|----|--|--|--|---|
| a. | Result in the alteration of, or the destruction of, a prehistoric or historic archaeological site?           |  |  | X |
| b. | Result in adverse physical or aesthetic effects to a prehistoric or historic building, structure, or object? |  |  | X |
| c. | Have the potential to cause a physical change which would affect unique ethnic cultural values?              |  |  | X |

**MANDATORY FINDINGS OF SIGNIFICANCE.**

a. **Potential to degrade:**

Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

X

b. **Short-term:**

Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively, brief, definitive period of time. Long-term impacts will endure well into the future).

X

c. **Cumulative:**

Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect on the total of those impacts on the environment is significant).

X

d. **Substantial Adverse:**

Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

X

## WALLAN & JOHNSON

### ENVIRONMENTAL REVIEW

#### Section II

#### EXPLANATIONS OF YES AND MAYBE RESPONSES

##### Earth:        Items: a, b, c, e & g.

The project site is in an area of moderate instability as identified on the General Plan Geologic Hazards Maps. Pursuant to the General Plan Geologic Hazards Matrix, a R-1 Geologic Report is required.

The applicant retained the services of Northern Geotechnical Incorporated (NGI) to evaluate soil/geologic hazards and to prepare the grading plan.

The geologic report contains specific recommendations as to the required earthwork necessary for the construction of the proposed access roads, building sites and sewage disposal areas. Most of the required earthwork has been completed through permits issued and administered by the Building Division.

All cuts and fills have been done in accordance with approved engineered grading plans on file with the Building Division.

Regarding possible erosion of soils, the geologic report and grading plan both require erosion control mitigation ( i.e., Hydroseeding, mulching, etc.)

All development will be sited in areas of "Low Hazard" as identified in the NGI Report, thereby reducing exposure of people or property to geologic hazards.

##### WATER        Items b & d.

The project will change the rate of absorption and the amount of surface runoff due to grading and covering portions of the site with impermeable surfaces (roads and structures). However, the drainage pattern (direction) will remain unchanged. The increased surface runoff will still utilize existing drainage patterns.

The anticipated increased surface runoff will insignificantly increase the amount of surface water in the on-site creeks and possibly the Eel River. There is no evidence that increased runoff will adversely effect the quality or amount of surface water in the on-site creeks and the Eel River.

**PLANT LIFE**      **Item a.**

The required grading for the project will remove unwanted understory brush from the project site. The removal of the brush is considered insignificant. In additions, the removal of understory brush is recommended by CDF to reduce fire hazards.

**ANIMAL LIFE**      **Item d.**

There is no evidence of any rare or endangered species within the project site at this time. A review of the General Plan Resource Protection Maps indicate that there are no known sensitive and critical habitats. However, as the Dept. of Fish & Game referral indicates, "that the project does not appear to have significant fish and wildlife impacts in terms of the California Environmental Quality Act (CEQA)". The project will still contribute to the continuing reduction in wildlife populations and habitat from a cumulative standpoint. Because of the impacts, Fish & Game believes the project is subject to a filing fee pursuant to Fish & Game Code Section 711.4 (AB 3158). Staff agrees and recommends that the applicant pay the \$1250.00 filing fee. The project has been conditioned accordingly, see Exhibit A.

**NOISE**      **Item a & b.**

During construction activities the noise levels will increase temporarily. The main source of noise will be from the operation of heavy equipment and light construction tools. The temporary increased noise levels are considered insignificant.

Development of an industrial/commercial complex has the capacity to generate substantial noise dependent on actual uses. Due to the isolated nature of the project and the existing buffers of surrounding streamside management areas, Redwood Drive and Highway 101, it is not likely that noise would impact adjacent areas. None of the allowable uses would be expected to generate noise levels to a significant degree. All users should be able to meet Humboldt County Noise Standards.

According to information contained in the Draft Environmental Impact Report for the Community Plan, projected noise levels on Highway 101 adjacent to the project for the year 1995 dBA 's of 75 would be approximately 30 feet from the centerline of the road for; dBA of 70 would be 61 feet from centerline, and dBA of 65 would be 114 feet from centerline. The closest property line of the project site is approximately 125 feet from the edge of Highway 101. Noise levels up to 80 dBA are considered "normally acceptable" for commercial, wholesale, industrial and manufacturing uses ( per Figure 3-2 of the Framework Plan).

Calculating a noise level of 80 dBA at the property line, (higher end of commercial/manufacture using category) this would be reduced to 70 dBA in 150 feet of the approximate centerline of Highway 101. Similarly to the south, measuring from the edge of the project site which is the top of terrace, is approximately 600 feet to Redwood Drive. Noise levels of 80 dBA generated on top of the terrace at the southern boundary of the project would be much less than 65 dBA by the time they reach Redwood Drive. To the west and

northwest the project is adjacent to land owned by Tobin. Assuming noise levels of 80dBA at the top of terrace and across the gulchway there distances are approximately 200 feet or more to the centerline of the intermittent creek. Substantial distance is available to allow those noise levels to decrease below the 65 dBA. To the north of the project site is additional land owned by the applicant. Again this land would be affected by the noise levels. Substantial area to the north is available should noise be a problem. Subsequent development would be able to be situated outside of areas of any high noise levels.

Based on the above information, no noise impacts should be realized from this project to any of the areas surrounding the project site. Compatible noise levels of up to 75 Ldn would allow a high noise level to occur throughout the project site. Proposed uses, however, for the majority, are not the type of uses that produce significant amounts of noise.

**LIGHT AND GLARE**      **Item a.**

The eventual development will generate new light. Staff is requiring that a lighting plan be submitted. All lighting will be required to be directed so as not to extend beyond the boundaries of the parcel.

**TRANSPORTATION AND CIRCULATION**      **Items a & b.**

Both the Department of Public Works and Caltrans has reviewed the proposed project and recommend approval.

The anticipated additional traffic generated by the project will be mitigated by on and off site improvement as required by the Department of Public Works.

The intersection of the access road and Redwood Drive will be required to be upgraded. This will require the construction of turning and transition lanes.

The internal access roads will be required to be constructed to meet Federal Truck Standards to accommodate truck movements.

The project is conditioned so as to require all parking to be on-site. Based on the size of the proposed parcels, staff does not anticipate any problems.

**PUBLIC SERVICES**      **Item a.**

The applicants are proposing a water system that will meet the requirements of both the California Department of Forestry and Fire Protection and the Redway Fire Protection District. The system will be a looped system with a hydrant capability of 1,000 GPM for a two hour duration, with a 20 PSI system service residual. Hydrants will be located to the satisfaction of CDF.

**UTILITIES & SERVICE SYSTEMS**      **Items c & d.**

The water source for the proposed development will be developed by the applicants. A water allotment agreement will be developed to the satisfaction of both the Department of Environmental Health (DEH) and Regional Water Quality Control Board (RWQCB). The initial storage capacity will be 100,000 gallons. Development will be controlled by available water. Both DEH and the RWQCB have specific requirements which have been included as conditions of approval.

The applicants are proposing a on-site community sewage disposal system. Again, the applicants have worked closely with both DEH and the RWQCB. Both agencies have reviewed the proposal and recommend conditional approval. See Exhibit A for the specific conditions.

**GARBERVILLE DESIGN REVIEW COMMITTEE  
HUMBOLDT COUNTY PLANNING DEPARTMENT**

Application # 327695

Request for design review approval of SIGN, EXTERIOR PAINT or NEW CONSTRUCTION in the Garberville "D" Zone.

NAME APPLICANT L.O. Johnson

ASSESSOR'S PARCEL NO. \_\_\_\_\_

PROPERTY LOCATION - STREET ADDRESS \_\_\_\_\_

MAILING ADDRESS 601 Hillcrest Garberville TELEPHONE 923 2284

DESCRIPTION OF WORK Industrial Park sign corner Evergreen + Redwood Dr, Concrete block with aluminum letters

Date 6/27/95 Signature [Signature]

The committee can expedite your application by having information a week before the public meeting the last Tuesday of each month.

PAINT

- 1. Sketch
- 2. Color identification and sample
- 3. Type of surface & texture

SIGN

- 1. Sketch including copy
- 2. Dimensions
- 3. Type
- 4. Location on building
- 5. Number of front feet

Approval: approved

Conditions: \_\_\_\_\_

Denial: \_\_\_\_\_

Reasons: \_\_\_\_\_

Date 6/27/95 Secretary John McHale acting

This committee, as the reviewing authority, is empowered to approve and conditionally approve under Humboldt County Ordinance #1058. Denials are referred to the planning Commission. If the applicant is not satisfied with the conditions attached or a denial, the applicant may appeal to the Planning Commission in a petition for review through the Humboldt County Planning Department.

AGENDA ITEM TRANSMITTAL

TO: HUMBOLDT COUNTY PLANNING COMMISSION  
FROM: Thomas D. Conlon, Director of Planning and Building

MEETING DATE: May 7, 1992	SUBJECT: Public Hearing Item [ ] Consent Agenda ZONE RECLASSIFICATION, CONDITIONAL USE PERMIT, and MAJOR SUBDIVISION	CONTACT: KEVIN CALDWELL
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Before you is the following:

**PROJECT:** A Zone Reclassification of a 55 acre area (planned for General Industrial and Service Commercial uses) from a Forest Recreation, 5 acre minimum parcel size (FR B-5(5)) zone to a Business Park (MB) zone and an Industrial Commercial (C-3) zone, uses to be limited based on available private water and on-site wastewater disposal; a Conditional Use Permit for the construction of a caretaker's unit and site manager's office; and a major subdivision for 38 parcels and a Remainder parcel of approximately 1,024 acres, parcels ranging in size from 1 to 6 acres. The subdivision to consist of two phases: Phase 1 (lots 1-7, 16-21, and the remainder); and Phase 2 (lots 8-15 and 22-38).

**PROJECT LOCATION:** The project site is located in the Garberville area on the East side of Highway 101, approximately 1 mile East of the intersection of Redwood Drive with Highway 101 on property known as 1047 Highway 101.

**PRESENT PLAN DESIGNATIONS:** Industrial General (IG) and Commercial Services (CS) as designated by the Garberville-Redway-Benbow-Alderpoint (GRBA) Community Plan

**PRESENT ZONING:** Forest Recreation, Building Site Combining Zone, 5 acre minimum parcel size (FR B-5(5)) and Agriculture Grazing, Building Site Combining Zone, 5 acre minimum parcel size (AG B-5(5))

**ASSESSOR PARCEL NUMBER:** 223-161-02

APPLICANT	AGENT	AGENT
Wallan & Johnson Construction 601 Hillcrest Drive Garberville, CA 95440 923-2293	SHN ATTENTION: TIM THEISS 2630 Harrison Avenue Eureka, CA 95501	Rising Sun Enterprises 1864 Myrtle Avenue Eureka, CA 95501 445-2433

**ENVIRONMENTAL REVIEW:**

- Review required per the State CEQA Guidelines.
- Categorically exempt per Section 15, Section 15315 of the State CEQA Guidelines.

**MAJOR ISSUES**

- None

**RECOMMENDATION:**

- Approval based on findings in the staff report.
- Approval based on findings in the staff report and conditioned in Exhibit A.
- Denial based on findings in the staff report.

**RECORD OF ACTION:**

- Approved as recommended by the Planning Division.
- Approved with the attached revisions.

Adopted after review and consideration of all the evidence on May 7, 1992.

The motion was made by Bish and seconded by Brown

AYES: Commissioners: Bish, Brown, Eitzen, Samuelson

NOES: Commissioners: None

ABSTAIN: Commissioners: None

ABSENT: Commissioners: Feeney, Reinholtsen, Sorensen

I, THOMAS D. CONLON, Secretary to the Planning Commission of the County of Humboldt, do the foregoing to be a true and correct record of the action taken on the above entitled Commission at a meeting held on the date noted above.

THOMAS D. CONLON, Humboldt County Director of Planning and Building

By: Yvette Tucker  
Yvette Tucker

Approval is not effective until 30 days after adoption of the Zoning Ordinance by the Board of Supervisors.

cc:  Applicants  Agent  Public Works

## EXHIBIT A

APPROVAL OF THIS ZONE RECLASSIFICATION, TENTATIVE MAP AND CONDITIONAL USE PERMIT IS CONDITIONED ON THE FOLLOWING TERMS AND REQUIREMENTS:

### Zone Reclassification:

1. The applicant shall submit legal descriptions of the areas to be rezoned.
2. A fee of \$1250.00 shall be paid to the County Clerk at 825 Fifth Street, Room 235 in Eureka. This fee is required by State Law for processing the environmental document through the Department of Fish and Game. A copy of the receipt shall be submitted to the Planning Division to satisfy this condition.

### Tentative Map:

1. All taxes to which the property is subject shall be paid in full if payable, or secured if not yet payable, to the satisfaction of the County Tax Collector's Office, and all special assessments on the property must be paid or reapportioned to the satisfaction of the affected assessment district. Please contact the Tax Collector's Office approximately three to four weeks prior to filing the parcel or final map to satisfy this condition. This requirement will be administered by the Department of Public Works.
2. The conditions on the attached Department of Public Works referral dated August 23, 1991, shall be completed or secured to the satisfaction of that department. Prior to performing any work on the improvements, contact the Department of Public Works.
3. The applicant shall convey all development rights to parcel 1 until such time as the Department of Public Works provides written notice of completion of the terms of the agreement. The final map shall label the site as a "fill site".
4. The development authorized under this permit shall conform to all recommendations and requirements contained in the approved geologic report prepared and filed for the project.
5. The applicant shall be required to submit written verification from the project geotechnical engineer indicating that all recommendations in the geologic\grading report have been complied with unless otherwise directed by the project geotechnical engineer.
6. The applicant shall record a "Notice of Geologic Report". Forms are available at the Planning Division. Fees as established by the Board of Supervisors will be required for the processing and recording of the document.

7. The following conditions shall be satisfied prior to the recordation of the map, as required by the Department of Environmental Health (DEH).
  - a. The applicant must form an organizational entity acceptable to DEH which will be responsible for maintenance, monitoring and control of the community leachfield.
  - b. The sewage system maintenance entity will be required to participate in the Health Department sewage system monitoring oversight program. An annual fee for monitoring is required by the Department.
  - c. A report of waste discharge must be submitted to and accepted by the Regional Water Quality Control Board.
  - d. The applicant must form an organizational entity acceptable to DEH which will be responsible for monitoring and maintenance of the water system.
  - e. The organization shall obtain a water supply permit from DEH.
  - f. Plans for the water system shall be submitted to and approved by DEH prior to recordation.
  - g. The community sewage and water system shall be constructed (with appropriate permits) prior to the commencement of structural development on any of the parcels in the subdivision.

The applicant shall be required to submit written verification from the Department of Environmental Health indicating that their concerns have been satisfied and that they have no objection to recording the final map.

8. The applicant shall submit a detailed emergency water system plan to CDF. Prior to recording the parcel map the applicant must complete the water system improvements to the satisfaction of CDF. The applicant shall submit written verification from CDF that improvements have been completed to their satisfaction and they have no objection to recording the final map..
9. The Humboldt County Board of Supervisors shall approve and adopt the proposed Zone Reclassification.
10. The applicant shall submit a lighting plan for the proposed development. The plan shall be drawn to scale and show the location, size and type of light fixtures.

11. The applicant shall submit a Development Plan for the subdivision to the Planning and Building Department for review and approval. The Plan shall be drawn to scale and give specifications and notes as detailed below regarding the development and improvement of the site. The Development Plan will be placed on a separate map which is not drawn from the Tentative Map, and which is a map devoted only to the Development Plan. The Development Plan may be prepared from a "base map" of the Final Map. The Development Plan will include the following elements clearly and distinctly placed on the map.

**A. Notice of the requirement for:**

- That all parking is required to be on site for each parcel.
- Future development will be limited on availability of water and sewer capacity as determined by the Department of Environmental Health.
- Landscaping will be required at the time of development of each lot. The plants, shrubs and trees shall be fire retardant. For a list of CDF approved fire retardant plants, shrubs and trees contact either the Planning Department or CDF.

**B. Plot Plan Details**

- The Streamside Management Areas, to the satisfaction of the Planning Division. The SMA shall be 100' on each side of the stream transition lines and labeled as "NON-BUILDABLE".
- The greenway area as identified on the G.R.A.B. land use maps and labeled as "NON-BUILDABLE".
- Lot 1 shall be labeled as a fill site and "NON-BUILDABLE".
- The areas identified as NON-BUILDABLE in the Geologic Report.

File Copy

AGENDA ITEM NO. \_\_\_\_\_



# COUNTY OF HUMBOLDT

For Meeting of June 23, 1992

DATE: June 1, 1992

TO: Board of Supervisors

FROM: *Thomas D. Conlon*  
Thomas D. Conlon, Director of Planning and Building

SUBJECT: Wallan and Johnson Zone Reclassification; Redway

### RECOMMENDATION

That the Board of Supervisors:

1. Hold a public hearing in the manner prescribed by law.
2. Adopt the Planning Commission's findings and negative declaration of Environmental Impact.
3. Approve the Zone Reclassification amending Section 313-4 of the Humboldt County Code by rezoning a 55 acre portion of a 1024 acre parcel from a Forestry Recreation Zone, five acre minimum parcel size (FR-B5(5)) to a Business Park Zone with a Design Review Combining Zone (MB/D) and to a Industrial Commercial Zone with a Design Combining Zone (C-3/D) and adopt Ordinance No. \_\_\_\_\_ attached on page 4.
4. Direct Planning to prepare and file a Notice of Determination pursuant to CEQA for the project.
5. Direct the Clerk of the Board to give notice of the decision to the applicant and any other interested party and to publish the summary of the Ordinance within 15 days after adoption by the Board.

Prepared by: *Kevin Caldwell*  
Kevin Caldwell, Senior Planner

CAO Approval: \_\_\_\_\_

REVIEW:  
Auditor \_\_\_\_\_ County Counsel \_\_\_\_\_ Personnel \_\_\_\_\_ Risk Manager \_\_\_\_\_ Other \_\_\_\_\_

TYPE OF ITEM:      cc: Applicant  
 \_\_\_\_\_ Consent                      Agent  
 \_\_\_\_\_ Departmental  
XX Public Hearing  
 \_\_\_\_\_ Other \_\_\_\_\_

BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT  
 Upon the motion of Supervisor  
 seconded by Supervisor  
 and unanimously carried by those members present,  
 the Board hereby adopts the recommended action  
 contained in this report.  
 Dated: \_\_\_\_\_  
 Bruce Rupp, Clerk of the Board  
 by: \_\_\_\_\_

PREVIOUS ACTION/REFERRAL:  
Board Order No. \_\_\_\_\_  
Meeting of \_\_\_\_\_

## DISCUSSION

The applicant has applied for a zone reclassification, conditional use permit and subdivision is to facilitate the construction of an Industrial\Business Park .

The project is located in the Redway area and is within the Garberville, Redway, Alderpoint and Benbow (G.R.A.B.) Community Planning Area. The subject property was identified in the G.R.A.B. Community Plan as a site for industrial\service commercial development. The Citizen's Advisory Committee (CAC) recommended that the Board of Supervisors designate the site Industrial General (IG) and Commercial Services (CS). The Board of Supervisors approved the CAC's recommendation and adopted the G.R.A.B. Community Plan in June of 1987.

The proposed project was heard and approved at the Planning Commission meeting of May 7, 1992. At the public hearing the Planning Commission applied a Design Review Combing Zone to the proposed Zone Reclassification. This will require that Design Approval be obtained for any proposed development on the parcels. The purpose of the Design Review Combining Zone is to allow staff to review the project for landscaping and building design review.

### Required Findings

Section 317-6 of the Humboldt County Code (H.C.C.) specifies the findings that must be made in order to approve a Zone Reclassification. The required findings are as follows:

1. The proposed change is in the public interest; and
2. The proposed change is consistent with the General Plan.

Based on information contained in the Planning Commission Staff Report (Attachment C), the Planning Commission recommends that the required findings be made and the project be approved.

## FINANCIAL IMPACT

The applicant has paid all actual costs incurred for processing the application to its completion.

## OTHER AGENCY INVOLVEMENT

Not Applicable.

## ALTERNATIVES TO STAFF RECOMMENDATIONS

Your Board could chose not to approve the Zone Reclassification. The Planning Division does not recommend this alternative. The Zone Reclassification was recommended by staff and approved by the Planning Commission.

**ATTACHMENTS**

- Attachment A: Ordinance, Exhibit A, Exhibit B.
- Attachment B: Summary of Ordinance, map to be published.
- Attachment C: Planning Commission staff report of May 7, 1992.

ORDINANCE NO. \_\_\_\_\_

AMENDING SECTION 313-4 OF THE HUMBOLDT COUNTY CODE  
BY REZONING PROPERTY IN THE REDWAY AREA  
[ ZR-03-91 ( WALLAN AND JOHNSON)]

The Board of Supervisors of the County of Humboldt ordains as follows:

SECTION 1. Section 313-4 of the Humboldt County Code is hereby amended by reclassifying the property described in the attached Exhibit A from a Forest Recreation, five acre minimum parcel size (FR-B-5(5)) zone to an Industrial Commercial with a Design Review Combining zone (C-3/D), and by reclassifying property described in the attached Exhibit B from a Forest Recreation, five acre minimum parcel size (FR-B5(5)) to a Business Park with a Design Review Combining zone (MB/D). The areas described are shown on the Garberville, Redway, Alderpoint, Benbow Zoning Map 1 of 2 and on the attached as Exhibit C.

SECTION 2. This ordinance shall become effective thirty (30) days after the date of its passage.

PASSED, APPROVED AND ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 1992, on the following vote, to wit:

AYES: Supervisors:

NOES: Supervisors:

ABSENT: Supervisors:

\_\_\_\_\_  
Chairman of the Board of Supervisors of the  
County of Humboldt, State of California

(SEAL)

ATTEST:

J. BRUCE RUPP

Clerk of the Board of Supervisors of the  
County of Humboldt, State of California

\_\_\_\_\_  
Deputy

Bushnell Survey and Timber Service Inc.  
April 1, 1992

C-3

LEGAL DESCRIPTION FOR WALLAN & JOHNSON  
Lying westerly of the center line of Evergreen

That portion of Sections 12 & 13, Township 4 South, Range 3 East, Humboldt Base and Meridian described as follows:

Beginning at the Section Corner common to 11, 12, 13, & 14 and running East, 1347.30 feet to the North face of a forked pepperwood tree on the east bank of a creek and the TRUE POINT OF BEGINNING;

thence continuing East to a point 100.00 feet East of the center of said creek;

thence southerly on a line parallel with said creek, and 100.00 feet Easterly therefrom, to the center line of Redwood Drive, formerly Highway 101;

thence South and East along the center line of said Redwood Drive to the intersection of Evergreen Road, located 1702.87 feet South and 1649.84 feet East of said Section Corner common to 11, 12, 13, & 14;

thence along the center line of said Evergreen Road, North 06 degrees, 00 minutes, 00 seconds West, 51.87 feet;

thence along a curve to the left, having a radius of 145.00 feet, through a central angle of 118 degrees, 33 minutes, 25 seconds, a distance of 300.04 feet;

thence South 55 degrees, 26 minutes, 35 seconds West, 131.84 feet;

thence along a curve to the right, having a radius of 110.00 feet, through a central angle of 122 degrees, 34 minutes, 30 seconds, a distance of 235.33 feet;

thence North 01 degrees, 58 minutes, 55 seconds West, 257.99 feet;

thence along a curve to the right, having a radius of 300.00 feet, through a central angle of 23 degrees, 50 minutes, 45 seconds, a distance of 124.86 feet;

thence North 21 degrees, 51 minutes, 50 seconds East, 429.91 feet;

LEGAL DESCRIPTION continued

thence along a curve to the right, having a radius of 535.00 feet, through a central angle of 13 degrees, 43 minutes, 40 seconds, a distance of 128.18 feet. Said point being the intersection of Evergreen and Tunnel Roads;

thence North 35 degrees, 35 minutes, 30 seconds East, 1081.03 feet;

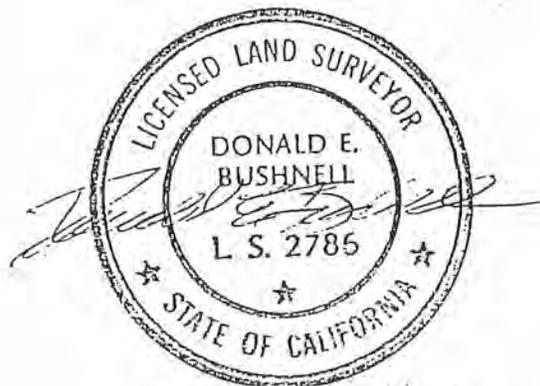
thence along a curve to the left, having a radius of 300.00 feet, through a central angle of 45 degrees, 35 minutes, 30 seconds, a distance of 238.72 feet;

thence North 10 degrees, 00 minutes, 00 seconds West, 129.04 feet;

thence leaving center line of said Evergreen Road, South 80 degrees; 00 minutes, 00 seconds West, 81.82 feet;

thence South 54 degrees, 20 minutes, 00 seconds West, 376.13 feet;

thence South 39 degrees, 00 minutes, 00 seconds West, 431.55 feet, more or less, to the TRUE POINT OF BEGINNING.



LEGAL DESCRIPTION FOR WALLAN AND JOHN \_\_\_\_\_  
Lying Easterly of the center line of Evergreen Road

That portion of Sections 12 & 13, Township 4 South, Range 3 East, Humboldt Base and Meridian described as follows:

Beginning at the Section Corner common to 11, 12, 13, & 14 and running East, 1347.30 feet to the North face of a forked pepperwood tree on the east bank of a creek;

thence North 39 degrees, 00 minutes, 00 seconds East, 431.55 feet;

thence North 54 degrees, 20 minutes, 00 seconds East, 376.13 feet;

thence North 80 degrees, 00 minutes, 00 seconds East, 81.82 feet to the center line of Evergreen Road and the TRUE POINT OF BEGINNING;

thence North 80 degrees, 00 minutes, 00 seconds East, 43.18 feet;

thence North 45 degrees, 00 minutes, 00 seconds East, 100.00 feet;

thence North 53 degrees, 00 minutes, 00 seconds East, 125.00 feet to the westerly line of U.S. 101 as shown by the Department of Public Works Survey between 1.6 miles South of Garberville and 0.4 miles North of Dean Creek State Highway 1-HUM-101, as recorded in Book 920 of Official Records at Page 466, Humboldt County Records;

thence along the westerly boundary of said State Highway, the bearings of which have been rotated 00 degrees, 11 minutes, 45 seconds right from said recorded Department of Public Works Survey, South 27 degrees, 44 minutes, 02 seconds East, 210.00 feet to a point that bears South 71 degrees, 29 minutes, 45 seconds West, 170.00 feet from Engineer's Station 187 + 00 P.O.T. of said survey.

thence South 18 degrees, 30 minutes, 15 seconds East, 600.00 feet;

## LEGAL DESCRIPTION continued

thence South 07 degrees, 11 minutes, 40 seconds East, 203.96 feet;

thence South 29 degrees, 48 minutes, 51 seconds East, 203.96 feet;

thence South 18 degrees, 30 minutes, 15 seconds East, 499.88 feet;

thence leaving said State Highway, South 35 degrees, 52 minutes, 53 seconds West, 359.26 feet;

thence North 88 degrees, 27 minutes, 49 seconds West, 332.23 feet;

thence North 75 degrees, 50 minutes, 44 seconds West, 294.39 feet;

thence South 84 degrees, 00 minutes, 00 seconds West, 234.11 feet;

thence South 79 degrees, 21 minutes, 11 seconds West, 130.70 feet;

thence South 06 degrees, 38 minutes, 55 seconds East, 219.27 feet;

thence South 60 degrees, 39 minutes, 40 seconds West, 120.94 feet;

thence South 72 degrees, 38 minutes, 20 seconds West, 299.88 feet;

thence South 66 degrees, 26 minutes, 30 seconds West, 107.39 feet;

thence South 88 degrees, 01 minutes, 05 seconds West, 25.00 feet to a point in the center line of Evergreen Road;

thence along the center line of said Evergreen Road, North 01 degrees, 58 minutes, 55 seconds West, 257.99 feet;

LEGAL DESCRIPTION continued

thence along a curve to the right, having a radius of 300.00 feet, through a central angle of 23 degrees, 50 minutes, 45 seconds, a distance of 124.86 feet;

thence North 21 degrees, 51 minutes, 50 seconds East, 429.91 feet;

thence along a curve to the right, having a radius of 535.00 feet, through a central angle of 13 degrees, 43 minutes, 40 seconds, a distance of 128.18 feet. Said point being the intersection of Evergreen and Tunnel Roads;

thence North 35 degrees, 35 minutes, 30 seconds East, 1081.03 feet;

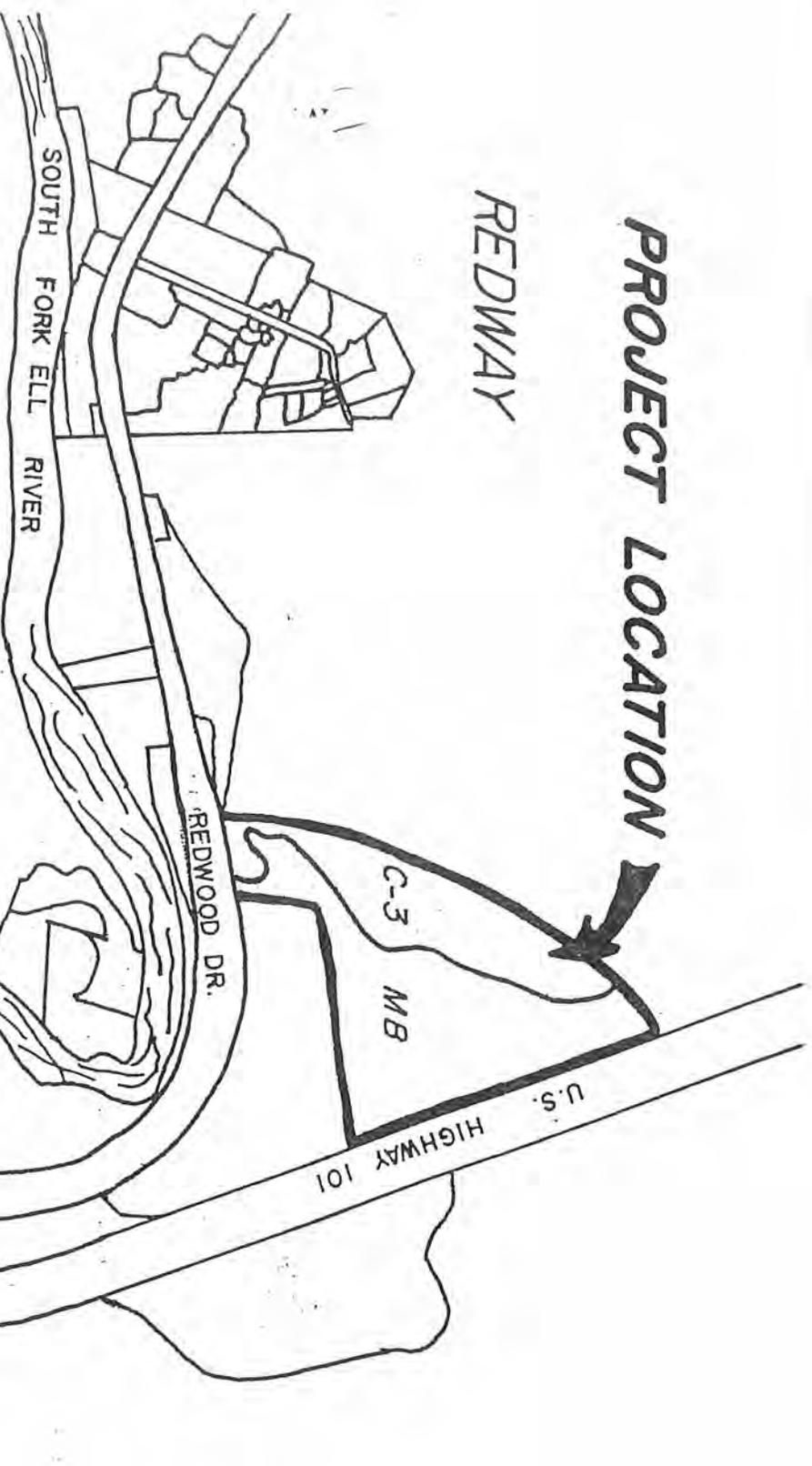
thence along a curve to the left, having a radius of 300.00 feet, through a central angle of 45 degrees, 35 minutes, 30 seconds, a distance of 238.72 feet;

thence North 10 degrees, 00 minutes, 00 seconds West, 129.04 feet to the TRUE POINT OF BEGINNING.



# PROJECT LOCATION

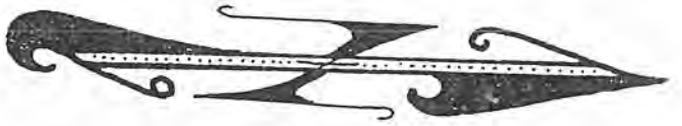
REDWAY



## ZONE LEGEND

C-3 INDUSTRIAL COMMERCIAL

MB BUSINESS PARK



NO SCALE

GARBERVILLE

WALLARD & JOHNSONS  
223-141.02

**SUMMARY OF ORDINANCE**  
(For publication after adoption)

On \_\_\_\_\_, 1992 , the Humboldt County Board of Supervisors adopted Ordinance No. \_\_\_\_\_, Which amends the zoning of property in Redway area and shown on the attached map marked Exhibit A, from a Forestry Recreation Zone, five acre minimum parcel size (FR-B5(5)) to a Business Park Zone with a Design Review Combining Zone (MB/D) and to a Industrial Commercial Zone with a Design Combining Zone (C-3/D) zone. The names of the Supervisors voting for and against the ordinance are as follows:

AYES: Supervisors:

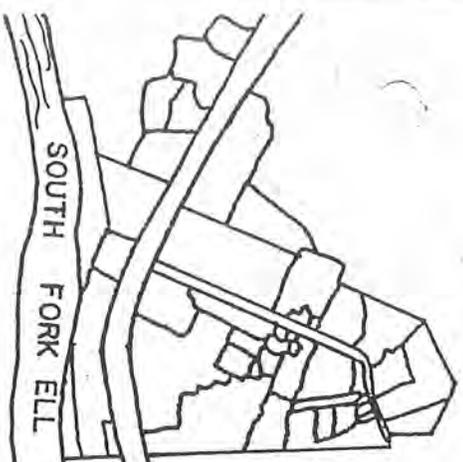
NOES: Supervisors:

ABSENT: Supervisors:

A copy of the Ordinance is posted in the office of the Clerk of the Board of Supervisors, 825 Fifth Street, Eureka, CA.

# PROJECT LOCATION

REDWAY

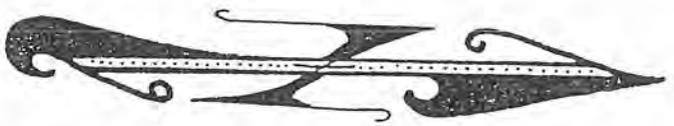
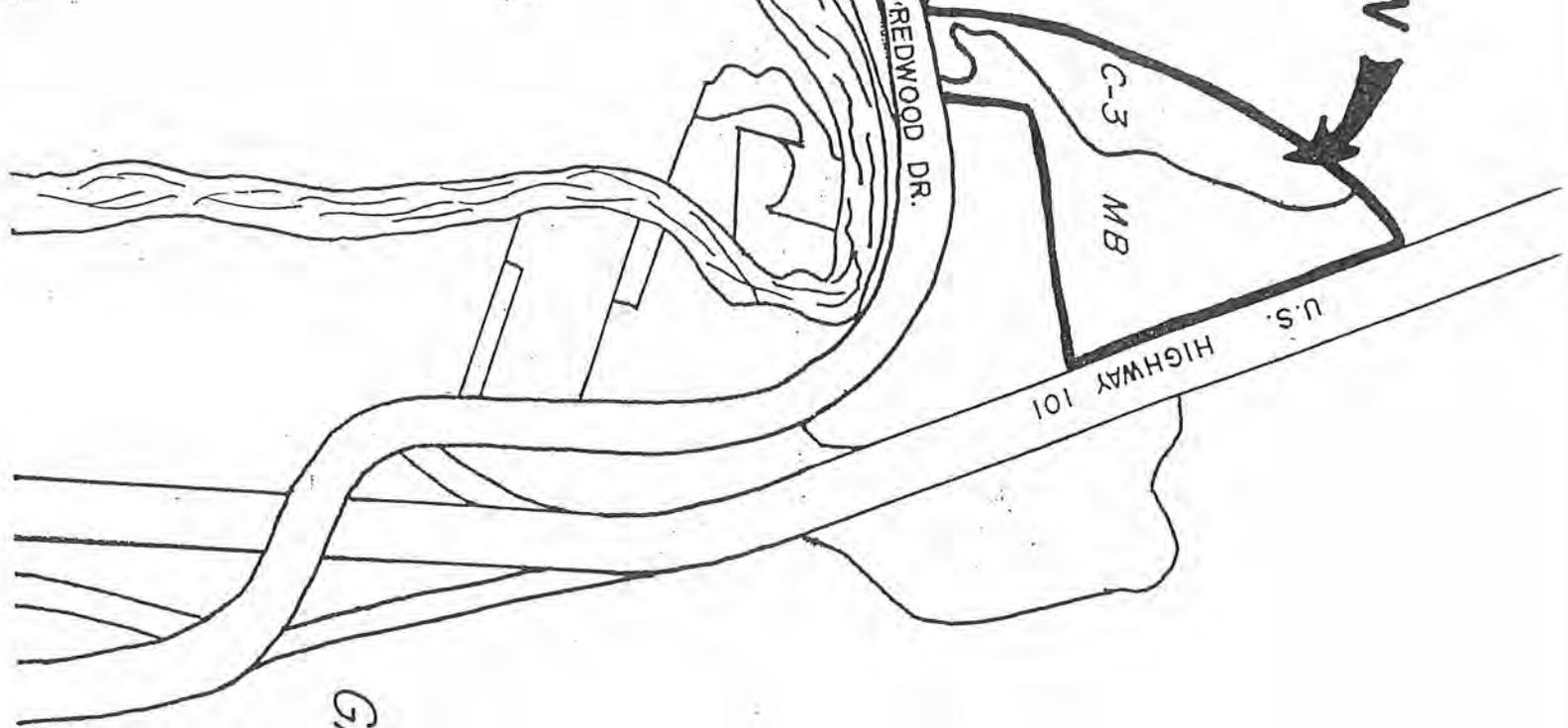


SOUTH FORK ELL RIVER

## ZONE LEGEND

C-3 INDUSTRIAL COMMERCIAL

MB BUSINESS PARK



NO SCALE

GARBERVILLE

WALAND E. JOHNSON  
223-141-02

*W. E. Johnson*

AGENDA ITEM TRANSMITTAL

TO: HUMBOLDT COUNTY PLANNING COMMISSION

FROM: *K Caldwell*  
Thomas D. Conlon, Director of Planning and Building

MEETING DATE: <i>May 7, 1992</i>	SUBJECT: Public Hearing Item <input type="checkbox"/> Consent Agenda ZONE RECLASSIFICATION, CONDITIONAL USE PERMIT, and MAJOR SUBDIVISION	CONTACT: KEVIN CALDWELL
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Before you is the following:

**PROJECT:** A Zone Reclassification of a 55 acre area (planned for General Industrial and Service Commercial uses) from a Forest Recreation, 5 acre minimum parcel size (FR B-5(5)) zone to a Business Park (MB) zone and an Industrial Commercial (C-3) zone, uses to be limited based on available private water and on-site wastewater disposal; a Conditional Use Permit for the construction of a caretaker's unit and site manager's office; and a major subdivision for 38 parcels and a Remainder parcel of approximately 1,024 acres, parcels ranging in size from 1 to 6 acres. The subdivision to consist of two phases: Phase 1 (lots 1-7, 16-21, and the remainder); and Phase 2 (lots 8-15 and 22-38).

**PROJECT LOCATION:** The project site is located in the Garberville area on the East side of Highway 101, approximately 1 mile East of the intersection of Redwood Drive with Highway 101 on property known as 1047 Highway 101.

**PRESENT PLAN DESIGNATIONS:** Industrial General (IG) and Commercial Services (CS) as designated by the Garberville-Redway-Benbow-Alderpoint (GRBA) Community Plan

**PRESENT ZONING:** Forest Recreation, Building Site Combining Zone, 5 acre minimum parcel size (FR B-5(5)) and Agriculture Grazing, Building Site Combining Zone, 5 acre minimum parcel size (AG B-5(5))

**ASSESSOR PARCEL NUMBER:** 223-161-02

<u>APPLICANT</u>	<u>AGENT</u>	<u>AGENT</u>
Wallan & Johnson Construction 601 Hillcrest Drive Garberville, CA 95440 923-2293	SHN ATTENTION:TIM THEISS 2630 Harrison Avenue Eureka, CA 95501	Rising Sun Enterprises 1864 Myrtle Avenue Eureka, CA 95501 445-2433

ENVIRONMENTAL REVIEW:

- Review required per the State CEQA Guidelines.
- Categorically exempt per Section 15, Section 15315 of the State CEQA Guidelines.

MAJOR ISSUES

- None

RECOMMENDATION:

- Approval based on findings in the staff report.
- Approval based on findings in the staff report and conditioned in Exhibit A.
- Denial based on findings in the staff report.

RECORD OF ACTION:

- Approved as recommended by the Planning Division.
- Approved with the attached revisions.

Adopted after review and consideration of all the evidence on May 7, 1992.

The motion was made by Bish and seconded by Brown

AYES: Commissioners: Bish, Brown, Eitzen, Samuelson

NOES: Commissioners: None

ABSTAIN: Commissioners: None

ABSENT: Commissioners: Feeney, Reinholtsen, Sorensen

I, THOMAS D. CONLON, Secretary to the Planning Commission of the County of Humboldt, do the foregoing to be a true and correct record of the action taken on the above entitled Commission at a meeting held on the date noted above.

THOMAS D. CONLON, Humboldt County Director of Planning and Building

By: *Yvette Tucker*  
Yvette Tucker

Approval is not effective until 30 days after adoption of the Zoning Ordinance by the Board of Supervisors.

cc:  Applicants  Agent  Public Works

**WALLAN AND JOHNSON  
ZONE RECLASSIFICATION/SUBDIVISION/USE PERMIT  
REDWAY**

**RESOLUTION**

Resolution No. 08-92

RESOLUTION OF THE PLANNING COMMISSION

OF THE COUNTY OF HUMBOLDT

APPROVING THE WALLAN AND JOHNSON CONSTRUCTION

ZONE RECLASSIFICATION

On May 7, 1992, the Planning Commission of the County of Humboldt considered the matter referenced above and resolved as follows:

WHEREAS, the applicant has applied for a Zone Reclassification of a 55 acre area from a Forest Recreation; five acre minimum parcel size (FR-B5(5)) zone to a Business Park zone with a Design Review Combining zone (MB/D) and an Industrial Commercial zone with a Design Review Combining zone (C-3/D).

WHEREAS, the proposed Zone Reclassification may be approved if it can be found that: (1) the proposed change is in the public interest; and (2) the proposed change is consistent with the General Plan; and

WHEREAS, the County Planning Department has prepared, posted for public review and filed with the Planning Commission reports with evidence, findings and conclusions showing that evidence does exist in support of making the required findings for granting the Zone Reclassification; and

WHEREAS, the Planning Commissioners have reviewed and considered said reports and other written evidence and testimony presented to the Commission; and

WHEREAS, the Planning Commission held a public hearing on this matter to receive other evidence and testimony;

NOW, THEREFORE, BE IT RESOLVED BY THE HUMBOLDT COUNTY PLANNING COMMISSION that the following findings be and are hereby made:

1. The proposed Zone Reclassification is in the public interest; and
2. The proposed Zone Reclassification is consistent with the General Plan.

**WALLAN AND JOHNSON  
ZONE RECLASSIFICATION/SUBDIVISION/USE PERMIT  
REDWAY**

**CONDITIONS OF APPROVAL**

## EXHIBIT A

APPROVAL OF THIS ZONE RECLASSIFICATION, TENTATIVE MAP AND CONDITIONAL USE PERMIT IS CONDITIONED ON THE FOLLOWING TERMS AND REQUIREMENTS:

### Zone Reclassification:

1. The applicant shall submit legal descriptions of the areas to be rezoned.
2. A fee of \$1250.00 shall be paid to the County Clerk at 825 Fifth Street, Room 235 in Eureka. This fee is required by State Law for processing the environmental document through the Department of Fish and Game. A copy of the receipt shall be submitted to the Planning Division to satisfy this condition.

### Tentative Map:

1. All taxes to which the property is subject shall be paid in full if payable, or secured if not yet payable, to the satisfaction of the County Tax Collector's Office, and all special assessments on the property must be paid or reapportioned to the satisfaction of the affected assessment district. Please contact the Tax Collector's Office approximately three to four weeks prior to filing the parcel or final map to satisfy this condition. This requirement will be administered by the Department of Public Works.
2. The conditions on the attached Department of Public Works referral dated August 23, 1991, shall be completed or secured to the satisfaction of that department. Prior to performing any work on the improvements, contact the Department of Public Works.
3. The applicant shall convey all development rights to parcel 1 until such time as the Department of Public Works provides written notice of completion of the terms of the agreement. The final map shall label the site as a "fill site".
4. The development authorized under this permit shall conform to all recommendations and requirements contained in the approved geologic report prepared and filed for the project.
5. The applicant shall be required to submit written verification from the project geotechnical engineer indicating that all recommendations in the geologic\grading report have been complied with unless otherwise directed by the project geotechnical engineer.
6. The applicant shall record a "Notice of Geologic Report". Forms are available at the Planning Division. Fees as established by the Board of Supervisors will be required for the processing and recording of the document.

7. The following conditions shall be satisfied prior to the recordation of the map, as required by the Department of Environmental Health (DEH).
  - a. The applicant must form an organizational entity acceptable to DEH which will be responsible for maintenance, monitoring and control of the community leachfield.
  - b. The sewage system maintenance entity will be required to participate in the Health Department sewage system monitoring oversight program. An annual fee for monitoring is required by the Department.
  - c. A report of waste discharge must be submitted to and accepted by the Regional Water Quality Control Board.
  - d. The applicant must form an organizational entity acceptable to DEH which will be responsible for monitoring and maintenance of the water system.
  - e. The organization shall obtain a water supply permit from DEH.
  - f. Plans for the water system shall be submitted to and approved by DEH prior to recordation.
  - g. The community sewage and water system shall be constructed (with appropriate permits) prior to the commencement of structural development on any of the parcels in the subdivision.

The applicant shall be required to submit written verification from the Department of Environmental Health indicating that their concerns have been satisfied and that they have no objection to recording the final map.

8. The applicant shall submit a detailed emergency water system plan to CDF. Prior to recording the parcel map the applicant must complete the water system improvements to the satisfaction of CDF. The applicant shall submit written verification from CDF that improvements have been completed to their satisfaction and they have no objection to recording the final map..
9. The Humboldt County Board of Supervisors shall approve and adopt the proposed Zone Reclassification.
10. The applicant shall submit a lighting plan for the proposed development. The plan shall be drawn to scale and show the location, size and type of light fixtures.

11. The applicant shall submit a Development Plan for the subdivision to the Planning and Building Department for review and approval. The Plan shall be drawn to scale and give specifications and notes as detailed below regarding the development and improvement of the site. The Development Plan will be placed on a separate map which is not drawn from the Tentative Map, and which is a map devoted only to the Development Plan. The Development Plan may be prepared from a "base map" of the Final Map. The Development Plan will include the following elements clearly and distinctly placed on the map.

A. **Notice of the requirement for:**

- That all parking is required to be on site for each parcel.
- Future development will be limited on availability of water and sewer capacity as determined by the Department of Environmental Health.
- Landscaping will be required at the time of development of each lot. The plants, shrubs and trees shall be fire retardant. For a list of CDF approved fire retardant plants, shrubs and trees contact either the Planning Department or CDF.

B. **Plot Plan Details**

- The Streamside Management Areas, to the satisfaction of the Planning Division. The SMA shall be 100' on each side of the stream transition lines and labeled as "NON-BUILDABLE".
- The greenway area as identified on the G.R.A.B. land use maps and labeled as "NON-BUILDABLE".
- Lot 1 shall be labeled as a fill site and "NON-BUILDABLE".
- The areas identified as NON-BUILDABLE in the Geologic Report.

RE: WALLAN AND JOHNSON MAJOR SUBDIVISION, AP# 223-161-02  
FMS-08-91

DATE: May 7, 1992

REVISED CONDITION:

PHASE I

*J. M.*

**RECEIVED**  
MAY 07 1992  
HUMBOLDT COUNTY  
PLANNING COMMISSION

(A) Subdivider shall construct Evergreen Road from Redwood Drive to a point approximately near Tunnel Road to allow for a standard having geometrics to accommodate truck movements and a corridor for pedestrians and bicycles. This will require a minimal typical section comprised of a 2 foot gravel shoulder, a 4 foot wide bicycle/pedestrian path, a 2 foot paved shoulder, two 12 foot wide travel lanes, a 2 foot wide paved shoulder, and a 2 foot graveled shoulder. This street will not allow for on-street parking.

Subdivider shall construct Evergreen Road from Tunnel Road to the north line of Lots 10 and 11 to a standard having a minimum typical section comprised of a 2 foot wide gravel shoulder, 4 foot wide bicycle/pedestrian path, two 12 foot wide travel lanes, a 4 foot wide bicycle/pedestrian path, and a 2 foot wide gravel shoulder. This street will not allow for on-street parking.



DEPARTMENT OF PUBLIC WORKS  
**COUNTY OF HUMBOLDT**

MAILING ADDRESS: 1106 SECOND STREET, EUREKA, CA 95501-0579  
AREA CODE 707

ARCATA-EUREKA AIRPORT TERMINAL  
McKINLEYVILLE  
AVIATION 839-5401

PUBLIC WORKS BUILDING  
SECOND & L ST., EUREKA  
ADMINISTRATION 445-7491 NATURAL RESOURCES 445-7741  
BUSINESS 445-7652 PARKS 445-7652  
ENGINEERING 445-7493 ROADS & EQUIPMENT MAINT. 445-7421

CLARK COMPLEX  
HARRIS & H ST., EUREKA  
REAL PROPERTY SERVICES 445-7205

SUBDIVISION REQUIREMENTS

IN THE MATTER OF THE APPLICATION OF:

File No. AP# 223-161-02

WALLAN AND JOHNSON MAJOR SUBDIVISION

Case No. FMS-08-91

FOR APPROVAL OF A TENTATIVE MAP

Issued: 8/23/91

General Plan = IG/CS

Zoning = FR B-5(5)/AG B-5(5)

Area = 1,204 acres into 39 parcels and a remainder

The following requirements and standards are applicable to this project and must be completed to the specifications and satisfaction of this Department before the subdivision may be recorded. If there has been a substantial change in the project since the last date shown above, an amended report must be obtained and used in lieu of this report. Prior to commencing the improvements indicated below, please contact the subdivision inspector at 445-7205 to schedule a pre-construction conference.

Applicant shall be required to deposit a security deposit for inspection fees as per Section 326-13 of the Humboldt County Code prior to review of construction plans or the construction of improvements.

READ THE ENTIRE REPORT BEFORE COMMENCING WORK ON THE PROJECT

(1) Applicant must cause to be recorded a final map showing monumentation of all property corners to the satisfaction of the Department of Public Works in compliance with Section 326-15 of the Humboldt County Code. Map checking fees and recording fees for the final map will be required to be submitted.

(2) The access roads will not be maintained by the County; therefore, all of the conditions in Section 324-2 of the subdivision regulations shall be complied with.

Road Maintenance Agreements will be required. An engineered estimate of yearly cost of road maintenance must be submitted for approval by this office.

(3) The access roads serving this subdivision are Evergreen Road, Barnett Road, Tunnel Road, and an unnamed road serving Lots 36, 37, and 38. The road improvements are proposed to be constructed in phases. The following are this Department's requirements for each phase:

**PHASE I**

A. Subdivider shall construct Evergreen Road to a standard to allow for geometrics of Federal Truck Standards to accommodate truck movements, a pedestrian corridor, and bicycles. This will require a minimum typical section comprised of a 2 foot gravel shoulder, 4 foot wide bicycle/pedestrian path, two 14 foot wide travel lanes, a 4 foot wide bicycle/pedestrian path and a 2 foot gravel shoulder. This street will **not allow** for on-street parking.

B. The applicant shall be responsible to correct any involved drainage problems to the satisfaction of the Department of Public Works.

A complete hydraulic report and drainage plan shall be submitted for approval by the Department of Public Works. This will require the construction of drainage facilities.

It is anticipated that an underground storm drain will be required along the roadways. Energy dissipators, storm drains, and curbs will be necessary. It is unclear from the information submitted whether the drainage courses along the back of Lots 16 through 21 are natural gullies or are to be man-made drainage courses.

The width of the drainage easement must be a minimum of 20 feet, but in all cases must be of a width to accommodate the design of man-made facilities or the width of the natural water course. The natural water course may require a wider easement for maintenance purposes.

C. The subdivider shall be required to prepare a final set of plans and specifications for the intersection of Evergreen Road onto Redwood Drive. The plans must include turning lanes and transition lanes within Redwood Drive.

These improvements may be delayed upon entering into a secured agreement until such time as one of the following occurs:

1. Prior to start of any additional development of this site (Phase **II** or Conditional Use Permit; or

2. Concurrently with County's improvement of Redwood Drive, whichever occurs first.

D. Subdivider shall be required to construct entrance to Redwood Drive to a public intersection with flares for truck turning movements and transition lanes as a condition of Phase I.

The entrance shall conform to visibility standards as outlined in CalTrans Standards for the entrance of a roadway onto a 55 mph roadway.

E. The structural section of all roadways shall be determined based upon CalTrans "R" Value Method and using a Traffic Index of 9. A minimum structural section shall consist of 6" of Class II aggregate base surfaced with 2 tenths Type B asphalt.

F. The roadway will not accommodate parking; therefore, the street must be signed for "No Parking" and a bicycle/pedestrian lane striped.

(4) A turnaround area as approved by the Department of Public Works shall be constructed at the end of the access road. It shall have the same structural section as the roadway.

(5) Street name and traffic control devices should be placed as approved by the County Traffic Engineer.

(6) All utility work shall be completed prior to constructing the structural section for the road. All laterals shall be extended onto each lot and marked in a manner that they will be easily located at the time of individual hookups. A letter of completion of all work from all involved utility companies shall be submitted prior to constructing the roadway structural section. Any utilities that need to be relocated shall be done so at the subdivider's expense.

(7) Construction plans shall be submitted for the road improvements. The construction plans shall be approved by the Department of Public Works prior to performing any construction work.

The construction plans shall show the location of all public utilities. The plans shall be signed as approved by the public utility companies having facilities within the subdivision prior to final approval by this Department.

## PHASE II

A. Subdivider shall construct entrance to Evergreen Road in conformance to requirements of Phase I, Item C.

B. Barnett Road, Tunnel Road, and the unnamed road shall be constructed having a typical section comprised of a minimum of two 12 foot wide travel lanes with 4 foot gravel shoulders, 2 feet of which shall be paved.

C. All radii for turning movements at intersections shall be designed for truck turning movements and shall be paved with asphalt concrete as required by the Department of Public Works.

D. Subdivider shall conform to drainage requirements listed in Phase I, Item B. The easement requirements are also directed to those areas across Lots 12, 13, 14, 22, 25, and 29.

E. All utility work shall be completed prior to constructing the structural section for the road. All laterals shall be extended onto each lot and marked

in a manner that they will be easily located at the time of individual hookups. A letter of completion of all work from all involved utility companies shall be submitted prior to constructing the roadway structural section. Any utilities that need to be relocated shall be done so at the subdivider's expense.

F. Construction plans shall be submitted for the road improvements. The construction plans shall be approved by the Department of Public Works prior to performing any construction work.

The construction plans shall show the location of all public utilities. The plans shall be signed as approved by the public utility companies having facilities within the subdivision prior to final approval by this Department.

G. Street name and traffic control devices shall be placed as approved by the County Traffic Engineer.

H. Regarding the unnamed road, a cul-de-sac conforming to Figure 10, page 254 of Humboldt County Codes should be constructed at the end of the road. It shall have the same structural section as the roadway.

(5) Any existing accesses shall be paved with asphalt concrete for the width of the driveway and a distance of 25 feet from the edge of the road prior to recordation of the map.

All access openings shall conform to Humboldt County Code Section 341 regarding visibility.

All driveways shall be constructed for truck turning movements.

(6) All rights of way for all roads shall be a minimum of 50 feet wide and must include all cuts, fills, flares, and intersection radii as approved by the Department of Public Works.

The rights of way shall be offered for dedication to the County. The offer shall be rejected at this time.

(7) All cut and fill slopes shall be hydroseeded as directed by the Department of Public Works.

(8) A portion of Evergreen Road is located through a cut. At approximately Station 5+00 to Station 7+00 questionable soils were noticed in the cut slopes. Applicant's engineer must submit a report certifying this area as stable or providing written stabilization requirements. Applicant must perform any recommended requirements.

(9) Applicant/Subdivider shall convey to the County of Humboldt a one foot non-vehicular access easement along Redwood Drive right of way line from Evergreen Road right of way to the south line of Lot 30.

end of referral

**WALLAN AND JOHNSON  
ZONE RECLASSIFICATION/SUBDIVISION/USE PERMIT  
REDWAY**

**MAPS**

# PROJECT LOCATION

REDWAY



SOUTH FORK ELL RIVER

## ZONE LEGEND

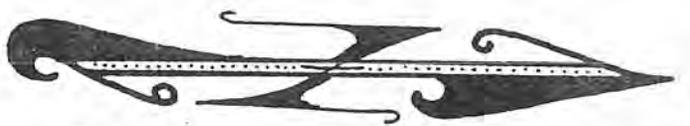
C-3 INDUSTRIAL COMMERCIAL

MB BUSINESS PARK

REDWOOD DR.

C-3 MB

U.S. HIGHWAY 101

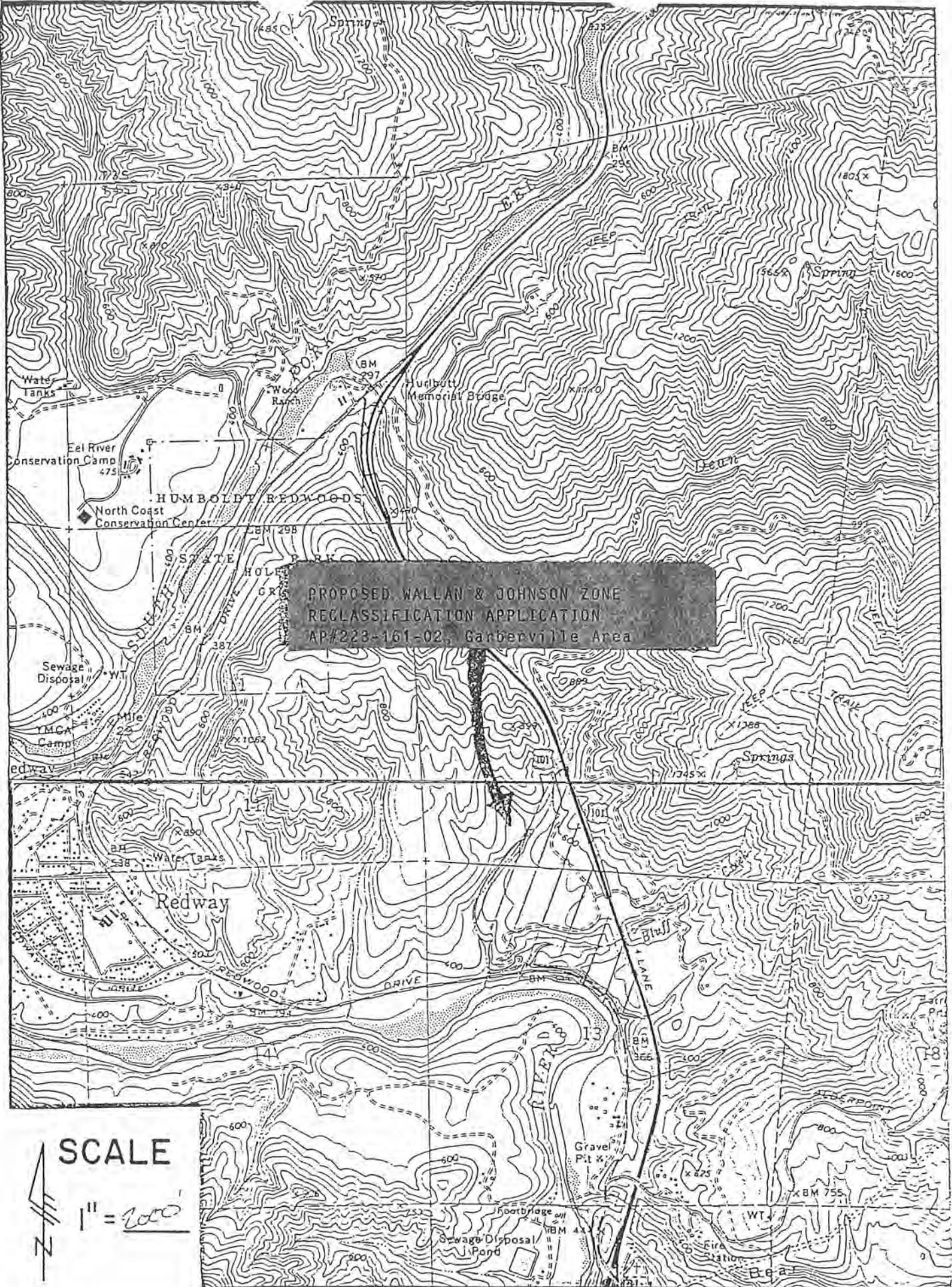


NO SCALE

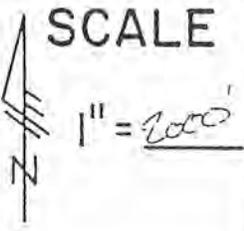
GARBERVILLE

WILLARD & JENSEN  
223-141-02

Handwritten signature of Paul M. Jensen.



PROPOSED WALLAN & JOHNSON ZONE  
RECLASSIFICATION APPLICATION  
AP#223-161-02, Garberville Area



FRB-5  
(5)

AGB-5(5)

AE

STATE HIGHWAY  
U.S. 101  
(FREEWAY)

STATE HIGHWAY  
U.S. 101

AGB-5  
(5)

TPZ

PZ

PROPOSED WALLAN & JOHNSON ZONE  
RECLASSIFICATION APPLICATION  
AP#223-161-02, Garberville Area

MH

Anita Dr.

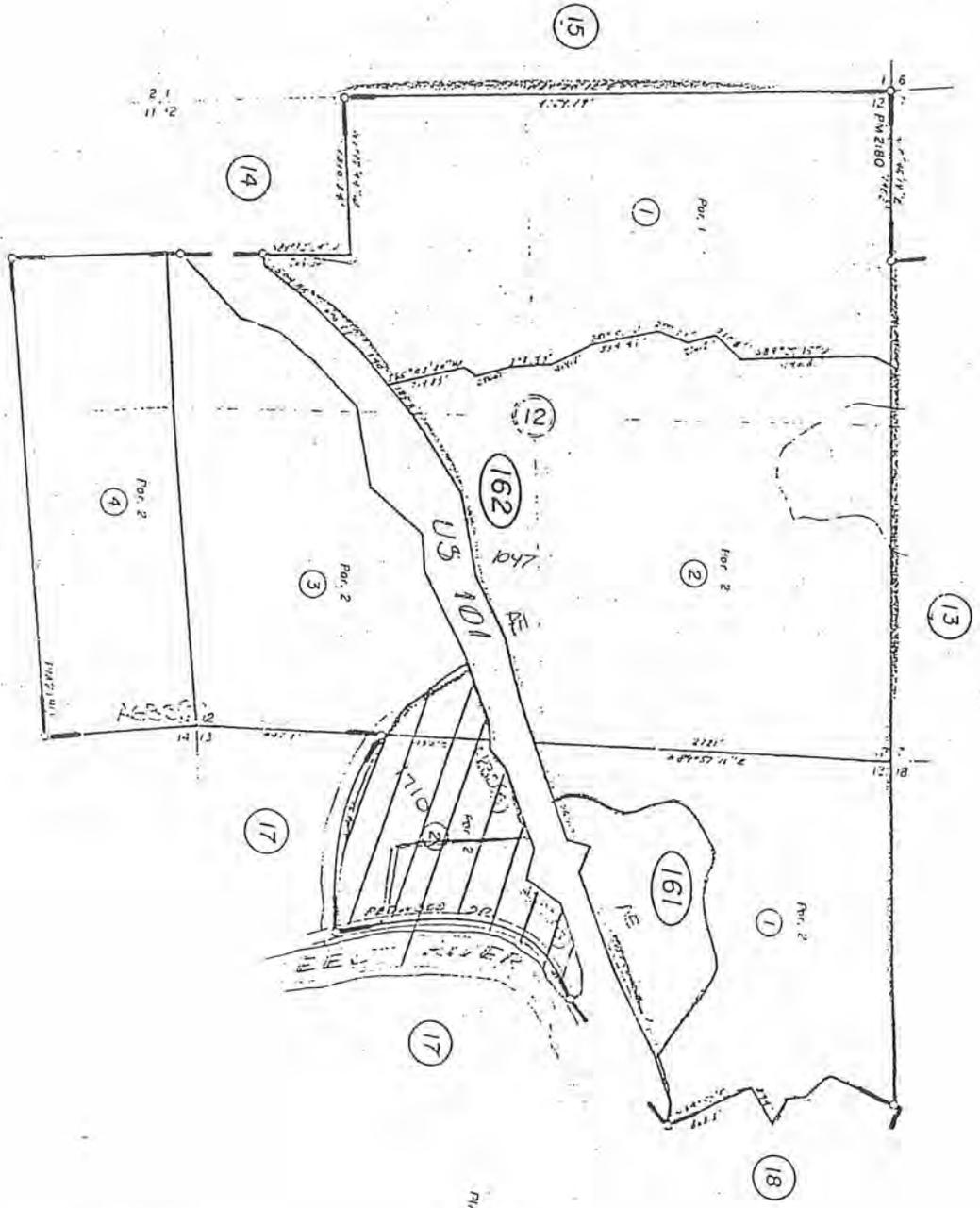
RST

SCALE

1" = 600'



SEC 12 & POR SEC 11, 13 T 4S, R 3E HB&M  
 Z-GEN.A.G.



PLAT 2180 of PM 5. 19. 17. 55-5

1" = 1000'

AGBSC(S)

AE

1703/5

4/3/17

223-16

THIS IS NOT AN OFFICIAL MAP  
 FOR IDENTIFICATION PURPOSES ONLY  
 HUMBOLDT COUNTY ASSESSOR

Assessor's Maps Bk. 223-Pg. 16  
 County of Humboldt, Calif.

**WALLAN AND JOHNSON  
ZONE RECLASSIFICATION/SUBDIVISION/USE PERMIT  
REDWAY**

**STAFF REPORT**

## Wallan and Johnson Zone Reclassification

### Approval Criteria

Section 317-6 of the Humboldt County Code (H.C.C.) specifies the findings that must be made in order to grant approval of a Zone Reclassification. The required findings needed to approve the requested Zone Reclassification are as follows:

1. The proposed change is in the public interest; and:
2. That the proposed change is consistent with the General Plan.

### Recommendation:

The required findings can be made based on the following analysis:

### Background

The purpose of the proposed zone reclassification, conditional use permit and subdivision is to facilitate the construction of an Industrial\Business Park . The application originally included a request to add a combining zone to allow Recreation Vehicle Parks. That portion of the application has been withdrawn.

The project is located in the Redway area and is within the Garberville, Redway, Alderpoint and Benbow (G.R.A.B.) Community Planning Area. The subject property was identified in the G.R.A.B. Community Plan as a site for industrial\service commercial development. The Citizen's Advisory Committee (CAC) recommended that the Board of Supervisors designate the site Industrial General (IG) and Commercial Services (CS). The Board of Supervisors approved the CAC's recommendation and adopted the G.R.A.B. Community Plan in June of 1987.

### Staff Analysis

#### 1. Public Interest

In making a determination of public interest for this project and other zone reclassifications, staff has identified and reviewed the following areas of concern: A) Building site suitability, B) Sewer and water, C) Access, and D) Appropriate new designations.

#### A. Building Site Suitability

The current land use designation of the site is Commercial Services (CS) and Industrial General (IG). The CAC in the preparation of the GRAB Community Plan identified the site as suitable for industrial and commercial development. The area proposed for development is fairly flat with slopes ranging from 0-15%.

The applicant retained the services of Northern Geotechnical Incorporated (NGI), a division of Selvage, Heber and Nelson (SHN) to evaluate potential geologic hazards.

The Geologic Report contains specific recommendations as to the required earthwork necessary for the construction of the proposed access road, building areas and sewage disposal systems. All conditions and recommendations in the report are included as a condition of project approval, see Exhibit A. Staff also recommends that the applicant be required to submit written verification from the project geotechnical engineer indicating that all recommendations in the geologic\grading report have been complied with unless otherwise directed by the project geotechnical engineer. Staff has conditioned the project accordingly, see Exhibit A.

Based on the current land use designation of the site, the comments, conclusions and recommendations of the geologic report and comments from referral agencies, staff believes the proposed site is suitable for the proposed development.

#### B. Sewer and Water

The project site is located within the Redway Community Services District's sphere of influence. The District has indicated that water service is presently available to the site. However, the District presently does not have the sewer capacity to handle the projected flows. LAFCO has indicated that in order to annex the site into the District, the District would have to provide both sewer and water services.

The applicants are proposing a community sewer and water system for the development. The applicants have worked closely with both the Department of Environmental Health and the Regional Water Quality Control Board. A water allotment agreement will be developed by the applicant indicating how water will be distributed amongst the various tenants (as required by both the Department of Environmental Health and the Regional Water Quality Control Board).

Both agencies have reviewed the proposed development and recommend approval with specific conditions that must be met prior to the recording of the final map. The conditions have been included in Exhibit A.

#### C. Access

The project site fronts on Redwood Drive (aka Avenue of the Giants). Both the Department of Public Works and Caltrans have reviewed the proposed project and recommend approval. Access to the building sites is via an internal access road.

The intersection of the access road (Evergreen Road) and Redwood Drive is required to be constructed to allow for channelization. This will require the installation of turning lanes and transition lanes. The plans shall be submitted to and reviewed and approved by the Department of Public Works.

In addition, the Department of Public Works is requiring that the access road be constructed to meet federal Truck standards to accommodate truck movements. This will require a minimum typical section comprised of a 2 foot gravel shoulder, 4 foot wide bicycle/pedestrian path, two 14 foot wide travel lanes, a 4 foot bicycle/pedestrian path and a 2 foot gravel shoulder.

Staff believes that the project as conditioned by the Departments of Public Works will ensure adequate access.

#### D. Appropriate New Designation

The applicant is requesting that a portion (55 acres) of the site be rezoned from Forest Recreation, five acre minimum parcel size (FR-B5(5)) to Business Park (MB) and the remaining portion to Industrial Commercial (C-3).

The MB zone is intended to protect sites which are suitable for "business park " developments: well designed mixed industrial/commercial areas composed of nuisance free light industrial, research and development, administrative and business and professional office facilities, developed in a park like environment.

The C-3 zone is intended to apply to areas where heavy commercial uses and compatible light industrial uses not serving day to day needs are the desirable predominant uses.

As indicated in the sewer and water discussion, the applicant is proposing a private water system and on-site sewage disposal systems. Future uses will be limited to the availability of water. A water allotment agreement will be developed by the applicant indicating how water will be distributed amongst the various tenants (as required by both the Department of Environmental Health and the Regional Water Quality Control Board).

Based on the above discussion, information provided by the applicant, the current land use designation and responses from referral agencies, staff believes that the proposed zones are appropriate for the subject property.

#### 2. General Plan Consistency

The proposed Zone Reclassification will affect approximately 55 acres. The subject property is located within the G.R.A.B. Community Planning Area, southeast of the community of Redway. The G.R.A.B. Community Plan designates the site as an "Urban Expansion Area".

The Framework Plan and the Community Plan (G.R.A.B.) together constitute the General Plan for the Garberville, Redway, Alderpoint and Benbow planning area.

The major policies included in the Humboldt County Framework Plan that apply to the proposed project include the following:

1. Concentration of new development around existing communities.
2. Commitment of priority for public investments in existing communities.
3. Establishment of relationships between availability of services (sewer and/or water) and their relationship to the conversion of rural lands to urban development.
4. Provision for economic development.

The major plan proposals in the G.R.A.B. community plan that pertain to the proposed project include:

1. Provision for industrial and commercial developments to provide for the area's economic development.
2. Planned urban expansion areas in the area between Redway and Garberville.

The proposed zone reclassification would allow opportunities for new economic development to occur in Southern Humboldt County. Section 2300 of the G.R.A.B. Community Plan contains the following language in support of the proposed zone reclassification:

"The planning area's economy has shifted away from a lumber related manufacturing base to a service oriented base. Tourist-related commercial services have long been an important part of the area's economy and are expected to continue to play an important role in the future. Recent population growth in Southern Humboldt County has strained the existing centers of Redway and Garberville. Major economic opportunities are provided in this plan by the designation of two urban reserve areas and two industrial/service commercial areas off Redwood Drive between Garberville and Redway".

The proposed zone designations of Business Park (MB) and Industrial Commercial (C-3) can be considered consistent with the current land use designation of Industrial General (IG) and Commercial Services (CS) pursuant to staff's interpretation of the Zoning Consistency Matrix, Figure 2-10 of the Framework Plan.

Based on the above discussion, policies in both the Framework Plan and the G.R.A.B. Community Plan, responses from referral agencies and information submitted by the applicant staff believes the proposed zone reclassification is both in the public interest and consistent with the General Plan.

**Wallan and Johnson  
Subdivision and Conditional Use Permit**

**Subdivision Required Findings:**

Title III, Division 2 of the Humboldt County Code (HCC) specifies the findings that must be made to approve the Tentative subdivision map. Basically, the Hearing Officer may approve a tentative map, if, on the basis of the application, investigation, and submitted evidence the following findings are made:

1. That the tentative subdivision map conforms with the requirements and standards of the County's subdivision regulations; and
2. That the proposed subdivision together with the provision for its design and improvements, is consistent with the County's General Plan; and
3. That the proposed subdivision conforms with all requirements of the County's zoning regulations; and
4. The proposed subdivision is not likely to cause substantial environmental damage.

**Conditional Use Permit Required Findings:**

Title III, Division 1, Section 317-36 of the Humboldt County Code (H.C.C.) specifies the findings that must be made to approve the Use Permit. Basically, the Hearing Officer may grant the Use Permit, if, on the basis of the application, investigation and submitted evidence, the following findings are made:

1. The use is consistent with the purpose of the zone in which the site is located.
2. The proposed location of the conditional use and the conditions under which it may be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious properties or improvements in the vicinity.
3. The proposed conditional use is consistent with the General Plan.

**Recommendation:**

The required findings can be made based on the following analysis:

## Background

Staff has decided to discuss the required findings of both the subdivision and Conditional Use Permit together. The purpose of the Conditional Use Permit is to allow the construction of a caretaker's unit. The only additional finding required by the subdivision, is conformance with the subdivision ordinance. The zoning consistency, general plan conformance and environmental assessment are required findings for both the subdivision and the use permit.

The applicant is proposing a phased development. Phase 1 will include lots 1 through 10. Phase 2 will include lots 11 through 38.

## Staff Analysis:

### 1. Subdivision Regulation

The purpose of the subdivision Ordinance is to ensure that all newly created lots are suitable for their proposed use. This includes reviewing for adequate building sites, water supply and sewage disposal and access.

#### Adequate Building Sites

The Building Division conducted a site investigation of the subject property on April 25, 1991. The reviewing inspector, based on his observations, does not anticipate any problems for the proposed development. However, in accordance with the General Plan Geologic Hazards Matrix, a soils/geologic report was required because the project is a major subdivision.

The applicant retained the services of Northern Geotechnical Incorporated (NGI), a division of Selvage, Heber and Nelson (SHN) to evaluate potential geologic hazards of the proposed building sites, access roads and leachfield areas. The report concludes that the sites identified on the tentative map are suitable for the proposed development.

The Building Division has reviewed and approved the Geologic Report on August 21, 1991. The report contains specific recommendations as to the required earthwork necessary for the construction of the proposed access roads, and buildings areas. All conditions and recommendations in the report are included as a condition of project approval, see Exhibit A.

In addition, staff recommends that the applicant record a "Notice of Geological Report". This will apprise prospective buyers and/or future owners that a geologic report has been prepared for the site. The potential buyer could then become familiar with report details, including a description of potential geologic hazards and requirements for further geologic investigations for certain development. Again, staff has conditioned the project accordingly, see Exhibit A.

It should be noted that almost **all** the necessary earthwork required for the roads, building sites

and drainage facilities have been completed under permits issued by the Building Division.

Lot 1 of the proposed subdivision is actually a fill site for the County of Humboldt. It is the applicants responsibility to obtain all permits for the site. In addition, the applicant is required to convey all development rights to the parcel until such time as the Department of Public Works provides written notice of completion of the terms of the agreement. The final map shall label the site as a "fill site". Staff has conditioned the project accordingly, see Exhibit A.

Based on the current land use designation of the site, the comments, conclusions and recommendations in the geologic report and comments from referral agencies, staff believes the proposed site is suitable for the proposed development.

### Sewer and Water

The project site is located within the Redway Community Services District's sphere of influence. The District has indicated that water service is presently available to the site. However, the District presently does not have the sewer capacity to handle the projected flows. LAFCO has indicated that in order to annex the site into the District, the District would have to provide both sewer and water services.

The applicants are proposing a community sewer and water system for the development. The applicants have worked closely with both the Department of Environmental Health and the Regional Water Quality Control Board. A water allotment agreement will be developed by the applicant indicating how water will be distributed amongst the various tenants (as required by both the Department of Environmental Health and the Regional Water Quality Control Board).

Both agencies have reviewed the proposed development and recommend approval with specific conditions that must be met prior to the recording of the final map. The conditions that must be satisfied prior to the recordation of the map, as required by the Department of Environmental Health (DEH), are as follows:

1. The applicant must form an organizational entity acceptable to DEH which will be responsible for maintenance, monitoring and control of the community leachfield.
2. The sewage system maintenance entity will be required to participate in the Health Department sewage system monitoring oversight program. An annual fee for monitoring is required by the Department.
3. A report of waste discharge must be submitted to and accepted by the Regional Water Quality Control Board.
4. The applicant must form an organizational entity acceptable to DEH which will be responsible for monitoring and maintenance of the water system.
5. The organization shall obtain a water supply permit from DEH.

6. Plans for the water system shall be submitted to and approved by DEH prior to recordation.
7. The community sewage and water system shall be constructed (with appropriate permits) prior to the commencement of structural development on any of the parcels in the subdivision.

Staff has included the above conditions in Exhibit A.

### Access

Again, the project site fronts on Redwood Drive (aka Avenue of the Giants). Both the Department of Public Works and Caltrans have reviewed the proposed project and recommend approval.

Since this is a phased development, the Department of Public Work's requirements have also been phased. See Exhibit B, attached.

The intersection of the access road (Evergreen Road) and Redwood Drive is required to be constructed to allow for channelization. This will require the installation of turning lanes and transition lanes. The plans shall be submitted to and reviewed and approved by the Department of Public Works.

A portion of Evergreen Road is located in a cut area. The Department Of Public Works is requiring that the applicant's engineer submit a report certifying this area as stable or provide written stabilization requirements to be performed by the applicant

In addition, the Department of Public Works is requiring that Evergreen road be constructed to meet federal Truck standards to accommodate truck movements. This will require a minimum typical section comprised of a 2 foot gravel shoulder, 4 foot wide bicycle/pedestrian path, two 14 foot wide travel lanes, a 4 foot bicycle/pedestrian path and a 2 foot gravel shoulder.

None of the interior roads, including Evergreen Road will be constructed to allow on-street parking. Public Works is requiring that the roads be signed for "No Parking" and the pedestrian/bicycle lane be striped.

Staff believes that the project as conditioned by the Departments of Public Works will ensure adequate access.

## 2. General Plan

In making the General Plan consistency finding, staff must address several issues, including: Land Use/Density, Geologic Hazards, Fire /Flood Hazards and Resource Protection.

### Land Use/Density

The G.R.A.B. Community Plan identifies the project site as an Urban Expansion Area. The current land use designation of the site is Industrial General (IG) and Commercial Services (CS). The proposed zone designations of Business Park (MB) and Industrial Commercial (C-3) can be considered consistent with the current land use designation of Industrial General (IG) and Commercial Services (CS) pursuant to staff's interpretation of the Zoning Consistency Matrix, Figure 2-10 of the Framework Plan.

The density applied to lands designated CS and IG is based on the availability of services, parking and setback requirements and access. Based on comments from reviewing agencies, staff believes the proposed subdivision is consistent with the current land use designations.

The proposed caretaker's unit is to be constructed on lot 2. While the proposed use is not specifically listed as a primary or compatible use on lands designated Industrial General. Staff, based on the allowed uses in the zone, believes that the use can be considered accessory to the proposed commercial development (ie., Business Park).

### Geologic Hazards

A review of the General Plan Geologic Hazards Maps indicate that the subject parcel is in an area of moderate instability. Pursuant to the General Plan Geologic Hazards Matrix, a preliminary geologic/soils report is mandatory for the proposed development.

The applicant retained the services of Northern Geotechnical Incorporated (NGI), a division of Selvage, Heber and Nelson (SHN) to evaluate potential geologic hazards.

The Geologic Report contains specific recommendations as to the required earthwork necessary for the construction of the proposed access road, building areas and sewage disposal systems. All conditions and recommendations in the report are included as a condition of project approval, see Exhibit A. Staff also recommends that the applicant be required to submit written verification from the project geotechnical engineer indicating that all recommendations in the geologic\grading report have been complied with unless otherwise directed by the project geotechnical engineer. Staff has conditioned the project accordingly, see Exhibit A.

Based on the current land use designation of the site, the comments, conclusions and recommendations of the geologic report and comments from referral agencies, staff believes the proposed site is suitable for the proposed development. Again it should be noted that almost all of the necessary earthwork has been completed under permits issued and administered by the Building Division.

### Fire/Flood Hazards

A review of the General Plan's Fire Hazard Rating Map, indicates that the project site is an area of high fire danger. The site appears to be in an area of shared responsibility, involving

both the Redway Fire Protection District (R.F.P.D.) and the California Department of Forestry and Fire Protection (C.D.F.)

CDF has submitted specific recommendations as required by the California Fire Safe Regulations. The recommendations lie in two areas, that of access (road improvements) and emergency water supply.

The Department of Public Work's requirements will satisfy the roadway improvements required by the Fire Safe Regulations.

The water system design is based on supplying fire flow demands as required by CDF. The applicants are proposing a loop water system capable of providing 1000 gpm at hydrant locations. Tank storage will consist of an estimated initial on-site total capacity of 100,000 gallons (dependent on actual required fire flow design). Staff has conditioned the project so as to require the applicant to submit a detailed water system plan to CDF. Prior to recording the parcel map the applicant must complete the water system improvements to the satisfaction of CDF. The applicant shall submit written verification from CDF that improvements have been completed to their satisfaction. Staff has conditioned the project accordingly, see Exhibit A.

A review of the National Flood Insurance Program's, Flood Insurance Rate Map (FIRM) Panel 1830 of 1900 indicates that the subject property is not located within a flood zone. Therefore, no specific mitigation measures will be required.

#### Resource Protection

A review of the General Plan Resource Protection Maps indicate that there is a designated gulch\greenway area at the southern end of the property. The applicant is not proposing any development in the greenway and has designated it as a remainder parcel. In addition, an unnamed creek passes through the west edge of the proposed project. The Department of Fish and Game recommends that the General Plan's streamside management policies be applied to the unnamed creek. The General Plan contains policies to protect fish and wildlife habitat, Section 3432 of the Humboldt County Framework Plan, consistent with these policies is the establishment of a Streamside Management Area (SMA). In areas outside of urban development and expansion areas, the SMA is 100 feet, measured as the horizontal distance from the stream transition line on each side of the stream. Therefore, staff is recommending that the applicant designate a 100 foot streamside management area along the east side of the unnamed creek.

Development in SMA's is very limited. In order to restrict development within the SMA, staff is recommending that a "Development Plan" be submitted delineating the SMA. In order to apprise future owners that development restrictions apply to the property, staff recommends that a "Notice of Development Plan" be recorded. The project has been conditioned accordingly.

The Department of Fish and Game's referral indicates that the project "does not appear to

have significant fish and wildlife impacts in terms of the California Environmental Quality Act (CEQA)", however, it will still contribute to the continuing reduction in wildlife populations and habitat from a cumulative impact. Because of the impacts, Fish and Game believes the project is subject to a filing fee pursuant to Fish and Game code Section 711.4 (AB 3158). Staff agrees and recommends that the applicant pay the \$1250.00 filing fee. The project has been conditioned accordingly, see Exhibit A.

### **3.Zoning**

The applicant is requesting that a portion (55 acres) of the site be rezoned from Forest Recreation, five acre minimum parcel size (FR-B5(5)) to Business Park (MB) and the remaining portion to Industrial Commercial (C-3).

The MB zone is intended to protect sites which are suitable for "business park " developments defined as "well designed mixed industrial/commercial areas composed of nuisance free light industrial, research and development, administrative and business and professional office facilities, developed in a park like environment".

The C-3 zone is intended to apply to areas where heavy commercial uses and compatible light industrial uses not serving day to day needs are the desirable predominant uses.

The minimum parcel size required in the MB zone is 10,000 square feet and the minimum parcel size required in the C-3 zone is 5,000 square feet. The proposed parcels are all 1 (one) acre or greater in size.

The proposed caretaker's unit on lot 2 is allowed with a Conditional Use Permit. The caretakers unit will be required to comply with the development standards: setbacks, lot coverage, parking and building height requirements applicable to the C-3 zone.

Based on information provided by the applicant, referral responses and recommended conditions of approval, staff believes the project conforms with the requirements of the proposed zones.

### **Environmental Impact**

Based on information provided by the applicant, on environmental documents on file with the Planning Division and on referrals from all jurisdictional agencies and interested parties at present, staff believes that the project will not cause significant environmental effects nor be detrimental to the public health, safety or welfare (see attached environmental review).

**WALLAN AND JOHNSON  
ZONE RECLASSIFICATION/MAJOR  
SUBDIVISION AND CONDITIONAL USE  
PERMIT**

**ENVIRONMENTAL ASSESSMENT**

**WALLAN & JOHNSON**  
**MAJOR SUBDIVISION/CONDITIONAL USE PERMIT**  
**AND ZONE RECLASSIFICATION**  
**GARBERVILLE**

**ENVIRONMENTAL REVIEW**

**PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT**

**ENVIRONMENTAL DETERMINATION:** Staff recommends the adoption of a:

- Negative Declaration:** There is no substantial evidence that the proposed project may have a significant effect on the environment.
- Conditional Negative Declaration:** Conditions described in the attached material have been added to the proposed project by or with the agreement of the applicant to avoid or mitigate to a point of insignificance the potentially significant environmental effects of the project, and there is no substantial evidence that the project as conditioned may have a significant effect on the environment.
- Environmental Impact Report:** There is substantial evidence that the proposed project may have a significant effect on the environment and an Environmental Impact Report is required.

**ENVIRONMENTAL SETTING:**

The project site is located between Garberville and Redway. The area proposed for development is fairly flat, covered with grasses, fir and oak trees. There are two creeks on-site

**ENVIRONMENTAL IMPACTS:**

For all "NO" answers: Based on information in the application; the tentative map checklist; a field inspection; referrals from all affected agencies, and; a review of relevant references in the Department, staff has determined that there is no evidence before the Department that the project will have any potential significant adverse effect.

<b><u>EARTH.</u></b>	Will the project result in:	YES	MAYBE	NO
a.	Unstable earth conditions or in changes in geologic substructures?		X	
b.	Disruption, displacements, compaction or overcovering of the soil?	X		
c.	Change in topography or ground surface relief features?	X		
d.	The destruction, covering or modification of any unique geologic or physical features?			X
e.	Any increase in wind or water erosion of soils, either on or off the site?		X	

YES    MAYBE    NO

- f. Changes in deposition or erosion of beach sands, or changes in siltation, deposition or erosion which may modify the channel of a river or stream or the bed of the ocean or any bay, inlet or lake? X
- g. Exposure of people or property to geologic hazards, such as earthquakes, landslides, mudslides, ground failure, or similar hazards? X

AIR.                      Will the project result in:

- a. Substantial air emissions or deterioration of ambient air quality? X
- b. The creation of objectionable odors? X
- c. Alteration of air movement, moisture or temperature, or any change in climate, either locally or regionally? X

WATER.                      Will the project result in:

- a. Changes in currents, or the course of direction of water movements, in either marine or fresh water? X
- b. Changes in absorption rate, drainage patterns or the rate and amount of surface runoff? X
- c. Alterations to the course of flow of flood waters? X
- d. Change in the amount of surface water in any water body? X
- e. Discharge into surface waters, or in any alteration of surface water quality, including but not limited to, temperature, dissolved oxygen or turbidity? X
- f. Alteration of the direction or rate of flow of ground waters? X
- g. Change in the quantity of groundwaters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations? X
- h. Substantial reduction in the amount of water otherwise available for public water supplies? X
- i. Exposure of people or property to water-related hazards such as flooding or tidal waves? X

PLANT LIFE.                      Will the project result in:

- a. Change in the diversity of species or number of any species of plants (including trees, shrubs, grass, crops, and aquatic plants)? X



RISK OF UPSET. Will the project result in: YES MAYBE NO

- a. A risk of an explosion or the release of hazardous substances (including, but not limited to, oil, pesticides, chemicals or radiation) in the event of an accident or upset conditions? X
- b. Possible interference with an emergency response plan or an emergency evacuation plan? X

POPULATION.

- a. Will the proposal alter the location, distribution, density or growth rate of the human population of the area? X

HOUSING.

- a. Will the proposal affect existing housing, or create a demand for additional housing? X

TRANSPORTATION & CIRCULATION. Will the project result in:

- a. Generation or substantial additional vehicular movement? X
- b. Effects on existing parking facilities, or demand for new parking? X
- c. Substantial impact upon existing transportation systems? X
- d. Alterations to present patterns of circulation or movement of people and/or goods? X
- e. Alterations to waterborne, rail or air traffic? X
- f. Increase in traffic hazards to motor vehicles, bicyclists or pedestrians? X

PUBLIC SERVICES. Will the project have an effect upon, or result in a need for new or altered governmental services in any of the following areas:

- a. Fire Protection? X
- b. Police Protection? X
- c. Schools? X
- d. Parks or other recreational facilities? X
- e. Maintenance of public facilities, including roads? X

	YES	MAYBE	NO
f. Other governmental services?			X

**ENERGY.** Will the project result in:

- |   |  |  |   |
|---|--|--|---|
| a. Use of substantial amounts of fuel or energy?  |  |  | X |
| b. Substantial increase in demand upon existing sources of energy, or require the development of new sources of energy? |  |  | X |

**UTILITIES & SERVICE SYSTEMS.** Will the proposal result in a need for new systems, or substantial alterations to the following utilities:

- |                              |   |  |   |
|------------------------------|---|--|---|
| a. Power or natural gas?     |   |  | X |
| b. Communications systems?   |   |  | X |
| c. Water?                    | X |  |   |
| d. Sewer or septic tanks     | X |  |   |
| e. Storm water drainage?     |   |  | X |
| f. Solid waste and disposal? |   |  | X |

**HUMAN HEALTH.** Will the project result in:

- |  |  |  |   |
|--|--|--|---|
| a. Creation of any health hazard or potential health hazard (excluding mental health)? |  |  | X |
| b. Exposure of people to potential health hazards?                                     |  |  | X |

**AESTHETICS.** Will the project result in:

- |   |  |  |   |
|---|--|--|---|
| a. The obstruction of any scenic vista or view open to the public?          |  |  | X |
| b. The creation of an aesthetically offensive site open to the public view? |  |  | X |

**RECREATION.**

- |  |  |  |   |
|--|--|--|---|
| a. Will the project result in an impact upon the quality or quantity of existing recreational opportunities? |  |  | X |
|--|--|--|---|

**CULTURAL RESOURCES.**

Will the project result in:

YES    MAYBE    NO

- |    |  |  |  |   |
|----|--|--|--|---|
| a. | Result in the alteration of, or the destruction of, a prehistoric or historic archaeological site?           |  |  | X |
| b. | Result in adverse physical or aesthetic effects to a prehistoric or historic building, structure, or object? |  |  | X |
| c. | Have the potential to cause a physical change which would affect unique ethnic cultural values?              |  |  | X |

**MANDATORY FINDINGS OF SIGNIFICANCE.**

a. **Potential to degrade:**

Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

X

b. **Short-term:**

Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively, brief, definitive period of time. Long-term impacts will endure well into the future).

X

c. **Cumulative:**

Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect on the total of those impacts on the environment is significant).

X

d. **Substantial Adverse:**

Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

X

## WALLAN & JOHNSON

### ENVIRONMENTAL REVIEW

#### Section II

#### EXPLANATIONS OF YES AND MAYBE RESPONSES

##### Earth:        Items: a, b, c, e & g.

The project site is in an area of moderate instability as identified on the General Plan Geologic Hazards Maps. Pursuant to the General Plan Geologic Hazards Matrix, a R-1 Geologic Report is required.

The applicant retained the services of Northern Geotechnical Incorporated (NGI) to evaluate soil/geologic hazards and to prepare the grading plan.

The geologic report contains specific recommendations as to the required earthwork necessary for the construction of the proposed access roads, building sites and sewage disposal areas. Most of the required earthwork has been completed through permits issued and administered by the Building Division.

All cuts and fills have been done in accordance with approved engineered grading plans on file with the Building Division.

Regarding possible erosion of soils, the geologic report and grading plan both require erosion control mitigation ( ie., Hydroseeding, mulching, etc.)

All development will be sited in areas of "Low Hazard" as identified in the NGI Report, thereby reducing exposure of people or property to geologic hazards.

##### WATER        Items b & d.

The project will change the rate of absorption and the amount of surface runoff due to grading and covering portions of the site with impermeable surfaces (roads and structures). However, the drainage pattern (direction) will remain unchanged. The increased surface runoff will still utilize existing drainage patterns.

The anticipated increased surface runoff will insignificantly increase the amount of surface water in the on-site creeks and possibly the Eel River. There is no evidence that increased runoff will adversely effect the quality or amount of surface water in the on-site creeks and the Eel River.

**PLANT LIFE**      **Item a.**

The required grading for the project will remove unwanted understory brush from the project site. The removal of the brush is considered insignificant. In additions, the removal of understory brush is recommended by CDF to reduce fire hazards.

**ANIMAL LIFE**      **Item d.**

There is no evidence of any rare or endangered species within the project site at this time. A review of the General Plan Resource Protection Maps indicate that there are no known sensitive and critical habitats. However, as the Dept. of Fish & Game referral indicates, "that the project does not appear to have significant fish and wildlife impacts in terms of the California Environmental Quality Act (CEQA)". The project will still contribute to the continuing reduction in wildlife populations and habitat from a cumulative standpoint. Because of the impacts, Fish & Game believes the project is subject to a filing fee pursuant to Fish & Game Code Section 711.4 (AB 3158). Staff agrees and recommends that the applicant pay the \$1250.00 filing fee. The project has been conditioned accordingly, see Exhibit A.

**NOISE**      **Item a & b.**

During construction activities the noise levels will increase temporarily. The main source of noise will be from the operation of heavy equipment and light construction tools. The temporary increased noise levels are considered insignificant.

Development of an industrial/commercial complex has the capacity to generate substantial noise dependent on actual uses. Due to the isolated nature of the project and the existing buffers of surrounding streamside management areas, Redwood Drive and Highway 101, it is not likely that noise would impact adjacent areas. None of the allowable uses would be expected to generate noise levels to a significant degree. All users should be able to meet Humboldt County Noise Standards.

According to information contained in the Draft Environmental Impact Report for the Community Plan, projected noise levels on Highway 101 adjacent to the project for the year 1995 dBA 's of 75 would be approximately 30 feet from the centerline of the road for; dBA of 70 would be 61 feet from centerline, and dBA of 65 would be 114 feet from centerline. The closest property line of the project site is approximately 125 feet from the edge of Highway 101. Noise levels up to 80 dBA are considered "normally acceptable" for commercial, wholesale, industrial and manufacturing uses ( per Figure 3-2 of the Framework Plan).

Calculating a noise level of 80 dBA at the property line, (higher end of commercial/manufacture using category) this would be reduced to 70 dBA in 150 feet of the approximate centerline of Highway 101. Similarly to the south, measuring from the edge of the project site which is the top of terrace, is approximately 600 feet to Redwood Drive. Noise levels of 80 dBA generated on top of the terrace at the southern boundary of the project would be much less than 65 dBA by the time they reach Redwood Drive. To the west and

northwest the project is adjacent to land owned by Tobin. Assuming noise levels of 80dBA at the top of terrace and across the gulchway there distances are approximately 200 feet or more to the centerline of the intermittent creek. Substantial distance is available to allow those noise levels to decrease below the 65 dBA. To the north of the project site is additional land owned by the applicant. Again this land would be affected by the noise levels. Substantial area to the north is available should noise be a problem. Subsequent development would be able to be situated outside of areas of any high noise levels.

Based on the above information, no noise impacts should be realized from this project to any of the areas surrounding the project site. Compatible noise levels of up to 75 Ldn would allow a high noise level to occur throughout the project site. Proposed uses, however, for the majority, are not the type of uses that produce significant amounts of noise.

**LIGHT AND GLARE**      **Item a.**

The eventual development will generate new light. Staff is requiring that a lighting plan be submitted. All lighting will be required to be directed so as not to extend beyond the boundaries of the parcel.

**TRANSPORTATION AND CIRCULATION**      **Items a & b.**

Both the Department of Public Works and Caltrans has reviewed the proposed project and recommend approval.

The anticipated additional traffic generated by the project will be mitigated by on and off site improvement as required by the Department of Public Works.

The intersection of the access road and Redwood Drive will be required to be upgraded. This will require the construction of turning and transition lanes.

The internal access roads will be required to be constructed to meet Federal Truck Standards to accommodate truck movements.

The project is conditioned so as to require all parking to be on-site. Based on the size of the proposed parcels, staff does not anticipate any problems.

**PUBLIC SERVICES**      **Item a.**

The applicants are proposing a water system that will meet the requirements of both the California Department of Forestry and Fire Protection and the Redway Fire Protection District. The system will be a looped system with a hydrant capability of 1,000 GPM for a two hour duration, with a 20 PSI system service residual. Hydrants will be located to the satisfaction of CDF.

**UTILITIES & SERVICE SYSTEMS**      **Items c & d.**

The water source for the proposed development will be developed by the applicants. A water allotment agreement will be developed to the satisfaction of both the Department of Environmental Health (DEH) and Regional Water Quality Control Board (RWQCB). The initial storage capacity will be 100,000 gallons. Development will be controlled by available water. Both DEH and the RWQCB have specific requirements which have been included as conditions of approval.

The applicants are proposing a on-site community sewage disposal system. Again, the applicants have worked closely with both DEH and the RWQCB. Both agencies have reviewed the proposal and recommend conditional approval. See Exhibit A for the specific conditions.

GARBERVILLE DESIGN REVIEW COMMITTEE  
HUMBOLDT COUNTY PLANNING DEPARTMENT

Application # 327695

Request for design review approval of SIGN, EXTERIOR PAINT or NEW CONSTRUCTION in the Garberville "D" Zone.

NAME APPLICANT L.O. Johnson

ASSESSOR'S PARCEL NO. \_\_\_\_\_

PROPERTY LOCATION - STREET ADDRESS \_\_\_\_\_

MAILING ADDRESS 601 Hillcrest Garberville TELEPHONE 923 2284

DESCRIPTION OF WORK Industrial Park sign corner Evergreen + Redwood Dr, Concrete block with aluminum letters

Date 6/27/95 Signature [Signature]

The committee can expedite your application by having information a week before the public meeting the last Tuesday of each month.

PAINT

- 1. Sketch
- 2. Color identification and sample
- 3. Type of surface & texture

SIGN

- 1. Sketch including copy
- 2. Dimensions
- 3. Type
- 4. Location on building
- 5. Number of front feet

Approval: approved

Conditions: \_\_\_\_\_

Denial: \_\_\_\_\_

Reasons: \_\_\_\_\_

Date 6/27/95 Secretary John McHale acting

This committee, as the reviewing authority, is empowered to approve and conditionally approve under Humboldt County Ordinance #1058. Denials are referred to the planning Commission. If the applicant is not satisfied with the conditions attached or a denial, the applicant may appeal to the Planning Commission in a petition for review through the Humboldt County Planning Department.

**WALLAN AND JOHNSON  
ZONE RECLASSIFICATION/SUBDIVISION/USE PERMIT  
REDWAY**

**REFERRAL AGENCY COMMENTS**

# Memo.

COUNTY OF HUMBOLDT

DATE August 1, 1991  
TO Steve Werner, Planning Department  
FROM Dennis Kalson, Health Department  
SUBJECT Wallan and Johnson Major Subdivision AP #223-161-02

DEH recommends approval of the above-referenced project. Please note that our approval is based on the concept of a community leachfield design submitted by SHN Engineering. The proposed water supply is via a private well located off-site.

Prior to recordation of the map for this subdivision, conditions as follow should be met:

1. The applicant must form an organizational entity acceptable to DEH which will be responsible for maintenance, monitoring and control of the community leachfield.
2. The sewage system maintenance entity will be required to participate in the Health Department sewage system monitoring oversight program. An annual fee for monitoring is required by the Department.
3. A report of waste discharge must be submitted to and accepted by the Regional Water Quality Control Board.
4. The applicant must form an organizational entity acceptable to DEH responsible for monitoring and maintenance of the water system.
5. The organization shall obtain a water supply permit from DEH.
6. Plans for the water system shall be submitted to and approved by DEH prior to recordation.
7. The community sewage system and water system shall be constructed (with appropriate permits) prior to commencement of structural development on any of the parcels within the subdivision.

RECEIVED

AUG 09 1991

HUMBOLDT COUNTY  
AUG 1 1991

RECEIVED  
APR 24 1991  
Health Dept  
Community

DATE: 4-22-91

TO: <input checked="" type="checkbox"/> Building Inspection Division	<input checked="" type="checkbox"/> REDWAY
<input checked="" type="checkbox"/> Environmental Health Division	Services District
<input checked="" type="checkbox"/> Real Property Division	<input checked="" type="checkbox"/> REDWAY/GARBERVILLE
<input checked="" type="checkbox"/> Assessor's Office	Fire Protection District
<input type="checkbox"/> Pacific Bell	<input checked="" type="checkbox"/> California Department of Forestry
<input type="checkbox"/> Pacific Gas & Electric	<input type="checkbox"/> California Coastal Commission
<input checked="" type="checkbox"/> STEVE/KIRK	<input checked="" type="checkbox"/> GARBERVILLE WATER
<input type="checkbox"/>	<input checked="" type="checkbox"/> GARBERVILLE SANITARY
<input type="checkbox"/>	<input checked="" type="checkbox"/> CDF & G
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

SUBJECT: PROPOSED WALLAN & JOHNSON ZONE RECLASSIFICATION, CONDITIONAL USE PERMIT & MAJOR SUBDIVISION AP# 223-161-02, Garberville Area

The Planning Department is currently studying the above application. If a reply is not received within 15 days of receipt, it shall be assumed that the project does conform to your requirements.

Your response should be directed toward both the land use and environmental implications of the project as well as the development conditions or requirements which should be imposed.

NOTE: The Planning Department has tentatively scheduled this project for a decision by the  Planning Commission  Planning Director on \_\_\_\_\_. If no response is received, it will be assumed to meet your department's requirements.

If you have any questions concerning the project, please contact: STEVE WERNER

Enclosures

TO: Planning Department

DATE: 4-25-91

We have reviewed the above application and recommend the following:

SUSPENDED  
Paul

DEH HAS RECEIVED THE PROJECT & IS COMPLETING A TECHNICAL REVIEW. CONTACT PAUL DALKA AT 445 6215 FOR UPDATES ON OUR REVIEW.

D/K

NOTE: COPIES OF THIS REFERRAL SHOULD BE SENT (BY PLANNING) TO R.W.Q.C.B. \$ DK

RECEIVED

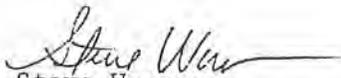
# Memo.

COUNTY OF HUMBOLDT

PLANNING DIVISION

DATE: June 17, 1991

TO: Bob Brown

FROM:   
Steve Werner

SUBJECT: Letter from Regional Water Quality Control Board  
re: Wallan-Johnson Project (A.P. #223-161-02)

Enclosed is a copy of the correspondence from Cecile Bryant with the Regional Water Quality Control Board concerning the need for a Report of Waste Discharge (ROWD) for the on-site waste treatment and disposal system for the project.

The letter lists requirements of the ROWD submittal and suggests that the project could be conditioned upon submittal of this report. We need to discuss the timing of the preparation of this report. I believe that to satisfy CEQA, the report will need to proceed the preparation of a Negative Declaration for the project.

Please contact me at your earliest convenience.

CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD—  
NORTH COAST REGION1440 GUERNEVILLE ROAD  
SANTA ROSA, CA 95403  
(707) 576-2220

RECEIVED

JUN 14 1991

HUMBOLDT COUNTY

June 11, 1990

Mr. Steve Werner  
Humboldt County Planning Department  
3015 "H" Street  
Eureka, CA 95501-4484

Dear Mr. Werner:

Subject: Proposed Wallan & Johnson Zone Reclassification, Conditional Use Permit & Major  
Subdivision (AP #223-161-02), Gaberville AreaWe have received and reviewed the County's notice of an application review for the  
subject project, and have the following comments:

1. The applicant must submit a Report of Waste Discharge (ROWD) to the Regional Board for the subject subdivision project. Since 1986, we have received and reviewed numerous reports addressing on-site wastewater treatment and disposal for this project. We have concerns regarding on-site wastewater disposal, possible impacts to groundwater and protecting State water. The ROWD should comply with the Basin Plan and include, but not be limited to, the following:
  - a. Current, detailed site plans showing location of on-site wastewater treatment and disposal system(s), reserve area(s), surface water, required setback distances, building sites, roadways, topography, etc.
  - b. Soil and site suitability studies including information regarding the highest anticipated depth to groundwater;
  - c. Design for on-site wastewater disposal, criteria used, and justification for estimated wastewater flow;
  - d. The project description indicates that the applicant will be forming an association or district. The association will be responsible for development and maintenance of sewer services. The ROWD should include information regarding the association and its responsibilities (CC&R, Bylaws, etc.).
2. Construction activities must comply with the Water Quality Control Plan for the North Coast Region.

If the County issues a Use Permit for the subject project, our concerns delineated above should be incorporated as conditions of the permit. Thank you for the opportunity to comment. If you have any questions, please call me or John Hannum at (707) 576-2220.

Sincerely,

*Cecile N. Bryant*  
Cecile N. Bryant  
Sanitary Engineering Associate

CNB:pcg

# Memo.

COUNTY OF HUMBOLDT  
DEPARTMENT OF PUBLIC WORKS

DATE: 8/26/91

TO: Steve Werner, Planning Department

FROM: Harless McKinley, Associate Engineer

SUBJECT: WALLAN AND JOHNSON REZONE, AP# 223-161-02



This Department has no objections to the rezone of the property subject to compliance of the completion of the road improvements required for the subdivision.

The rezone is recommended to be phased based upon completion of the road and utility improvements.

This office does have concerns with further rezones or increase in densities without a second access from a public road.

# Memo.

COUNTY OF HUMBO  
DEPARTMENT OF PUBLIC WORKS

DATE: 8/26/91

TO: Steve Werner, Planning Department

FROM: Harless McKinley, Associate Engineer

SUBJECT: WALLAN AND JOHNSON MAJOR SUBDIVISION, AP# 223-161-02



This project is proposed to have streets that will not allow for on-street parking. It is recommended that a requirement be placed on the project to require a development plan to notice applicants of on-site requirements. **NO variance or exceptions should be allowed.**

The topography of some of the lots will not allow for all of the lot to be used for structures and parking, therefore, limiting the use of some parcels for all of the uses proposed.

One of the submitted maps indicates common access for adjoining lots. In conversation with Mr. Johnson, he indicated to me this was not the case. Each lot was to have its own access driveway.

All access driveways should be designed for the intended use. Therefore, if truck traffic or RV use is anticipated, the driveway should be designed for that use. The entrances must be paved and, in some cases, may require installation of culverts. This should be noticed on the Development Plan.

Lot 30 has some question has to how it is to be accessed. There is a deep ravine that lies between the "usable area" and Tunnel Road. The access will go through the "greenbelt area" and require substantial cut and fill to provide an adequate access road. It is recommended that an engineered access plan be required to be submitted and a notice of development be recorded.

Lot 1's purpose at this time is for the creation of fill site. This was created by an agreement between the developers and the County of Humboldt. (See attached copy.) The applicant must be required to obtain all permits and engineered monitoring of the site. The final map should label the site as a "fill site" and convey development rights until such time as the Department of Public Works provides written notice of completion of the terms of the agreement.

Prior to a hearing, the tentative map must reflect the area and easement in the agreement. This will then eliminate any conflicts between the agreement and the tentative map.

RECEIVED

MAY 20 1991

HUMBOLDT COUNTY  
PLANNING COMMISSION

Fish & Game  
619 2nd Street  
Eureka, CA 95501  
(707) 442-3970

May 17, 1991

Thomas D. Conlon, Director  
Humboldt County Planning Department  
3015 H Street  
Eureka, CA 95501

Attn. Steve Werner

RE: Proposed Wallan & Johnson Zone Reclassification, Conditional  
Use Permit & Major Subdivision

Dear Mr. Conlon:

We have reviewed the Wallan and Johnson Zone Reclassification, Conditional Use Permit & Major Subdivision, AP # 223-161-02, in the Garberville area. The project consists of a reclassification of a 55 acre parcel from Forestry Recreation (5 acre minimums) to Business Park and Industrial Commercial. It also includes the subdivision of the area into 38, one to six acre, lots with a 25 acre remainder. The lots would be developed for light industrial use. The project area is located approximately one mile east of Redway at the intersection of Highway 101 with Redwood Drive.

Bluff Creek crosses the southern end of the property and an unnamed creek flows along west edge of the proposed project. In order to maintain the fish and wildlife values of the two creeks, we recommend that a 100 foot Stream Management Area, as provided for in Humboldt general Plan Section 3432, be established along both sides of Bluff Creek and along the east side of the unnamed creek adjacent to the west edge of the property.

Although this project does not appear to have significant fish and wildlife impacts in terms of the California Environmental Quality Act (CEQA), it will have other adverse effects on wildlife and is subject to AB 3158.

If we may be of any further assistance, give me a call at 445-6493.

Sincerely,

  
Herbert J. Pierce  
Wildlife Biologist

State of California  
DEPARTMENT of FORESTRY and FIRE PROTECTION  
Humboldt-Del Norte Unit  
118 South Fortuna Boulevard  
Fortuna, California 95540  
(707)-725-4413

The Resources Agency

Date: July 8, 1991

RECEIVED

JUL 12 1991

HUMBOLDT COUNTY  
PLANNING COMMISSION

Thomas D. Conlon  
Planning Director  
Humboldt County Planning Department  
3015 H Street  
Eureka, CA 95501

REGARDING: Wallan & Johnson Zone Reclassification,  
Conditional Use Permit & Major Subdivision  
APN: 223-161-02  
AREA: Garberville  
ATTENTION: Steve Werner

Mr. Conlon,

The February 15, 1991 document "Project Review Input Basic To All Development Projects" is considered part of CDF input on this project. CDF requests that the applicant have access to that document's input at the earliest contact possible. Fire Safe input needed to adequately plan developments is covered by that document. If any site-specific Fire Safe inputs can be developed, like suggested street name extensions; CDF will send them in later.

The document "Project Review Input Basic To All Development Projects" contains 11 basic Resource Management items. The items that specifically apply to this project are listed below. Other site-specific input follows the item list.

ITEMS: None

OTHER NOTES: Uniform Fire Codes, National Fire Protection Association Standards, and Housing and Community Development Codes and Standards, should be engineered into this development.

J. R. McCollister  
Unit Chief

by:



Steve H. Hubbard  
Environmental Coordinator

pc: S. Hubbard, D. Drennan, J. Barbour

**RECEIVED**  
 APR 22 1991

DATE: 4-22-91

<p>TO: <input checked="" type="checkbox"/> Building Inspection Division  <input checked="" type="checkbox"/> Environmental Health Division  <input checked="" type="checkbox"/> Real Property Division  <input checked="" type="checkbox"/> Assessor's Office  <input type="checkbox"/> Pacific Bell  <input type="checkbox"/> Pacific Gas &amp; Electric  <input checked="" type="checkbox"/> STEVE/KIRK  <input type="checkbox"/>  <input type="checkbox"/>  <input type="checkbox"/>  <input type="checkbox"/></p>	<p><b>RECEIVED</b>                  APR 30 1991                  HUMBOLDT COUNTY                  PLANNING COMMISSION</p>	<p><input checked="" type="checkbox"/> REDWAY Services District  <input checked="" type="checkbox"/> REDWAY/GARBERVILLE Fire Protection District  <input checked="" type="checkbox"/> California Department of Forestry  <input type="checkbox"/> California Coastal Commission  <input checked="" type="checkbox"/> GARBERVILLE WATER  <input checked="" type="checkbox"/> GARBERVILLE SANITARY  <input checked="" type="checkbox"/> CDF &amp; G  <input type="checkbox"/>  <input type="checkbox"/></p>
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SUBJECT: PROPOSED WALLAN & JOHNSON ZONE RECLASSIFICATION, CONDITIONAL USE PERMIT & MAJOR SUBDIVISION AP# 223-161-02, Garberville Area

The Planning Department is currently studying the above application. If a reply is not received within 15 days of receipt, it shall be assumed that the project does conform to your requirements.

Your response should be directed toward both the land use and environmental implications of the project as well as the development conditions or requirements which should be imposed.

[ ] NOTE: The Planning Department has tentatively scheduled this project for a decision by the [ ] Planning Commission [ ] Planning Director on \_\_\_\_\_. If no response is received, it will be assumed to meet your department's requirements.

If you have any questions concerning the project, please contact: STEVE WERNER

Enclosures

TO: Planning Department

DATE: 4-25-91

We have reviewed the above application and recommend the following:

*We do not recommend waiver of soils report*

*Approved 8/21/90 = OJ FILE*

  
 \_\_\_\_\_  
 Signature

**WALLAN AND JOHNSON  
ZONE RECLASSIFICATION/SUBDIVISION/USE PERMIT  
REDWAY**

**GEOLOGIC REPORT**



John R. Selvage, P.E.  
K. Jeff Nelson, P.E.  
Gerald Jaramillo, P.E.  
Roland S. Johnson, Jr., C.E.G.

CONSULTING ENGINEERS  
& GEOLOGISTS

2630 Harrison Ave.  
Eureka, CA 95501  
(707) 444-0427  
FAX (707) 444-0193

480 Hemsted Drive  
Redding, CA 96002  
(916) 221-5424  
FAX (916) 221-0135

Reference: 900188

PRELIMINARY  
GEOLOGIC HAZARD EVALUATION  
MEADOWS #3 SUBDIVISION,  
AP# 231-341-18  
HUMBOLDT COUNTY, CALIFORNIA

November, 1990

TABLE OF CONTENTS

PAGE

INTRODUCTION .....	1
SITE CONDITIONS .....	1
SEISMICITY AND FAULTING .....	2
CONCLUSIONS AND RECOMMENDATIONS .....	4
CLOSURE .....	
SHEET 1 .....	Following page

PRELIMINARY  
GEOLOGIC HAZARD EVALUATION  
MEADOWS #3 SUBDIVISION,  
AP# 231-341-18  
HUMBOLDT COUNTY, CALIFORNIA

## INTRODUCTION

This report is being provided to document the results of our investigations conducted in September and October, 1990. The proposed development is located approximately one-half mile north of Garberville, between Redwood Drive and U. S. Highway 101. We understand that the proposed parcels would be used for light commercial development. As proposed, the existing 50 acre parcel would be subdivided into 38 lots ranging from one to six acres in size.

SHN's scope of work focused on geologic hazards and soil conditions as they pertain to conventional light commercial development. The term "commercial development" refers to facilities constructed to support businesses that will occupy the project area. Included within the scope of work is a review of available geologic maps and reports pertinent to slope stability and seismic hazards in the project area, analyses of stereo-paired photographs, excavation, logging and sampling of over 20 subsurface exploration test pits, and detailed surficial investigations of the project parcel and adjacent areas. This information was used to develop a slope stability hazard map (See Sheet 1).

Previous investigations which are pertinent to the site geology have been documented within "Preliminary Engineering Geologic Evaluation for the Proposed Meadows Subdivision, Access Road", by Northern Geotechnical, Inc., JN:27501, September 21, 1987, and the "On-site Wastewater Disposal Portion Proposed Wallan and Johnson Subdivision Unit 3, Phase 1, "The Meadows", Commercial", SHN JN:88041.001, July 18, 1988.

## SITE CONDITIONS

Located approximately 1/2 mile north of Garberville, the majority of the project site occupies the gently sloping surface of a late Pleistocene age fluvial terrace at an elevation of approximately 550 feet above sea level. The site is bordered by U.S. Highway 101 on the east, an unnamed perennial stream on the north and west, while the Bluff Creek canyon defines the southern limit of the project area.

Over twenty exploration test pits were excavated and the soils were logged according to the United States Department of Agriculture Soil Classification System. The subsurface exploration logs are retained in our files; however, the soils and site geology are described below.

Sedimentary bedrock deposits underlying the site consist of the Late Cenozoic age, undifferentiated Wildcat Group. At the project site, the Wildcat is composed of moderately cemented, well consolidated sandstone, conglomerate, and minor siltstone/claystone. Bedding planes within the Wildcat typically dip approximately 10 degrees to 30 degrees to the northeast. An undulating erosional surface has been cut across the Wildcat by the ancestral Eel River. This surface ranges from approximately 500 feet to 550 feet in elevation at the project site. Unconformably overlying the Wildcat, are approximately 10 feet to 20 feet of late Pleistocene age dense fluvial terrace deposits. The terrace deposits generally consist of a basal lag (boulders) overlain by interbedded cobbles, pebbles, sand, and silt. The upper few feet of the depositional sequence generally consists of stiff, clayey silt, which represents an ancient fluvial overbank deposition. A moderate to well developed pedogenic soil profile mantles the terrace deposits. Bedding planes within the terrace deposits are generally concordant with the gently sloping terrace surface.

Evidence suggests that portions of the project area have been affected by mass wasting processes. Slope failure features identified during the investigation were generally restricted to the steep to very steep slopes of the Bluff Creek canyon. Several moderate to large scale rotational slumps were mapped along the south facing slopes of the canyon. Superimposed on the larger slump features were numerous small scale, shallow debris slides.

Geomorphic evidence suggests that shallow soil creep is occurring on the steeper slopes adjacent to the exterior lots. It should be noted that shallow soil creep is common on moderate to steep slopes. If our recommendations are followed, soil creep on these steeper slopes should not significantly affect project development, where structures will be located on the terrace surface.

#### SEISMICITY AND FAULTING

Northern California is seismically active and susceptible to strong earthquake shaking. Generally, five sources of large magnitude earthquakes affect the project area: The Mendocino

A final source of seismic shaking may be attributed to the Cascadia Subduction zone. This zone extends from near Cape Mendocino, north approximately 750 miles, to the Queen Charlotte Islands. Although large subduction earthquakes have not occurred in the Pacific Northwest for at least 150 years, some investigators believe that the Cascadia Subduction Zone may be storing energy to be released in future great earthquakes. Should a subduction zone earthquake occur, the levels of ground shaking would probably not exceed those of large magnitude earthquakes occurring from other local sources; however, the duration of strong ground motion from this source could be much longer.

No evidence of surface fault rupture features or fault displaced strata were observed on, or in, the immediate vicinity of the project area.

#### CONCLUSIONS AND RECOMMENDATIONS

1. It is our opinion that if our recommendations are implemented, the proposed commercial development can be designed so that it will not contribute to substantial geologic hazards.
2. Geomorphic evidence indicates that the exterior parcels closest to the streams have been subject to active and dormant landslide activity. Renewed or reoccurring movement of an active landslide feature during the economic life span of a "light" commercial structure (assumed to be 40 years) is conceivable and is anticipated under present site conditions. Dormant landslides are not expected to reactivate under existing site conditions; however, alteration of existing conditions, such as redirecting surface drainage, removing slope support by creating cut banks, or increasing slope loading by fill placement, will increase the risk of reactivating landslides, or may initiate new slope failures. In many cases these risks can be reduced significantly by implementing adequate mitigation measures based on appropriate site specific geotechnical evaluations.
3. Areas designated as being subject to low and high slope stability hazards are delineated on Sheet 1. Slope stability hazard zones shown on Sheet 1 relate to potential slope stability during the economic life span of a typical "light" commercial structure (40 years).

Slope stability hazard designations are based on the assumption that the geologic processes that affect these portions of the subdivision are similar to the geologic processes that have occurred in recent geologic time. We cannot preclude that unexpected and unpredictable events could occur that would initiate extensive slope failures which, in turn, could adversely affect significant portions of the project area. In our opinion, the probability of such events is low, but should not be ignored.

Low Slope Stability hazard zones (as indicated on Sheet 1) are generally suitable for light commercial development. Development in these areas is not expected to contribute to or be subject to significant geologic hazards throughout the economic life span of the project, provided that our recommendations are followed.

Moderate Slope Stability hazard zones may be suitable for light commercial development, if subsurface conditions are amenable to adequate support of improvements (for example: building foundations, road cuts, road fills, cut/fill pads, and so on). Site-specific investigations which include subsurface exploration and testing should be conducted to determine if proposed improvements will be subject to or contribute to instability, accelerated soil erosion, or other hazards. These investigations should be based on specific development proposals that specify the overall scope of improvements.

High Slope Stability hazard zones are considered to be subject to excessive risks to "permanent" structures. Slope failure and/or severely accelerated erosion should be expected, if these areas are disturbed by development activities or subjected to extended periods of abnormally high soil moisture. We recommend that development of these areas be avoided. No site grading should be considered in these areas.

4. Site soils are considered to be erodible. Those parcels which descend offsite to streams, should have surface drainage measures designed to convey runoff from driveways, parking areas, and rooftops so that concentrated flows do not discharge onto unprotected slopes. Soil erosion hazards on those lots are presently low but are likely to increase during and after development of the site, if not mitigated. Changes in land use, which include construction of a variety of impervious surfaces (access road, driveways, rooftops, and so on) will change natural runoff conditions. Increased concentrated runoff could result in accelerated erosion. Driveways, parking areas, and other impermeable

the design life of anticipated commercial buildings. We recommend that proposed commercial structures be of wood-frame construction built to withstand strong seismic shaking. The minimum standard for construction of the buildings should be in accordance with the latest edition of the Uniform Building Code (UBC) for the most seismically active areas. The potential for surface fault rupture at the project site is considered a very low-level hazard.

Strong to very strong ground motion resulting from moderate to large magnitude earthquakes occurring in the site vicinity could result in reactivation of dormant landslide features or initiation of slope failure on steeper slopes, cut banks, and fill prisms in areas previously unaffected by significant slope failure processes. The potential for deep-seated slope failure affecting the project area is considered to be remote.

#### CLOSURE

If there is a substantial lapse of time between the submission of our report and the start of work at the site, or if conditions have changed due to natural causes or construction operations at or adjacent to the site, we urge that our report be reviewed to determine the applicability of the conclusions and recommendations considering the changed conditions and time lapse.

Our recommendations are tended on the assumption that design and construction of the improvements will conform to their intent. In order to confirm this assumption, a representative of our firm would need to inspect and evaluate actual soil conditions exposed during project construction operations. We are available to review construction operations if an evaluation of conformance to recommendations is desired.

The data and conclusions we have presented are based on interpretations of aerial photographs, topographic maps, surficial features, and natural soil exposures. Existing site conditions have evolved according to the geologic processes of the past. It is conceivable that these processes may change or accelerate in an unpredictable manner. Since northern California is one of dynamic geologic processes, present-day geologic hazards may not be accurately portrayed by existing site morphology; therefore, risks from geologic hazards cannot be determined precisely nor avoided when developing some of these sites.

**WALLAN AND JOHNSON  
ZONE RECLASSIFICATION/SUBDIVISION/USE PERMIT  
REDWAY**

**HYDRAULICS REPORT**



CONSULTING ENGINEERS  
& GEOLOGISTS

John R. Selva, PE  
K. Jeff Nelson, P.E.  
Gerald Jaramillo, P.E.  
Roland S. Johnson, Jr., C.E.G.

2630 Harrison Ave.	480 Hemsted Drive
Eureka, CA 95501	Redding, CA 96002
(707) 444-0427	(916) 221-5424
FAX (707) 444-0193	FAX (916) 221-0135

PROPOSED MEADOWS SUBDIVISION  
Unit 2-Phases 1 and 2

REVISED PRELIMINARY DRAINAGE STUDY  
FEBRUARY 1992

RECEIVED

MAR 11 1992

HUMBOLDT COUNTY  
PLANNING COMMISSION

Purpose

The purpose of this Revised Preliminary Drainage Study is to conceptually determine the method of handling runoff onto, through, and off the project site. This study is a revision of the Preliminary Drainage Study dated November 1990. This study is to accompany the Revised Tentative Map by Bushnell and Associates, February 1992, and the Preliminary Grading and Drainage Plan by SHN, February 1992.

This revised study includes analysis of the currently installed drainage facilities as surveyed by Bushnell and Associates, as well as proposed improvements.

The details of the drainage system design are not determined in this study. Final subdivision design could result in differences in the actual culvert and drainage channel sizing from the minimum sizing suggested herein.

Basic Drainage Concept

Lots will generally be graded to drain to proposed streets or to existing or proposed drainage channels. Culverts will be placed under the proposed roads at points where concentrated flows cross the roads. The proposed roads will have roadside ditches and culverts at driveway crossings.

Existing drainage patterns onto and off of the study area will not be altered. The existing drainage channels through the proposed subdivision will be relocated slightly to follow proposed roads and proposed property lines.

Off-site runoff is generated from an area east of U.S.101 and conveyed to the site by an existing culvert under U.S.101 as shown approximately on the Site Map, taken from USGS quad maps. Additional off-site runoff is also generated from U.S.101 and its right-of-way as shown on the Drainage Boundary Map.



The site runoff which is collected by the proposed roads and drainage channels is conveyed to the natural drainage course located near the proposed Lot 1. This drainage channel crosses Redwood Drive and then discharges to the Eel River.

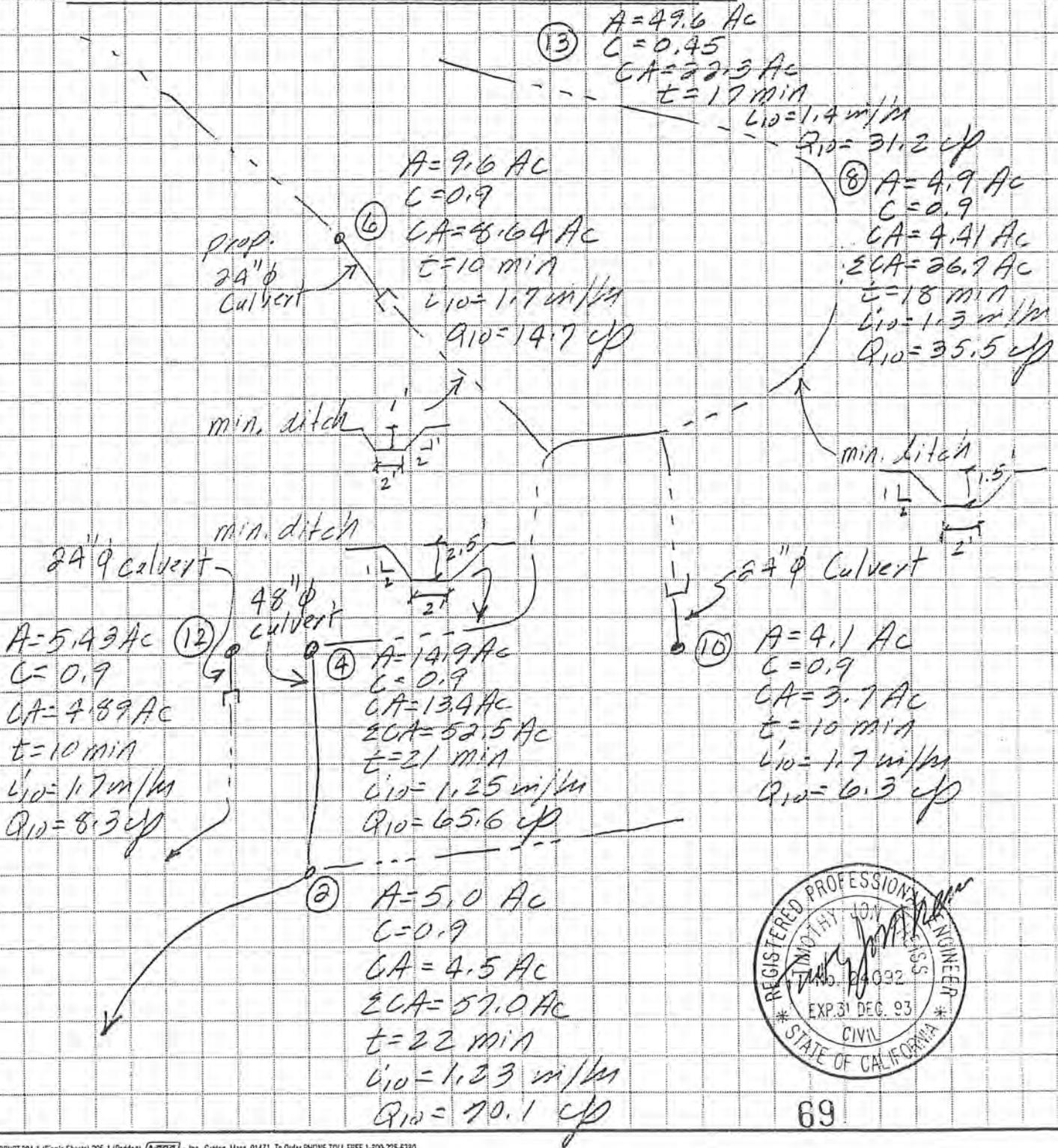
#### Drainage Calculations

The attached calculations are intended to present the approximate anticipated flows and drainage facility sizings. They are not intended as the final design calculations for the proposed facilities.

Flows were calculated for both 10-year and 100-year recurrence intervals. Culvert sizing was based on maximum 10-year flow headwater elevations to the top of culverts. Drainage channels were sized based on field measurements of average slopes and minimum bottom widths of two feet. Existing constructed channels are typically wider than two feet; however, channel widths were not measured.

## Proposed Meadows Subdivision Unit 2 - Phases 1 and 2 Preliminary Drawing Study

### SUMMARY





Hydrology

Rational Formula:  $Q = CIA$

$C = 0.45$  for off-site area east of freeway - allows for future rural residential

$C = 0.90$  for proposed commercial lots (conservative for storm purposes)

$L$  from Miranda Spangler Ranch Station (attached)

Areas (see Attached Drainage Boundary Map)

PA	Area	Total Area
13	49.6 ac	49.6 ac
8	4.9 ac	54.5 ac
6	9.6 ac	9.6 ac
10	4.1 ac	4.1 ac
4	14.9 ac	83.1 ac
2	5.0 ac	88.1 ac
12	5.43 ac	5.43 ac

Initial  $t_c = 10$  min for small areas

Initial  $t_c$  for area west of U.S. 101 from Caltrans Hwy Design Manual

$$t_c = \frac{1.8(L+1.48C)}{[S(100)]^{1/3}}$$

$C = 0.45, L = 2200'$   
 $S = \frac{1345 - 600}{2200} = 0.34$

$t_0 = 16.9$  min Call  $17$  min



Point ⑥

$$t_c = 10 \text{ min}$$

$$i_{10} = 1.70 \text{ in/hr}$$

$$C = 0.9$$

$$A = 9.6$$

$$Q_{10} = 0.9(1.7)(9.6) = 14.7 \text{ cfs}$$

$$Q_{100} = 0.9(2.5)(9.6) = 21.6 \text{ cfs}$$

$$t_c = 10 \text{ min}$$

$$i_{100} = 2.50 \text{ in/hr}$$

24" CMP w/ Inlet Control

$$S_{min} = 3\% + \text{Headwall}$$

$$100\% \text{ HW/D} = 1.1 \approx 1.0 \quad (\text{HW} = 2.2')$$

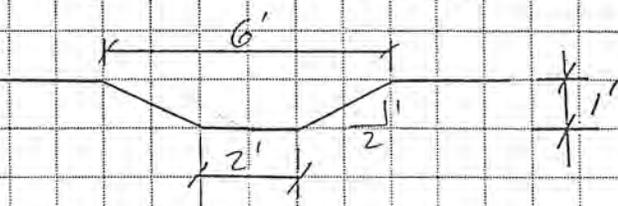
close enough

$$100\% \text{ HW/D} = 1.6 \quad (\text{HW} = 3.2')$$

$$\text{Channel to Pt ⑥, } S = \frac{560 - 550}{240} = 4\% \text{ approx.}$$

$$\left. \begin{array}{l} y_{n, 100\%} = 0.75' \\ y_{n, 100\%} = 0.9' \end{array} \right\}$$

$$b = 2' \quad m = 0.030$$

Point ⑧  $t_c = 17 \text{ min to pt ⑬}$ 

travel time ⑬ to ⑧:

$$Q_{10} = 35.5 \text{ cfs}$$

$$Q_{100} = 52.3 \text{ cfs}$$

$$i_{10} = 1.33 \text{ in/hr}; t_c = 18 \text{ min}$$

$$i_{100} = 1.96 \text{ in/hr}; t_c = 18 \text{ min}$$

$$C = 0.49$$

650' of Channel

$$S = \frac{600 - 545}{650} = 8.5\% \text{ Ave}$$

$$b = 2', \quad m = 0.030$$

$$y_{n, 10} = 0.95 \quad V_{n, 10} = 10 \text{ fps}$$

$$\text{travel time} = \frac{650}{10 \times 60} = 1.1 \text{ min}$$

$$b = 2', \quad m = 0.030$$

$$y_{n, 100} = 1.2 \quad V_{n, 100} = 11 \text{ fps}$$

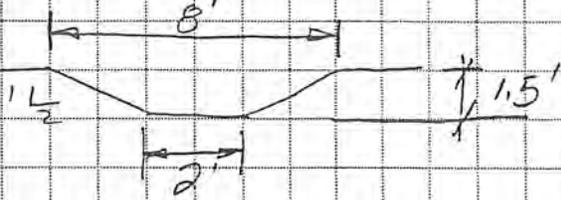
$$\text{travel time} = \frac{650}{11(60)} = 1.0 \text{ min}$$

C	A	CA
0.45	49.6	22.32
0.90	4.9	4.41
0.49 avg.	54.5	26.73



Channel to Pt (8)

$$\left. \begin{aligned} y_{n10yr} &= 0.95' \\ y_{n100yr} &= 1.2' \end{aligned} \right\} b=2' \quad n=0.030$$



Point (4) Travel time from (8) to (4):

$$L = 1.1 + 17 + 2.6 = 21.3 \text{ miles}$$

$$V_{10} = 1.25 \text{ m/hr}$$

$$C_{10} = 0.63$$

$$Q_{10} = 65.6 \text{ cfs}$$

	C	A	CA
	0.45	49.6	22.32
	0.90	33.5	30.15
avg C = 0.63		83.1	52.47

$$S = \frac{545 - 524}{1080} = 1.9\% \text{ Ave}$$

$$b=2', \quad n=0.030$$

$$y_{n10} = 1.8, \quad V_{n10} = 7.0 \text{ fps}$$

$$\text{travel time} = \frac{1080}{7(60)} = 2.6 \text{ min}$$

$$L_{100} = 1.84 \text{ m/hr}$$

$$Q_{100} = 96.6 \text{ cfs}$$

$$b=2', \quad n=0.030$$

$$y_{n100} = 2.1, \quad V_{n100} = 7.5 \text{ fps}$$

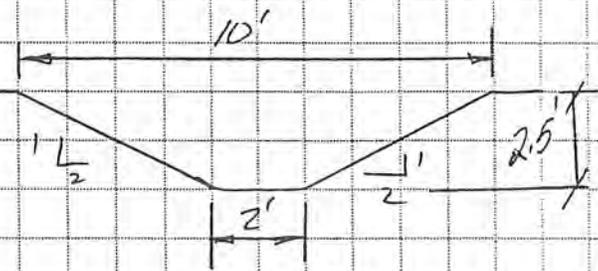
$$\text{travel time} = \frac{1080}{7.5(60)} = 2.4 \text{ min}$$

Channel to Pt (4)

$$y_{n10} = 1.8'$$

$$y_{n100yr} = 2.1'$$

close,  
Call OK





Point (4)

48" CMP

$$S = \frac{520.2 - 504.1}{240'} = 0.081 \text{ Headwall}$$

10yr HW/D = 0.98  $< 1.0$  OK HW = 3.9'

100yr HW/D = 1.35 HW = 5.4'

Point (10)

$t_c = 10 \text{ min}$   
 $i_{10} = 1.70 \text{ in/hr}$   $i_{100} = 2.50 \text{ in/hr}$   
 $C = 0.9, A = 4.1 \text{ Ac}$   
 $Q_{10} = 6.3 \text{ cfs}$   $Q_{100} = 9.2 \text{ cfs}$

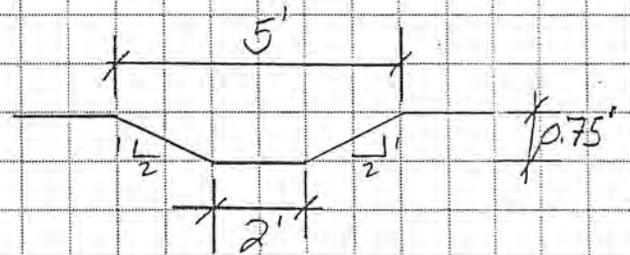
Channel to point 10

$$S = \frac{554 - 536}{400} = 0.045$$

$b = 2'$ ,  $m = 0.030$

$Q_{10} = 6.35 \text{ cfs}$

$y_{n10} = 0.48'$   $U_{n10} = 5 \text{ fps}$



$b = 2'$ ,  $m = 0.030$

$Q_{100} = 9.41 \text{ cfs}$

$y_{n100} = 0.55'$   $U_n = 5.5 \text{ fps}$

Pt 10

24" CMP

$S_{min} = 0.02 + \text{Headwall}$

Inlet Control

10yr HW/D = 0.65

HW = 1.3'

100yr HW/D = 0.80

HW = 1.6'

$(y_n = 1.1', y_c = 1.4')$



Point (13) (Sample Culvert Under Driveway)

$t_c = 10 \text{ min}$   
 $L_{10} = 1.70 \text{ m/m}$   
 $L_{100} = 2.50 \text{ m/m}$   
 $C = 0.90$   
 $A = 5.43$

$Q_{10} = 8.3 \text{ cfs}$   
 $Q_{100} = 12.2 \text{ cfs}$

24" CMP

10yr  $HW/D = 0.76$   $HW = 1.52'$

100yr  $HW/D = 0.98$   $HW = 1.96'$

Point (2) travel time from (3) to (2)

$Q_{10} @ (3) = 70.2 \text{ cfs}$   
 length of channel = 850'  
 48" CMP for entire length  
 $S = \frac{520 - 483}{850} = 0.044$

$V_{n_{10}} = 20 \text{ fps}$   
 $y_{n_{10}} = 1.7'$   
 travel time =  $\frac{850 \text{ ft}}{20 \cdot (60)} = 0.7 \text{ min}$

$Q_{100} = 104.7 \text{ cfs}$   
 $V_{n_{100}} = 22 \text{ fps}$   
 $y_{n_{100}} = 2.4'$   
 travel time =  $\frac{850}{22(60)} = 0.6 \text{ min}$

Point (2)

C	A	CA
0.45	49.6	22.32
0.90	38.5	34.65
Ave: 0.65	88.1	56.97

$C = 0.65$

Point (2) Cont'd

$$10\text{yr } t_c = t_c @ (4) + 0.7 = 21 + 0.7 = 22 \text{ min}$$

$$i_{10} = 1.23 \text{ in/hr}$$

$$Q_{10} = 70.1 \text{ cfs}$$

$$100\text{yr } t_c = 21 + 0.6 = 22 \text{ min}$$

$$i_{100} = 1.81 \text{ in/hr}$$

$$Q_{100} = 103 \text{ cfs}$$

(2) 36" CMP

$$\text{Slope} = \frac{483 - 475}{75'} = 0.11$$

Inlet control w/ Headwall

$$Q_{10} @ \text{ea } 36" = 70.1 / 2 = 35.1 \text{ cfs}$$

$$10\text{yr } \text{HW}/D = 1.0$$

$$\text{HW} = 3.0'$$

$$Q_{100} @ \text{ea } 36" = 103 / 2 = 51.5 \text{ cfs}$$

$$100\text{yr } \text{HW}/D = 1.4$$

$$\text{HW} = 4.2'$$

Point (2) Culvert across Lot 38 Driveway

$$A = 5.0 \text{ acres}$$

$$C = 0.9$$

$$t_c = 10 \text{ min}$$

$$i_{10} = 1.7 \text{ in/hr}$$

$$i_{100} = 2.5 \text{ in/hr}$$

$$Q_{10} = 0.9 (1.7 \text{ in/hr}) (5.0 \text{ acres}) = 7.65 \text{ cfs}$$

$$Q_{100} = 0.9 (2.5 \text{ in/hr}) (5.0 \text{ acres}) = 11.25 \text{ cfs}$$

$$\text{Slope} = 3\% \text{ Min}$$

Check 24" Dia CMP Culvert for 10yr Storm

$$Q_{10} = 7.65 \text{ cfs}$$

$$\text{HW}/D = 0.71$$

$$\text{HW} = 1.4'$$

$$Q_{100} = 11.25 \text{ cfs}$$

$$\text{HW}/D = 0.91$$

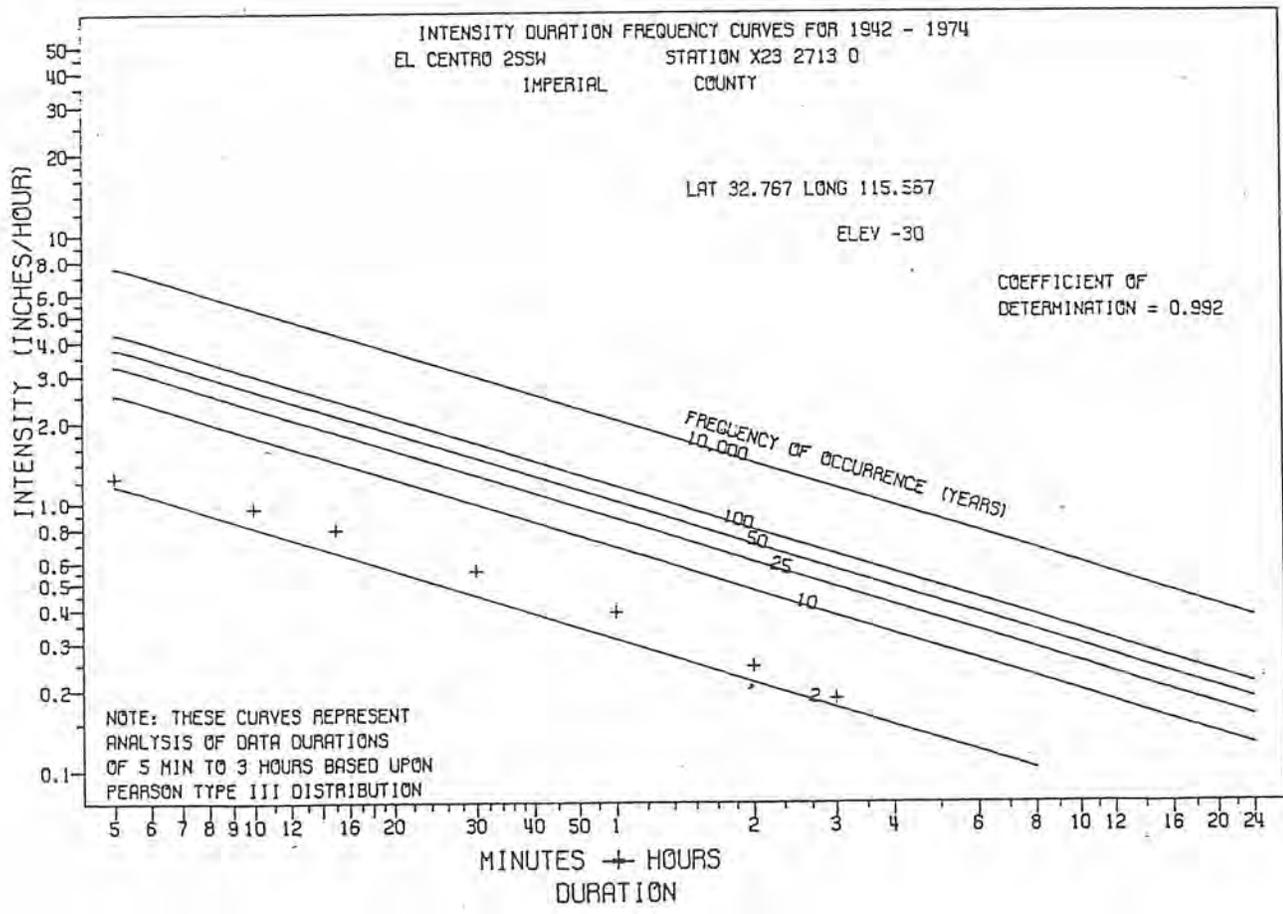
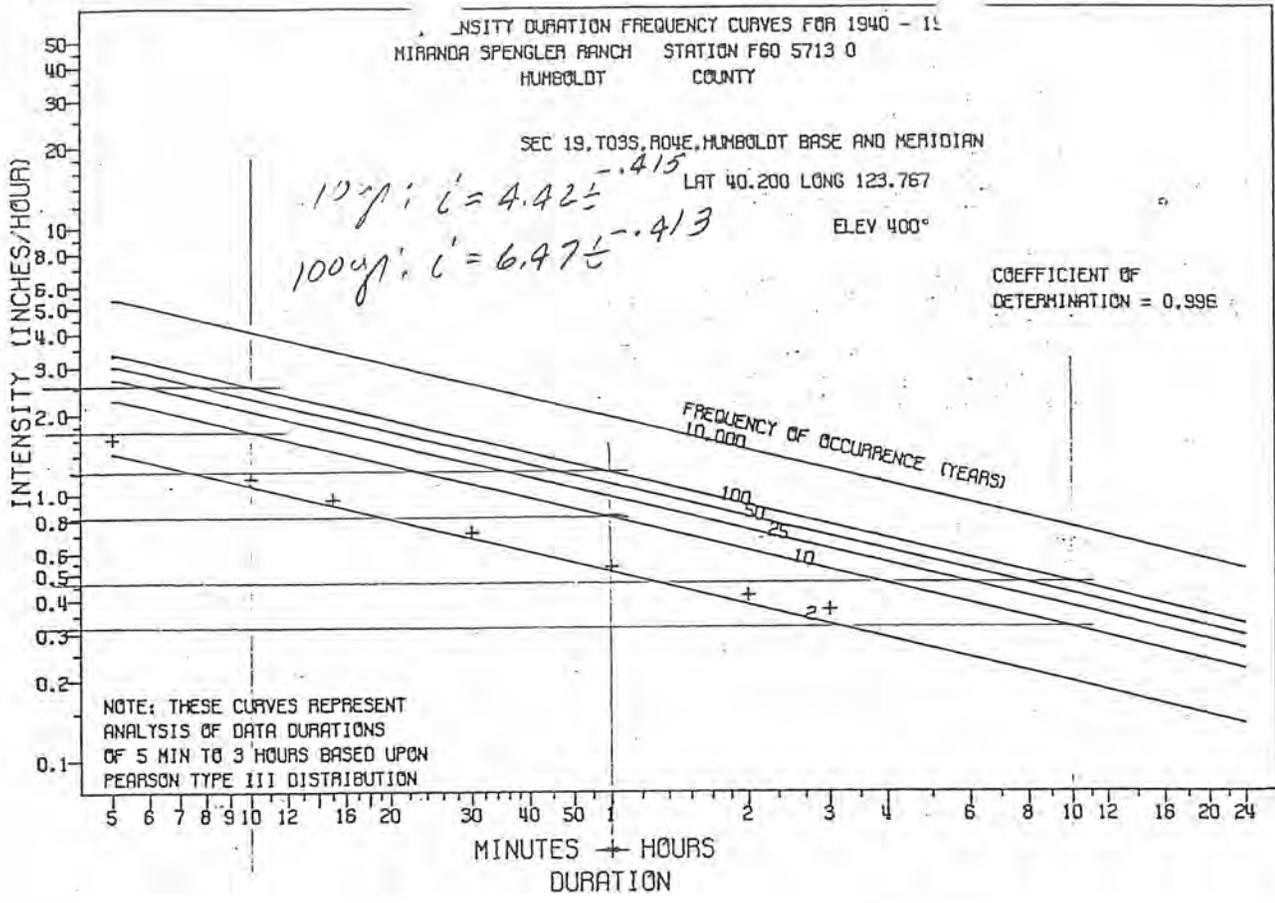
$$\text{HW} = 1.8'$$



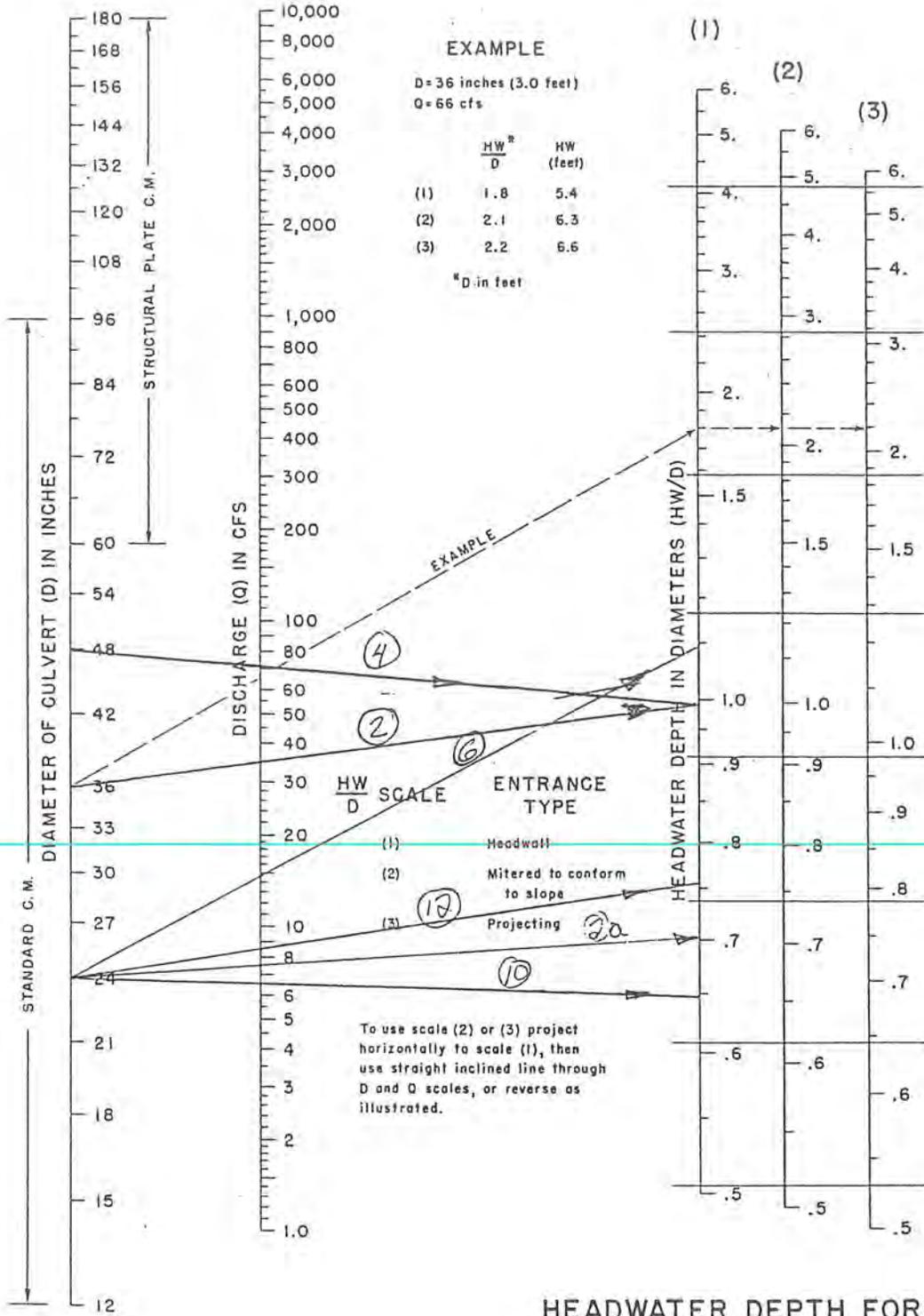
# SITE MAP

1" = 2000'

9/15



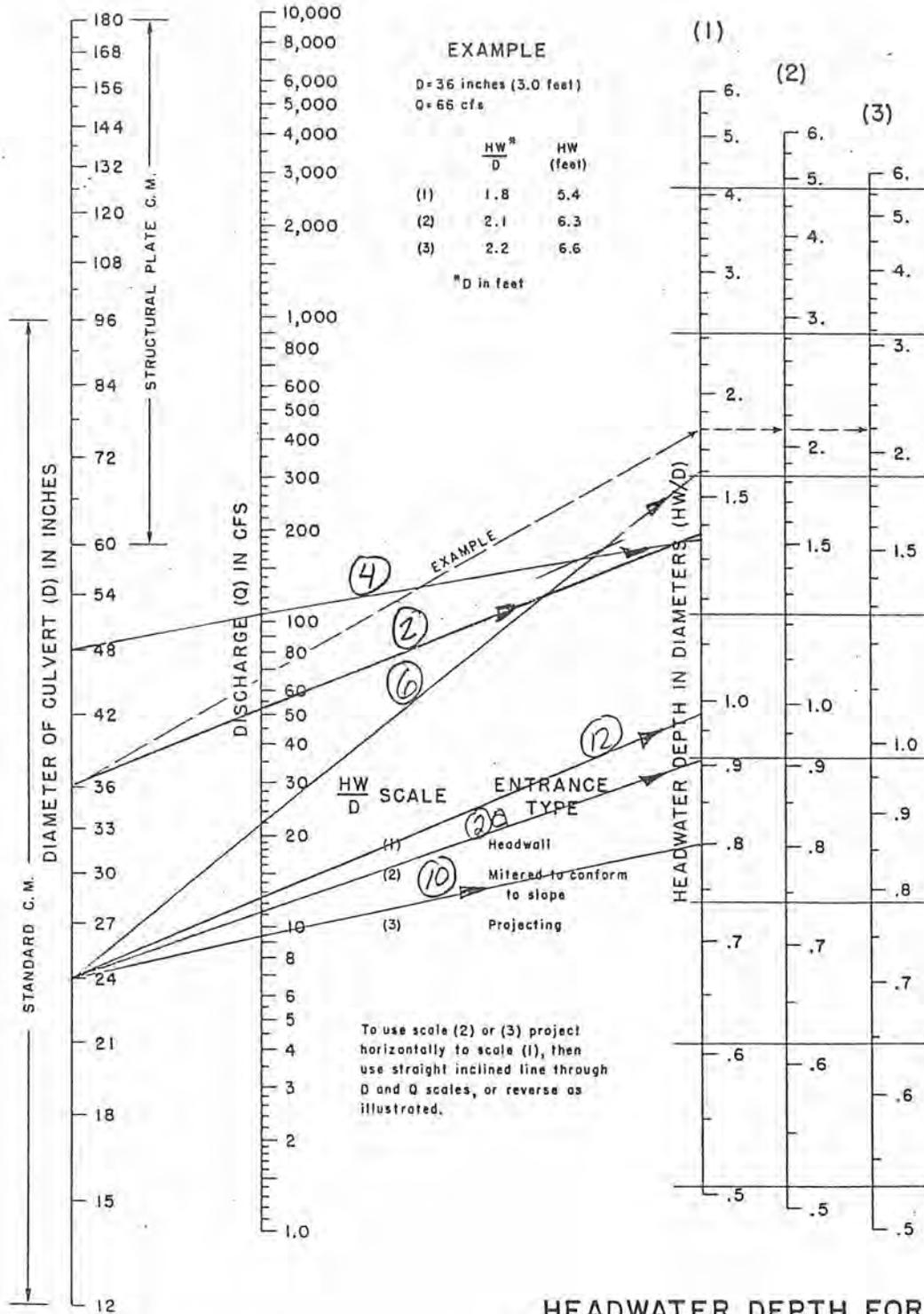
10/15



**HEADWATER DEPTH FOR  
 C. M. PIPE CULVERTS  
 WITH INLET CONTROL**

10yr flows

11/15

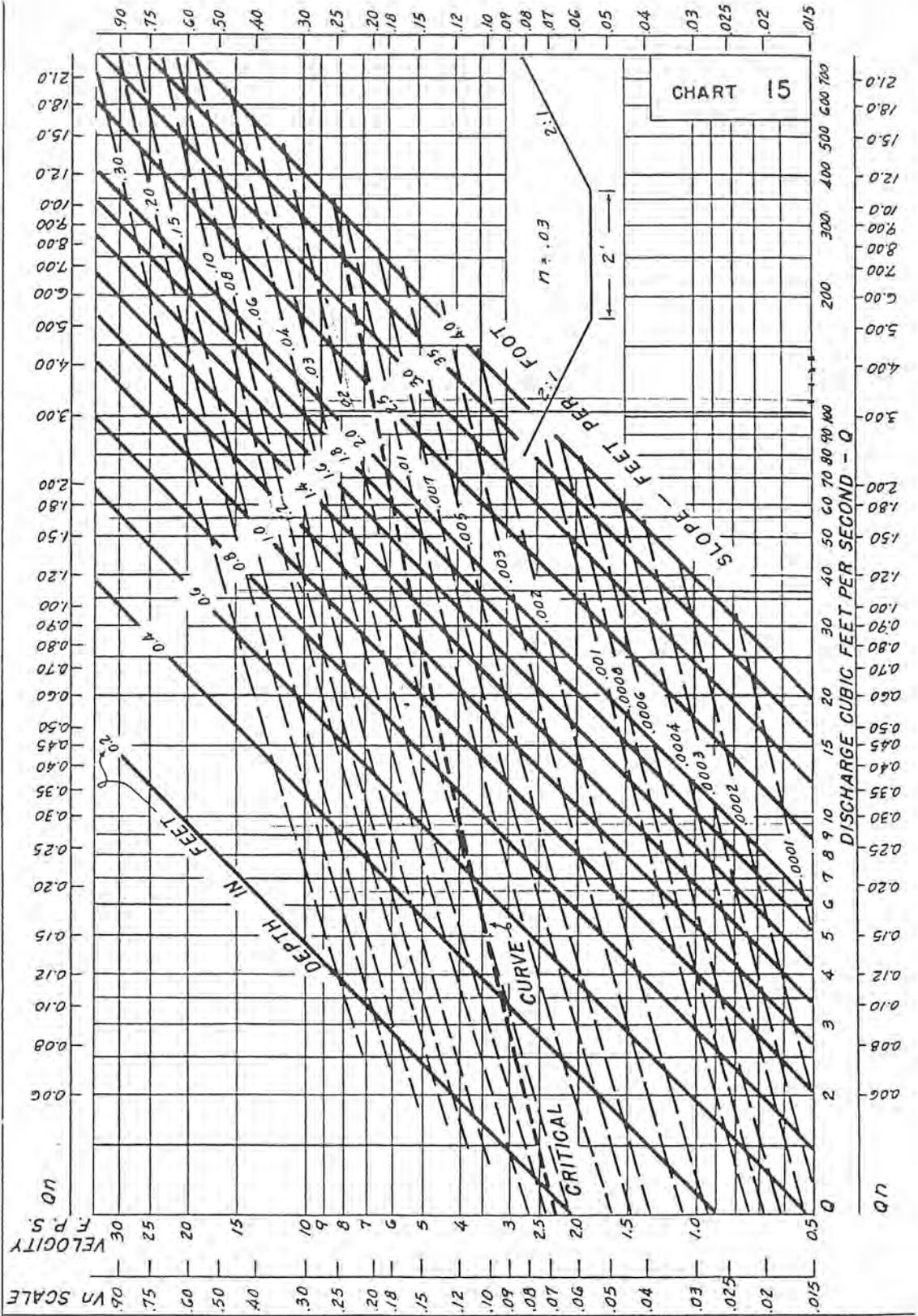


**HEADWATER DEPTH FOR  
 C. M. PIPE CULVERTS  
 WITH INLET CONTROL**

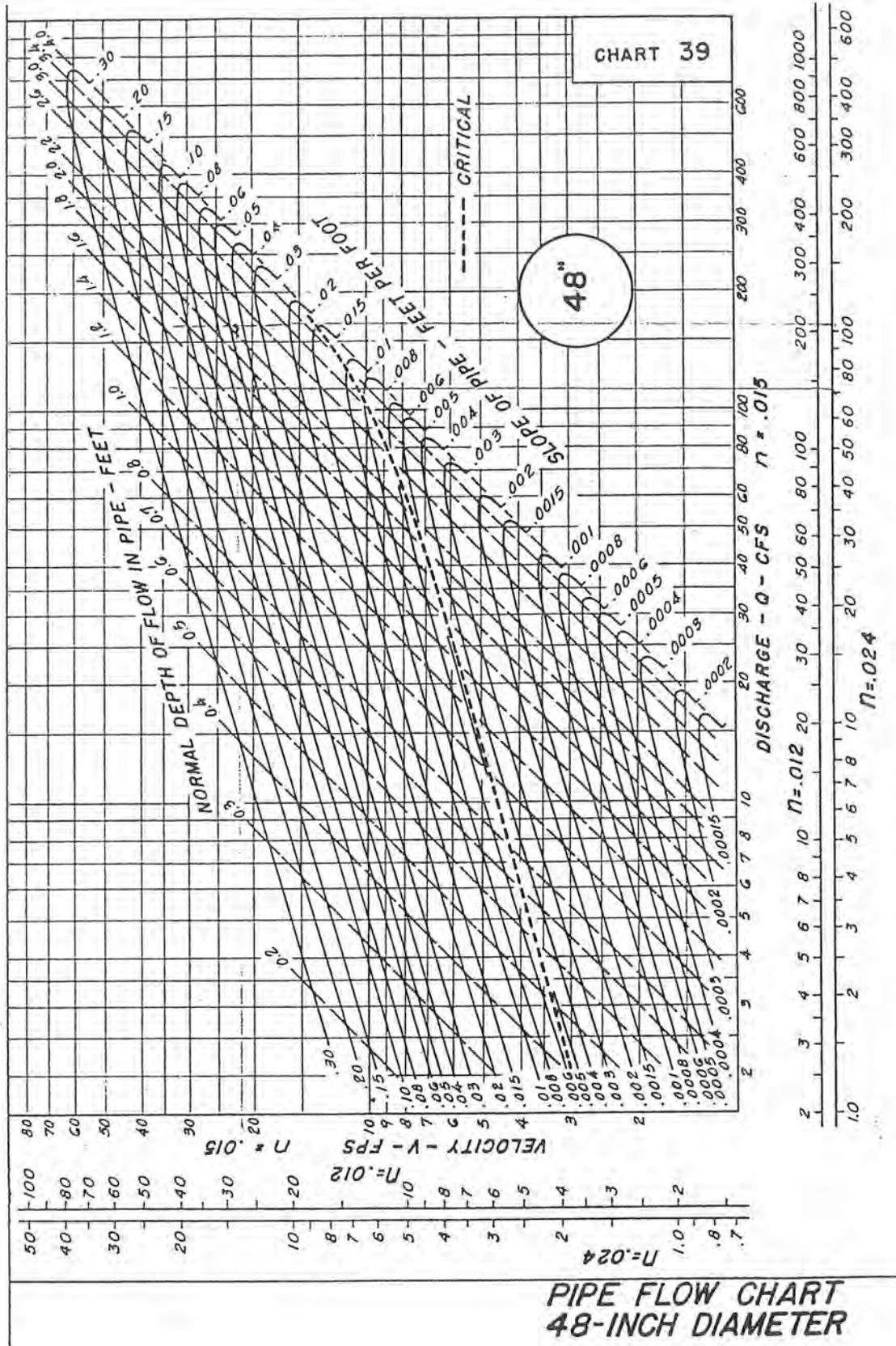
BUREAU OF PUBLIC ROADS JAN. 1963

100 yr flows

12/15

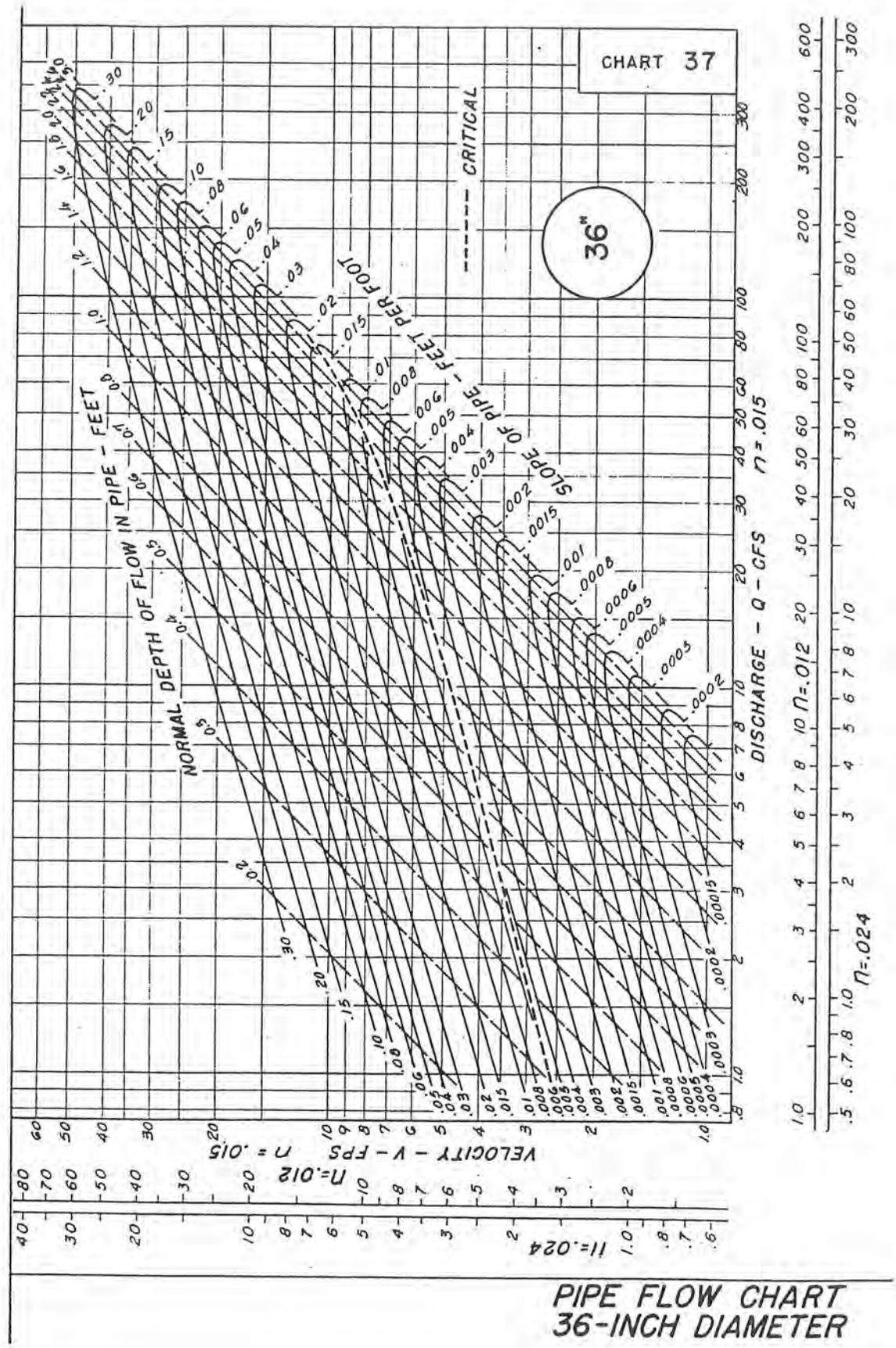


13/15

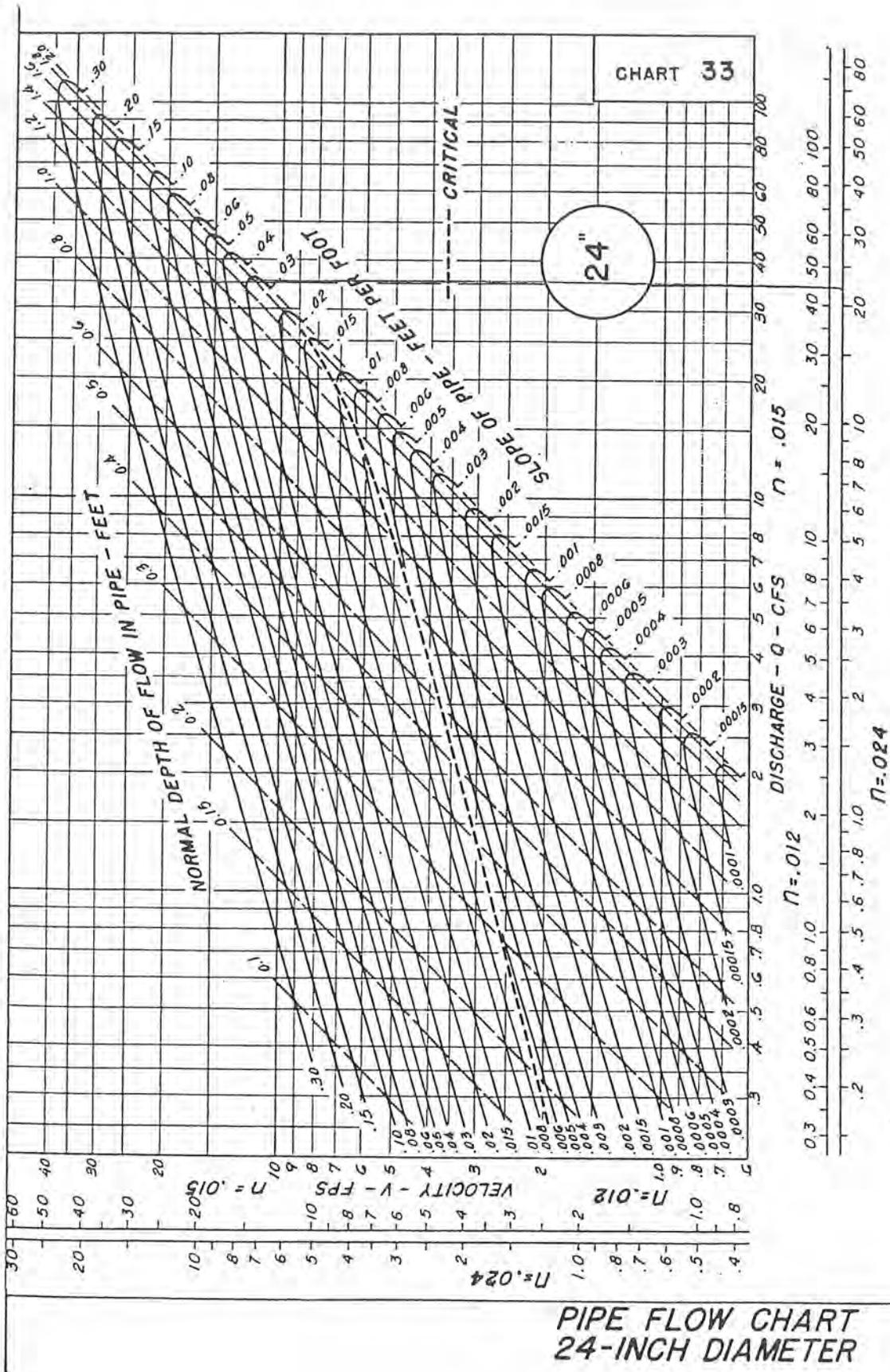


**PIPE FLOW CHART  
48-INCH DIAMETER**

14/15



15/15



**WALLAN AND JOHNSON  
ZONE RECLASSIFICATION/SUBDIVISION/USE PERMIT  
REDWAY**

**INFORMATION SUBMITTED BY APPLICANT**

Section 2742 states that parcel size should be determined by ... adequate water, sewer, fire flows, road and drainage systems.

Section 2773 states that:

"The Urban Expansion Area designation is utilized to classify land outside the urban development area. Land within the urban expansion area is not provided with public water and/or sewer services, but is expected to be developed to urban densities and provided with such services in the near future. Development is (to be) consistent with rural standards until services are available."

Appendix A (page A-3) - survey results showed community desired change for additional manufacturing/industrial development but opposed this in neighborhoods.

This proposed zone reclassification allows an opportunity for new economic development and the enlargement for successful cottage industries, by providing an opportunity for types of uses, not compatible in retail commercial/residential areas but do not require the extra lease costs associated with availability of community water and sewer services of existing commercial/industrial areas.

The proposed zone reclassification would allow the applicant to limit the types of uses to those not requiring urban type services (water/sewer) until such time that those services are readily available. The proposed uses would be consistent with rural densities in that they do not impact urban type services. Water and sewer are proposed on-site.

Should urban services become available, there is nothing in the proposed plan that would prevent this C-3 area from being developed with such services. In this manner, the area would remain as an "Urban Expansion Area" per plan policies while allowing a use compatible with rural standards.

The GRBA DEIR, page 18, Traffic and Circulation, lists alternatives which includes requiring a specific plan for Urban Reserve areas, expanding Redwood Drive to four lanes, or creating a loop road through the hillside terrain north of Redwood Drive.

Construction of the lower portion of Mountain View Road is near completion. This roadway will connect to the hillside area to the north, though it is not anticipated that this would be the main connection back to Redway. That alignment will be decided most likely when specific water and sewer service extensions are designed. A turnout lane at Redwood Drive has been designed by the applicant and reviewed by the Public Works Department for future implementation should traffic ingress/egress become a concern.

The project, as proposed, does not eliminate any alternatives that may be required for 'urban development' of the "Urban Reserve areas".

The Plan (Chapter 5-1, Fire Safety) contains a statement that the "Board of Supervisors adopt a resolution of annexation for the following areas to be forwarded to LAFCO: All areas within the Planning Area (not including Alderpoint) except those lands designated either T, P, AG (Agricultural Grazing), or AL40."

The applicant has designed the proposed on-site water system to meet the requirements of both CDF and the Redway VFD and is willing to be annexed into the fire district as the Board of Supervisors may recommend.

As stated in Section 1.4 of the application submittal, water and sewer services will be provided on-site, thereby not impacting community services. The GRBA Plan DEIR (page 104, paragraph 1) addresses the concern that neither treatment plant would have available capacity and that a third district may be an alternative. The DEIR states that "providing sewer services becomes more speculative" for the proposed project site. Many factors will need to be resolved before clear direction is available determining the appropriate sewage disposal route.

The proposed project does not require commitment of resources or eliminate future alternatives when the area becomes available for urban services. Orderly growth is maintained by the project as defined; leap-frog development should not occur. No potential off-site impacts are known to exist.

Traffic generated by this project will consist primarily of employee's vehicles and delivery trucks. A delineation of the ADT was determined utilizing the Trip Generation Manual by the Institute of Transportation Engineers for Industrial/Agriculture uses which includes light industry, industrial parks, manufacturing and warehouse. It estimates that the ADT to be 3 vehicle trips/employee or 5.43 vehicle trips/1,000 gross square feet of floor area. This would equate, using a 200 employee figure, to an ADT of 600 vehicles and comparatively reflect the development of 110,000 square feet of industrial floor area.

This is below the available capacity of the intersection. The entrance road, though steep, has been designed to handle anticipated traffic. Centerline and profiles will be submitted to the Public Works Department during the review of this application for their requirements in development of the road for the planned purpose.

From the information contained herein, the necessary findings to support the zone reclassification can be made.



**ENVIRONMENTAL INFORMATION  
(REVISED)**

**1.0 GENERAL INFORMATION**

**PROJECT TITLE:** Major Subdivision (39 lots) and Zone  
Reclassification for Wallan and Johnson. In  
conjunction with this project a use permit for a  
caretakers unit is proposed.

**LOCATION:** Approximately one mile east of Redway at the  
intersection of Highway 101 with Redwood Drive. T4S,  
R3E, Sections 12 & 13.

**LOT SIZE:** Total 1,100 acres; **PROJECT AREA:** ±76 acres;  
Remainder 1,024 acres.

**ASSESSOR'S PARCEL NUMBERS:** 223-162-02 (p)

**GENERAL PLAN DESIGNATION:** Industrial General (IG), Commercial  
Services (CS)

**ZONING:** Forestry Recreation - 5 acre minimum [FR B-5(5)]

**DATE:** March, 1991

**1.1 PROJECT DESCRIPTION**

The project entails a zone reclassification of the project area from Forestry Recreation (5 acre minimums) to Business Park (MB Zone) and Industrial Commercial (C-3). The proposed zone classifications are consistent with the existing Industrial/General and Commercial Services Plan designation.

The zone reclassification would allow the applicant to develop a business park complex and sell, lease or rent space to various businesses. Uses will be restricted to those not requiring community water or sewer services. At such time that community water and sewer is available, the restriction would be lifted, as appropriate. A caretaker's unit is proposed as part of the project, requiring a use permit for the proposed zone. Typical uses of the project site are delineated in Table 1.

The zone reclassification would allow the construction of several structures to be used for various light manufacturing/contracting offices as well as storage units for wholesale distribution. Initially the applicant will regulate both the use types and the water allocation for each business use located in the complex by the formation of association or district.

TABLE 1

Typical use types proposed for the C-3/MB Business Park Area

	C-3	MB
- Caretakers unit	C(6)	ND
- Resawing lumber pre-cut yard	P(2)	P(1)
- Leach area now - future lumber yard	P(2)	P(1)
- Rental storage	P(1)	P(3)
- Small contractor shops	P(2)	P(1)
- Small animal hospital	C(1)	C(2)
- Catalog sales	C(3)	C(2)
- Wholesale redwood product shop & shipping	P(1)	P(3)
- Light manufacturing	P(2)	P(1)
- Wholesale ice distributor	P(2)	P(1)
- Professional offices	P(4)	P(2)
- Electric contractor's yard	P(2)	P(1)
- Plumber shop yard	P(2)	P(1)
- Tree trimming equipment storage	P(1)	P(3)
- Vegetable-fruit wholesale distribution	P(1)	P(3)
- Wholesale bakery warehouse	P(1)	P(3)
- Iron-metal fabrication shop	P(1)	P(3)
- Wholesale distributor	P(1)	P(3)
- Engineering offices	P(4)	P(2)
- Auto shop garage	P(3)	C(2)
- Truck shop		ND
- Contractor shop/storage and mobile home control point	P(1)	P(3)
- Contractor equipment shop	P(2)	P(1)
- RV Park	ND	C*
- Cottage Industries	P(5)	ND
- Neighborhood Commercial	C(2)	ND
minimum lot size (s.f.)	5,000	10,000
minimum yards F, R, S	5, 5, 5-10	30, 10, 10-30

P = Principally permitted (subsection number)

C = Conditionally permitted (subsection number)

ND = Not defined

\* = Allowed only if proposed modifications to uses allowed in zone are approved.

The area within the proposed zone reclassification is shown subdivided into 38 lots, a minimum of one acre each. As proposed, development will occur in two phases with utilities and roadway being extended to twelve lots as the first phase.

An association or district will be established and be responsible for development and maintenance of water and sewer services, roadways, street lights, drainage and open space areas.

As an interior or backup use it is requested to amend the uses in the MB Zone to conditionally allow RV parks.

## 1.2 PROJECT BACKGROUND

A preliminary master plan for this and other adjacent parcels has been discussed with County Planning Staff over several years. The Planning Department recently reviewed preliminary applications for both a subdivision of the industrial designated area and annexation to the Redway Community Services District (RCSD) for water. Site was viewed by the Planning Director and two Supervisors on April 11, 1990 on an EDC tour.

Annexation to the RCSD is not proposed at this time. Timing will be contingent upon available capacity and the extent of other development that may occur in the next couple of years between the existing water lines and the project site. RCSD did not want to provide sewage disposal services to this area at this time, but was willing to provide water. Discussion with LAFCO indicated that both services would have to be made available if this area was annexed.

## 1.3 ACCESS

The project will have access onto Redwood Drive and subsequently Highway 101 via Evergreen Road (private). Interior roads will be private as well, named Barnett Road and Tunnel Road. The roads within the project will be constructed to standards, as required by County Public Works Department. Application submittals included proposed road layout, cross-sections and profiles.

## 1.4 UTILITIES

### 1.41 WATER

The Garberville-Redway-Alderpoint-Benbow Community Plan EIR expressed concern that additional storage capacity is needed by the Redway Community Services District (RCSD) to meet any significant increase in demand. Annexation to the RCSD and extension of water service to the site would require sufficient storage capacity so that the project requirements would not significantly increase the rate of pumping of water from the Eel River during the low-flow summer months. Furthermore, construction costs to extend the water line from its existing

terminus are, at this time, prohibitive. Therefore, annexation is not being proposed at this time.

For these reasons, the project proposes a development that is consistent with the capacity of private water supply/storage. Future use will be limited by the applicant to the availability of the developed water system by development of a mutual water association.

The proposed project will be supplied with water developed from sources owned by the applicant. The Tentative Subdivision Map, Sheet 1, submitted shows proposed water service improvements to the site. A water allotment agreement will be developed by the applicant indicating how water will be distributed amongst the various users. Development will be controlled by the water association "board" relevant to the remaining allocations of water in the system.

Water supply, volumes, fire flow, and treatment requirements have been initially designed and constructed for meeting applicable state and local public water system standards.

Water line/utility easements have been established to allow for future potential annexation to existing service districts facilities and maintenance programs.

Water mainline design and on-site water storage requirements are primarily regulated by fire flow system requirements of local emergency response agencies. Discussion with California Division of Forestry (CDF) and Redway Fire Protection District regarding fire flow capabilities identified that a water system serving a local community in rural areas should be a looped system, fire hydrant capability yield of 1,000 gpm for a two hour duration, with a 20 psi system service residual. (Development type dependent.)

The water system design is based on supplying fire flow demands. Tank storage will consist of an estimated initial on-site total capacity of 100,000 gallons (dependent upon actual required fire flow design). The initial tank will be located (grd. elev. 785+) to provide gravity flow and pressures suitable to meet the preliminary fire flow demand of 800-1,000 gallons per minute with a 20 psi service residual. Pressure reducing stations with fire flow bypass capability and/or mainline size alteration will be dependent upon regulatory agency requirements for the stated fire flows. Upon approval of the zone reclassification, a detailed water system plan will be submitted to the California Department of Forestry.

Alternatives for future water system service expansion include:

1. Annexation to the Garberville Water Company (GWC) system. The GWC is continuous to the overall planned development and is capable of supplying sufficient gravity fed water to the proposed development.

2. Annexation to Redway Community Services District (RCSD) with a mainline along Redwood Drive. Storage capacity and construction standards would be established to meet RCSD requirements.
3. Annexation to RCSD via adjacent, potentially accessible and developable property such that several developers/landowners would share the expense of RCSD required storage and transmission piping as well as system upgrade.

If future commercial development occurs (consistent with general plan designation), additional storage tanks, lift stations and mainline would be installed to accommodate new pressure zones and service characteristic requirements, as special needs arise.

The average maximum month daily demands for the industrial commercial development (at full capacity) was determined to be approximately 11,000 gpd, calculated as follows:

-220 people x 20 gpcd	4,400
-75 gpd landscaping x 39	2,925
-Available for special requirements (gpd)	<u>3,675</u>
	11,000

Phasing of future development was determined assuming 10% of project area being developed each year. Commercial development would potentially commence in 1991.

Table 2 presents the estimated first five year daily maximum month water demands and assumes second 5-year demand to be the same.

TABLE 2

Water Demand (gallons per day)	
Year	Commercial/Industrial
1991	1,100
1992	2,200
1993	3,400
1994	4,500
1995	5,600
2000	11,000

Phased development will be controlled by available water allocations and storage capacities, determined by metering each lot for compliance with water allocation. Each lease will contain a water use allotment.

#### 1.42 SEWAGE DISPOSAL

Redwood Community Services District, responsible for providing community sewage disposal services, has indicated that they do not desire to provide sewer services for this development at this time. Should the District upgrade their sewage treatment

facilities in the future, this area, plus surrounding developable areas, could be tied into the RCSD system.

For these reasons, a common leachfield system is proposed for this project and will be entirely confined to a three acre lot (Lot 2). A sewage disposal analysis for the proposed project area was developed from extensive soil testing and analysis. Reports (Selvage, Heber, Nelson & Ass., 1989; NGI, 1986) have been submitted to the County Environmental Health Department for their review.

One concern, expressed by LAFCO during preliminary application review, was that, should a future commercial development be tied into a common leachfield system, there would be no incentive to contribute towards the RCSD system in the future.

In response to the concern, the proposed sewer main/leachfield system has been designed to be incorporated into the RCSD system, should RCSD propose to extend a sewer main through the project area to serve residential units to the north. Proposed sewer mains will be sized and placed to meet RCSD requirements for connection to their system. The leachfields can be shut off at the distribution boxes, and the collection system will allow gravity to feed to a future RCSD service connection.

Each use will have access to the common leachfield area until such time that a public system is constructed. Necessary removal or closure of the system would be incorporated into RCSD main line extension construction most likely as the need arises for development of land to the north for residential purposes.

#### 1.43 OTHER UTILITIES

All other utility lines are available along Redwood Drive. Utility easements will be provided as required by the Utility Companies. These are shown on the 'Utility Plan' submitted with the application, and further addressed in attached correspondence.

## 2.0 ENVIRONMENTAL SETTING

### 2.1 TOPOGRAPHY/GEOLOGY/SOILS/FIRE SAFETY

#### 2.1.1 TOPOGRAPHY/GEOLOGY

"The project site is located on gently sloping river terrace remnants that have been incised (as much as 150 feet) by the Bluff Creek drainage south of project site and by an unnamed drainage west and northwest of the project site. Very steep (80 to 110 percent) slopes descend into these drainages. Two river terrace remnants are preserved at approximate elevations of 525 and 545 feet above sea level. The gently sloping terrace surfaces have been modified by minor drainages with gentle to moderate gradient side slopes. Slope gradients on terrace surfaces generally range between 2 and 10 percent towards the west. Slope gradients between the two gently sloping terrace surfaces are approximately 15 to 25 percent." (NGI, 1986)

"No faults within the GRBA Planning Area have been labeled as active pursuant to the Alquist-Priolo Special Studies Zone Act. Three northwest trending faults do pass within the Planning Area and form bedrock contacts (Figure G.2). The central fault is a zone of highly sheared Franciscan melange. Numerous geologic instabilities exist along this zone, but a specific fault rupture hazard is probably not as important a consideration as slope instability." (GRBA EIR)

Elevations on the site range from 375' adjacent to Redwood Drive, to 560' at the center of the industrial park.

The surface of the project site has been slightly modified by grading, all brush type vegetation has been removed, and scattered groves of fir and oak are found throughout the project area.

#### 2.1.2 SOILS/GRADING

Soils in the area were mapped by the State Department of Natural Resources, Division of Forestry. Soil-vegetation maps indicate "unclassified secondary soils on terraces and beaches."

"Subsurface explorations in the eastern portion of the project area generally encountered soft LOAM soils in the upper foot underlain by medium stiff to stiff, mottled, and poorly drained, LOAM - SANDY CLAY LOAM - CLAY LOAM soils extending approximately 4 to 6 feet below the ground surface. The upper soils grade into dense to very dense, poorly drained SANDY CLAY LOAM to SANDY LOAM at depth. The deeper soil strata appear to have formed directly from weathered bedrock." (NGI, 1986)

"Subsurface explorations in the western portion of the project area generally encountered medium stiff to stiff, poorly to moderately drained SANDY CLAY LOAM - LOAM - CLAY LOAM soils in the upper 5 to 7 feet. Occasional gravel lenses were also encountered in this zone. Beneath this 5- 7-foot thick fine-grained soil mantle we encountered medium dense, well drained GRAVELLY SANDY LOAM. These soils generally grade into very dense, highly weathered bedrock at depths over 15 feet. Groundwater was encountered between 15 and 17 feet below the terrace surface." (NGI, 1986)

The GRBA Plan states:

"In order to utilize the full area on the east side of Redwood Drive for Industrial use (proposed land use/zoning designation is Industrial General/Heavy Manufacturing (IG/HM), a massive amount of grading would be required to properly level the land to make it suitable for industrial use. Any project that extends beyond the first drainage north of the Alderpoint Road intersection would involve major earth-moving activities which cannot be adequately assessed by this document." (GRBA EIR)

"In order to develop the "Urban Reserve" areas at urban densities, very significant land clearing and grading would need to be undertaken, the impacts of which cannot adequately be assessed in this document. The freeway interchange, which is anticipated to be required to develop the Urban Reserve area on the east side of the Freeway and which would serve the CS/IG area on the west side, would be a major public works undertaking, which would have numerous significant impacts." (GRBA EIR)

"Mitigation requires geological investigation and engineered grading plans prior to significant earthmoving." (GRBA EIR)

"Project Alternative: Eliminating some of the relatively more severe land conversion proposals in the plan such as the Urban Reserve areas and the proposed Industrial area, which is currently part of the Redwood Drive right-of-way, would be most effective in reducing the erosion directly caused by the plan, on a per unit area basis. Designating the Bluff Creek drainage as a Green Gulch, to be left in a natural condition, except for access roads, may also be effective in reducing the erosion impacts of the Plan." (GRBA EIR)

The Bluff Creek drainage has been designated as Green Gulch. Restrictions will be provided to prevent construction activities within this area. In order to develop portions of the project site, substantial grading will occur. A preliminary grading plan has been submitted with application materials. Engineered

grading plans will be prepared and submitted as required by Humboldt County Building Department.

Access to Redwood Drive via Evergreen Road was constructed in 1987-88 and was periodically inspected by the County Roads Department. The remaining construction will be completed in 1990 and 1991. A revised road profile and cross-section have been provided in application submittals.

The applicant has submitted a Preliminary Geologic Hazard Evaluation by Selvage, Heber, Nelson (November, 1990) that addresses seismicity and slope stability. Recommendations in the report will be incorporated into development requirements for the site.

### 2.13 FIRE SAFETY

The project is located in a High Fire Hazard area (Seismic Safety and Safety Plan). The GRBA EIR addressed mitigation for fire hazards which will generally be incorporated in project development, as specified by the CA Department of Forestry.

The proposed project looped water system is designed to produce 800-1,000 gpm with a minimum 20 psi residual for a two hour duration (CDF letter dated July 26, 1990).

Fire hydrant spacing in the proposed commercial area will be determined upon finalization of project layout. CA Department of Forestry guidelines (330-660 feet minimum spacing) will be adhered to using the most limiting factors for hydrant spacing.

### 2.2 HYDROLOGY

The project site is bordered on the east and northeast by an unnamed ephemeral creek. In Urban Development and Expansion Areas, the outer boundaries of the streamside management areas are 25 feet, measured as the horizontal distance from the stream transition line. No development is planned within this area. Bluff Creek is located in the Agricultural General area and will not be affected by this project. The Southfork Eel River is located off-site to the south.

### 2.3 LAND USE

Under mutual ownerships, the individual property owners retain control on water allotment and sewage disposal. Utilizing similar association agreements used elsewhere, the applicant is developing details describing the method of allocations for services.

The general area surrounding the project area is predominantly vacant land designated for rural residential use.

Adjacent land uses more specifically include the following:

North: Agricultural/vacant  
South: Redwood Drive/Eel River  
East: Highway 101/Agricultural/Vacant  
West: Agricultural/Redway, approximately one mile west.

The proposed zone reclassification to Business Park (MB-Q) is intended to provide a well-designed mixed industrial/commercial area composed of nuisance-free light industrial, research and development, administrative and business and professional office facilities, developed in a park-like environment. Typical uses have been developed for purposes of analysis and are listed in Table 1. Uses will be limited to those not requiring substantial amount of water/sewage disposal.

Development of the proposed project will occur over an extended period of time and will develop at the same pace as the surrounding area. Land use development impacts were addressed in the GRBA EIR and considered in the Community Plan. Development in surrounding areas will be mostly controlled by availability of water and demand for space. This project proposes on-site water supply and sewage disposal which will not affect the developability of surrounding properties.

The project is located within the Redway Community Services District (RCS D) Sphere of Influence. LAFCO staff had earlier indicated that the RCS D was willing to extend water services when storage capacity was provided. However, since it was indicated that if the project was annexed RCS D would also be responsible to provide sewer services should the proposed project system fail, RCS D did not favor annexation until major expansion of their sewage treatment facilities occurred.

Attached to previous application submittals was justification supporting the zone reclassification for its consistency with the Community Plan and in the public interest.

#### 2.4 ROADS AND TRAFFIC

Evergreen Road, a newly constructed 28-foot wide, with 24' paved, road, will access onto Redwood Drive. On top of the slope, this road will be improved to a paved 24' roadway. All other roads (i.e. Barnett and Tunnel Roads) will be developed to a 24' paved roadway.

Traffic generated by this project will consist primarily of employee's vehicles and delivery trucks with some minor retail traffic generated. It is not anticipated that the capacity of the existing roadway intersection will be exceeded. A turnout lane at Redwood Drive has been designed and reviewed by Public Works for future implementation should traffic ingress/egress become a problem. A separate traffic analysis was submitted with previous application materials.

## 2.5 NOISE

Development of an industrial/commercial complex has the capacity to generate substantial noise dependent on actual uses. Due to the isolated nature of the project and the existing buffers of surrounding streamside management areas, Redwood Drive and Highway 101, it is not likely that noise would impact adjacent areas. None of the proposed uses of the site listed in Table 1, nor any other allowable uses, would be expected to generate noise levels to a significant degree. All users should be able to meet Humboldt County Noise Standards.

Information contained in the Draft Environmental Impact Report for the Community Plan projected noise levels on Highway 101 adjacent to the project (for the year 1995). Noise levels (dBA's) of 75 would occur approximately 30 feet from the centerline of the closest lane; dBA's of 70 would be 61 feet from centerline and dBA of 65 would be 114 feet from centerline. The closest property line of the project site is approximately 125 feet from the edge of Highway 101. Calculating a noise level of 80 dBA at the property line, this would be reduced to 70 dBA in 150 feet or the approximate centerline of Highway 101.

Similarly, to the south the distance from the edge of the project site (top of terrace), is approximately 600 feet from Redwood Drive. Noise levels of 80 dBA generated on top of the terrace at the southern boundary of the project would be much less than 65 dBA by the time they reach Redwood Drive.

To the west and northwest the project is adjacent to land owned by Tobin. Assuming noise levels of 80 dBA at the top of terrace distances are approximately 200 feet or more to the centerline of the intermittent creek (and more adding the steep slopes on the west side of the creek). Substantial distance is available to allow those noise levels to decrease below the 65 dBA level at buildable areas on the Tobin parcel.

North of the project site is additional land owned by the applicant. Again this land would be affected by the setbacks from the intermittent creek, which would allow reduction in noise levels. Substantial area to the north is available should noise be a problem. Subsequent development would be able to be situated outside of areas of any high noise levels.

Standards for noise and land use compatibility, measured in Ldn, depicts normal acceptable levels up to 70 Ldn for businesses (commercial and professional), and up to 75 Ldn for industrial manufacturing and agricultural.

Based on the above information, no noise impacts should be realized from this project to any of the areas surrounding the project site. Compatible noise levels of up to 75 Ldn would allow a high noise level to occur throughout the project site. Proposed uses, however, for the majority, are not the type of uses that produce significant amounts of noise.

## 2.6 VIEWSHED

Developed land uses in the vicinity are listed in Section 2.3. Due to the existing topography and tree cover, views of the site are generally limited to a  $\frac{1}{4}$  mile section of Highway 101, adjacent to the site. It is not anticipated that any viewsheds would be negatively affected by the developed project should the zone reclassification be approved. It is particularly because of the limited viewshed that this portion of the parcel was proposed for industrial-commercial uses.

## 2.7 OTHER PERMITS

The project may require encroachment permits from CalTrans and the County Department of Public Works. Utility improvements will require approval from various utility companies. Any proposed water system/sewage disposal system will require approval from the County Environmental Health Department.

BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT, STATE OF CALIFORNIA

Certified Copy of Portion of Proceedings, Meeting of June 23, 1992

SUBJECT: PUBLIC HEARING ON ZONE RECLASSIFICATION FROM A FORESTRY RECREATION ZONE, FIVE-ACRE MINIMUM PARCEL SIZE (FRB-5[5]) TO A BUSINESS PARK ZONE WITH DESIGN REVIEW COMBINING ZONE (MB/D) AND TO A INDUSTRIAL COMMERCIAL ZONE WITH A DESIGN COMBINING ZONE (C-3/D); WALLAN & JOHNSON - REDWAY AREA

- ACTION:
1. Opened the public hearing, received the staff report, received public testimony, and closed public hearing.
  2. Adopted the Planning Commission's findings and negative declaration of Environmental Impact.
  3. Approved the Zone Reclassification amending Section 313-4 of the Humboldt County Code by rezoning a 55-acre portion of a 1,024-acre parcel from a Forestry Recreation Zone, Five-Acre Minimum Parcel Size (FRB-5[5]) to a Business Park Zone with a Design Review Combining Zone (MB/D) and to a Industrial Commercial Zone with a Design Combining Zone (C-3/D), and adopted Ordinance No. 1978 (after waiving further reading).
  4. Directed Planning/Building Department to prepare and file Notice of Determination for the project pursuant to California Environmental Quality Act (CEQA).
  5. Directed Clerk of the Board to give notice of decision to applicant and any other interested party and to publish summary of Ordinance within fifteen (15) days after adoption by the Board.

RECEIVED

JUL 02 1992

HUMBOLDT COUNTY  
PLANNING COMMISSION

Adopted on motion by Supervisor Pritchard, second by Supervisor Fulkerson, and the following vote:

AYES: Supervisors Dixon, Pritchard, and Fulkerson  
 NAYS: None  
 ABSENT: Supervisors Neely and Sparks  
 ABSTAIN: None

STATE OF CALIFORNIA )  
County of Humboldt )ss

I, CHRIS ARNOLD, Interim Clerk of the Board of Supervisors, County of Humboldt, State of California, do hereby certify the foregoing to be a full, true, and correct copy of the original made in the above-entitled matter by said Board of Supervisors at a meeting held in Eureka, California as the same now appears of record in my Office.

pc: CAO  
 Planning/Building (Riecke)  
 Planning/Building (Conlon)  
 Planning/Building (Caldwell)  
 County Counsel  
 Wallan & Johnson  
 SHN (Tim Theiss)  
 Rising Sun Enterprises

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Seal of said Board of Supervisors.

CHRIS ARNOLD

Interim Clerk of the Board of Supervisors of the County of Humboldt, State of California

By Lora Frediani  
 LORA FREDIANI, Assistant Clerk  
 of the Board - July 1, 1992

file

NOTICE OF DETERMINATION

To: [ ] Office of Planning and Research  
 1400 Tenth Street, Room 121  
 Sacramento, CA 95814

From: Planning Division of the  
 Humboldt County  
 Planning & Building Dept.  
 3015 H Street  
 Eureka, CA 95501

[X] County Clerk, County of Humboldt

**Subject:** Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

**Project Title:** WALLAN & JOHNSON, Applicants  
 Major Subdivision, Zone Reclassification and Conditional Use  
 Permit Applications, Case Nos. FMS-08-91/ZR-03-91/CUP-22-91  
 File No.: APN 223-161-02

State Clearinghouse Number: N/A  
 Lead Agency Contact Person: Kevin Caldwell, Senior Planner  
 Area Code/Telephone/Extension: (707) 445-7541

Project Location: Humboldt County in the Garberville area on the East side of Highway 101, approximately 1 mile East of the intersection of Redwood Drive with Highway 101 on property known as 1047 Highway 101.

Project Description: A Zone Reclassification of a 55 acre area (planned for General Industrial and Service Commercial uses) from a Forest Recreation, 5 acre minimum parcel size (FR B-5(5)) zone to a Business Park (MB) zone and an Industrial Commercial (C-3) zone, uses to be limited based on available private water and on-site wastewater disposal; a Conditional Use Permit for the construction of a caretaker's unit and site manager's office; and a Major Subdivision for 38 parcels and a Remainder parcel of approximately 1,024 acres ranging in size from 1 to 6 acres. The subdivision to consist of two phases: Phase 1 (Lots 1-7, 16-21, and the Remainder); and Phase 2 (Lots 8-15 and 22-38).

This is to advise that the Humboldt County Board of Supervisors has approved the above described project on June 23, 1992 and has made the following determinations regarding the above described project:

1. The project will not have a significant effect on the environment.
2. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation Measures were made a condition of the approval of the project.
4. A statement of Overriding Considerations was not adopted for this project.
5. Findings were made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval is available to the General Public at: N/A

Kevin Caldwell      July 3, 1992      Senior Planner  
 Signature (Public Agency)      Date      Title

Date received for filing at OPR      Revised October 1989

223-161-02  
213-146-06



**HUMBOLDT COUNTY**  
**DEPARTMENT OF HEALTH AND SOCIAL SERVICES**  
**DIVISION OF ENVIRONMENTAL HEALTH**  
100 H STREET - SUITE 100 EUREKA, CALIFORNIA 95501 (707) 445-6215

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October 21, 1992

RECEIVED

OCT 21 1992

HUMBOLDT COUNTY  
PLANNING COMMISSION

Gene W. Parham, District Engineer  
Office of Drinking Water  
Department of Health Services  
415 Knollcrest Drive, Suite 110  
Redding, CA 96002

SUBJECT: Wallan & Johnson Meadows Park Mutual Water Association,  
Garberville, Humboldt County, CA

Dear Mr. Parham:

The Humboldt County Division of Environmental Health has received a permit application and plans for the subject public water system. Although we have reviewed the plan we are reluctant to approve them since we lack personnel knowledgeable and experienced in checking plans for water systems. We are requesting your technical assistance and would appreciate your review and comment on the enclosed plans at your convenience.

Please give me a call at (707) 441-5675 if there are any questions or comments. Thank you for your assistance.

Sincerely,

Lan Sing Wu, M.D., M.P.H.  
Health Officer

A handwritten signature in cursive script that reads "Kevin Metcalfe".

Kevin Metcalfe  
Senior Environmental Health Specialist

KM/se

cc: **Planning Department**  
Building Department  
Jim O. Johnson

Enclosures

# Application Submittal Information

## "MEADOWS" Unit 2, Phases 1 and 2

Major Subdivision (39 lots)  
Zone Reclassification to MB/C-3  
Use Permit for Caretaker Unit  
Allowance of RV Parks in MB Zone

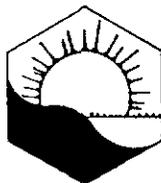
FOR

**Wallan & Johnson Construction**

601 Hillcrest Drive  
Garberville, California 95440  
(707) 923-2293

March, 1991

**RISING SUN**  
ENTERPRISES



PLANNING • PERMITTING • ENVIRONMENTAL CONSULTING  
1864 Myrtle Avenue • Eureka, CA 95501 • (707) 445-2433

Job No. 89-96-1

## Table of Contents

1. Application Forms
2. Subdivision Questionnaire
3. Exemption Request for Solar Design Requirements
4. Zone Reclassification Justification
5. Environmental Information (revised March, 1991)
6. Project Location Map
7. General Plan Map
8. Project Site Map
9. Preliminary Title Report, April 25, 1991
10. Recorded Map Information
11. Traffic Generation Information
12. PG & E/Contel Correspondence

Back Cover - Tentative Subdivision Maps 1 and 2

APPLICATION FORM

Humboldt County Planning Division
3015 H Street
Eureka, CA 95501
(707) 445-7541

Thomas D. Conlon
Planning Director

INSTRUCTIONS:

- 1. Complete Sections I, II and III below.
2. Submit all items marked on Page 2 in the Supplemental Application Requirements Section (which will be completed by Staff). If you have any questions regarding what must be submitted in order to begin the application process, please contact the Planner on Duty for further information.
3. Schedule an appointment with the Assigned Planner if at all possible. This is not mandatory; however, prearranged appointments with the Assigned Planner will help avoid processing delays (the Planner on Duty can help identify the Assigned Planner for you).

NOTE TO APPLICANTS: Processing of Applications that are not complete or do not contain truthful and accurate information may be delayed, and may result in denial or revocation of approvals.

SECTION I
APPLICANT (The project will be processed under the applicant's name.)
AGENT (Unless otherwise directed, correspondence will be addressed to the agent.)
1. Name: Wallan & Johnson Construction
2. Address: 601 Hillcrest Drive Garberville, CA 95440
3. Telephone: (707) 923-2293
4. Name: Rising Sun Enterprises
5. Address: 1864 Myrtle Avenue Eureka, CA 95501
6. Telephone: (707) 445-2433
OWNER(S) OF RECORD (If different from applicant).
7. Name: Same
8. Address:
9. Telephone:
10. Name:
11. Address:
12. Telephone:
LOCATION OF PROJECT SITE
13. Assessor's Parcel Number(s): 223-162-02
Street Address: Redway Drive
Community Area: Redway/Garberville
14. Size of Parcel(s): Total 1,100; project area 76 ac. or Acres Square Feet
SECTION II
PROJECT DESCRIPTION (Briefly describe the proposed development, attach additional sheets if necessary.)
Major subdivision (39 lots) See attached
Zone Reclassification to MB/C-3 Environmental Information
Use Permit for Caretaker Unit
Allowance of RV parks in MB Zone
Is the proposed building or structure designed to be used for designing, producing, launching, maintaining, or storing nuclear weapons or the components of nuclear weapons?
[ ] YES [X] NO
SECTION III
OWNER'S AUTHORIZATION
I hereby authorize the County of Humboldt to process this application and to enter upon the property described above as reasonably necessary to evaluate the project.
Applicant's Signature Date 3-7-91
If the applicant is not the owner of record: I authorize the applicant/agent to file this application and to represent me in all matters concerning the application.
Owner of Record's Name:
Owner of Record's Name:
(Signature) (Signature)
(Dated) (Dated)

TENTATIVE MAP CHECKLIST

The following information must be illustrated on your tentative map. Eight (8) copies must be submitted to the Planning Division along with your application for approval of your development project. Please check the box to the left of the following items: (x) if illustrated on the tentative map. (N/A) if not on your site to your knowledge. Tentative maps shall be drawn on a minimum sheet size of 8 1/2" x 11", and tentative subdivision maps on 18" x 26" (18 copies of tentative maps must be submitted for major subdivisions).

Applicant's Name Walter J. Johnson AP# 223 - 162 - 02

TO BE COMPLETED BY THE APPLICANT	STAFF USE ONLY	
	Planning	Building
<input checked="" type="checkbox"/> 1. The applicant(s) name	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> 2. Location Map (on or attached to the plot plan)	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> 3. The subject parcel (with dimensions)	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> 4. Date, north arrow, and scale	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> 5. Existing and proposed access roadways adjacent to or within the subject parcel	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> 6. Existing and proposed improvements (label as "existing" or "proposed" with dimensions and distance to nearest two property lines)		
<input checked="" type="checkbox"/> a. Structures and buildings (include floor area, height, and proposed use)	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> b. Driveways	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> c. Utility lines (power, telephone, sewer, water) UTILITIES PLAN SHEET 10/90	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> d. Septic tanks and leach fields ON-SITE WASTE WATER DISPOSAL AND LEACHFIELD SYSTEM DETAILS SHEET 1/88	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> e. Wells SHEET 1/2	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> f. Parking and loading areas (illustrate individual parking spaces)	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> g. Storm drains, curbs, and gutters	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> h. Landscaped areas (include proposed exterior lighting)	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> i. Diked areas	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> j. Proposed grading and fill (estimate volume) PREL. GRADING AND DRAINAGE PLAN SHEET 10/90	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> k. Signs	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> l. Other - specify _____	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> 7. Direction of surface water run-off PREL. GRADING AND DRAINAGE PLAN SHEET 10/90	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> 8. Location and width of all existing and proposed easements of record SHEET 2/24	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> 9. Hazardous areas (Indicate on map if on the project site or within 400' of the project site) SHEET 2/2. ELEC. STABILITY MAP/R-2 REPORT BY SHEET 11/90	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> a. Areas subject to flooding	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> b. Steep or unstable slopes	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> c. Expansive (clay) soils	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> d. Earthquake faults	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> e. Other - specify _____	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> 10. Sensitive habitat areas (Indicate on map if on the project site or within 400' of the project site)		
<input checked="" type="checkbox"/> a. Creeks, rivers, sloughs, and other drainage courses SHEET 2/2	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> b. Lakes and ponds	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> c. Marshes and other areas of ponding water	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> d. Beaches	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> e. Sand dunes	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> f. Other - specify _____	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> 11. Historical buildings or known archaeological or paleontological resources	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> 12. Land uses and buildings on adjacent parcels, and approximate distances to the closest property lines SHEET 10/90	<input type="checkbox"/>	<input type="checkbox"/>
For Tentative Subdivision Maps Only:		
<input checked="" type="checkbox"/> 13. Approximate dimensions and areas of all proposed lots SHEETS 1/2 & 2/2	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> 14. A statement that all easements of record are shown on the tentative map and will appear on the recorded subdivision map SHEET 2/2	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> 15. Contour lines (at <u>5'</u> intervals)	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> 16. For major subdivision (5 or more proposed parcels): proposed drainage improvements, or reference to established standards, appropriate radii of all roadway curves SHEET 2/2 UTILITIES PLAN SHEET 10/90	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> 17. Names and assessor's parcel numbers of all contiguous ownerships SHEET 1/2	<input type="checkbox"/>	<input type="checkbox"/>

STAFF USE ONLY

Reviewing Planner \_\_\_\_\_ Building Inspector \_\_\_\_\_  
 date \_\_\_\_\_ date \_\_\_\_\_

4/1/91	JAMES O. JOHNSON		2035
DATE	NAME	CASH	CHECK
601 HILLCREST DRIVE		90164	
GARBERVILLE, CA 95540			
COUNTY OF HUMBOLDT OFFICIAL RECEIPT			
DEPT.	PLANNING	AMOUNT OF ACCT.	
BY	STEVE WERNER	AMOUNT PAID	2,035
DESCRIPTION	FEE'S FOR WALLAN-JOHNSON	BAL. DUE	0
	ZR/FMS/CUP APPLICATIONS (BUSINESS PARK		
	SUBDIVISION - 39 LOTS & REMAINDER)		
		CK #	9501
WHT - ORIGINAL TO PAYEE    YELLOW - DEPARTMENT COPY    PINK - AUDITORS COPY			

Wallan & Johnson

DEAR APPLICANT:

ON 4-17-91, YOUR APPLICATION WAS ASSIGNED

TO: Steve Werner

ZR-03-91  
CUP-22-91

FILE NO. 223-161-02 CASE NO(S). FMS-08-91

If you have not heard from us within 30 days and you have questions concerning your application, please contact your assigned planner between the hours of 2:00 p.m. and 5:00 p.m., Mondays through Fridays (or by appointment). For general questions, a planner is available daily, 8:30 a.m. to 5:00 p.m., Mondays through Fridays.

Planning Division of the Humboldt County Planning & Building Department  
3015 H Street  
Eureka, CA 95501  
Phone: (707) 445-7541

(15-86/form 5A/1)

JAMES O. JOHNSON  
MARIE JOHNSON  
601 HILLCREST DRIVE  
GARBERVILLE, CA 95440

9501

3-26 19 71 11-35/1210

PAY TO THE  
ORDER OF

*Humboldt Co Planning Dept*

\$ 2035<sup>00</sup>

*Two thousand thirty-five and 00/100*

DOLLARS

**Bank of America**<sup>MEMBER</sup>  
Garberville Branch 0434  
P.O. Box 40  
Garberville, CA 95440



MEMO

⑆ 121000358 ⑆ 9501 ⑆ 04347 ⑆ 00021 ⑆

SAFETY MARK

SUBDIVISION QUESTIONNAIRE

Humboldt County Health Department  
Division of Environmental Health

A.P.# 223-161-01,02

Date 3/29/91

NAME Wallen & Johnson

LOCATION Redway / Garberville

1) Method of Sewage Disposal: Public  Private

ATTACHED (If private, submit soils and other information, per cover sheet.  
RPT If public, the entity, district, etc., must indicate that service  
can be provided.) SHN April 17, 1989

2) Is the project within the boundaries of a service, sanitary, or  
water district? YES  NO

If yes, please name \_\_\_\_\_

3) Distance from water main \_\_\_\_\_ ft. Distance from sewer main \_\_\_\_\_ ft.

4) Domestic Water Source: Public  Private

If private, on-site water supply is proposed, complete the  
following:

5) Water source each parcel: Yes  No

Water source to serve two or more parcels: Yes  No   
(If yes, give details below and show layout on tentative map.)

Easements for water lines required: Yes  No   
✓ (If yes, show easements on tentative map and map to be recorded.)

Additional information on water supply: \_\_\_\_\_

See attached Report by NGI 28 January 1988

BDIVIDERS CHECKLIST

EWAGE DISPOSAL: (Please check appropriate boxes)

Public sewage will be provided by \_\_\_\_\_ (District Name)

distance to nearest sewer main is shown on the tentative map

the sewer district has stated that service can be provided to all parcels within the subdivision (statement attached)

On-site sewage disposal systems are proposed:

soils testing has been completed by SHN 4/17/89 Consultant

soils test results and additional data are attached to the subdivision application

soils test locations are shown on the tentative map

existing sewage disposal systems are indicated on the map NONE

Additional comments regarding proposed sewage disposal methods:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

WATER SUPPLY:

Water will be supplied to each parcel by an existing public water system: \_\_\_\_\_ (name of system).

A new <sup>CONS.</sup> public water system will be developed to serve this subdivision.

Engineered plans for the system area attached to the subdivision application ( NG-1 / SHN )  
Name of Engineer

Water quantity testing for the water source has been completed. Please attach data and description of test method.

Individual water sources are proposed which will serve no more than 4 parcels.

Plans for surface water intakes are attached.

Plans for spring development are attached.

The location of proposed water sources are shown on the tentative map.

Dry season water quantity test results will be completed by \_\_\_\_\_ (Engineer)

Easements for water lines are shown on the tentative map

Signature Robert Brown RSING SUN ENTERPRISES  applicant  agent

Phone Number 415-2433

Questions or Additional

Information should be referred to Martin. E. Lay, RCE 28031  
with SHN 441-1043

**Exemption Request from Solar Design Requirements**

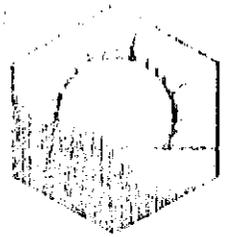
Re: Wallan & Johnson Zone Reclassification/Subdivision  
APN 223-161-02

Section 322.5-5 of the County Zoning Ordinance requires that subdivisions which propose to create 5 or more parcels should provide to the extent feasible adequate solar access. Section 322.5-9 states that an exemption from requirements of this chapter may be granted upon findings that (d) all lots in the proposed development are one acre or larger in size and lot configuration does not constrain solar access.

No lot within the proposed subdivision is less than one acre in size. The lot size and configuration would not constrain site development and would allow maximum access for future passive or natural heating and cooling. Given the zoning, these lots could be further subdivided. However, many of the uses allowed in the commercial or industrial zoning would not require any heating or cooling systems and would not be occupied during the colder night hours.

Of greater importance, given the hot summer climate of Redway, would be to maximize the amount of solar shading, thereby cutting down energy expended on air conditioning systems.

Based on the project's location and the type of development proposed (Commercial-Industrial), the project should be exempt from Solar Design Requirements.



## Zone Reclassification Justification

The following information supports that the proposed zone reclassification is consistent with the Garberville-Redway-Benbow-Alderpoint (GRBA) Community Plan and is in the public interest.

The proposed project is a logical alternative that allows incremental development consistent with the designated use in the General Plan, provides incentives to economic development without negatively impacting the community, provides improvements that can be utilized into community service systems sometime in the future, and is so designated so as not to eliminate any alternatives when the area is serviced with community services required for urban development.

As listed in the GRBA Community Plan (Chapter 1, page 4), major policies of the Framework Plan include:

6. Establishment of relationships between availability of services (sewer and/or water) and their relationship to the conversion of rural lands to urban development.
8. Provision for economic development

Major plan proposals in the GRBA Community Plan include:

2. Provision for industrial and commercial developments to provide for the area's economic development.
3. Planning urban expansion areas in the area between Redway and Garberville.

Chapter 2, page 4 of the GRBA Community Plan states that:

"The areas designated urban reserve, as well as the adjacent CS/IG/CG areas, are planned for eventual urban services. The "urban reserve" designation was used to recognize that, if these areas are to be developed at urban densities, a mix of uses (residential, commercial, industrial, public facilities) would likely be required for these areas to properly compliment the existing urban areas. Prior to services, these areas may be developed consistent with the surrounding rural densities."  
(emphasis added)

Section 2600, Urban Land Use, states that there is uncertainty what service district these areas would be associated with.

Section 2741 states that density be determined by level of available services and by community character for the commercial general designated areas.

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Section 2742 states that parcel size should be determined by ... adequate water, sewer, fire flows, road and drainage systems.

Section 2773 states that:

"The Urban Expansion Area designation is utilized to classify land outside the urban development area. Land within the urban expansion area is not provided with public water and/or sewer services, but is expected to be developed to urban densities and provided with such services in the near future. Development is (to be) consistent with rural standards until services are available."

Appendix A (page A-3) - survey results showed community desired change for additional manufacturing/industrial development but opposed this in neighborhoods.

This proposed zone reclassification allows an opportunity for new economic development and the enlargement for successful cottage industries, by providing an opportunity for types of uses, not compatible in retail commercial/residential areas but do not require the extra lease costs associated with availability of community water and sewer services of existing commercial/industrial areas.

The proposed zone reclassification would allow the applicant to limit the types of uses to those not requiring urban type services (water/sewer) until such time that those services are readily available. The proposed uses would be consistent with rural densities in that they do not impact urban type services. Water and sewer are proposed on-site.

Should urban services become available, there is nothing in the proposed plan that would prevent this C-3 area from being developed with such services. In this manner, the area would remain as an "Urban Expansion Area" per plan policies while allowing a use compatible with rural standards.

The GRBA DEIR, page 18, Traffic and Circulation, lists alternatives which includes requiring a specific plan for Urban Reserve areas, expanding Redwood Drive to four lanes, or creating a loop road through the hillside terrain north of Redwood Drive.

Construction of the lower portion of Mountain View Road is near completion. This roadway will connect to the hillside area to the north, though it is not anticipated that this would be the main connection back to Redway. That alignment will be decided most likely when specific water and sewer service extensions are designed. A turnout lane at Redwood Drive has been designed by the applicant and reviewed by the Public Works Department for future implementation should traffic ingress/egress become a concern.

The project, as proposed, does not eliminate any alternatives that may be required for 'urban development' of the "Urban Reserve areas".

The Plan (Chapter 5-1, Fire Safety) contains a statement that the "Board of Supervisors adopt a resolution of annexation for the following areas to be forwarded to LAFCO: All areas within the Planning Area (not including Alderpoint) except those lands designated either T, P, AG (Agricultural Grazing), or AL40."

The applicant has designed the proposed on-site water system to meet the requirements of both CDF and the Redway VFD and is willing to be annexed into the fire district as the Board of Supervisors may recommend.

As stated in Section 1.4 of the application submittal, water and sewer services will be provided on-site, thereby not impacting community services. The GRBA Plan DEIR (page 104, paragraph 1) addresses the concern that neither treatment plant would have available capacity and that a third district may be an alternative. The DEIR states that "providing sewer services becomes more speculative" for the proposed project site. Many factors will need to be resolved before clear direction is available determining the appropriate sewage disposal route.

The proposed project does not require commitment of resources or eliminate future alternatives when the area becomes available for urban services. Orderly growth is maintained by the project as defined; leap-frog development should not occur. No potential off-site impacts are known to exist.

Traffic generated by this project will consist primarily of employee's vehicles and delivery trucks. A delineation of the ADT was determined utilizing the Trip Generation Manual by the Institute of Transportation Engineers for Industrial/Agriculture uses which includes light industry, industrial parks, manufacturing and warehouse. It estimates that the ADT to be 3 vehicle trips/employee or 5.43 vehicle trips/1,000 gross square feet of floor area. This would equate, using a 200 employee figure, to an ADT of 600 vehicles and comparatively reflect the development of 110,000 square feet of industrial floor area.

This is below the available capacity of the intersection. The entrance road, though steep, has been designed to handle anticipated traffic. Centerline and profiles will be submitted to the Public Works Department during the review of this application for their requirements in development of the road for the planned purpose.

From the information contained herein, the necessary findings to support the zone reclassification can be made.

**ENVIRONMENTAL INFORMATION  
(REVISED)**

**1.0 GENERAL INFORMATION**

**PROJECT TITLE:** Major Subdivision (39 lots) and Zone  
Reclassification for Wallan and Johnson. In  
conjunction with this project a use permit for a  
caretakers unit is proposed.

**LOCATION:** Approximately one mile east of Redway at the  
intersection of Highway 101 with Redwood Drive. T4S,  
R3E, Sections 12 & 13.

**LOT SIZE:** Total 1,100 acres; **PROJECT AREA:** ±76 acres;  
Remainder 1,024 acres.

**ASSESSOR'S PARCEL NUMBERS:** 223-162-02 (p)

**GENERAL PLAN DESIGNATION:** Industrial General (IG), Commercial  
Services (CS)

**ZONING:** Forestry Recreation - 5 acre minimum [FR B-5(5)]

**DATE:** March, 1991

**1.1 PROJECT DESCRIPTION**

The project entails a zone reclassification of the project area from Forestry Recreation (5 acre minimums) to Business Park (MB Zone) and Industrial Commercial (C-3). The proposed zone classifications are consistent with the existing Industrial/General and Commercial Services Plan designation.

The zone reclassification would allow the applicant to develop a business park complex and sell, lease or rent space to various businesses. Uses will be restricted to those not requiring community water or sewer services. At such time that community water and sewer is available, the restriction would be lifted, as appropriate. A caretaker's unit is proposed as part of the project, requiring a use permit for the proposed zone. Typical uses of the project site are delineated in Table 1.

The zone reclassification would allow the construction of several structures to be used for various light manufacturing/contracting offices as well as storage units for wholesale distribution. Initially the applicant will regulate both the use types and the water allocation for each business use located in the complex by the formation of association or district.

TABLE 1

Typical use types proposed for the C-3/MB Business Park Area

	C-3	MB
- Caretakers unit	C(6)	ND
- Resawing lumber pre-cut yard	P(2)	P(1)
- Leach area now - future lumber yard	P(2)	P(1)
- Rental storage	P(1)	P(3)
- Small contractor shops	P(2)	P(1)
- Small animal hospital	C(1)	C(2)
- Catalog sales	C(3)	C(2)
- Wholesale redwood product shop & shipping	P(1)	P(3)
- Light manufacturing	P(2)	P(1)
- Wholesale ice distributor	P(2)	P(1)
- Professional offices	P(4)	P(2)
- Electric contractor's yard	P(2)	P(1)
- Plumber shop yard	P(2)	P(1)
- Tree trimming equipment storage	P(1)	P(3)
- Vegetable-fruit wholesale distribution	P(1)	P(3)
- Wholesale bakery warehouse	P(1)	P(3)
- Iron-metal fabrication shop	P(1)	P(3)
- Wholesale distributor	P(1)	P(3)
- Engineering offices	P(4)	P(2)
- Auto shop garage	P(3)	C(2)
- Truck shop		ND
- Contractor shop/storage and mobile home control point	P(1)	P(3)
- Contractor equipment shop	P(2)	P(1)
- RV Park	ND	C*
- Cottage Industries	P(5)	ND
- Neighborhood Commercial	C(2)	ND
minimum lot size (s.f.)	5,000	10,000
minimum yards F, R, S	5, 5, 5-10	30, 10, 10-30

P = Principally permitted (subsection number)

C = Conditionally permitted (subsection number)

ND = Not defined

\* = Allowed only if proposed modifications to uses allowed in zone are approved.

The area within the proposed zone reclassification is shown subdivided into 38 lots, a minimum of one acre each. As proposed, development will occur in two phases with utilities and roadway being extended to twelve lots as the first phase.

An association or district will be established and be responsible for development and maintenance of water and sewer services, roadways, street lights, drainage and open space areas.

As an interior or backup use it is requested to amend the uses in the MB Zone to conditionally allow RV parks.

## 1.2 PROJECT BACKGROUND

A preliminary master plan for this and other adjacent parcels has been discussed with County Planning Staff over several years. The Planning Department recently reviewed preliminary applications for both a subdivision of the industrial designated area and annexation to the Redway Community Services District (RCSD) for water. Site was viewed by the Planning Director and two Supervisors on April 11, 1990 on an EDC tour.

Annexation to the RCSD is not proposed at this time. Timing will be contingent upon available capacity and the extent of other development that may occur in the next couple of years between the existing water lines and the project site. RCSD did not want to provide sewage disposal services to this area at this time, but was willing to provide water. Discussion with LAFCO indicated that both services would have to be made available if this area was annexed.

## 1.3 ACCESS

The project will have access onto Redwood Drive and subsequently Highway 101 via Evergreen Road (private). Interior roads will be private as well, named Barnett Road and Tunnel Road. The roads within the project will be constructed to standards, as required by County Public Works Department. Application submittals included proposed road layout, cross-sections and profiles.

## 1.4 UTILITIES

### 1.41 WATER

The Garberville-Redway-Alderpoint-Benbow Community Plan EIR expressed concern that additional storage capacity is needed by the Redway Community Services District (RCSD) to meet any significant increase in demand. Annexation to the RCSD and extension of water service to the site would require sufficient storage capacity so that the project requirements would not significantly increase the rate of pumping of water from the Eel River during the low-flow summer months. Furthermore, construction costs to extend the water line from its existing

terminus are, at this time, prohibitive. Therefore, annexation is not being proposed at this time.

For these reasons, the project proposes a development that is consistent with the capacity of private water supply/storage. Future use will be limited by the applicant to the availability of the developed water system by development of a mutual water association.

The proposed project will be supplied with water developed from sources owned by the applicant. The Tentative Subdivision Map, Sheet 1, submitted shows proposed water service improvements to the site. A water allotment agreement will be developed by the applicant indicating how water will be distributed amongst the various users. Development will be controlled by the water association "board" relevant to the remaining allocations of water in the system.

Water supply, volumes, fire flow, and treatment requirements have been initially designed and constructed for meeting applicable state and local public water system standards.

Water line/utility easements have been established to allow for future potential annexation to existing service districts facilities and maintenance programs.

Water mainline design and on-site water storage requirements are primarily regulated by fire flow system requirements of local emergency response agencies. Discussion with California Division of Forestry (CDF) and Redway Fire Protection District regarding fire flow capabilities identified that a water system serving a local community in rural areas should be a looped system, fire hydrant capability yield of 1,000 gpm for a two hour duration, with a 20 psi system service residual. (Development type dependent.)

The water system design is based on supplying fire flow demands. Tank storage will consist of an estimated initial on-site total capacity of 100,000 gallons (dependent upon actual required fire flow design). The initial tank will be located (grd. elev. 785+) to provide gravity flow and pressures suitable to meet the preliminary fire flow demand of 800-1,000 gallons per minute with a 20 psi service residual. Pressure reducing stations with fire flow bypass capability and/or mainline size alteration will be dependent upon regulatory agency requirements for the stated fire flows. Upon approval of the zone reclassification, a detailed water system plan will be submitted to the California Department of Forestry.

Alternatives for future water system service expansion include:

1. Annexation to the Garberville Water Company (GWC) system. The GWC is continuous to the overall planned development and is capable of supplying sufficient gravity fed water to the proposed development.

2. Annexation to Redway Community Services District (RCSD) with a mainline along Redwood Drive. Storage capacity and construction standards would be established to meet RCSD requirements.
3. Annexation to RCSD via adjacent, potentially accessible and developable property such that several developers/landowners would share the expense of RCSD required storage and transmission piping as well as system upgrade.

If future commercial development occurs (consistent with general plan designation), additional storage tanks, lift stations and mainline would be installed to accommodate new pressure zones and service characteristic requirements, as special needs arise.

The average maximum month daily demands for the industrial commercial development (at full capacity) was determined to be approximately 11,000 gpd, calculated as follows:

-220 people x 20 gpcd	4,400
-75 gpd landscaping x 39	2,925
-Available for special requirements (gpd)	<u>3,675</u>
	11,000

Phasing of future development was determined assuming 10% of project area being developed each year. Commercial development would potentially commence in 1991.

Table 2 presents the estimated first five year daily maximum month water demands and assumes second 5-year demand to be the same.

**TABLE 2**

Water Demand (gallons per day)	
Year	Commercial/Industrial
1991	1,100
1992	2,200
1993	3,400
1994	4,500
1995	5,600
2000	11,000

Phased development will be controlled by available water allocations and storage capacities, determined by metering each lot for compliance with water allocation. Each lease will contain a water use allotment.

#### 1.42 SEWAGE DISPOSAL

Redwood Community Services District, responsible for providing community sewage disposal services, has indicated that they do not desire to provide sewer services for this development at this time. Should the District upgrade their sewage treatment

facilities in the future, this area, plus surrounding developable areas, could be tied into the RCSD system.

For these reasons, a common leachfield system is proposed for this project and will be entirely confined to a three acre lot (Lot 2). A sewage disposal analysis for the proposed project area was developed from extensive soil testing and analysis. Reports (Selvage, Heber, Nelson & Ass., 1989; NGI, 1986) have been submitted to the County Environmental Health Department for their review.

One concern, expressed by LAFCO during preliminary application review, was that, should a future commercial development be tied into a common leachfield system, there would be no incentive to contribute towards the RCSD system in the future.

In response to the concern, the proposed sewer main/leachfield system has been designed to be incorporated into the RCSD system, should RCSD propose to extend a sewer main through the project area to serve residential units to the north. Proposed sewer mains will be sized and placed to meet RCSD requirements for connection to their system. The leachfields can be shut off at the distribution boxes, and the collection system will allow gravity to feed to a future RCSD service connection.

Each use will have access to the common leachfield area until such time that a public system is constructed. Necessary removal or closure of the system would be incorporated into RCSD main line extension construction most likely as the need arises for development of land to the north for residential purposes.

#### 1.43 OTHER UTILITIES

All other utility lines are available along Redwood Drive. Utility easements will be provided as required by the Utility Companies. These are shown on the 'Utility Plan' submitted with the application, and further addressed in attached correspondence.

## 2.0 ENVIRONMENTAL SETTING

### 2.1 TOPOGRAPHY/GEOLOGY/SOILS/FIRE SAFETY

#### 2.11 TOPOGRAPHY/GEOLOGY

"The project site is located on gently sloping river terrace remnants that have been incised (as much as 150 feet) by the Bluff Creek drainage south of project site and by an unnamed drainage west and northwest of the project site. Very steep (80 to 110 percent) slopes descend into these drainages. Two river terrace remnants are preserved at approximate elevations of 525 and 545 feet above sea level. The gently sloping terrace surfaces have been modified by minor drainages with gentle to moderate gradient side slopes. Slope gradients on terrace surfaces generally range between 2 and 10 percent towards the west. Slope gradients between the two gently sloping terrace surfaces are approximately 15 to 25 percent." (NGI, 1986)

"No faults within the GRBA Planning Area have been labeled as active pursuant to the Alquist-Priolo Special Studies Zone Act. Three northwest trending faults do pass within the Planning Area and form bedrock contacts (Figure G.2). The central fault is a zone of highly sheared Franciscan melange. Numerous geologic instabilities exist along this zone, but a specific fault rupture hazard is probably not as important a consideration as slope instability." (GRBA EIR)

Elevations on the site range from 375' adjacent to Redwood Drive, to 560' at the center of the industrial park.

The surface of the project site has been slightly modified by grading, all brush type vegetation has been removed, and scattered groves of fir and oak are found throughout the project area.

#### 2.12 SOILS/GRADING

Soils in the area were mapped by the State Department of Natural Resources, Division of Forestry. Soil-vegetation maps indicate "unclassified secondary soils on terraces and beaches."

"Subsurface explorations in the eastern portion of the project area generally encountered soft LOAM soils in the upper foot underlain by medium stiff to stiff, mottled, and poorly drained, LOAM - SANDY CLAY LOAM - CLAY LOAM soils extending approximately 4 to 6 feet below the ground surface. The upper soils grade into dense to very dense, poorly drained SANDY CLAY LOAM to SANDY LOAM at depth. The deeper soil strata appear to have formed directly from weathered bedrock." (NGI, 1986)

"Subsurface explorations in the western portion of the project area generally encountered medium stiff to stiff, poorly to moderately drained SANDY CLAY LOAM - LOAM - CLAY LOAM soils in the upper 5 to 7 feet. Occasional gravel lenses were also encountered in this zone. Beneath this 5- 7-foot thick fine-grained soil mantle we encountered medium dense, well drained GRAVELLY SANDY LOAM. These soils generally grade into very dense, highly weathered bedrock at depths over 15 feet. Groundwater was encountered between 15 and 17 feet below the terrace surface." (NGI, 1986)

The GRBA Plan states:

"In order to utilize the full area on the east side of Redwood Drive for Industrial use (proposed land use/zoning designation is Industrial General/Heavy Manufacturing (IG/HM), a massive amount of grading would be required to properly level the land to make it suitable for industrial use. Any project that extends beyond the first drainage north of the Alderpoint Road intersection would involve major earth-moving activities which cannot be adequately assessed by this document." (GRBA EIR)

"In order to develop the "Urban Reserve" areas at urban densities, very significant land clearing and grading would need to be undertaken, the impacts of which cannot adequately be assessed in this document. The freeway interchange, which is anticipated to be required to develop the Urban Reserve area on the east side of the Freeway and which would serve the CS/IG area on the west side, would be a major public works undertaking, which would have numerous significant impacts." (GRBA EIR)

"Mitigation requires geological investigation and engineered grading plans prior to significant earthmoving." (GRBA EIR)

"Project Alternative: Eliminating some of the relatively more severe land conversion proposals in the plan such as the Urban Reserve areas and the proposed Industrial area, which is currently part of the Redwood Drive right-of-way, would be most effective in reducing the erosion directly caused by the plan, on a per unit area basis. Designating the Bluff Creek drainage as a Green Gulch, to be left in a natural condition, except for access roads, may also be effective in reducing the erosion impacts of the Plan." (GRBA EIR)

The Bluff Creek drainage has been designated as Green Gulch. Restrictions will be provided to prevent construction activities within this area. In order to develop portions of the project site, substantial grading will occur. A preliminary grading plan has been submitted with application materials. Engineered

grading plans will be prepared and submitted as required by Humboldt County Building Department.

Access to Redwood Drive via Evergreen Road was constructed in 1987-88 and was periodically inspected by the County Roads Department. The remaining construction will be completed in 1990 and 1991. A revised road profile and cross-section have been provided in application submittals.

The applicant has submitted a Preliminary Geologic Hazard Evaluation by Selvage, Heber, Nelson (November, 1990) that addresses seismicity and slope stability. Recommendations in the report will be incorporated into development requirements for the site.

### 2.13 FIRE SAFETY

The project is located in a High Fire Hazard area (Seismic Safety and Safety Plan). The GRBA EIR addressed mitigation for fire hazards which will generally be incorporated in project development, as specified by the CA Department of Forestry.

The proposed project looped water system is designed to produce 800-1,000 gpm with a minimum 20 psi residual for a two hour duration (CDF letter dated July 26, 1990).

Fire hydrant spacing in the proposed commercial area will be determined upon finalization of project layout. CA Department of Forestry guidelines (330-660 feet minimum spacing) will be adhered to using the most limiting factors for hydrant spacing.

### 2.2 HYDROLOGY

The project site is bordered on the east and northeast by an unnamed ephemeral creek. In Urban Development and Expansion Areas, the outer boundaries of the streamside management areas are 25 feet, measured as the horizontal distance from the stream transition line. No development is planned within this area. Bluff Creek is located in the Agricultural General area and will not be affected by this project. The Southfork Eel River is located off-site to the south.

### 2.3 LAND USE

Under mutual ownerships, the individual property owners retain control on water allotment and sewage disposal. Utilizing similar association agreements used elsewhere, the applicant is developing details describing the method of allocations for services.

The general area surrounding the project area is predominantly vacant land designated for rural residential use.

Adjacent land uses more specifically include the following:

North: Agricultural/vacant  
South: Redwood Drive/Eel River  
East: Highway 101/Agricultural/Vacant  
West: Agricultural/Redway, approximately one mile west.

The proposed zone reclassification to Business Park (MB-Q) is intended to provide a well-designed mixed industrial/commercial area composed of nuisance-free light industrial, research and development, administrative and business and professional office facilities, developed in a park-like environment. Typical uses have been developed for purposes of analysis and are listed in Table 1. Uses will be limited to those not requiring substantial amount of water/sewage disposal.

Development of the proposed project will occur over an extended period of time and will develop at the same pace as the surrounding area. Land use development impacts were addressed in the GRBA EIR and considered in the Community Plan. Development in surrounding areas will be mostly controlled by availability of water and demand for space. This project proposes on-site water supply and sewage disposal which will not affect the developability of surrounding properties.

The project is located within the Redway Community Services District (RCS D) Sphere of Influence. LAFCO staff had earlier indicated that the RCS D was willing to extend water services when storage capacity was provided. However, since it was indicated that if the project was annexed RCS D would also be responsible to provide sewer services should the proposed project system fail, RCS D did not favor annexation until major expansion of their sewage treatment facilities occurred.

Attached to previous application submittals was justification supporting the zone reclassification for its consistency with the Community Plan and in the public interest.

#### 2.4 ROADS AND TRAFFIC

Evergreen Road, a newly constructed 28-foot wide, with 24' paved, road, will access onto Redwood Drive. On top of the slope, this road will be improved to a paved 24' roadway. All other roads (i.e. Barnett and Tunnel Roads) will be developed to a 24' paved roadway.

Traffic generated by this project will consist primarily of employee's vehicles and delivery trucks with some minor retail traffic generated. It is not anticipated that the capacity of the existing roadway intersection will be exceeded. A turnout lane at Redwood Drive has been designed and reviewed by Public Works for future implementation should traffic ingress/egress become a problem. A separate traffic analysis was submitted with previous application materials.

## 2.5 NOISE

Development of an industrial/commercial complex has the capacity to generate substantial noise dependent on actual uses. Due to the isolated nature of the project and the existing buffers of surrounding streamside management areas, Redwood Drive and Highway 101, it is not likely that noise would impact adjacent areas. None of the proposed uses of the site listed in Table 1, nor any other allowable uses, would be expected to generate noise levels to a significant degree. All users should be able to meet Humboldt County Noise Standards.

Information contained in the Draft Environmental Impact Report for the Community Plan projected noise levels on Highway 101 adjacent to the project (for the year 1995). Noise levels (dBA's) of 75 would occur approximately 30 feet from the centerline of the closest lane; dBA's of 70 would be 61 feet from centerline and dBA of 65 would be 114 feet from centerline. The closest property line of the project site is approximately 125 feet from the edge of Highway 101. Calculating a noise level of 80 dBA at the property line, this would be reduced to 70 dBA in 150 feet or the approximate centerline of Highway 101.

Similarly, to the south the distance from the edge of the project site (top of terrace), is approximately 600 feet from Redwood Drive. Noise levels of 80 dBA generated on top of the terrace at the southern boundary of the project would be much less than 65 dBA by the time they reach Redwood Drive.

To the west and northwest the project is adjacent to land owned by Tobin. Assuming noise levels of 80 dBA at the top of terrace distances are approximately 200 feet or more to the centerline of the intermittent creek (and more adding the steep slopes on the west side of the creek). Substantial distance is available to allow those noise levels to decrease below the 65 dBA level at buildable areas on the Tobin parcel.

North of the project site is additional land owned by the applicant. Again this land would be affected by the setbacks from the intermittent creek, which would allow reduction in noise levels. Substantial area to the north is available should noise be a problem. Subsequent development would be able to be situated outside of areas of any high noise levels.

Standards for noise and land use compatibility, measured in Ldn, depicts normal acceptable levels up to 70 Ldn for businesses (commercial and professional), and up to 75 Ldn for industrial manufacturing and agricultural.

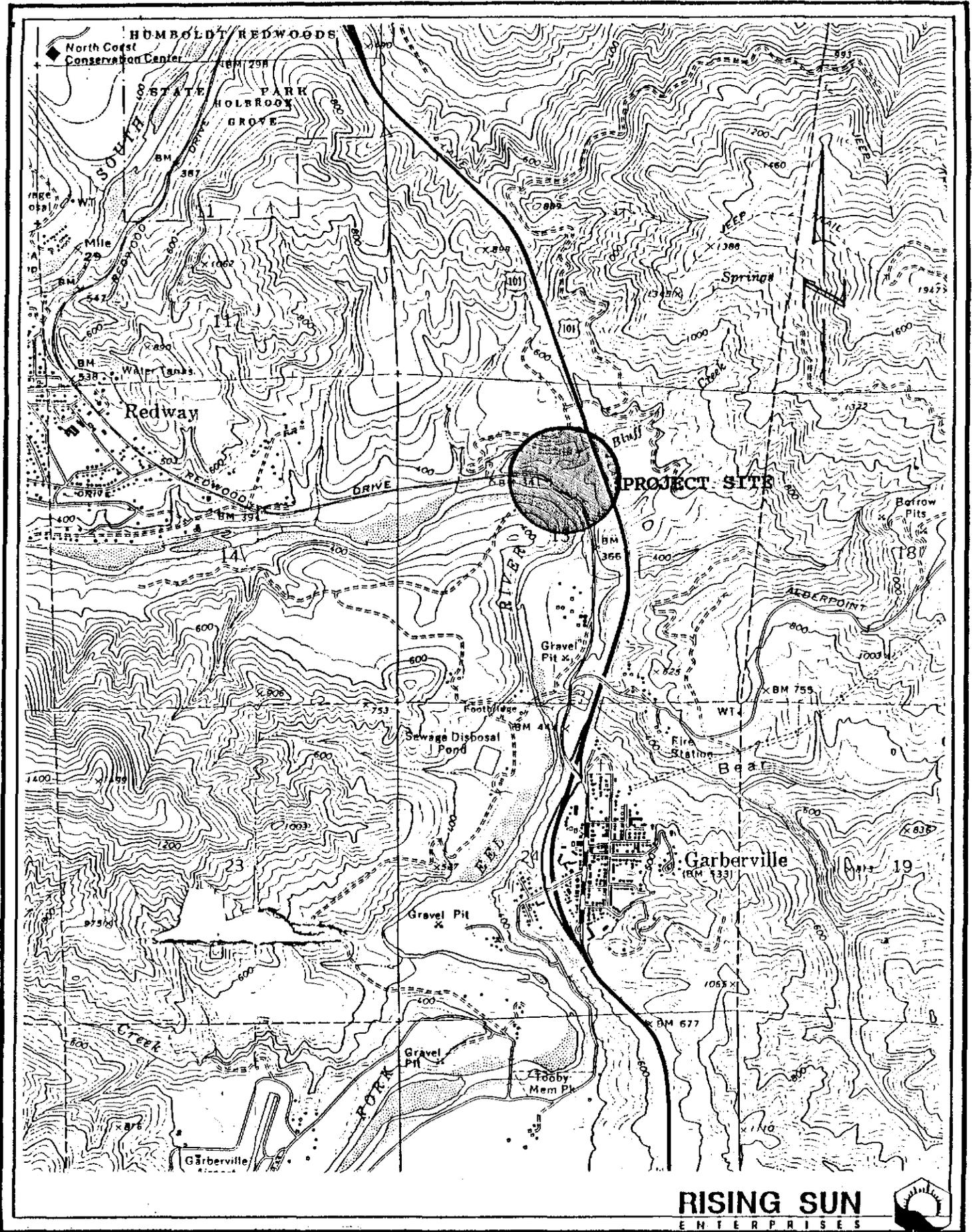
Based on the above information, no noise impacts should be realized from this project to any of the areas surrounding the project site. Compatible noise levels of up to 75 Ldn would allow a high noise level to occur throughout the project site. Proposed uses, however, for the majority, are not the type of uses that produce significant amounts of noise.

## 2.6 VIEWSHED

Developed land uses in the vicinity are listed in Section 2.3. Due to the existing topography and tree cover, views of the site are generally limited to a  $\frac{1}{4}$  mile section of Highway 101, adjacent to the site. It is not anticipated that any viewsheds would be negatively affected by the developed project should the zone reclassification be approved. It is particularly because of the limited viewshed that this portion of the parcel was proposed for industrial-commercial uses.

## 2.7 OTHER PERMITS

The project may require encroachment permits from CalTrans and the County Department of Public Works. Utility improvements will require approval from various utility companies. Any proposed water system/sewage disposal system will require approval from the County Environmental Health Department.

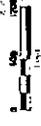


**RISING SUN**  
ENTERPRISES



**GARBERVILLE/REDWAY  
BENBOW/ALDERPOINT  
LAND USE PLAN**  
MAP 1 of 2

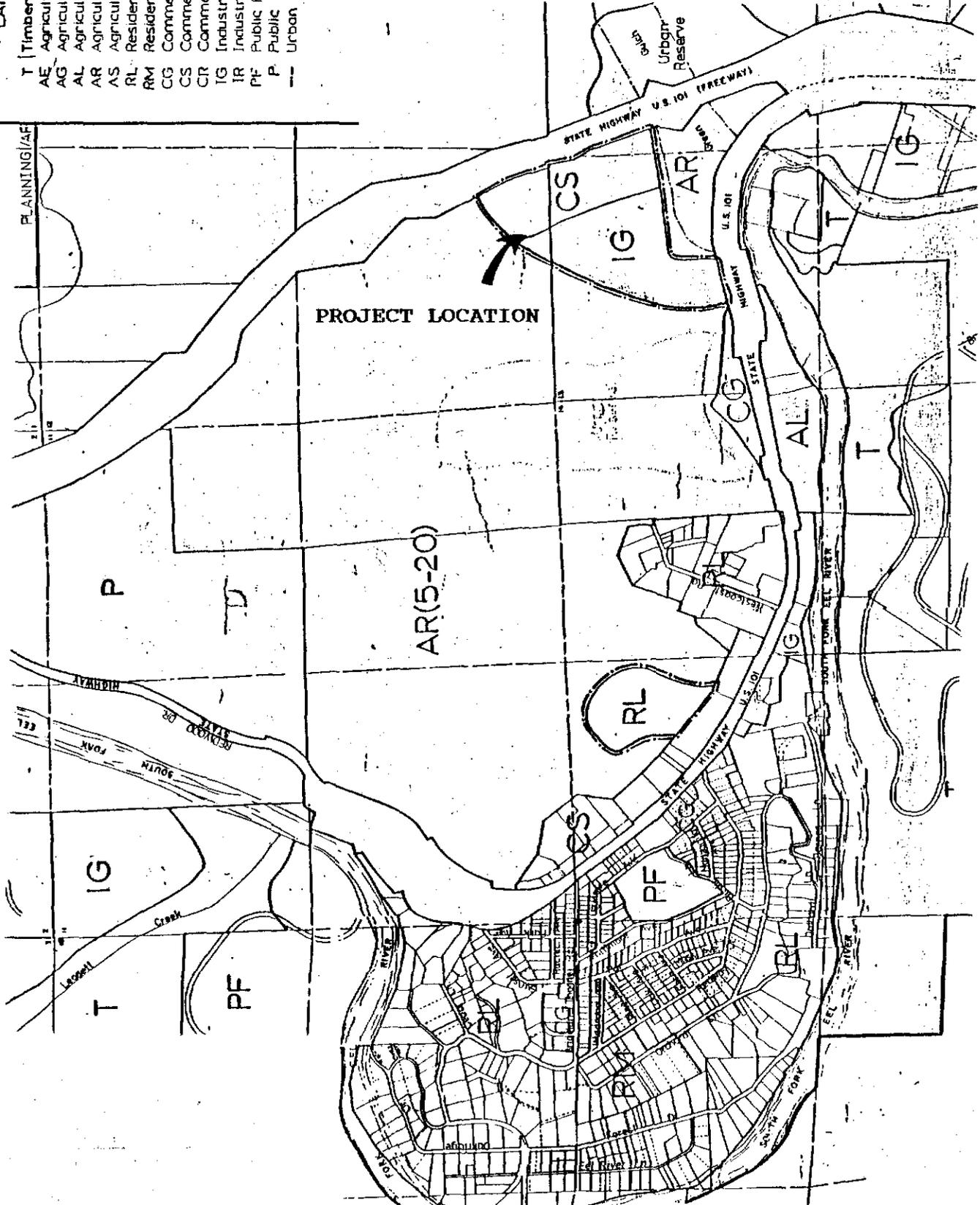
- T Timber Production
- AE Agriculture, Exclusive
- AG Agriculture, Grazing
- AL Agricultural Land
- AR Agricultural Rural
- AS Agricultural Suburban
- RL Residential, Low Density
- RM Residential, Multiple Family
- CG Commercial, General
- CS Commercial, Services
- CR Commercial, Recreation
- IG Industrial, General
- IR Industrial, Resource Related
- PF Public Facility
- P Public Lands
- Urban Expansion Boundary



PLANNING/AE

**PROJECT LOCATION**

AR(5-20)

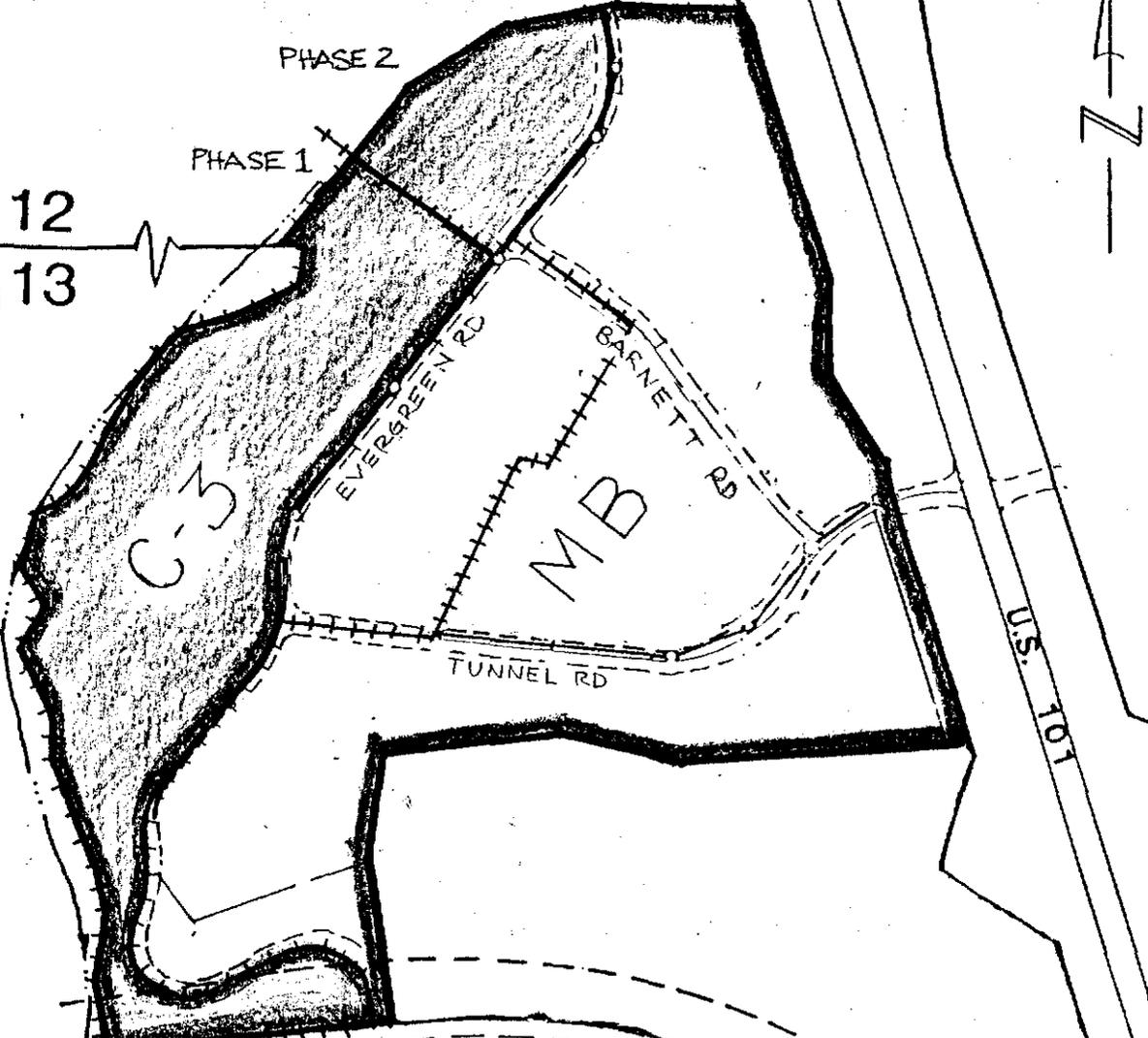


**GENERAL PLAN MAP**

11 | 12  
14 | 13

PHASE 2

PHASE 1



AREA OF PROPOSED ZONE RECLASSIFICATION

**RISING SUN**  
ENTERPRISES



## Wallan-Johnson Processing Options

1. Determine that annexation and installation of sewer main/overflow ponds have "no possibility for causing a significant effect on the environment" and therefore should be exempt from the provisions of CEQA.

If this approach is considered, consultation with County Counsel is recommended.

2. Rely on the previously approved Negative Declaration for the Wallan-Johnson subdivision. CEQA is not clear as to whether this would apply in this case. Use of a previously adopted Negative Declaration for a new project is not addressed in CEQA or the guidelines. This would appear to be a "new" project because the annexation to the Redway CSD (nor the construction of the sewer trunk line or retention pond) was not addressed in the Initial Study or Negative Declaration which was prepared, circulated, and approved for the project. Section 15062 of the CEQA Guidelines identifies three conditions under which a subsequent EIR must be prepared. These are:

a. *Subsequent changes are proposed in the project which will require important revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental impacts not considered in a previous EIR or Negative Declaration on the project;*

b. *Substantial changes occur with respect to the circumstances under which the project is undertaken, such as a substantial deterioration in the air quality where the project is located, which will require important revisions in the previous EIR or Negative Declaration due to the involvement of new significant environmental impacts not covered in the previous EIR or Negative Declaration; or*

c. *New information of substantial importance to the project becomes available, and*

1) *The information was not known and could not have been known at the time the previous EIR or Negative Declaration was adopted, and*

2) *The new information shows any of the following:*

- a) *The project will have one or more significant effects not discussed previously in the EIR;*
- b) *Significant effects previously examined will be substantially more severe than shown in the EIR;*
- c) *Mitigation measures or alternatives previously found not feasible would be in fact be feasible and would substantially reduce one or more significant effects of the project; or*
- d) *Mitigation measures or alternatives which were not previously considered in the EIR would substantially lessen one or more significant effects on the environment.*

Use of the previously approved Negative Declaration would need to be accompanied by an analysis of why the conditions set forth above do not exist with respect to the project as presently constituted.

If this approach is followed, consultation with County Counsel is recommended.

3. Require expanded Initial Study to incorporate relevant sections of previously adopted EIR (GRAB Plan) and Negative Declaration for Wallan-Johnson project. The IS would also consider impacts associated with the construction of the proposed sewer main and pond, capacity of the Redway system to handle increased flows, and potential growth inducing effects of the extension of services (remainder of Meadows subdivision and adjoining parcels along Eel River Drive). It is conceivable that sufficient mitigation can be incorporated into the project design to allow a Mitigated Negative Declaration to be prepared. The Negative Declaration would need to be circulated to the State Clearinghouse.

4. Prepare a focused EIR.

## Pertinent CEQA Citations

### Section 15150

Allows incorporation by reference of all or a portion of another document of public record. Such information should be summarized and the location of where document can be reviewed must be identified.

### Section 15152

Tiering is allowed where an EIR has been prepared for a plan or ordinance. Allows subsequent environmental review to focus on project effects which:

- 1) were not examined as significant effects on the environment in the prior EIR; or
- 2) are susceptible to substantial reduction or avoidance by choice of specific revisions in the project, by the imposition of conditions, or other means.

Initial Study is used to determine if the prior EIR is sufficient and adequate. Tiering only applies if project is consistent with General Plan and zoning.

The subsequent environmental document may be either an EIR or negative declaration.

### Section 15153

Use of an EIR from a previous project is allowable if the projects are essentially the same.

Requires Initial Study to determine if the EIR would adequately describe 1) the environmental setting, 2) significant environmental effects of the project, and 3) alternatives and mitigation measures related to each significant effect.

Lead Agency must circulate intent to use previously prepared EIR as the draft EIR for the project. The lead agency must respond to comments on the draft and make specific findings to certify the EIR for the project.

### Section 15183

Limits examination of environmental effects for a residential project consistent with a community plan for which an EIR was prepared. EIR analysis can be limited to mitigation measures required to be undertaken in the EIR and whether these measures will be undertaken. Requires the EIR to address impacts and mitigation on a parcel specific basis (See also PRC Sec. 21083.3(a)).

### Section 15061

The "general rule" that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that *there is no possibility* that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

WASTEWATER DISPOSAL

"G.R.A.B."

"EIR"

Sewer Facilities

Redway

The community sewer facilities serving the upper portion of Redway were constructed in 1966-67 under the auspices of the Redway Sanitary District. The facilities initially served approximately 320 connections; currently there are approximately 450 connections. The entire lower flat of Redway is currently unserved, and there are no plans to service this area in the future.

The District was under cease and desist orders from the Regional Water Quality Control Board until last year, when equipment operations were upgraded to meet standards.

Regional Water Quality Control Board staff have indicated that the treatment plant is currently permitted to discharge up to 200,000 gallons per day (gpd). The 200,000 gpd figure, however, is based on light loading factors, and a more realistic operating capacity is about 155,000 gpd. Still, with current usage at about 100,000 gpd, the plant apparently has the potential to serve about 550 additional people. Because of infiltration and inflow, however, wet weather flows are near system capacity. Infiltration and inflow needs to be reduced, and a new clarifier is needed. Absent these improvements the system is limited to 50-75 additional hookups, perhaps less, depending on the specifics of the hookups proposed. Additional pumping capacity is needed in the Westcoast Road area to provide backup capacity (P. Weldon)

Currently sewage is collected from street mains into a 10" collector at the curve in the Briceland-Thorne Road. It is fed north downhill to the Eel River where a lift station pumps it across the river to the treatment plant near Leggett Creek. A sewer line also comes down from the Eel River Conservation Camp.

Treatment to secondary standards is provided by the sewage first passing into a bio-oxidation ditch, then successively through a clarifier, a chlorinator, a chlorine contact chamber, and then into a percolation channel. The percolation channel is within the annual flood elevation of the river, and by design winter discharge is directly into the river. The dilution ratio achieved is well in excess of the required 1:100 (T. Dunbar, RWQCB).

Garberville

Sewage collection and treatment in Garberville is provided by the Garberville Sanitary District, one of the first such districts in the State. The collection facilities are generally very old and require substantial maintenance to check excess infiltration and in flow. The treatment plant, however, is new. It was not

designed to accommodate substantial additional growth, however, and is operating near or over its capacity of 60,000 gpd. Some operational problems have been reported and the plant's design capacity is currently under review (Dunbar). RWQCB staff have recently determined that the plant cannot meet the discharge limits set forth in its Waste Discharge Requirements. Consequently, they are in the process of conducting a public hearing to consider adoption of a Cease and Desist Order, including a prohibition of new connections to the system.

The plant and settling ponds are on the west side of the river opposite the townsite, with a 6" overhead pipe crossing the river. Discharge is to a seepage pond year round.

The Meadows Unit I area off Alderpoint Road is a relatively recent annexation to the District service area. It has its own lift station within the subdivision. A pump station off Sprowl Creek Road west of Highway 101 lifts sewerage back up to main line elevation.

It should also be noted that the District's Board of Directors recently resigned when they were unable to obtain continued liability insurance coverage for the District.

#### Effects of Proposed Project

The major environmental question that would be raised in a system upgrade to serve such an additional population related primarily to the location of the new services. Lift station pumping requirement, pipeline length and size, and the service hookup layout are all particular to the area where new services would be provided.

Four distinct areas in the proposed plan may require sewer service:

- 1) Lower Redway area;
- 2) designated urban expansion area immediately east of Redwood Drive (gun club site);
- 3) proposed industrial area adjacent to the Conservation Camp;
- 4) the proposed urban reserve, commercial, and industrial areas along Redwood Drive between Redway and Garberville.

The lower Redway area is largely within the flood plain of the river, and because of this, "sealed" sewer mains would need to be installed for this area to be serviced. The cost of installing this type of system is very high and has been generally considered prohibitively expensive (on the order of \$10,000 - 20,000 per connection). Additional pumping facilities may also be required to service this area, but most of the area is at

approximately the same elevation as the treatment plant, so pumping costs would presumably be manageable. The Redway Community Services District has no plans to service the area. Impacts of servicing this area could be substantial because of the old growth Redwood stands in the area. Substantial additional buildout could occur with sewer service, as well as additional lot splits. Clearing for homesites and sewer line construction could reduce old growth stands by 50% or more. A few key parcels have recently been acquired by Save the Redwood League, but the organization has indicated its disinterest in substantial additional acquisitions.

The designated Urban Expansion area immediately east of Redwood Drive (the gun club site) is about a 17 acre flat elevated above Redwood Drive by approximately 100 feet. The proposed RL designation would allow approximately 120 housing units on the site. The site is a portion of a 266 acre holding, the balance of which is hillside terrain planned 5 to 20 acres per unit. A slope formula policy of the plan would allow additional clustering of homesites on the flat, up to a total of approximately 150 units. This buildout, together with the anticipated infilling in Redway, would utilize the apparent available excess capacity of the sewage treatment plant. To utilize the available plant capacity may require a moderate amount of upgrading of the hydraulic capacity of the system.

The overall construction impacts of developing this flat to urban densities with full improvements would be considerable, but the sewer main would have a relatively short run to the existing mains, and the elevation drop may make it feasible to install an energy recovery system (a small hydro unit) at the lower end of the drop. This would, if feasible, provide for at least partial recovery of water pumping costs. The flat is not currently within the Service District boundary and would require District annexation through the Local Agency Formation Commission (LAFCo) to be serviced.

The proposed industrial area adjacent to the Conservation Camp is also outside the Redway CSD boundary and would require annexation to the district to be serviced. An existing sewer line runs across the property from the conservation Camp to the treatment plant. Although it is not likely that the existing line could be tied into, the property is situated in a manner to provide a relatively easy drop for a line down to the treatment plant. Since the plant does not currently handle any industrial wastes, pre-treatment of wastes might likely be required depending on the type of industrial facilities located on the site.

With respect to the proposed Urban Reserve, commercial, and industrial areas along Redwood Drive between Redway and Garberville, the details of providing sewer services become more speculative. These areas are approximately equidistant to the treatment plants of Redway and Garberville. The freeway might form the logical dividing line for services, with the areas west of the freeway becoming part of the Redway CSD and the Urban

Reserve area designated east of the freeway being annexed to the Garberville Sanitary District. The bluffs along the west side of the freeway may pose some physical constraint to extending service lines from the east side area to the west, but if a freeway interchange is built, service lines might likely be able to be incorporated into the earthwork required for the interchange without regard to the bluff constraint. The elevations appear to be compatible (see Geology Section for map) with sewer line extensions to either plant, but lift stations would appear to be required because of intervening terrain.

It appears that neither of the treatment plants would have the available capacity to serve these proposals, assuming the infilling and urban expansion area development precedes development of these areas. Since the population capacity of these areas under the proposed plan ranges from 400-2000, plus the commercial and industrial areas, major improvements to either of the treatment plants would be required under most development assumptions. A third alternative would be to establish an independent service district and construct a separate plant. Regional Water Quality Control Board staff have indicated that if a new entity were established, it would likely not be permitted to discharge to the South Fork Eel River and would have to find onsite disposal.

Impacts of providing services to these areas would be substantial for any of the alternatives, both in terms of physical construction impacts and socio-economic costs. Substantial growth might be induced to achieve economic feasibility. Construction impacts of installing the sewer lines would be just one component of the overall construction impacts of road building, storm drains, water, and other utility installations. Major modifications at the existing treatment plants such as adding raceways, clarifiers, or additional oxidation ponds, or construction of a new plant, would also be anticipated impacts. One potential site for a new treatment plant would be the proposed CG (Commercial General) area on the south side of Redwood Drive, and would require about 5 acres for the ponds and rest of the plant system. This plant location would be directly upstream of the Redway water intake, however, and would likely conflict with that use.

Facilities costs and the feasibility of various alternatives are difficult to estimate. An engineering reconnaissance would need to be conducted to provide a more focused assessment. In general terms, sewer connection costs typically run around \$3000 - 4000 per lot, and water connections run about \$1500 - 2500 per lot (Selvage). Where the costs of the needed improvements exceed these generalized per lot costs, project feasibility begins to be in doubt. For the west of freeway Urban Reserve area and associated commercial and industrial area, which would under the proposed plan have the potential for a maximum of about 500 lots. This would, based on the per lot costs estimates provide for \$2,000,000 in allowable sewer improvement costs (and \$1,250,000 in allowable water improvement costs). Because of the

uncertainties with respect to the possible required improvements, it is too speculative to estimate whether these revenues would be sufficient.

### Septic Systems

On-site sewage disposal (septic) systems will be used for all rural residential development, and in Lower Redway and Benbow. Soil suitability is unpredictable for the soil types found within the Planning Area, and may vary from homesite to homesite. Complete on-site testing as per the Humboldt County Sewage Disposal Regulations will need to be conducted prior to the consideration of any tentative subdivision map. The required additional information will more precisely determine the capabilities of each site as to individual on-site sewage disposal. Regulations prohibit the creation of parcels which do not have adequate sewage disposal areas.

### Project Effects

Potential water quality effects from sewage disposal systems result from the failure of systems due to placement in unsuitable soils or improper maintenance. Failure results in the discharge of untreated or partially treated sewage to surface and/or groundwaters. Such discharges can adversely affect water quality by contaminating and adding nutrients to water courses. Such effects can impact the fisheries resource. These impacts are mitigated and will generally be avoided by compliance with the Sewage Disposal Regulations. Proper soil conditions are assured by the required testing and potential failures due to maintenance are mitigated by the dual leach field plus the replacement reserve area requirements of the regulations. Therefore, no significant impacts are anticipated due to on-site sewage disposal of new development.

Two existing communities, Lower Redway and Benbow, have densities above the "rule of thumb" limit of 1 unit per acre with community water for septic system acceptability. The built up area of Benbow has generally good soils, however, and no septic system problems have been reported to date. Lower Redway has, however, had some reports of failures. (Clark)

The West Coast Road area on the south side of Redway also has some mobile home development which exceeds 1 unit/acre. A portion is connected to the Redway sewer system, but development on the southeast side of the road is not. A line and lift station upgrade would be required to serve the additional area. The Health Department suggests there may be a need to serve this area.

In addition to the mitigation measures in the Timber and Flooding sections which apply to Lower Redway, the following measures might also be considered. Should problems arise in other areas, they could be used there as well:

- WW1 Mitigation: The zoning could be qualified (Q) to prohibit second units on existing parcels.
- WW2 Mitigation: A septic tank maintenance district (or service area) could be formed. This would provide for regularly scheduled maintenance of systems. Payment could be by either tax assessment or utility district per serviced area billing.
- WW3 Mitigation: The Health Department could increase its prescribed leachfield setbacks from bluffs and watercourses to further reduce the risk of pollution reaching the rivers.
- WW4 Mitigation: The plan could add a policy to limit the location, number, and kind of industrial point discharges along the South Fork Eel River.
- WW5 Mitigation" A line and lift station upgrade could be required or encouraged at the West Coast Road area to serve the additional unserved area.



LOCAL AGENCY FORMATION COMMISSION  
**COUNTY OF HUMBOLDT**

3015 "H" STREET  
EUREKA, CALIFORNIA 95501 PHONE (707) 445-7508

April 26, 1993

Bob Brown  
Rising Sun Enterprises  
1864 Myrtle Avenue  
Eureka, CA. 95501

Post-It™ brand fax transmittal memo 7671		# of pages ▶	4
To	CHARLES ROSENLEW	From	KEVIN
Co.	SHN	Co.	COUNTY PLANNING
Dept.	444-0427	Phone #	445-7444
Fax #	441-8877	Fax #	445-7444

Subject: Wallan and Johnson Annexation to the Redway Community Services District and Redway Fire Protection District; Case No. LAFCo 93-04

Dear Bob:

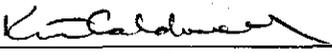
As we discussed last week, the Planning Division has determined that the proposed annexation is subject to an environmental analysis pursuant to CEQA. As you know both the Redway Community Services District (RCSD) and the Regional Water Quality Control Board (RWQCB) have asked for additional information regarding the District's ability to provide the requested service. On April 14, 1993, I spoke with Marty Lay of Selvage, Heber and Nelson Consulting Engineers and Geologists (SHN), the firm that represents the RCSD and informed him that we would need their analysis on the District's capacity and improvements required to provide the services requested. It is our understanding that in addition to the sewer line extension, construction of a 300,000-500,000 gallon retaining basin may also be required.

Because the RWQCB is considered a responsible agency and the Department of Fish and Game a trustee agency pursuant to CEQA, the environmental document must be referred to the State Clearinghouse. The Planning Division will request a shortened review period (21 days) pursuant to Section 21091 of the Public Resources Code. In order for the Governor's Office of Planning and Research to approve a request of a shortened review period, responsible and concerned state agencies must also approve the request. Staff will contact and request that both the Regional Water Quality Control Board and the Department of Fish and Game approve the request for a shortened review period.

In order to expedite the process, staff recommends that Rising Sun Enterprises prepare a draft environmental assessment based on the information and analysis of SHN. The assessment should also address environmental effects of the construction of the project. Incorporation by reference of the analysis and mitigation measures contained in the certified G.R.A.B. final EIR and the Negative Declaration prepared for the subdivision is also encouraged. If you have any question regarding the Department's determination, please feel free to call me.

Sincerely,

HUMBOLDT COUNTY LAFCo

  
Kevin Caldwell, Senior Planner

cc: SHN, Planning Director,  
RCSD, RWQCB, DF&G



John R. Selvage, PE.  
K. Jeff Nelson, PE.  
Gerald Jaramilo, PE.  
Roland S. Johnson, Jr., C.E.G.

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Reference: 88041.201

WALLAN AND JOHNSON  
"MEADOWS" BUSINESS PARK  
ANNEXATION  
TO  
REDWAY COMMUNITY SERVICES DISTRICT  
PROJECT DESCRIPTION UPDATE TO  
MARCH 1993 SUBMITTAL

JUNE 1993

QA/QC: ML *ML*



**WALLAN AND JOHNSON  
"MEADOWS" BUSINESS PARK  
ANNEXATION TO  
REDWAY COMMUNITY SERVICES DISTRICT  
PROJECT DESCRIPTION UPDATE TO  
MARCH 1993 SUBMITTAL**

**FORWARD**

This document supersedes and provides new information and additional updated clarification to proposed project wastewater collection, and ultimate treatment processes relative to the SHN March 1993 Wallan and Johnson "Meadows" Business Park Annexation to Redway Community Services District Project Description.

**PROJECT DESCRIPTION**

Wallan and Johnson Construction (WJC) is requesting annexation of the proposed Wallan and Johnson "Meadows" business park into the Redway Community Services District (RCSD). Annexation would allow the RCSD wastewater collection, treatment, and disposal facilities to serve the business park. The "Meadows" business park is located east of Redwood Drive, approximately 1 mile east-southeast of the community of Redway (see Figure 1). "Meadows" Business Park is identified by Humboldt County Assessor's parcel number 223-161-02 (see Figure 2). The site is currently zoned as Business Park Design Review (MB-D) and Industrial Design Review (C-3-D).

**WASTEWATER**

A total of 3,300 gallons per day (gpd) of wastewater will be generated by the 39 lots in the "Meadows" business park subdivision. Anticipated subdivision design flows (3,300 gpd) at buildout are not expected to be realized for an estimated 5 years. However, cycle time for moving generated waste through the collection and transmission system to preclude the waste from going septic, will necessitate moving approximately 3,200 gpd (volume of transmission line) from the business park to the existing RCSD West Coast Road lift station. Six additional parcels along Redwood Drive (not associated with the "Meadows" business park development, but in the proposed annexation area) are proposed to be included into the RCSD. These parcels are designated as Agricultural Lands (AL) and Commercial General (CG)

in the County General Plan (Garberville/Redway/Benbow/Alderpoint Land Use Plan). If these areas develop a water supply (on site well or RCSD water system), they could generate an additional  $\pm$  1,900 gpd of wastewater to the RCSD wastewater systems, if and when they hook up to the system (as currently designated). See Appendix A, and Figure 3.

Wastewater generated (design flow 3,300 gpd) at the "Meadows" business park is proposed to be transmitted through a gravity sanitary sewer main in Evergreen Road, to a new lift station and sanitary sewer force main in Redwood Drive, to the existing RCSD sewage lift station at West Coast Road, approximately 4,100 lineal feet from the Redwood Drive/Evergreen Road intersection.

The proposed intertie corridor with RCSD is along Redwood Drive. The sanitary sewer gravity/force main will be located along Redwood Drive, immediately south of the existing paved road section.

An intermediate sewage lift station will be required to provide adequate hydraulic characteristics along the sewer force main intertie system. The lift station will be designed for near future upgrade capability to accommodate wastewater flow ( $\pm$  1,900 gpd) from the other six parcels within the proposed annexation boundary, as well as the business park flow (3,300 gpd) and an estimated potential future inflow and infiltration (I/I) surcharge from the annexation area.

WJC proposes that the intertie system be constructed to RCSD standards, requesting RCSD to operate and maintain the system upon annexation.

Existing estimated RCSD treatment plant peak hydraulic capacity is 0.350 million gallons per day (MGD), with average dry weather flows currently estimated to be 0.110 MGD.

Estimated annexation area flows are 0.0052 MGD, based upon existing land designation density and use of parcels. Assuming potential future I/I of 10% indicates a design flow to RCSD of 0.0057 MGD. Ultimate buildout cannot be accurately estimated at present for the six additional parcels but, for RCSD planning purposes, 20 lots could be assumed to generate a total of 4,000 GPD. A design flow would then be 0.0080 MGD (See Appendix A).

Wet weather inflow/infiltration (I/I) to the RCSD collection system surcharges flows to the treatment plant, at times in excess of the 0.350 MGD peak capacity. To accommodate existing I/I storm flows to the system, a surcharge flow equalization pond will be constructed at the existing RCSD wastewater treatment plant (POTW) site.

The existing wastewater collection, treatment, and disposal facilities operated by RCSD can accommodate the additional "Meadows" business park generated flows during normal dry weather operation, but may be negatively impacted during peak, wet weather storm flows. Potential system improvements, may include:

- lift station(s) capacity modification/new construction
- treatment plant capacity modifications such as:
  - clarifier capacity (unknown until design specifics generated)
  - surcharge protection/flow equalization (600,000 gallons, minimum, pond)
  - intermediate hydraulic facilities that transfer wastewater through the treatment plant

WJC may participate in portions of any or all of these improvements. Conditions of approval for annexation to RCSD will be negotiated between the District and WJC.

Specific component impact and mitigation measures relative to the proposed RCSD intertie are further addressed as follows:

- Collection

- Upper lift station (West Coast Road)

Impact: At Meadows buildout flow. (3,300 gpd), system exceeds estimated design pumping capacity of 64 gpm by approximately 41 gpm during peak storm flow.

Mitigation: Upgrade/modify lift station capacity to accommodate existing RCSD flows, proposed annexation flows and contingency flows.

- Lower lift station (Final Lift Station)

Impact: At present, pumping capacity exceeds treatment facility hydraulic capability (0.35 MGD) during storm surcharge conditions.

Mitigation: Upgrade or construct a new clarifier; construct a flow equalization pond, and/or repair existing RCSD collection infrastructure such as collection pipelines, service laterals, and manholes. RCSD is planning for system upgrade at the lower lift station.

- Treatment

Impact: Existing raceway hydraulic, and clarifier hydraulic/biological, capacities are exceeded during occasional winter storm surcharge conditions.

Mitigation: Upgrade or construct a new clarifier; construct flow equalization pond; and/or repair existing RCSD collection infrastructure such as collection pipeline, service laterals, manholes.

- Annexation area

Impact A: Added flow to system (0.0057 MGD) that during peak wet weather conditions cannot be adequately processed at present, to maintain RCSD compliance with discharge requirements.

Mitigation A: See previously described mitigation measures. Additionally, flow control at new facilities (such as, metered water services, water saving plumbing fixtures, and metered subdivision discharge) will allow for more enforceable flow control and observation by system operators. Enforcement of flow control will be by RCSD or applicant as negotiated. New or existing facility rehabilitation shall take into account the potential buildout flows of 0.0080 mgd as applicable.

Impact B: Wastewater quality is not anticipated to be a problem from the proposed business park. However, the potential may exist for a tenant to discharge a regulated substance.

Mitigation B: Sampling ports will be placed on service laterals to allow for investigation of a specific business, sampling ports will also be placed at the lift station wet well for the entire business park.

In order to address these identified concerns, the extension of services can be made conditional upon the District's (RCSD's) approval of a development agreement and completion of the improvements.

## PROPOSED MITIGATION MEASURES

Construct a 600,000 gallon flow equalization pond (approximately 180' L x 90' W x 6' D) at the existing RCSD treatment plant area. A balanced cut and fill pond would be constructed on mildly to moderately sloping (5-15%) terrain to accommodate (to acknowledged RCSD satisfaction) a significant portion of potential short term peak wet weather surcharge flows.

The site is well above river flood plain (Figure 1) and erosion control measures in and around the site will be addressed by negotiation between RCSD and the WJC. Minimal import/export materials are anticipated, and a soils investigation will be conducted for design specific data relative to loading/construction conditions and liner design. WJC will negotiate with RCSD to establish a set of conditions to mitigate odor and other potential problems (if any). WJC and RCSD will also need to determine how to regulate return flow from the pond to the RCSD treatment system.

Additionally, presently undefined mitigation to RCSD system components are to be negotiated between WJC and RCSD as conditions prior to RCSD acceptance of wastewater discharge from the proposed business park.

WJC will structure business park building restrictions to meet conditions of wastewater quality acceptance by RCSD, as defined in the District's wastewater ordinance.

## WATER SUPPLY

Water supply to the "Meadows" business park will initially be by an existing water supply, transmission, and storage system owned and operated by WJC, located east of the project in the hills above Highway 101.

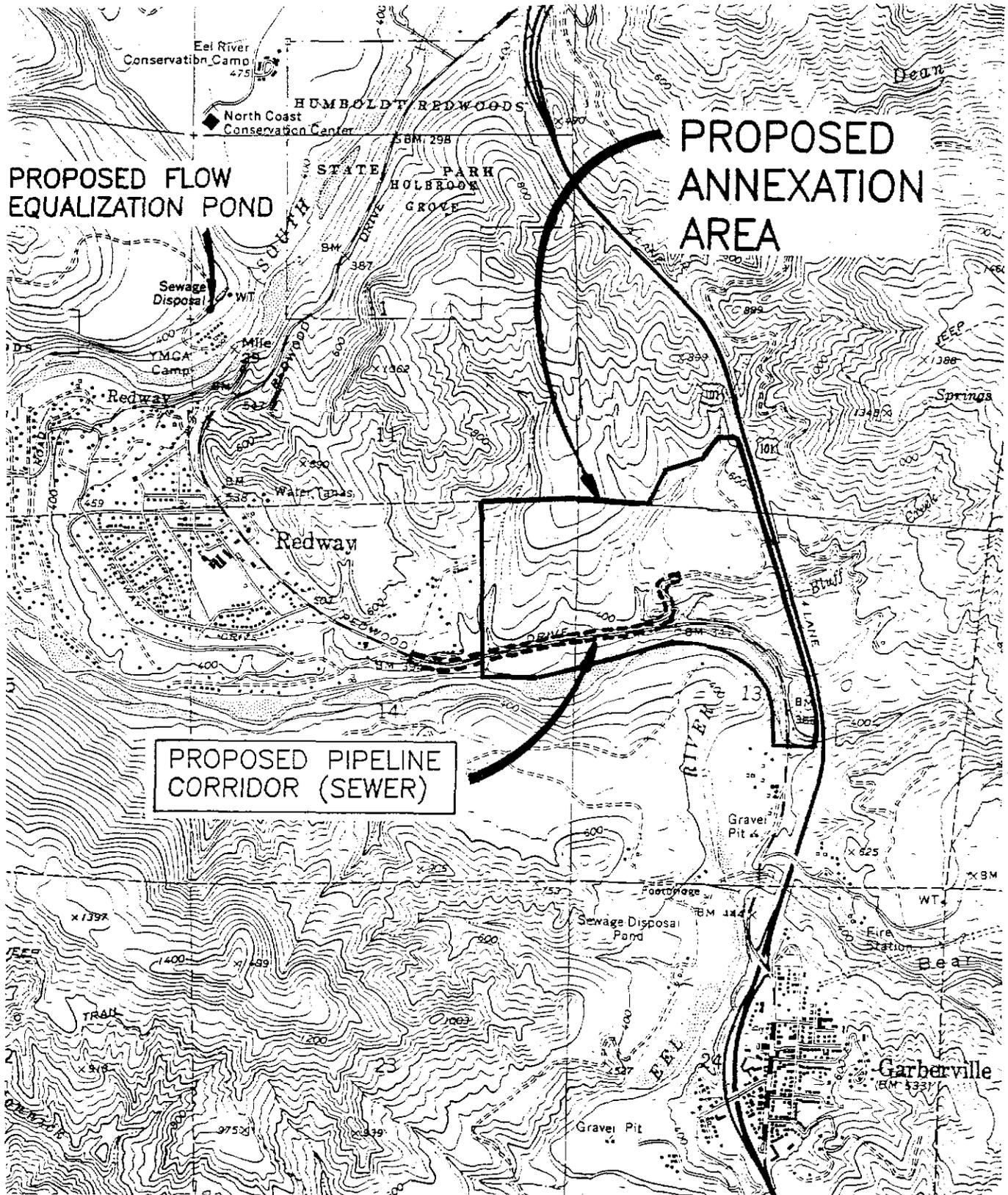
Water storage capacity for the "Meadows" business park portion of the proposed annexation will be the existing 100,000 gallon, water storage tank developed to serve the proposed subdivision.

Currently, WJC has no plans to hookup to RCSD water. However, WJC may submit an application for water service in the future.

The water system has been previously reviewed by CDF and the Redway Fire Protection District as part of the negative declaration proposal for the Industrial Park Subdivision.

### Temporary Impacts of Construction

Additionally, short term impacts associated with project construction along Redwood Drive and at the existing RCSD treatment plant area will occur during installation of the proposed sewer main/lift station, flow equalization pond, and appurtenances. Construction operations will occur per standard construction requirements and be monitored under conditions stipulated by Humboldt County Public Works and RCSD.



PROPOSED PIPELINE  
CORRIDOR (SEWER)

PROPOSED  
ANNEXATION  
AREA



1" = 2000'±

WALLAN AND JOHNSON  
"MEADOWS" BUSINESS PARK  
UTILITY ANNEXATION TO REDWAY C.S.D.

VICINITY MAP

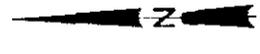
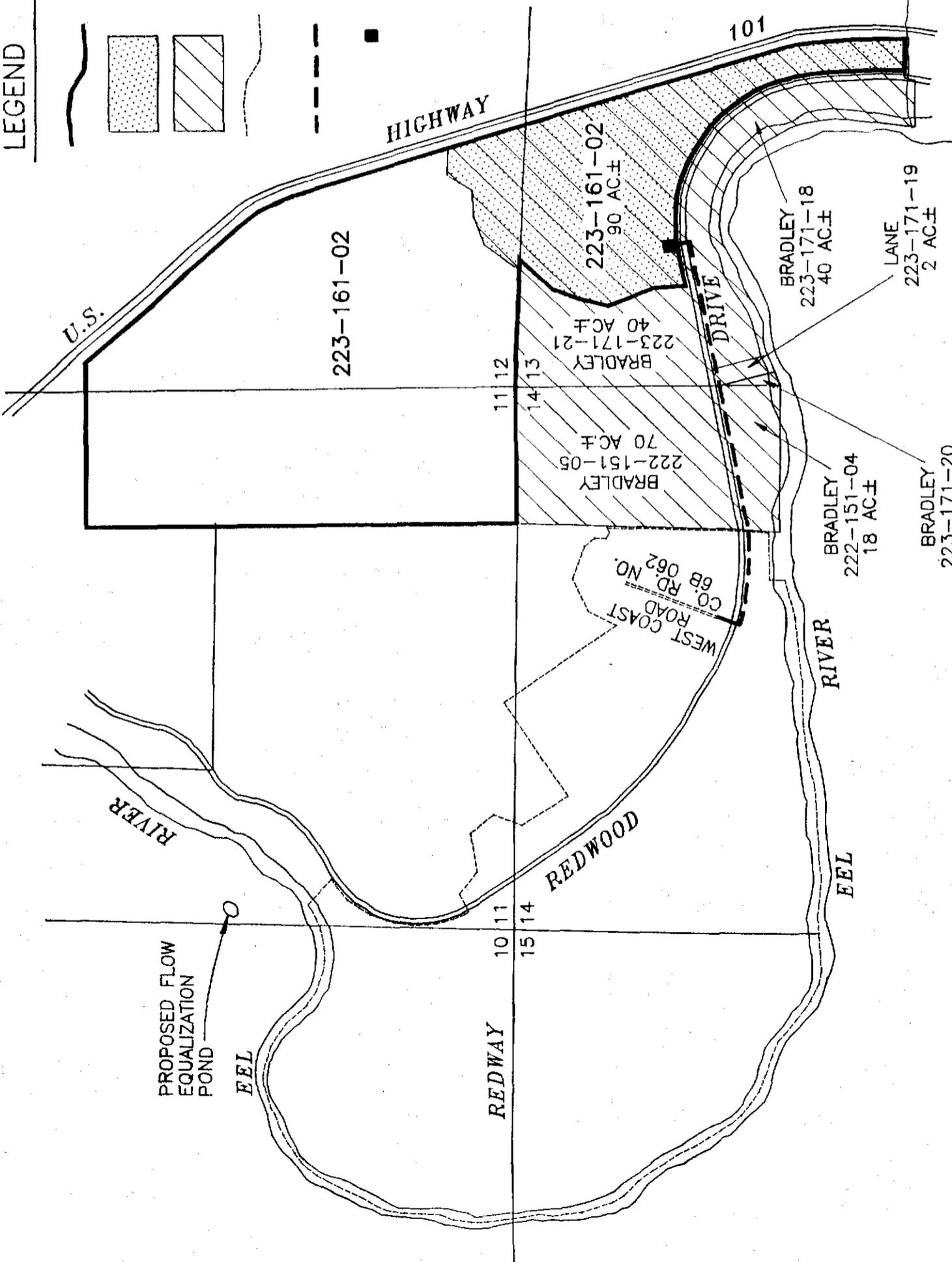
SHN 88041.201  
JUNE, 1993



FIGURE 1

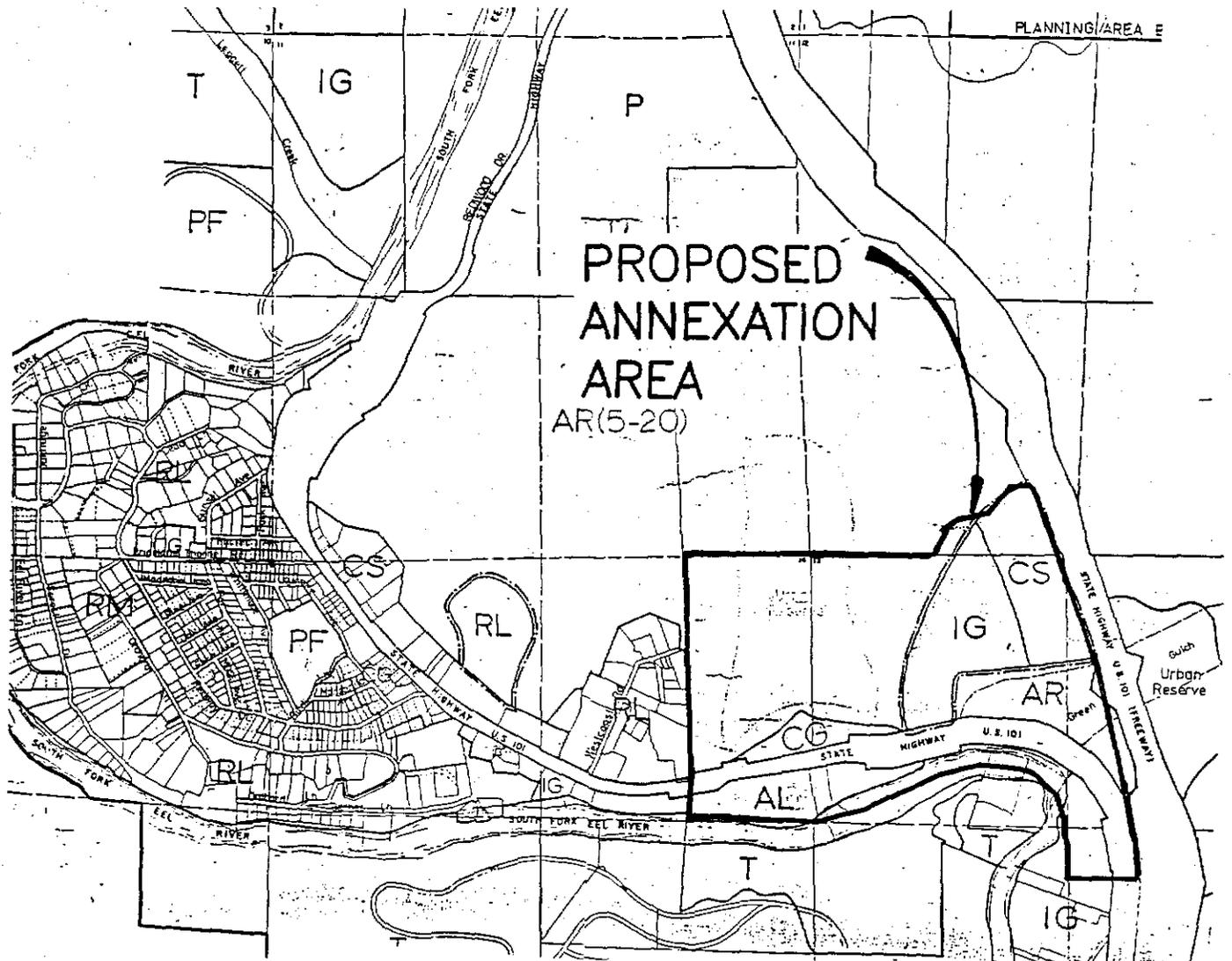
**LEGEND**

-  JOHNSON "MEADOWS" PROJECT BOUNDARY
-  JOHNSON BUSINESS PARK (UNIT 2, PHASE 1 AND 2)
-  PROPOSED REDWAY COMMUNITY SERVICES DISTRICT BOUNDARY
-  EXISTING REDWAY COMMUNITY SERVICES DISTRICT BOUNDARY
-  PROPOSED PIPELINE (SEWER) CORRIDOR
-  PROPOSED LIFT STATION LOCATION (PREFERRED SITE)



1" = 1000'±

WALLAN AND JOHNSON  
 "MEADOWS" BUSINESS PARK  
 UTILITY ANNEXATION TO REDWAY C.S.D.  
**ANNEXATION AREA PROPOSED**  
 SHN 88041.201  
 JUNE, 1993  
**SHN**  
 FIGURE 2



**LEGEND**

- T TIMBER PRODUCTION
- AE AGRICULTURE, EXCLUSIVE
- AG AGRICULTURE, GRAZING
- AL AGRICULTURE, LANDS
- AR AGRICULTURE, RURAL
- AS AGRICULTURE, SUBURBAN
- RL RESIDENTIAL, LOW DENSITY
- RM RESIDENTIAL, MULTIPLE FAMILY
- CG COMMERCIAL, GENERAL
- CS COMMERCIAL, SERVICES
- CR COMMERCIAL, RECREATION
- IG INDUSTRIAL, GENERAL
- IR INDUSTRIAL, RESOURCE RELATED
- PF PUBLIC FACILITY
- P PUBLIC LANDS



NO SCALE

WALLAN AND JOHNSON  
 "MEADOWS" BUSINESS PARK  
 UTILITY ANNEXATION TO REDWAY C.S.D.

**LAND USE PLAN DESIGNATION**

SHN 88041.201

JUNE, 1993

FIGURE 3



WASTEWATER GENERATION ESTIMATE

1. "Meadows" Business Park

- See attached excerpt from Appendix B: Design Revisions, March 9, 1989 SHN's letter dated April 17, 1989, to Humboldt County, Department of Public Health, Environmental Health Division, for on-site wastewater disposal--proposed Wallan and Johnson subdivision.
- Assumes no process water; domestic sewage only.

2. Annexation Area Remainder

LOT (A.P. #)	SIZE (ACRES)	G.P.L.D. <sup>1</sup>	DENSITY	CURRENT LOTS	POTENTIAL LOT (MAX.)
222-151-05	70	AR	5-20 AC/DU <sup>2</sup>	1	7 <sup>5</sup>
222-171-21	40	AR	5-20 AC/DU	1	4
222-151-04	18	AL	20 AC/DU	1	1
223-171-20	1	AL	20 AC/DU	1	1
223-171-19	2	AL	20 AC/DU	1	1
223-171-18	40	IG	ESTIMATED	1	3
TOTAL				6	17

- Assume 6 lots at present for Wallan/Johnson mitigation  
 $75 \text{ GPCD} \times 3 \text{ people/DU} \times 6 \text{ lots} = 1,350$   
 Use 40% contingency/variance: call 1,900 GPD
- For RCSD ultimate planning use 17 lots  
 $75 \text{ GPD} \times 3 \times 17 = 3,825 \text{ GPD}$ : call 4,000 gpd

1. General Plan Land Use Designation
2. AC/DU = Acres per dwelling unit
3. For ultimate buildout of the "remainder" annexation area, assume lots average 10 acres due to physical setting and unknown (at present) potential use.

" APPENDIX B "

DESIGN REVISIONS - MARCH 9, 1989

General Comment

This information supercedes previous design submittal of July 18, 1988, and presents data collected in response to requests for additional information from Mr. Dennis Kalson, Humboldt County Health Department.

Design Parameters

A. Field data collected during wet weather study period. Testing performed February 13, 1989. Wallan-Johnson proposed subdivision Unit 3, Phase 1, The Meadows.

B. Design Requirements

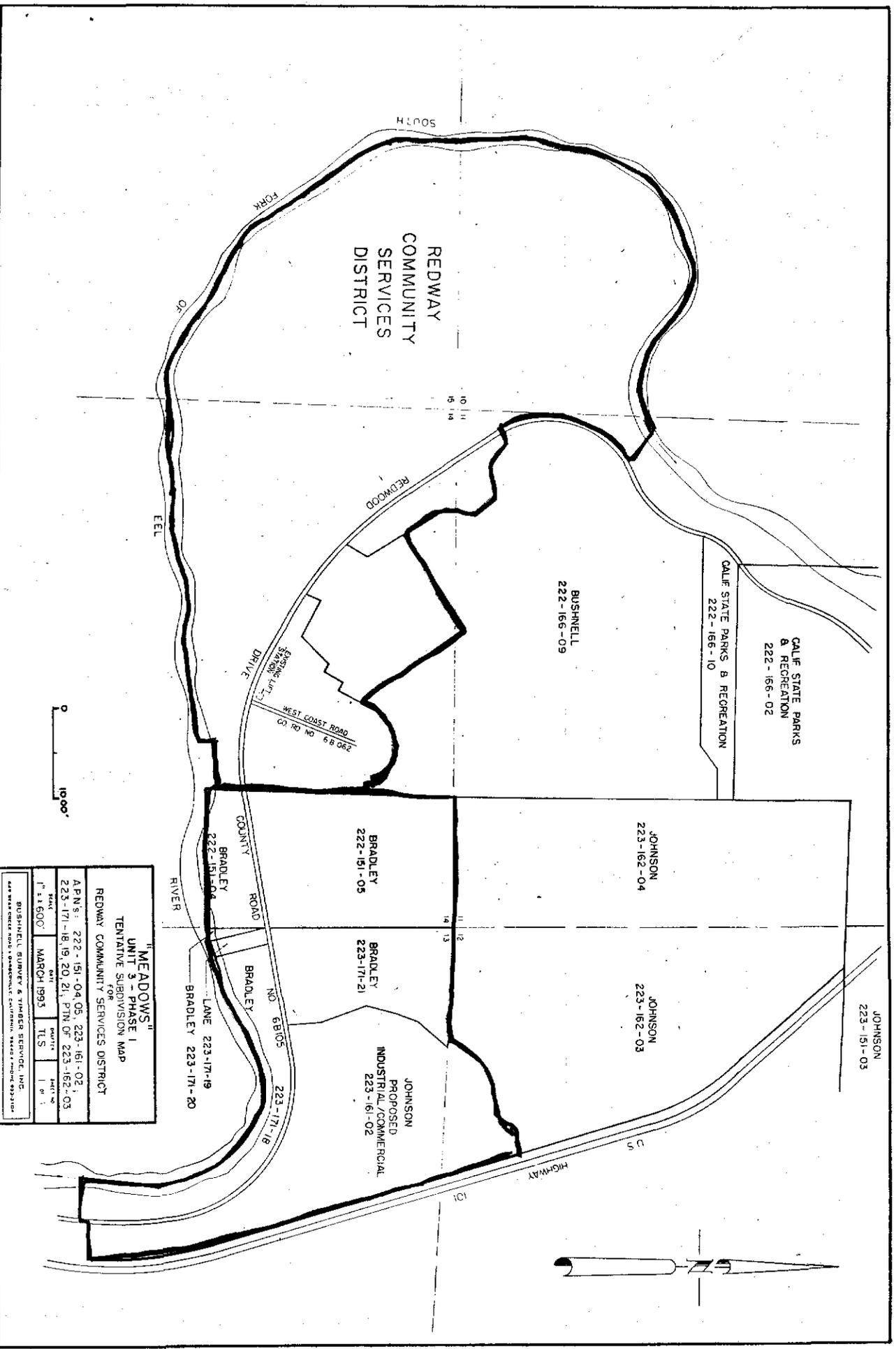
1. Humboldt-Del Norte County Department of Public Health "Sewage Disposal Regulations".
2. California Regional Water Quality Control Board, North Coast Region.

C. System Parameters

1. Commercial/Light Industry - Flow ("SDR" Table 7) = 15 gpcd
2. Occupancy - estimated by developer, Jim O. Johnson  
Transient visitors to accommodate unknown visitor use of facilities

Workers	185
Transient Visitors	<u>35</u>
Total	220

3. System Load - Normal 185 x 15 = 2,775 gpd.  
Potential Transient 35 x 15 = 525  
Potential Max. 3,300 gpd.



**"MEADOWS II"**  
**UNIT 3 - PHASE I**  
 TENTATIVE SUBDIVISION MAP  
 FOR  
 REDWAY COMMUNITY SERVICES DISTRICT

APNs: 222-151-04, 05, 223-161-02,  
 223-171-18, 19, 20, 21, PTN OF 223-162-03

Scale: 1" = 1160'

DATE: MARCH 1993

PREPARED BY: TLS

DRAWN BY: [ ]

CHECKED BY: [ ]

BUSHNELL SURVEY & TIMBER SERVICE, INC.  
 449 W. CEDAR ROAD, OROVILLE, CALIFORNIA 95964

Notice of Completion

Mail to: State Clearinghouse, 1400 Tenth Street, Sacramento, CA 95814 (916) 445-0613

See NOTE below  
SCH# 93081004

Project Title: **REDWAY COMMUNITY SERVICES DISTRICT**  
Lead Agency: **Humboldt County Planning Dept.** Contact Person: **Kevin Caldwell, Senior Planner**  
Street Address: **3015 H Street** Phone: **(707) 445-7541** FAX: **(707) 445-7446**  
City: **Eureka** Zip: **95501** County: **Humboldt**

Project Location  
County: **Humboldt** City/Nearest Community: **Redway, Garberville**  
Cross Streets: Zip Code: **95542 & 95560** Total Acres: **260**  
Assessor's Parcel No. Section: **11, 13 & 14 Twp.4S** Range: **3E** Base: **HM**  
Within 2 Miles: State Hwy #: **101 & 254** Waterways: **Eel River**  
Airports: Railways: Schools:

Document Type  
CEQA:  NOP  Supplement/Subsequent **NEPA:**  NOI **Other:**  Joint Document  
 Early Cons  EIR (Prior SCH No.)  EA  Final Document  
 Neg. Dec.  Other  Draft EIS  Other  
 Draft EIR  FONSI

Local Action Type  
 General Plan Update  Specific Plan  Rezone  Annexation  
 General Plan Amendment  Master Plan  Prezone  Redevelopment  
 General Plan Element  PUD  Use Permit  Coastal Permit  
 Community Plan  Site Plan  Land Division  Other

Development Type  
 Residential: Units: Acres:  Water Facilities: Type:  
 Office: Sq.ft. Acres: Empl.  Transportation: Type:  
 Commercial: Sq.ft. Acres: Empl.  Mining: Mineral:  
 Industrial: Sq.ft. Acres: Empl.  Power: Type:  
 Educational:  Waste Treatment: Type:  
 Recreational  Hazardous Waste: Type:  
 Other



Project Issues Discussed in Document  
 Aesthetic/Visual  Flood Plain/Flooding  Schools/Universities  Water Quality  
 Agricultural Land  Forest Land/Fire Hazard  Septic Systems  Water Supply/Grndwtr  
 Air Quality  Geologic/Seismic  Sewer Capacity  Wetland/Riparian  
 Archeological/Historical  Minerals  Erosion/Comp/Grading  Wildlife  
 Coastal Zone  Noise  Solid Waste  Growth Inducing  
 Drainage/Absorption  Population/Housing  Toxic/Hazardous  Landuse  
 Economic/Jobs  Public Service/Facilities  Traffic/Circulation  Cumulative Effects  
 Fiscal  Recreation/Parks  Vegetation  Other

Present Land Use/Zoning/General Plan Use  
Present Land Use: The annexation area is currently being developed as a light industrial business park.  
Present Zoning: Business Park, Light Industrial, Forest Recreation and Agriculture General  
Present General Plan: Industrial General, Commercial Services, Commercial General and Agriculture Rural

Project Description  
Annexation of approximately 260 acres into the Redway Community Services District and the Redway Fire Protection District

CLEARINGHOUSE CONTACT: **SARA STRUBLE**  
(916) 445-0613

STATE REVIEW BEGAN: **8-2-93**  
DEPT REV TO AGENCY: **8-25**  
AGENCY REV TO SCH: **8-30**  
SCH COMPLIANCE: **9-1**

ONT ENT  
Resources  
Conservation  
Fish & Game  
Forestry  
Parks & Rec/CHP  
Caltrans # 1  
Planning  
Level

ONT ENT  
State/Consumer Svcs  
ARB  
CA Waste Mgmt Bd  
Reg. MQCR # 1  
State Lands Comm  
Plan

PLEASE NOTE SCH NUMBER ON ALL COMMENTS  
PLEASE FORWARD LATE COMMENTS DIRECTLY TO THE LEAD AGENCY ONLY

AQMD/APCD: **22** (Resources: **7/31**)

("S" = sent by lead / "\*" = sent by SCH)

## GOVERNOR'S OFFICE OF PLANNING AND RESEARCH

1400 TENTH STREET  
SACRAMENTO, CA 95814

RECEIVED

SEP 07 1993

September 1, 1993

HUMBOLDT COUNTY  
PLANNING COMMISSIONKevin Caldwell  
Humboldt County Planning Dept.  
3015 H Street  
Eureka, CA 95501Subject: Redway Community Services District  
SCH# 93081004

Dear Kevin Caldwell:

The State Clearinghouse submitted the above named environmental document to selected state agencies for review. The review period is closed and none of the state agencies have comments. This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act.

Please call Mark Goss at (916) 445-0613 if you have any questions regarding the environmental review process. When contacting the Clearinghouse in this matter, please use the eight-digit State Clearinghouse number so that we may respond promptly.

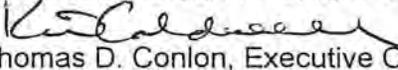
Sincerely,

A handwritten signature in cursive script that reads 'Christine Kinne'.

Christine Kinne  
Deputy Director, Permit Assistance

**AGENDA ITEM TRANSMITTAL**

TO: HUMBOLDT COUNTY LOCAL AGENCY FORMATION COMMISSION

FROM:  Thomas D. Conlon, Executive Officer

PREPARED BY: Kevin Caldwell, Senior Planner

Meeting Date: September 1, 1993	Subject: Wallan and Johnson Annexation Redway Community Services District & Redway Fire Protection District
<input checked="" type="checkbox"/> Public Hearing Item	<input type="checkbox"/> Consent Item
	<input type="checkbox"/> Other Business

Before you is the following:

**PROJECT:** .An application to annex approximately 260 acres into the Redwood Community Services District (RCSD) and the Redway Fire Protection District (RFPD).

- ATTACHMENT A: Project Description/Background and Maps.
- ATTACHMENT B: Approval Criteria and Staff Report Analysis.
- ATTACHMENT C: Proposal Justification.
- ATTACHMENT D: LAFCo Resolution 93-04.
- ATTACHMENT E: Environmental Review.

**PROJECT LOCATION:** The proposed area for annexation is located north of the Eel River and west of Highway 101 between Garberville and Redway.

**PRESENT PLAN DESIGNATIONS:** Agriculture Rural; Commercial Services; Industrial General; Commercial General and Agricultural Lands as designated by the Garberville Redway Alderpoint Benbow Community Plan.

**PRESENT ZONING:** Agriculture General; Flood Plain; Forestry Recreation, Business Park and Industrial Commercial

**ASSESSOR PARCEL NUMBERS:** 222-151-04; 222-151-05; 223-161-02; 223-171-18, 19, 20, 21

**APPLICANT**  
Wallan & Johnson  
601 Hillcrest Drive  
Garberville, CA. 95440

**ENVIRONMENTAL REVIEW:**  
 Review required per the State CEQA Guidelines  
 Draft Negative Declaration is attached.

**MAJOR ISSUES:**  
 Archaeological Impacts.

**RECOMMENDATION:**  
 Approval based on findings in the staff report and adoption of Resolution \_\_\_\_\_.  
 Approval based on findings in the staff report and conditions of Resolution 93-04.  
 Denial based on findings in the staff report.

**RECORD OR ACTION:**  
 Adoption of Resolution \_\_\_\_\_ as recommended by LAFCo staff.  
 Adoption of Resolution \_\_\_\_\_ with attached revisions.  
 Denial based on findings in the staff report.

Adopted after review and consideration of all the evidence on \_\_\_\_\_.

AYES: Commissioners: \_\_\_\_\_

NOES: Commissioners: \_\_\_\_\_

ABSTAIN: Commissioners: \_\_\_\_\_

ABSENT: Commissioners: \_\_\_\_\_

I, THOMAS D. CONLON, Secretary to the Local Agency Formation Commission of the County of Humboldt, do hereby certify the foregoing to be a true and correct record of the action taken on the above entitled matter by said Commission at the meeting held on the Date noted above.

\_\_\_\_\_  
THOMAS D. CONLON  
Humboldt County LAFCo Executive Officer

Effective Date: \_\_\_\_\_ By: \_\_\_\_\_

cc:

**WALLAN AND JOHNSON ANNEXATION  
TO THE  
REDWAY COMMUNITY SERVICES AND THE REDWAY FIRE PROTECTION DISTRICTS**

**ATTACHMENT A**  
*Project Description/Background and Maps*

WALLAN AND JOHNSON ANNEXATION  
TO THE  
REDWAY COMMUNITY SERVICES DISTRICT AND THE REDWAY FIRE PROTECTION DISTRICT

**Background/Project Description**

An application has been filed with the Local Agency Formation Committee (LAFCO) to annex approximately 260 acres into the Redwood Community Services District (RCSD) and the Redway Fire Protection District (RFPD). The Fire District has previously reviewed this project and found it to be within their capacity. Specific water supply requirements have been incorporated into the design of the water system.

Wallan and Johnson Construction initiated the proposed annexation for the purpose of providing municipal wastewater treatment services to the Meadows Business Park. Originally, the Meadows Business Park was to utilize an on-site leachfield system. The Planning Commission approval in 1992 was conditioned on the applicant working out the details with the North Coast Regional Water Quality Control Board (NCRWQCB), who conceptually approved the on-site proposal. Upon further review, the applicants and staff from the RWQCB determined, so as not to severely limit the type of potential uses at the Business Park, that a municipal wastewater treatment plant with aerobic biological treatment would be better able to treat light industrial wastewaters.

The majority of construction activity will include installation of the proposed sewer water main and appurtenances. Another aspect of the proposed project would be construction related activities to the sewer treatment plant facility, which includes construction of an approximately 600,000 gallon flow equalization pond. Construction operations will occur per standard construction requirements. Traffic control during construction periods will also be per required standards and reviewed through an encroachment permit by Humboldt County Public Works Department. Since this aspect of the project is required to follow specific standards, no impacts are anticipated when construction occurs according to those standards.

Another aspect of the proposed project, as analyzed, is the impacts that this annexation and the resulting construction will have on Redway Community Services District and its abilities to provide continued services both for existing and potential growth in the area. In response to these concerns, the reader is directed to review the report, which is included in Attachment E, prepared by Selvage, Heber and Nelson, Consulting Engineers.

Staff has prepared the Environmental Assessment and recommends the adoption of a Conditional Negative Declaration. Staff has circulated the Negative Declaration to various State and local agencies, including the State Clearinghouse at the Governors Office of Planning and Research. The public and agency review and comment period was from July 30, 1993 to August 30, 1993 (30 days) in accordance with Section 15106 of the *CEQA Guidelines*.

**WALLAN AND JOHNSON ANNEXATION  
TO THE  
REDWAY COMMUNITY SERVICES AND THE REDWAY FIRE PROTECTION DISTRICTS**

**ATTACHMENT B**  
*Approval Criteria and Staff Report Analysis*

**WALLAN AND JOHNSON ANNEXATION**  
**TO THE**  
**REDWAY COMMUNITY SERVICES DISTRICT AND REDWAY FIRE PROTECTION**  
**DISTRICT**

**Required Findings:**

**CONFORMANCE WITH LAFCO PROPOSAL EVALUATION POLICIES**

The Local Agency Formation Commission (LAFCo) has established policies for evaluating specific proposals. Basically, the Commission may approve a proposal, if, on the basis of the application, investigation, and submitted evidence, that the proposal is consistent with the following policies:

1. Boundary descriptions of proposals for the annexation of territory to local agencies or the formation of new local agencies shall be complete, definite and certain, and shall be accompanied by maps meeting the following standards:
  - A. Sixteen (16) parcel maps of the proposal not exceeding 8 1/2 x 14 inches in size, being of sufficient detail and legibility to permit easy perusal.
  - B. One (1) wall map of the proposal showing all pertinent parcel numbers.
  - C. One (1) wall map showing the proposal in relation to the entire surrounding area.
  - D. All existing boundaries of entities shall be delineated in red, the boundaries of the proposal delineated in green, and a north arrow and scale shall be shown on all required maps.
  - E. A Metes and Bounds legal description of the exterior boundaries of the proposal. The legal description should include roadways on the proposal boundaries and avoid using centerlines of such roadways as boundaries. (Rev. 12-16-89)
2. To the greatest extent possible, boundaries should follow existing political boundaries and natural or man-made features such as rivers, lakes, railroad tracks, and roads. Where roads form a portion of the boundary, the boundary should not be drawn so as to divide the road along its centerline. Roads should either be fully included or excluded along the boundary of the proposal. Where boundaries are not in conformance with this policy, the proponent shall justify the reasons for non-conformance in writing.
3. Boundaries should not be drawn so as to create an island, corridor or strip, either within or immediately adjacent to the proposal. Where such island, corridor or strip is created, the proponent shall justify the reasons for non-conformance in writing.
4. Boundaries should avoid dividing an existing identifiable community, commercial district, or other area having social or economic homogeneity. Where such division occurs, the proponent shall justify the reasons for nonconformance with this policy in writing.
5. Where undeveloped or under-developed territory is proposed for annexation to an existing city, LAFCo may require that such territory be rezoned prior to submittal to LAFCo. Any required environmental review shall be conducted by the affected city at the time of rezoning is required by LAFCo.
6. Proposals shall take into account not only the present needs of the subject area, but also the future services which may be required to accommodate future growth and expansion.

7. If the proposal could result in significant or serious operational or economic problems, or in the disruption of existing services in the remaining adjacent territory, the proponent shall justify, in writing, why the boundaries of the proposal should not be adjusted in recognition of such problems.
8. New, expanded or consolidated services should be provided by one of the following governmental agencies shown in descending order of preference:
  - A. Annexation to an existing City.
  - B. Annexation to an existing multi-purpose district.
  - C. Annexation to an existing single purpose district.
  - D. Annexation to an existing County Service Area (CSA).
  - E. Incorporation of a new city.
  - F. Formation of a new multi-purpose district.
  - G. Formation of a new single purpose district.
  - H. Formation of a new County Service Area (CSA).
9. If the proposal is for the formation of a new agency, the proponent shall demonstrate that the required services cannot be feasibly provided by an existing agency.
10. If the proposal is for the formation of a new agency, the proponent shall demonstrate the economic feasibility of the proposed formation, taking into account any and all potential sources of revenue.
11. In addition to the above, consideration of the following will be given in evaluating all proposals:
  - A. Conformance to the land use provisions of the General Plan for Humboldt County.
  - B. Demonstrated ability to finance the required government services at a reasonable level.
  - C. Demonstrated capacity to serve the proposed territory with required facilities and personnel.
  - D. Conformance with adopted Sphere of Influence of the affected agency.

**RECOMMENDATION:**

LAFCo staff believes that the required findings for approving the proposal *can* be made based on the following analysis:

*Policy 1.* The application was accompanied with the required maps and metes and bounds legal description as required.

*Policy 2.* As the map submitted with the application indicates, the proposed boundaries are based on man-made and natural features, parcel boundary lines and the Eel River at one point.

*Policy 3.* The proposed annexation does not create an island or hole.

*Policy 4.* Based on information submitted by the applicant, staff believes the proposal will not divide an existing identifiable community, commercial district, or other area having social or economic homogeneity.

*Policy 5.* The proposed annexation is to the Redway Community Services District and the Redway Fire Protection District and therefore the area to be annexed is not required to pre-zoned by a city.

*Policy 6.* This policy requires the Commission to consider "...not only the present needs of the subject area, but also the future services which may be required to accommodate future growth and expansion." Both Districts have indicated that they can provide the current requested services and future services that may be requested. In the case of the Services District, the proposed flow equalization pond is designed to handle the anticipated increase in flows for the anticipated services.

*Policy 7.* Based on information submitted by the applicant and comments from referral agencies, staff believes the proposal will not result in significant or serious operational or economic problems, or in the disruption of existing services on adjoining lands.

*Policy 8.* The proposed annexation to the Districts can be found to be consistent with this policy.

*Policy 9.* This proposal is not for the formation of a new agency and therefore the applicant is not required to demonstrate that required services cannot be feasibly provided by an existing agency.

*Policy 10.* Again, this proposal is not for the formation of a new agency and therefore the applicant is not required to demonstrate the economic feasibility of the proposal.

*Policy 11A.* The purpose of the proposed annexation is to provide sewer service to the Meadows Business Park. Public services to the area is consistent with the current land use designation of the area.

*Policy 11B.* The proposed annexation will not impact any required government services.

*Policy 11C.* The Redway Community Services District's Engineers have prepared a report addressing the District's capacity and designed facility improvements to accommodate both the existing and potential growth of the area. The report is included in the Environmental Assessment.

*Policy 11D.* The subject area is within the boundaries of the District's adopted Sphere of Influence.

**WALLAN AND JOHNSON ANNEXATION  
TO THE  
REDWAY COMMUNITY SERVICES AND THE REDWAY FIRE PROTECTION DISTRICTS**

**ATTACHMENT C**  
*Proposal Justification*

LOCAL AGENCY FORMATION COMMISSION  
COUNTY OF HUMBOLDT

PROPOSAL JUSTIFICATION

INSTRUCTIONS: Please type or print clearly in ink. Complete the following information as fully and completely as possible. Use additional pages if necessary. The Executive Officer will return applications which are not complete. PLEASE SUBMIT 16 COPIES OF ALL INFORMATION REQUESTED.

1. GENERAL

A. Name of proposal: Annexation to Redway Community Services and Redway Fire Protection District

B. The proposal is filed for the following purpose(s):

1. Annex to existing city \_\_\_\_\_ / district X

2. Detach from existing city \_\_\_\_\_ / district \_\_\_\_\_

3. Other \_\_\_\_\_

C. How was this proposal initiated? (attach petition or resolution)

1. All X / some \_\_\_\_\_ property owners petitioned.

2. \_\_\_\_\_ A Resolution of application was adopted by the public agency.

D. Copies of the Executive Officer's report, mailed notice of any hearing and other communications or reports should be sent to:

1. Name: Wallan & Johnson  
Address: 601 Hillcrest Drive Phone (707) 923-2293  
Garberville, CA 95440

2. Name: Philip & Katherine Bradley  
Address: 2801 Oak Knoll Terrace Phone \_\_\_\_\_  
Berkely, CA 94705

3. Name: Mrs. Chas. Lane  
Address: 12660 Viscaino Court Phone \_\_\_\_\_  
Los Altos Hills, CA 94022

4. Name: Rising Sun Enterprises  
1864 Myrtle Avenue Phone 445-2433  
Eureka, CA 95501

- E. Please describe in detail the reason(s) why this application was filed. Please be specific regarding need for services, development plans, etc.

This application has been filed to annex the included properties into the Redway Community Services District (RCSD) and Redway Fire Department to provide for extension of services to the Wallan and Johnson Industrial Park and to allow orderly growth within the RCSD sphere of influence area. After annexation, a sewer line will be extended (as shown on attached map) to allow for future development. Other improvements are proposed as described in application materials. A specific development plan has been designed, reviewed and approved by Humboldt County Planning Department in 1992 for the Wallan and Johnson property. No other development plans nor future plans for adjacent properties are known to exist.



III. SERVICES

A. <u>Present Services Performed by:</u>	<u>Proposed Services Performed by:</u>
Police <u>County</u>	<u>County</u>
Fire <u>CDF</u>	<u>Redway Fire Department</u>
Water <u>0</u>	<u>RCSD</u>
Sewer <u>0</u>	<u>RCSD</u>
Recreation <u>0</u>	<u>0</u>
Other <u>0</u>	<u>0</u>

B. Will the future delivery of services by any other public agency be affected by this proposal? If yes, list the agencies and indicate any comments received from these agencies.  
No.

C. Explain fully when your agency will be able to provide the proposed service(s).

Improvements will be constructed in 1993.

D. How will the service(s) be financed?

Owner(s) financed.

IV. DEVELOPMENT OF PROPERTY

A. Briefly describe the existing development within the proposal boundary. (use additional pages if necessary.)

Properties presently contain no assessed improvements and are primarily vacant land.

B. Describe fully any plans for future development within the proposal. (use additional pages if necessary.)

As approved for the Wallan and Johnson development plan, the project included for annexation includes a 90 acre industrial-commercial parcel (223-161-02) proposed for a 39 parcel subdivision. This will be phased once improvements are completed.

V. GENERAL AND AREA PLANS

- A. What does the County General Plan show for land use.
- 1) Within the proposed boundaries?  
AR (5-20), AR, CS, IG, CG, AL
  - 2) Adjacent to the proposal?  
RL, AR (5-20)
- B. Do other public agencies have general plans for this or adjacent property which differ from the County General Plan? If yes, please explain.
- No.
- C. Please explain any proposed change in land use for the subject property that is not described by the General Plan.
- None.

VI. ZONING

- A. What is the existing zoning within the proposal?  
AGB-5 (5), FP, C-3, MB
- B. What is the existing zoning of properties immediately adjacent to the proposal.  
AGB-5 (5) MH, AE
- C. Are there any plans to request a zone change by any or all property owners within the boundaries of the proposal?  
If yes, please specify. No.
- D. Has any affected city rezoned the area? If so, what is that zoning designation? (please attach ordinance.)
- N/A

VII. FINANCIAL SUMMARY

- A. Total value of properties (land and improvements) within the proposal's boundaries. \$51,500
- B. Does any affected agency have any existing bonded indebtedness for which this area will become/remains liable? Please be specific.
- No..

VIII. RELATIONSHIP OF THE PROPOSAL TO LAFCo POLICIES

After reviewing LAFCo's adopted "Proposal Evaluation Policies", please discuss this proposal's relationship to those policies. Indicate areas of conformance and/or non-conformance.

See attached.

IX. FINAL COMMENTS

- A. Has a report on the environmental impact of this proposal been prepared? If so, please attach a copy of the report.  
See attached Environmental Evaluation Checklist.
- B. List and describe any terms and conditions which the proposal should provide for or be made subject to.  
None.

Please attach any other material which may be helpful in the evaluation of your proposal. A legal description and map of the affected property must be attached to this application.

The above information has been reviewed by all principals involved. I understand LAFCo may require additional information.

22 March, 1993

Date

Robert Brown  
Signed

Agent  
Title

March 31, 1989

89-96-1

Local Agency Formation Commission  
County of Humboldt

Re: Annexation to the Redway Community Services District and  
REDWAY FIRE DISTRICT

The undersigned, as property owner(s) of the indicated parcel(s)  
hereby request that said parcel be considered for annexation to  
the Redway Community Services District.

ASSESSORS

PARCEL NO.	PROPERTY OWNER	DATE	ADDRESS
213-306-06	<i>Arthur E. Bolton</i> Arthur E. Bolton	<i>4/6/89</i> Date	P.O. Box 167 Whitethorn, CA 95489
	<i>Margaret A. Bolton</i> Margaret A. Bolton	<i>4/6/89</i> Date	
	Kenneth R. Wallan	Date	
213-341-18	<i>Meredith P. Wallan</i> Meredith P. Wallan	Date	601 Hillcrest Dr. Garberville, CA 95440
213-342-06	<i>James O. Johnson</i> James O. Johnson	<i>4-17-89</i> Date	
213-342-07	<i>A. Marie Johnson</i> A. Marie Johnson	<i>4-17-89</i> Date	

March 31, 1989

89-96-1

Local Agency Formation Commission  
County of Humboldt

Re: Annexation to the Redway Community Services District and  
REDWAY FIRE DISTRICT

The undersigned, as property owner(s) of the indicated parcel(s)  
hereby request that said parcel be considered for annexation to  
the Redway Community Services District.

ASSESSORS

PARCEL NO.	PROPERTY OWNER	ADDRESS
213-352-02 2130352-05	T. M. Tobin      date	734 Cedar St. Garberville, Ca. 95440
	Mrs. P. Bradley      date	2801 Oak Knoll Terrace Berkeley, Ca. 94705
	Mr. R. Connick      date	50 Margarita Rd. Berkeley, Ca. 94707
	Mrs. B. Howard      date	621 Miner Rd. Orinda, Ca. 94563
	Mrs. Chas. Lane      date	12660 Viscaino Court Los Altos Hills, Ca. 94022

Claire Lane

*Claire Lane*      *Apr. 6 - 1989*

Supplemental Information for LAFCO  
Proposed Evaluation Policies

91-96-2

1. Boundary Descriptions, Maps, etc. are attached.

2. Boundaries Following Natural Boundaries

The proposed annexation includes the entire southeastern area that is outside of the Redway Community Services District (RCSD), but adjacent to Redwood Drive. The proposal includes the entire parcel areas. The boundaries are north to the property lines along the section line and the Industrial Park Zone boundary east to Highway 101, west to the present RCSD annexed area and south to the Eel River.

This area also constitutes the southern extension of the Fire District Sphere of Influence.

3. Boundaries not Creating Island, Corridor or Strip

The area proposed for annexation is contiguous with the existing annexed area for more than  $\frac{1}{4}$  mile in length and includes all unannexed parcels remaining within the Sphere of Influence to the southeast.

4. Boundaries Avoid Dividing Community

The area proposed is all inclusive and includes all parcels adjacent to Redwood Drive. This will not have a direct impact on dividing the community.

5. Prezoning

Prezoning is not required since area to be annexed will remain in County with current applicable zoning. Zoning for the project proposal was approved in 1992, consistent with the GRBA Community Plan.

6. Proposals to Consider Both Present and Future Needs/Services

The annexation will allow water and sewer services to be extended along Redwood Drive. Information has been submitted to RCSD for water and sewer needs for the Wallan and Johnson preliminary development plan. RCSD will be reviewing this information and will come to terms as to what capacity of water and sewer lines and other improvements will be necessary to serve the area to meet future needs. Preliminary meetings with RCSD (most recently March 10, 1993) have showed support for the project.

7. Serious Operational/Economic Problems

None are known to exist at this time. Concurrent with this proposal, these considerations will be reviewed by RCSD as well as the Redway Fire District (RFD).

8. Services

B. This proposal consists of annexation to existing multi-purpose districts (RCSD and RFD).

9. & 10. New Agency Formation

Not applicable.

11. A. Conformance to Land Use Provisions of the General Plan

The project is within the RCSD Sphere of Influence and is generally discussed in the County Community Plan. Annexation and extension of water services will allow for commercial/industrial designated and zoned area to be developed. In addition, existing adjacent lots will be available to be serviced, at their current land use.

For purposes of fire safety, the GRBA Community Plan recommends that the Board of Supervisors adopt a resolution of annexation of all areas ". . . not designated either T, P, Ag, or AL40." This proposal would be consistent with this policy and, with extension of water services, would allow the general area to have urban fire protection.

11. B. Ability to Finance Services

Owner(s) will finance; District will not be responsible for maintenance until after sewer line construction.

11. C. Service of Proposed Territory with Facilities/Personnel

Current growth rate within this area is slow. According to the GRBA, the entire planning area will need to accommodate only 124 additional housing units by the year 2000. Information is currently being reviewed by the RCSD and RFD to identify any potential needs.

11. D. Conformance with Sphere of Influence

The proposal is entirely within the RCSD and RFD adopted Sphere of Influence.

LOCAL AGENCY FORMATION COMMISSION  
 COUNTY OF HUMBOLDT  
 ENVIRONMENTAL EVALUATION CHECKLIST  
INITIAL STUDY

INSTRUCTIONS: Pursuant to Sections 15080, 15081, and 15082 of the Public Resources Code (CEQA) and LAFCO rules for the implementation of CEQA, please complete the following questions. Please discuss all items answered in the affirmative on additional pages as needed.

Prepared by: <u>Robert Brown</u> (name) <u>1864 Myrtle Avenue</u> (address) <u>Eureka, CA 95501</u>  <u>(707) 445-2433</u> (phone no.)	Applicant: <u>Wallan &amp; Johnson</u> (name) <u>601 Hillcrest Dr.</u> (address) <u>Garberville, CA 95440</u>  <u>(707) 923-2293</u> (phone no.)
---	---

Date prepared: April 19, 1989

Project Title: Annexation to Redway Community Svcs. Dist. (RCSD) and Redway Fire District

I. GENERAL

1. Briefly describe the location of the proposed project:  
Project area lies east of the community of Redway between Redwood Drive and Highway 101, south of Humboldt Redwoods State Park, primarily within the N $\frac{1}{2}$  Sec. 13 & 14, T4S, R3E, H.M.
2. Briefly describe the proposed project:  
Annexation into the Redway Community Services District (CSD) and Fire District of approximately 260 acres of land.
3. Describe any potential primary effects of the project:  
The area annexed will be able to be serviced with community water and sewer (RCSD) and Redway Fire Protection.
4. Describe any potential secondary effects of the project:  
Subsequent to annexation, water and sewer lines and other improvements (described elsewhere in application) will be constructed to Evergreen Rd.
5. Describe the cumulative environmental impacts of the project:  
The project will allow the annexed area to be developed consistent with current general plan designation and parcel size. No impacts would be anticipated from annexation based on information in the Community Plan (GRBA) or associated environmental documents.

II. PROJECT CHARACTERISTICS

	<u>YES</u>	<u>NO</u>
1. Is there or will there be a substantial body of opinion that considers the impacts of the proposal to be adverse?	_____	_____ <u>X</u> _____

	<u>YES</u>	<u>NO</u>
2. Is the proposal in conflict with any adopted community environmental plans or goals (i.e. General Plan, etc.)?	_____	<u>X</u>
3. Will there be any physical development associated with the implementation of this proposal?	<u>X</u>	_____
4. Will the proposal have a negative aesthetic effect?	_____	<u>X</u>
5. Will the proposal cause (or be affected) by flooding, erosion and/or siltation?	<u>X</u>	_____
6. Will the proposal expose people or structures to major geologic hazards?	_____	<u>X</u>
7. Will the proposal have an effect on air or water quality or ambient noise levels?	_____	<u>X</u>
8. Does the proposal have the potential for contaminating a public water supply or ground water system?	_____	<u>X</u>
9. Will the proposal breach any published national, state, or local solid waste or litter control standard?	_____	<u>X</u>
10. Will the proposal affect any rare or endangered species (flora or fauna), or the habitat of such species?	_____	<u>X</u>
11. Will the proposal affect the movement of any resident or migratory fish or wildlife species?	_____	<u>X</u>

CERTIFICATION: I hereby certify that the statements furnished above and in any supplemental information attached present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge.

Date 22 March 1993

Robert Brown  
(signature)

**Environmental Evaluation Checklist  
Supplemental Information**

1. Adversity toward project - No

No adversity to the project was disclosed from any preliminary agency contact or surrounding land owners. Annexation was supported in the GRBA Community Plan. The Plan recommended that the Board of Supervisor pass a resolution for support of annexation. Though not yet implemented, the resolution would have included this area.

2. Community/Environmental Plans - No conflict known.

The proposal is within the adopted agencies sphere of influence and is supported by the Community Plan/related environmental documents. Construction of the proposed pond is consistent with the GRBA Plan's intent to allow for growth in this community.

There is always the potential that land development desires may change in the future and an amendment to the General Plan would be proposed. Extension of services may increase the carrying capacity of vacant land and thus help support future amendments towards more urban densities.

This potential for future growth will be limited by project designs which would require alteration, should additional parcels be approved as part of a subdivision. Also an important factor at this time would be the low growth figure of the entire community plan area; need is limited to only 124 additional housing units between 1984 and 2000 (of course, this growth rate can change with changing circumstances in years to come).

3. Associated Physical Development - Yes

After annexation, a sewer line will be extended to a commercial/industrial designated area. This and other proposed improvements will allow availability of services necessary to accommodate potential development for the industrial park which is currently in the initial construction stage. Water is currently developed and available to serve the commercial/industrial area.

4. Negative Aesthetic Effect - No

The proposal area for service is generally located on top of a hillside/bluff area which screens the majority of the developable area from local traffic and development. Greengulch areas as well as development limitations tied into existing slope conditions limit the extent of development and reinforce the urban/rural interface of the Redway community.

5. Flooding/Erosion/Siltation - Yes

The area where the proposal is located is primarily within a Slope Stability 2 Zone - Moderate Instability. The area north and west of Redwood Drive is outside of the FEMA mapped flood zone. The area south of Redwood Drive is within the FEMA mapped flood zone (see attached). Geologic/soil and flood investigation will be performed per County Subdivision or Land Development Standards at the time of any future development proposals. Annexation of these parcels will not subject development to flooding hazards when built consistent with development standards.

Standard construction specifications will be adhered to and regulated through the County encroachment permit process and State Waste Discharge Permit.

6. Geologic Hazards - No

The proposal area is outside any identified fault traces per County Services Seismic mapping or State Alquist-Priolo Study Zone.

7. Water Quality/Noise Levels - No

As the proposal is currently designated or planned for development, no impacts are anticipated. As the commercial/industrial area is developed, projects will be individually reviewed for potential impacts for a specific proposed use. This issue was considered during the recent zone change for the commercial/industrial area.

8. Contamination of Public Water Supply - No

Project is not located in an area that would directly impact the withdrawal area for community water. Construction of new water and sewer lines will be done per PUC and SWQCB standards.

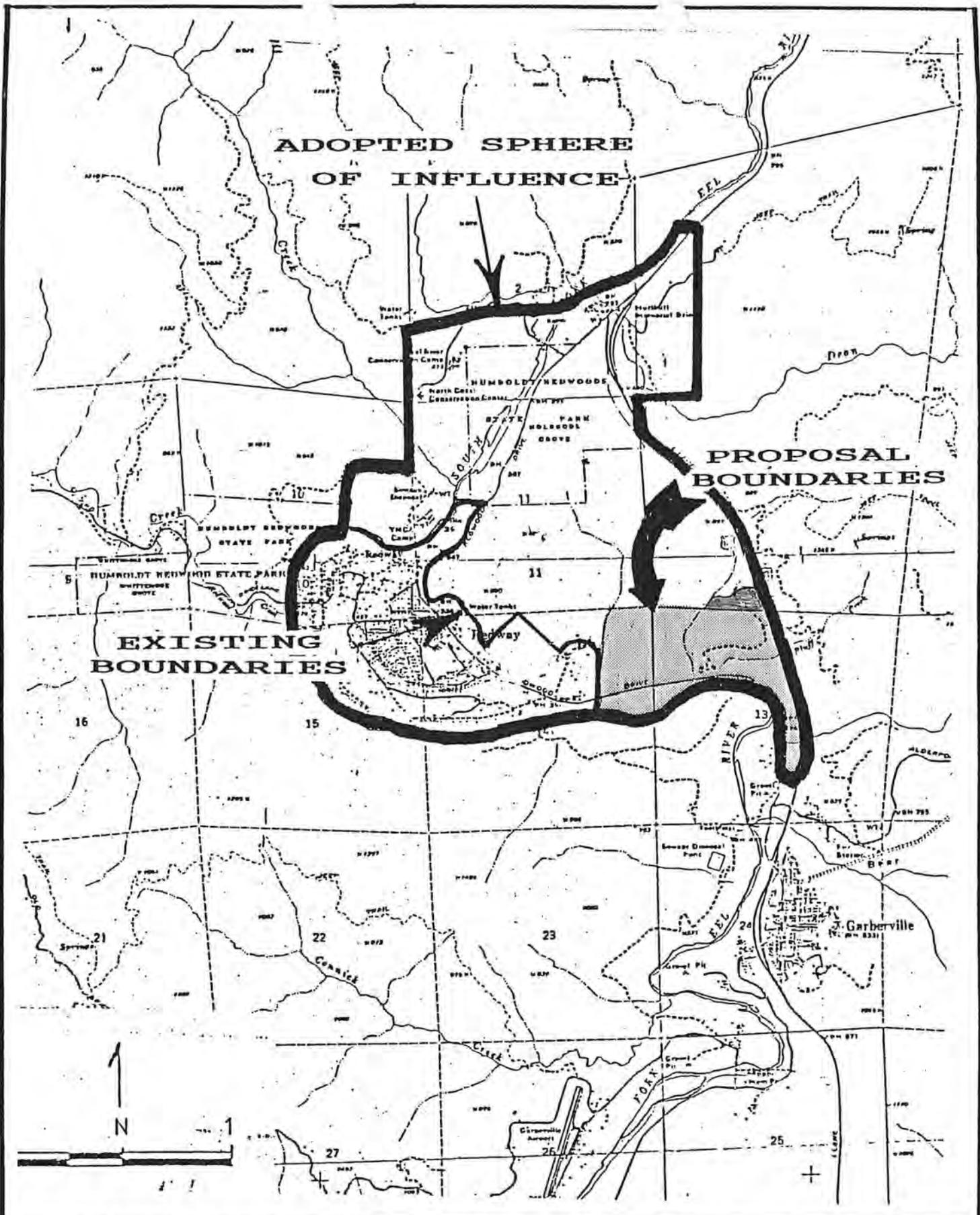
9. Solid Waste/Litter Control Standard - No

10. Endangered Flora/Fauna - No

The GRBA Community Plan identifies no such resource concern within the project area. None are identified on the County's Biological Resource Maps.

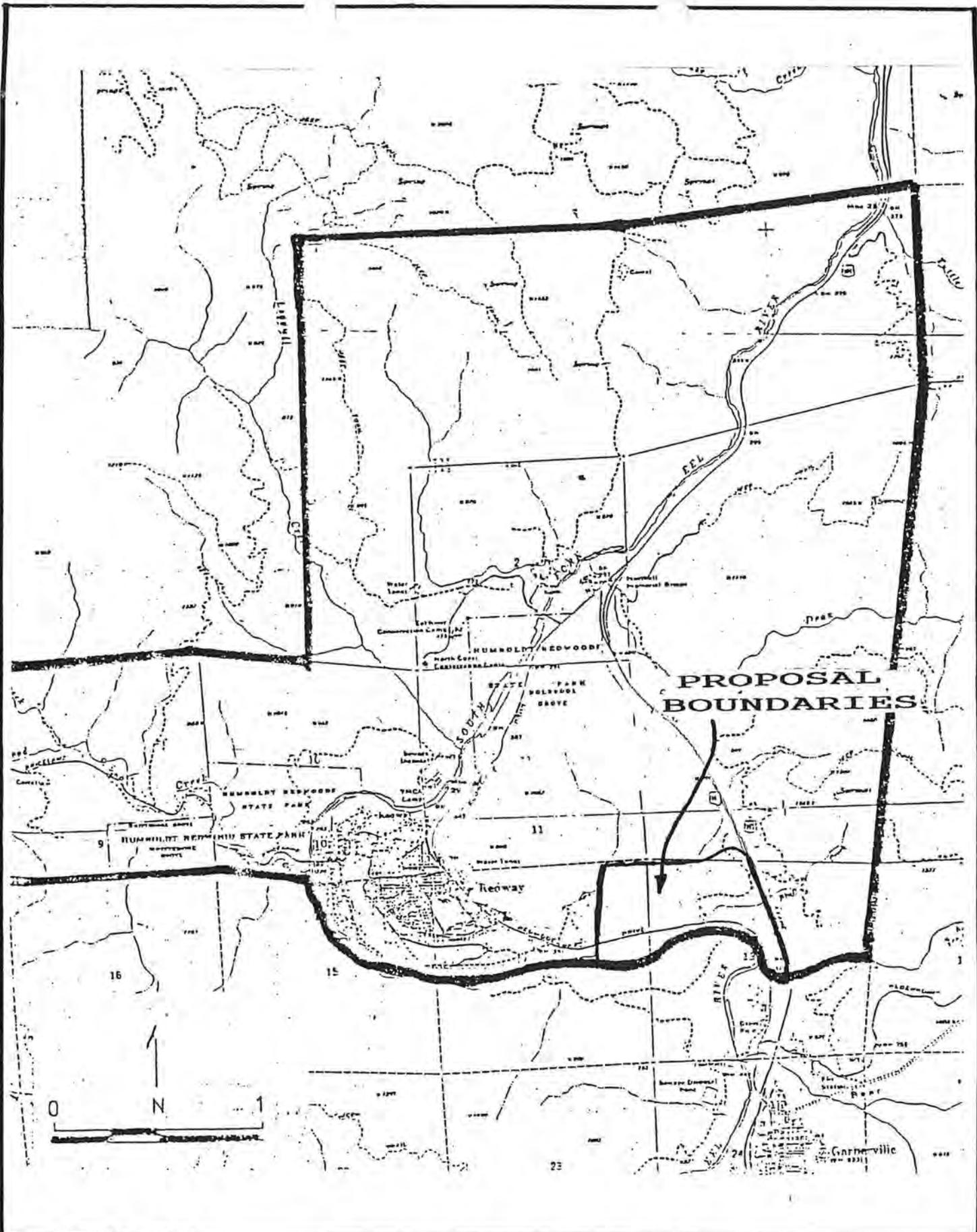
11. Effect on Migratory Fish/Wildlife Species - No

This proposal will not effect wildlife/fish resources in the area. Subsequent development will be reviewed for maintenance of streamside management areas and other existing standards or regulations.



**RISING SUN**  
 PLANNING/PERMITTING  
 ENVIRONMENTAL CONSULTING

**REDWAY COMMUNITY SERVICES DISTRICT**

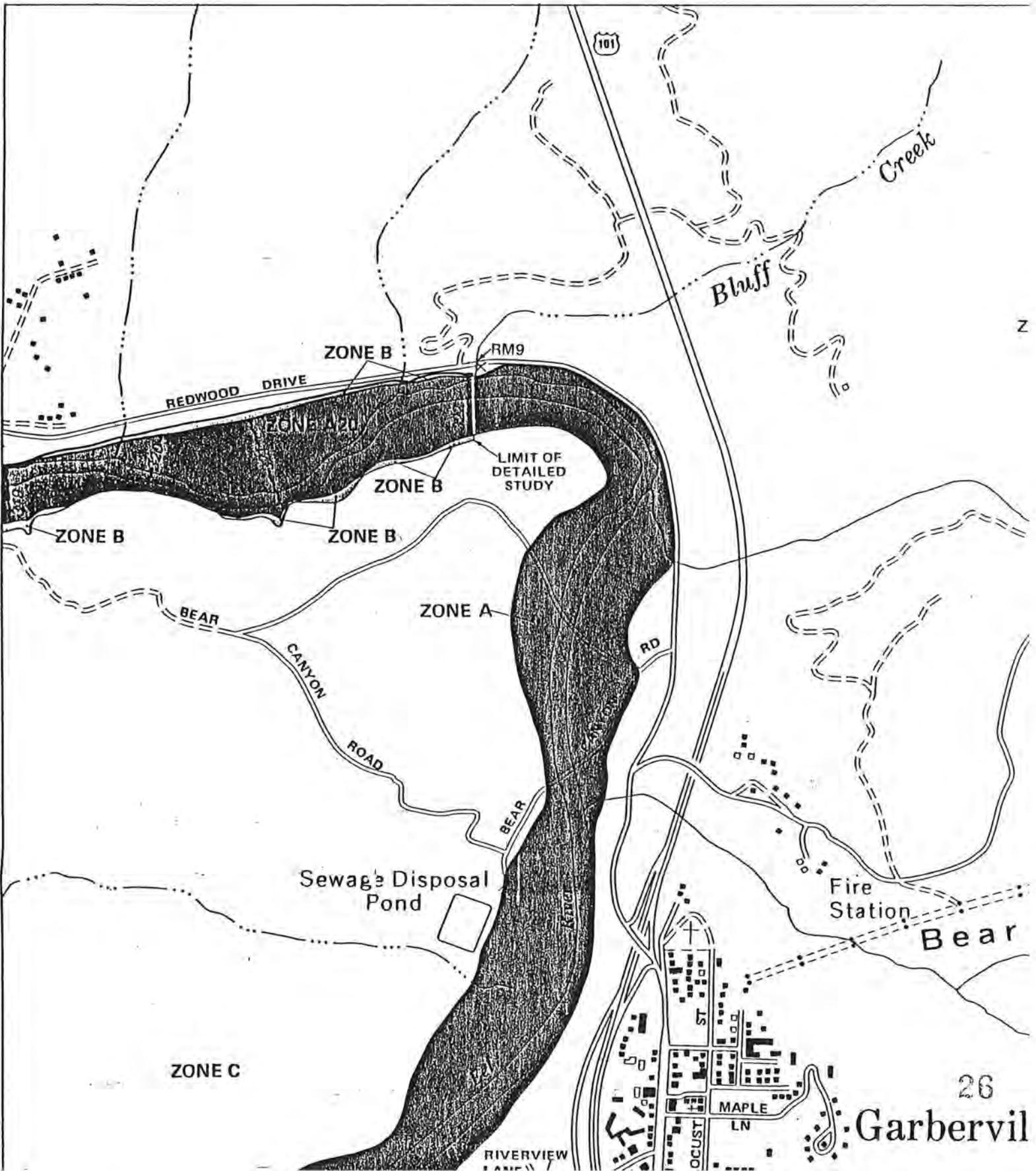


**RISING SUN**

PLANNING/PERMITTING  
ENVIRONMENTAL CONSULTING

REDWAY FIRE PROTECTION DISTRICT

ADOPTED SPHERE OF INFLUENCE



**WALLAN AND JOHNSON ANNEXATION  
TO THE  
REDWAY COMMUNITY SERVICES AND THE REDWAY FIRE PROTECTION DISTRICTS**

**ATTACHMENT D**  
*LAFCo Resolution 93-04*

WALLAN AND JOHNSON ANNEXATION  
TO THE  
REDWAY COMMUNITY SERVICES DISTRICT AND THE REDWAY FIRE PROTECTION DISTRICT

**RESOLUTION 93-04**

RESOLUTION OF THE HUMBOLDT COUNTY LOCAL AGENCY FORMATION COMMISSION APPROVING  
THE WALLAN AND JOHNSON ANNEXATION TO THE  
REDWAY COMMUNITY SERVICES DISTRICT AND THE REDWAY FIRE PROTECTION DISTRICT

WHEREAS, on March 22, 1993 an application was made by petition by property owners for the annexation of approximately (260) acres of land consisting of seven (7) assessor parcel numbers; and

WHEREAS, the stated purpose of the annexation was to provide sewer and fire protection services for the area; and

WHEREAS, a Certificate of Filing was issued by the Executive Officer of this Commission on July 26, 1993; and

WHEREAS, on September 1, 1993 a public hearing on this matter was conducted and information on the proposal was considered by this Commission as required by Section 56840 of the California Government Code; and

WHEREAS, said consideration was concluded on September 1, 1993; and

WHEREAS, all requirements of the California Environmental Quality Act have been complied with pursuant to Section 15096(a) of the Public Resources Code; and

WHEREAS, the Commission has reviewed the Environmental Document prepared for this project; and

WHEREAS, the proposal conforms with this Commission's adopted Proposal Evaluation Policies;

NOW, THEREFORE, BE IT RESOLVED as follows:

1. That all the foregoing recitations are true and correct.
2. That the Commission finds the environmental document prepared for this project to be pursuant to Section 15096(a) of the CEQA guidelines and finds this project to be De Minimus on Fish and Wildlife Resources as defined in Section 711.2 of the Fish and Game Code.

3. That the Commission finds the affected territory to be uninhabited as that term is defined by Section 56046 CGC (less than 12 registered voters).

4. That the Commission finds that the landowner petition was signed by 100% of the owners of property within the proposed annexation area.

Be it further resolved that this Commission authorizes the Redway Fire Protection District and the Redway Community Services District as the conducting authorities to conduct proceedings without the required notice and hearing and waive an election unless sufficient protests are received and not withdrawn which would require that an election not be held.

BE IT FURTHER RESOLVED that this Commission approves the proposal entitled "Wallan and Johnson annexation to the Redway Community Services and Redway Fire Protection Districts" as described in said annexation conditioned the payment of the \$25.00 Fish and Game exemption fee payable to the County Clerk

PASSED, APPROVED, AND ADOPTED on September 1, 1993 on the following vote, to wit:

Ayes: Commissioners:

Noes: Commissioners:

Absent: Commissioners:

LOCAL AGENCY FORMATION COMMISSION

By \_\_\_\_\_ Chairman

ATTEST:

\_\_\_\_\_  
Thomas D. Conlon  
Executive Officer

**WALLAN AND JOHNSON ANNEXATION  
TO THE  
REDWAY COMMUNITY SERVICES AND THE REDWAY FIRE PROTECTION DISTRICTS**

**ATTACHMENT E**  
*Environmental Review*

**FILE COPY**  
**ORIGINAL**

**COUNTY OF HUMBOLDT**  
**PLANNING DIVISION**  
**LAFCo**

3015 "H" Street, Eureka, CA. 95501

**MEMO:**

DATE: July 27, 1993

TO: Office of Planning and Research; Attn: Mike Chiriatti

FROM: Kevin Caldwell, Senior Planner

SUBJECT: Intent to adopt a Negative Declaration for the annexation of approximately 260 acres into the Redway Community Services District and the Redway Fire Protection District.

Dear Mike:

Attached is a completed Notice of Completion including ten (10) copies of the Negative Declaration packet. Copies of the packet have been sent to both the Northcoast Regional Water Quality Control Board and the Department of Fish and Game.

If you have any questions please feel free to call me.



**Appendix C** *continued*

**Reviewing Agencies Checklist**

- \_\_\_ **Resources Agency**
- \_\_\_ Boating & Waterways
- \_\_\_ Coastal Commission
- \_\_\_ Coastal Conservancy
- \_\_\_ Colorado River Board
- \_\_\_ Conservation
- S** Fish & Game
- \_\_\_ Forestry
- \_\_\_ Office of Historic Preservation
- \_\_\_ Parks & Recreation
- \_\_\_ Reclamation
- \_\_\_ S.F. Bay Conservation & Develop. Comm.
- \_\_\_ Water Resources

**Business, Transportation & Housing**

- \_\_\_ Aeronautics
- \_\_\_ California Highway Patrol
- \_\_\_ CALTRANS District #1
- \_\_\_ Department of Transportation Planning (HQ)
- \_\_\_ Housing & Community Development

**Food & Agriculture**

**Health & Welfare**

- \_\_\_ Health Services

**State & Consumer Services**

- \_\_\_ General Services
- \_\_\_ OLA (Schools)

**KEY**

- S** = Document sent by lead agency
- X** = Document sent by SCH
- ✓ = Suggested distribution

**Cal-EPA**

- \_\_\_ Air Resources Board
- \_\_\_ APCD/AQMD
- \_\_\_ California Waste Mgmt Board
- \_\_\_ SWRCB: Clean Water Grants
- \_\_\_ SWRCB: Delta Unit
- \_\_\_ SWRCB: Water Quality
- \_\_\_ SWRCB: Water Rights
- S** Regional WQCB #1 Northcoast

**Youth & Adult Corrections**

- \_\_\_ Corrections

**Independent Commissions & Offices**

- \_\_\_ Energy Commission
- \_\_\_ Native American Heritage Comm.
- \_\_\_ Public Utilities Commission
- \_\_\_ Santa Monica Mountains Conservancy
- \_\_\_ State Lands Commission
- \_\_\_ Tahoe Regional Planning Agency

- \_\_\_ Other

**Public Review Period** (to be filled in by the lead agency)

Starting Date: July 30, 1993

Ending Date: August 30, 1993

Signature *K. Caldwell*

Date: 7-27-93

**Lead Agency** (Complete if applicable):  
 Consulting Firm: Rising Sun Enterprises  
 Address: 1864 Myrtle Avenue  
 City/State/Zip: Eureka, CA. 95501  
 Phone: (707) 445-2433  
 FAX:

**For SCH Use Only:**  
 Date Received at SCH \_\_\_\_\_  
 Date Review Starts \_\_\_\_\_  
 Date to Agencies \_\_\_\_\_  
 Date to SCH \_\_\_\_\_  
 Clearance Date \_\_\_\_\_  
 Notes:

**Applicant:** Wallan & Johnson  
 Address: 601 Hillcrest Drive  
 City/State/Zip: Garberville, CA. 95542  
 Phone: (707) 923-2293  
 FAX:

**WALLAN AND JOHNSON ANNEXATION**  
**TO THE**  
**REDWAY COMMUNITY SERVICES DISTRICT AND REDWAY FIRE PROTECTION**  
**DISTRICT**

**Project Location**

The annexation area and location for proposed improvements is indicated on Figure 1. The "Meadows" Business Park is identified by Humboldt County Assessor's Parcel Number 223-161-02 (see Figure 2). The site is currently zoned as Business Park Design Review (MB-D) and Industrial Design Review (C-3-D) (see Figure 3).

**Project Description/Background**

An application has been filed with the Local Agency Formation Committee (LAFCO) to annex approximately 260 acres, including the project area, into the Redwood Community Services District (RCSD). Assuming this annexation is approved, water and sewer will be supplied by the RCSD, fire protection by Redway Fire Protection District. The Fire District has previously reviewed this project and found it to be within their capacity. Specific water supply requirements have been incorporated into the design of the water system.

The majority of construction activity will include installation of the proposed sewer water main and appurtenances. Construction operations will occur per standard construction requirements. Traffic control during construction periods will also be per required standards and reviewed through an encroachment permit by Humboldt County Public Works Department. Since this aspect of the project is required to follow specific standards, no impacts are anticipated when construction occurs according to those standards.

Another aspect of the proposed project is the development of the Meadows Business Park. This received approval by the Humboldt County Planning Commission on May 7, 1992, which included adoption of a negative declaration. Supporting environmental information was included in application submittal information for Wallan and Johnson Construction by Rising Sun Enterprises, March, 1991. Information in this document and in the County adopted negative declaration is included by reference.

The Final Environmental Impact Report for the Garberville/Redway/Benbow/Alderpoint Community Plan was approved on May 5, 1987. Both the Plan and the EIR are quoted in several of the following sections. These two documents and the project file are incorporated into this review by reference.

Another aspect of the proposed project would be construction related activities to the sewer treatment plan facility, which includes construction of improvements.

Another aspect of the proposed project, as analyzed, is the impacts that this annexation and the resulting construction will have on Redway Community Services District and its abilities to

provide continued services both for existing and potential growth in the area. In response to these concerns, the reader is directed to review the report (Attachment A) prepared by Selvage, Heber and Nelson, Consulting Engineers.

### Redway Community Services District

The following information summarizes water and sewer issues in the Community Plan and the EIR as well as the June, 1993 report prepared by SHN, attached and incorporated by referenced (Attachment A).

#### Wastewater

The GRAB EIR states that:

*"Impacts of providing services to (these areas) would be substantial for any of the alternatives, both in terms of physical construction impacts and socio-economic costs. Substantial growth might be induced to achieve economic feasibility. Construction impacts of installing the sewer lines would be just one component of the overall construction impacts of road building, storm drains, water and other utility installations. Major modifications at the existing treatment plants such as adding raceways, clarifiers or additional oxidation ponds, or construction of a new plant would also be anticipated impacts. One potential site for a new treatment plant would be the proposed CG (Commercial General) area on the south side of Redwood Drive, and would require about 5 acres for the ponds and rest of the plant system. This plant location would be directly upstream of the Redway water intake, and may conflict with that use.*

*"Facilities costs and feasibility of various alternatives are difficult to estimate. An engineering reconnaissance would need to be conducted to provide a more focused assessment. In general terms, sewer connection costs typically run around \$3,000-\$4,000 per lot, and water connections run about \$1,500-\$2,500 per lot (Selvage). Where the costs of the needed improvement exceed these generalized per lot costs, project feasibility begins to be in doubt. For the west of freeway Urban Reserve area and associated commercial and industrial area, which would, under the proposed plan, have the potential for a maximum of about 500 lots. This would, based on the per lot costs estimates, provide for \$2,000,000 in allowable sewer improvement costs (and \$1,250,000 in allowable water improvement costs). Because of the uncertainties with respect to the possible required improvements, it is too speculative to estimate whether these revenues would be sufficient." (GRAB EIR)*

Redwood Community Services District, responsible for providing sewage disposal services, has indicated that they desire to provide sewer services for this development. Should the District upgrade their sewage treatment facilities in the future, this area, plus surrounding developable areas, could be tied into the RCSD system.

Short-term impacts associated with project construction along Redwood Drive will occur during installation of the proposed sewer water main and appurtenances. Construction operations will occur per standard construction requirements and be monitored under conditions stipulated by Humboldt County Public Works and RCSD.

The Garberville-Redway-Benbow-Alderpoint Community Plan, Section 3210.3 requires that, for the industrial area along Redwood Drive and the CS/IG area on the west side of the freeway geologic investigation and engineered grading plans are required prior to significant earth moving. The amount of earth moving required will be minimal and will be only that amount necessary for placement of water and sewer lines along Redwood Drive. This requirement in the Plan refers to actual construction within the zoned areas and not for the proposed utility construction. The proposed pond is also out of the area described herein. Therefore, the project is consistent with that policy.

### Project

A total of 3,300 gallons per day (gpd) of wastewater will be generated by the 39 lots in the "Meadows" business park subdivision. Anticipated subdivision design flows (3,300 gpd) at buildout are not expected to be realized for an estimated 5 years. Six additional parcels along Redwood Drive (not associated with the "Meadows" business parking development, but in the proposed annexations area) are proposed to be included into the RCSD. These parcels are designated as Agricultural Lands (AL) and Commercial General (CG) in the County General Plan (Garberville/Redway/Benbow/Alderpoint Land Use Plan). If these areas develop a water supply (on-site well or RCSD water system), they could generate an additional  $\pm 1,900$  gpd of wastewater to the RCSD wastewater systems, if and when they hook up to the system.

Wastewater generated (design flow 3,300 gpd) at the "Meadows" business park is proposed to be transmitted through a gravity sanitary sewer main in Evergreen Road, to a sanitary sewer force main in Redwood Drive, to the existing RCSD sewage lift station at West Coast Road, approximately 4,100 lineal feet from the Redwood Drive/Evergreen Road intersection.

The proposed intertie corridor with RCSD is along Redwood Drive. The sanitary sewer gravity/force main will be located along Redwood Drive, immediately south of the existing paved road section.

An intermediate sewage lift station will be required to provide adequate hydraulic characteristics along the sewer force main intertie system. The lift station will be designed for near future upgrade capability to accommodate wastewater flow ( $\pm 1,900$  gpd) from the other six parcels within the proposed annexation boundary as well as the Business Park flow (3,300 gpd) and an estimated future inflow and infiltration (I/I) surcharge from the annexation area.

WJC proposes that the intertie system be constructed to RCSD standards, allowing RCSD to operate and maintain the system upon annexation.

Existing estimated RCSD treatment plant peak hydraulic capacity is 0.350 million gallons per day (MGD), with average dry weather flows currently estimated to be 0.110 MGD.

Estimated annexation area flows, based upon existing land use designations and use of parcels, are 0.0052 MGD. Assuming potential future I/I of 10% indicates a design flow to RCSD of 0.0057 MGD.

Wet weather inflow/infiltration (I/I) to the RCSD collection system surcharges flows to the treatment plant, at times in excess of the 0.350 MGD peak capacity. To accommodate existing I/I storm flows to the system, a surcharge flow equalization pond will be constructed at the existing RCSD wastewater treatment plant (POTW) site.

The wastewater collection, treatment and disposal facilities operated by RCSD can accommodate the additional "Meadows" business park generated flows during normal dry weather operation, but may be negatively impacted during peak, wet weather storm flows. Conditions of approval for annexation to RCSD will be negotiated between the District and WJC. Potential system improvements may include:

- \*lift station(s) capacity modification/new construction.
- \*treatment plant capacity modification:
- \*clarifier capacity (unknown until design specifies generated);
- \*surcharge protection/flow equalization (600,000 gallons ±pond);
- \*intermediate hydraulic facilities that transfer wastewater through the treatment plant.

WJC may participate in portions of any of all or these improvements.

The June, 1993 report prepared by SHN (attached) specifies project specifics.

No impact to the existing facilities or growth inducing impact would result as a result of these improvements. But these improvements will need to be completed as a requirement for RCSD to extend services into the annexation area.

It is, therefore, proposed to include a mitigation measure that specifies that "the extension of sewer services will be conditional upon the District's (RCSD's) approval of a development agreement and completion of the improvements.

### Water Supply

The Garberville-Redway-Benbow-Alderpoint (GRBA) Community Plan EIR states that:

*"The Redwood Community Services District is the largest water supplier in the Planning Area. Total use in 1984 was 74.8 million gallons, with a peak monthly use in July of 12.4 million gallons, and a maximum daily demand of 0.71 million gallons. The district has current water rights to divert a maximum of approximately 1.4 cfs (equivalent to approximately 0.9 million gallons per day)*

*from the South Fork Eel. The District also has a spring capable of delivering 60 gallons per minute, for a total system delivery capacity of about 1 million gallons per day (Weideman). The system is currently operating at about 75% of capacity. However, during peak demand, the pumps are on over 20 hours a day. Additional storage capacity (emphasis added) is needed to meet any significant increase in demand (Weldon, LAFCO, 1985). Existing storage capacity may not meet State per capita standards." (GRBA EIR) "Significant effects of reduced low flows might, most directly, be related to fisheries and cold freshwater habitat values. Municipal water supply, recreational uses, groundwater recharge and wildlife, including rare and endangered species, could also be affected." (GRBA EIR)*

*"Reducing low flows during and increasing number of water years could significantly affect fisheries by raising water temperatures, reducing dissolved oxygen, delaying upstream migrations, subjecting fish to increased predation and poaching, and by generally increasing stress on fisheries stocks." (GRBA EIR)*

*"Project effects can be reduced by either reducing demand or increasing flows during low water periods. The most direct and effective method of reducing the projected demand is to reduce densities proposed by the project. Eliminating the proposed "Urban Reserve" areas would reduce the potential additional demand by about half. This would largely eliminate significant effects. Alternately, the Plan could limit the density of the Urban Reserve areas to 4 units/acre for instance. This would reduce but not eliminate significant effects. The Plan could also condition the proposed industrial area designation adjacent to the Conservation Camp to restrict the uses to those not requiring substantial processing or cooling water." (GRBA EIR)*

Other methods to reduce the concerns expressed in the GRBA EIR include developing alternative water sources and additional storage capacity.

### Project

Water supply to the "Meadows" business park will initially be by an existing water supply, transmission and storage system owned and operated by WJC, located east of the project in the hills above Highway 101. Water storage capacity for the "Meadows" business park portion of the proposed annexation will be the existing 100,000 gallon water storage tank developed to serve the proposed subdivision. Currently, WJC has no plans to hookup to RCSD water. However, WJC may submit an application for water service in the future. The water system has been previously reviewed by CDF and the Redway Fire Protection District as part of the negative declaration proposal for the Industrial Park Subdivision.

As future commercial development occurs (consistent with general plan designation), additional storage tanks, lift stations and mainline would be installed to accommodate new pressure zones and service characteristic requirements.

Finalization of line sizing and storage tank lift station capacities will be dependent upon fire flow and Redway Community Services District requirements.

Phased development will be controlled by available water allocations and storage capacities, determined by Redway Community Services District.

A similar mitigation measure can be required for water that "extension of water services will be conditioned upon the District's (RCSD's) approval of a development agreement and completion of improvements.

**WALLAN AND JOHNSON ANNEXATION**  
**TO THE**  
**REDWAY COMMUNITY SERVICES DISTRICT AND REDWAY FIRE PROTECTION DISTRICT**

**ENVIRONMENTAL REVIEW**

**PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT**

**ENVIRONMENTAL DETERMINATION:** Staff recommends the adoption of a:

- Negative Declaration:** There is no substantial evidence that the proposed project may have a significant effect on the environment.
- Conditional Negative Declaration:** Conditions described in the attached material have been added to the proposed project by or with the agreement of the applicant to avoid or mitigate to a point of insignificance the potentially significant environmental effects of the project, and there is no substantial evidence that the project as conditioned may have a significant effect on the environment.
- Environmental Impact Report:** There is substantial evidence that the proposed project may have a significant effect on the environment and an Environmental Impact Report is required.

**ENVIRONMENTAL SETTING:**

The area to be annexed is approximately 260 acres. The area is located south of Redway, north of Redwood Drive. The site is approximately 500 feet above sea level. The vegetation consists of dense volunteer grasses, weeds, shrubs and trees. The slopes range from fairly flat to steep.

**ENVIRONMENTAL IMPACTS:**

For all "NO" answers: Based on information in the application; the tentative map checklist; a field inspection; referrals from all affected agencies, and; a review of relevant references in the Department, staff has determined that there is no evidence before the Department that the project will have any potential significant adverse effect.

<b><u>EARTH.</u></b>	Will the project result in:	Yes	Maybe	No
a.	Unstable earth conditions or in changes in geologic substructures?			X
b.	Disruption, displacements, compaction or overcovering of the soil?	X		
c.	Change in topography or ground surface relief features?	X		
d.	The destruction, covering or modification of any unique geologic or physical features?			X

YES    MAYBE    NO

- e.    **Any increase in wind or water erosion of soils, either on or off the site?** X
- f.    **Changes in deposition or erosion of beach sands, or changes in siltation, deposition or erosion which may modify the channel of a river or stream or the bed of the ocean or any bay, inlet or lake?** X
- g.    **Exposure of people or property to geologic hazards, such as earthquakes, landslides, mudslides, ground failure, or similar hazards?** X

The project will result in earth moving activities including construction of the 4,100 lineal feet of mainline extension and lift pumps as well as construction of the 600,000± gallon flow equalization pond at the existing RCSD treatment plant area. The areas for the proposed project do not contain unique geologic or physical features and exhibit stable conditions. The area is not mapped in the Alquist-Priolo Zone mapping. Preliminary site investigation by Selvage, Heber and Nelson, (SHN) Engineering Geologist, indicates that the proposed site for the is stable. The pond will be constructed on mildly to moderately sloping (5-15% terrain).

The project will also entail moving 3-4,000 cubic yards of material for construction of the pond. The pond is being designed in order to balance the cut fills and berms. Minimal import or export of materials is anticipated. SHN Engineers have indicated that the pond design will include subdrainage for groundwater control, surface drainage for erosion control and monitoring of excavation and embankment placement (for materials control). Staff has conditioned the project so as to require that the final Engineered Constriction Plans be reviewed and approved by the Department of Public Works. The applicant shall be responsible to reimburse Public Works for the cost of reviewing the plans.

The site is well above the river flood plain and erosion control measures in and around the site will be addressed as part of the development agreement between Wallan & Johnson and RCSD.

**AIR.**            Will the project result in:

- a.    **Substantial air emissions or deterioration of ambient air quality?** X
- b.    **The creation of objectionable odors?** X
- c.    **Alteration of air movement, moisture or temperature, or any change in climate, either locally or regionally?** X

The proposed project will not result in significant air emissions. Emissions may be caused during construction periods and will be required to be kept within the Air Quality District's Standards for particulate matter. Watering of disturbed surfaces may be required and these will be specified in the development agreement between RCSD and Wallan & Johnson.

The holding pond will be constructed adjacent to other waste treatment facilities and may contribute to odors produced from the facility. Standards for odor control utilized by RCSD in

YES    MAYBE    NO

maintenance and management of the ponds will occur at the proposed pond as well. RCSD will install aerators or aspirators to minimize.

**WATER.** Will the project result in:

- |    |   |   |
|----|---|---|
| a. | Changes in currents, or the course of direction of water movements, in either marine or fresh water?  | X |
| b. | Changes in absorption rate, drainage patterns or the rate and amount of surface runoff?   | X |
| c. | Alterations to the course of flow of flood waters?  | X |
| d. | Change in the amount of surface water in any water body?  | X |
| e. | Discharge into surface waters, or in any alteration of surface water quality, including but not limited to, temperature, dissolved oxygen or turbidity? | X |
| f. | Alteration of the direction or rate of flow of ground waters?   | X |
| g. | Change in the quantity of groundwaters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations?   | X |
| h. | Substantial reduction in the amount of water otherwise available for public water supplies?   | X |
| i. | Exposure of people or property to water-related hazards such as flooding or tidal waves?  | X |

The area proposed for annexation contains several creeks and gulches. Where construction will occur is outside of any natural stream courses. Any drainages that are to be crossed by the transmission line will be at locations of existing road and utility crossings. Any work to be done within the stream channel area will require a 1603 Agreement with the California Department of Fish & Game.

No alterations in the change in direction of drainages, absorption rates, drainage patterns or flood waters will occur as a result of this project. No withdrawal of groundwaters or significant changes to groundwater will occur.

**PLANT LIFE.** Will the project result in:

- |    |  |   |
|----|--|---|
| a. | Change in the diversity of species or number of any species of plants (including trees, shrubs, grass, crops, and aquatic plants)? | X |
| b. | Reduction of the numbers on any unique, rare, or endangered  |   |

YES    MAYBE    NO

- species of plants? X
- c. **Introduction of new species of plants into an area, or in a barrier to the normal replenishment of existing species?** X
- d. **Reduction in acreage of any agricultural crop?** X

The proposed project will not significantly alter any plant life. Based on County Biological Resources Map, no rare and endangered species occur within this area. The area where construction of the main line extension occurs will be backfilled and leveled in such a manner that revegetation of similar species will occur. The pond construction will divert an area that is currently grassland to an open pond area. Earthen dikes around the pond will be revegetated similarly to grassland surrounding the facility.

**ANIMAL LIFE.**      Will the project result in:

- a. **Change in the diversity of species, or numbers of any species of animal (birds, land animals including reptiles, fish and shell fish, benthic organisms, or insects)?** X
- b. **Reduction of the numbers of any unique, rare or endangered species of animals?** X
- c. **Introduction of new species of animals into an area, or result in a barrier to the migration or movement of animals?** X
- d. **Deterioration to existing fish or wildlife habitat?** X

The proposed project, by its nature, will not impact any unique, rare or endangered species, introduce additional species or change the diversity species or habitat values within the construction area. A de minimis impact finding to fish and wildlife can be supported.

**NOISE.**      Will the project result in:

- a. **Increases in existing noise levels?** X
- b. **Exposure of people to sever noise levels?** X

Additional noise created by the proposed project will be short-term during the construction period. Operations will be regulated through the County encroachment permit and requirements of RCSD.

YES    MAYBE    NO

**LIGHT & GLARE.**

- a.      **Will the project produce new light or glare?** X

The proposed project, by definition, will not produce new light or glare.

**LAND USE.**

- a.      **Will the project result in a substantial alteration of the present or planned land use of the area?** X

The proposed project will not substantially alter the present or planned land uses of the area. The business park subdivision has already been approved through separate CEQA review and public hearing. The extension of services is consistent with the Community Plan and reviewed in the Environmental Impact Report. Allowances have been considered in project design to facilitate densities of the annexation area as determined by the Community Plan. However, additional review and approvals of any further development of lots will be required.

**NATURAL RESOURCES.**

- a.      **Will the project result in an increase in the use of any natural resources?** X

**RISK OF UPSET.**      Will the project result in:

- a.      **A risk of an explosion or the release of hazardous substances (including, but not limited to, oil, pesticides, chemicals or radiation) in the event of an accident or upset conditions?** X
- b.      **Possible interference with an emergency response plan or an emergency evacuation plan?** X

The project will not interfere with emergency response plans or emergency evacuation plan. Risk of upset could occur during construction; however, well maintained equipment would minimize the risk. Specific regulations are required through the County Encroachment Permit and RCSD standards.

**POPULATION.**

- a.      **Will the proposal alter the location, distribution, density or growth rate of the human population of the area?** X

The project will not result in altering the local population. Additions to the RCSD system will allow development consistent with the Community Plan.

YES    MAYBE    NO

**HOUSING.**

- a. Will the proposal affect existing housing, or create a demand for additional housing? X

**TRANSPORTATION & CIRCULATION.** Will the project result in:

- a. Generation or substantial additional vehicular movement? X
- b. Effects on existing parking facilities, or demand for new parking? X
- c. Substantial impact upon existing transportation systems? X
- d. Alterations to present patterns of circulation or movement of people and/or goods? X
- e. Alterations to waterborne, rail or air traffic? X
- f. Increase in traffic hazards to motor vehicles, bicyclists or pedestrians? X

The proposed project, by definition, would not generate additional vehicular traffic or impact traffic corridors, except as may be related during traffic control for construction of the pipeline corridor. This will be regulated through standards in the County Encroachment Permit and requirements of the RCSD.

**PUBLIC SERVICES.** Will the project have an effect upon, or result in a need for new or altered governmental services in any of the following areas:

- a. Fire Protection? X
- b. Police Protection? X
- c. Schools? X
- d. Parks or other recreational facilities? X
- e. Maintenance of public facilities, including roads? X
- f. Other governmental services? X

**ENERGY.** Will the project result in:

- a. Use of substantial amounts of fuel or energy? X
- b. Substantial increase in demand upon existing sources of energy, or require the development of new sources of energy? X

YES    MAYBE    NO

The project, by definition, will not increase demand or use of substantial amounts of energy sources, or require development of new sources of energy.

**UTILITIES & SERVICE SYSTEMS.** Will the proposal result in a need for new systems, or substantial alterations to the following utilities:

- |    |                           |   |   |
|----|---------------------------|---|---|
| a. | Power or natural gas?     |   | X |
| b. | Communications systems?   |   | X |
| c. | Water?                    |   | X |
| d. | Sewer or septic tanks     | X |   |
| e. | Storm water drainage?     |   | X |
| f. | Solid waste and disposal? |   | X |

The project will require modification to the RCSD wastewater collection and treatment facility. However, primarily this will be an upgrade of the existing facility. Please refer to the project description and the attached the SHN Report. The impacts of the proposed project to the RCSD wastewater collection and treatment facilities have been assessed and specific modifications have been identified. This will require replacement, modification and/or addition of system components. This will not result in a substantial upgrade to the existing system.

Future incorporation to the RCSD water system is not proposed at this time but may be in the future. Additional information is included in the report mentioned above.

As a mitigation measure for the annexation, in order to address these identified concerns, the extension of services can be conditioned upon the District's approval of a development agreement and the completion of improvements.

**HUMAN HEALTH.** Will the project result in:

- |    |   |  |   |
|----|---|--|---|
| a. | Creation of any health hazard or potential health hazard (excluding mental health)? |  | X |
| b. | Exposure of people to potential health hazards?                                     |  | X |

The project itself, by its very nature, will not create a health hazard or potential health hazard or expose people to potential health hazards. Construction of the pond at the RCSD treatment facility will be under maintenance and management of RCSD which is required to follow State and federal law. The addition would not substantially increase the associated potential hazards that may occur at a treatment facility.



**MANDATORY FINDINGS OF SIGNIFICANCE.**

a.      **Potential to degrade:**

Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

X

b.      **Short-term:**

Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively, brief, definitive period of time. Long-term impacts will endure well into the future).

X

c.      **Cumulative:**

Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect on the total of those impacts on the environment is significant).

X

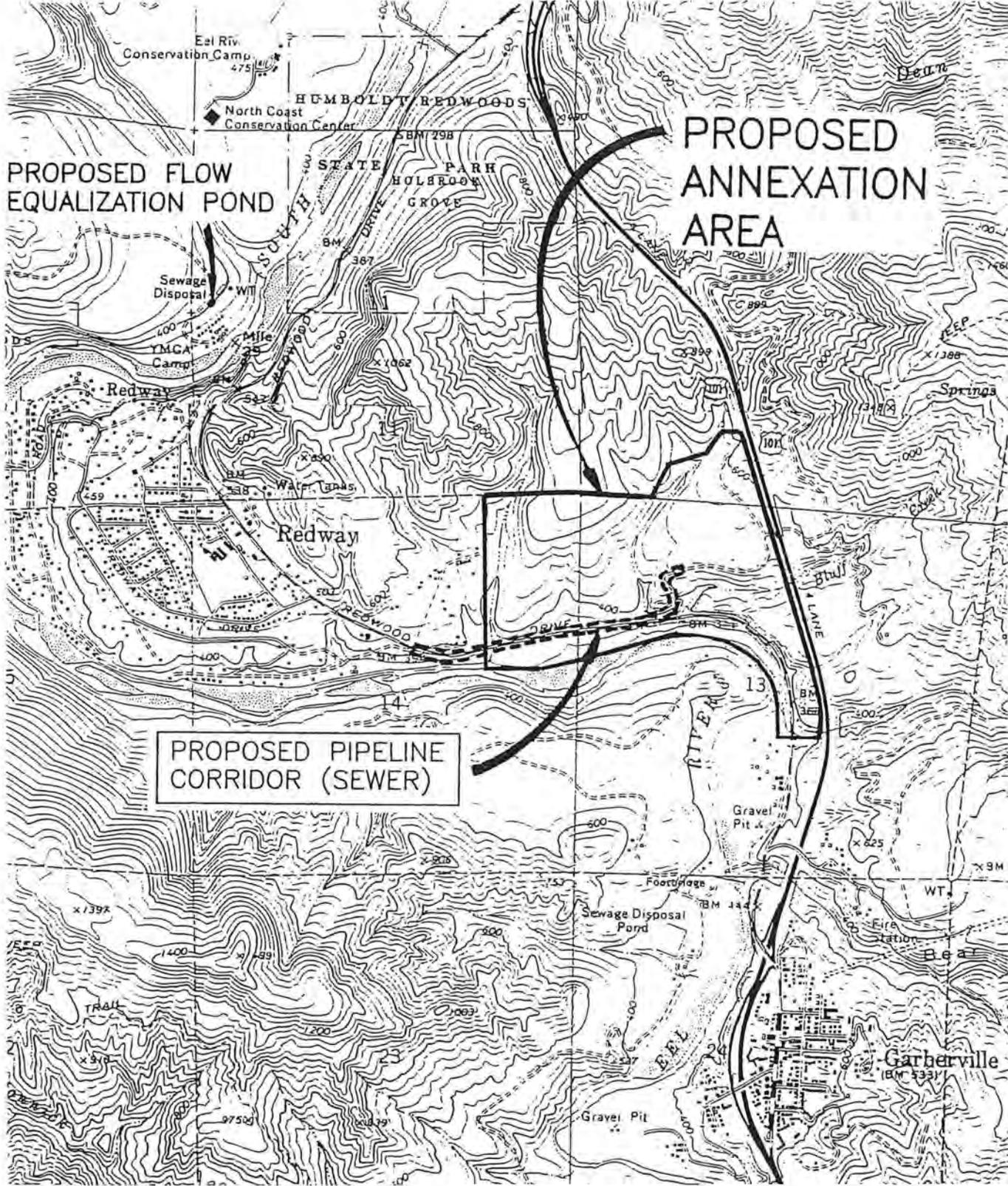
d.      **Substantial Adverse:**

Does the project have environmental effects which well cause substantial adverse effects on human beings, either directly or indirectly?

X

**WALLAN AND JOHNSON ANNEXATION**  
**TO THE**  
**REDWAY COMMUNITY SERVICES DISTRICT AND REDWAY FIRE**  
**PROTECTION DISTRICT**

*Project Maps*



PROPOSED FLOW  
EQUALIZATION POND

PROPOSED  
ANNEXATION  
AREA

PROPOSED PIPELINE  
CORRIDOR (SEWER)



1" = 2000'±

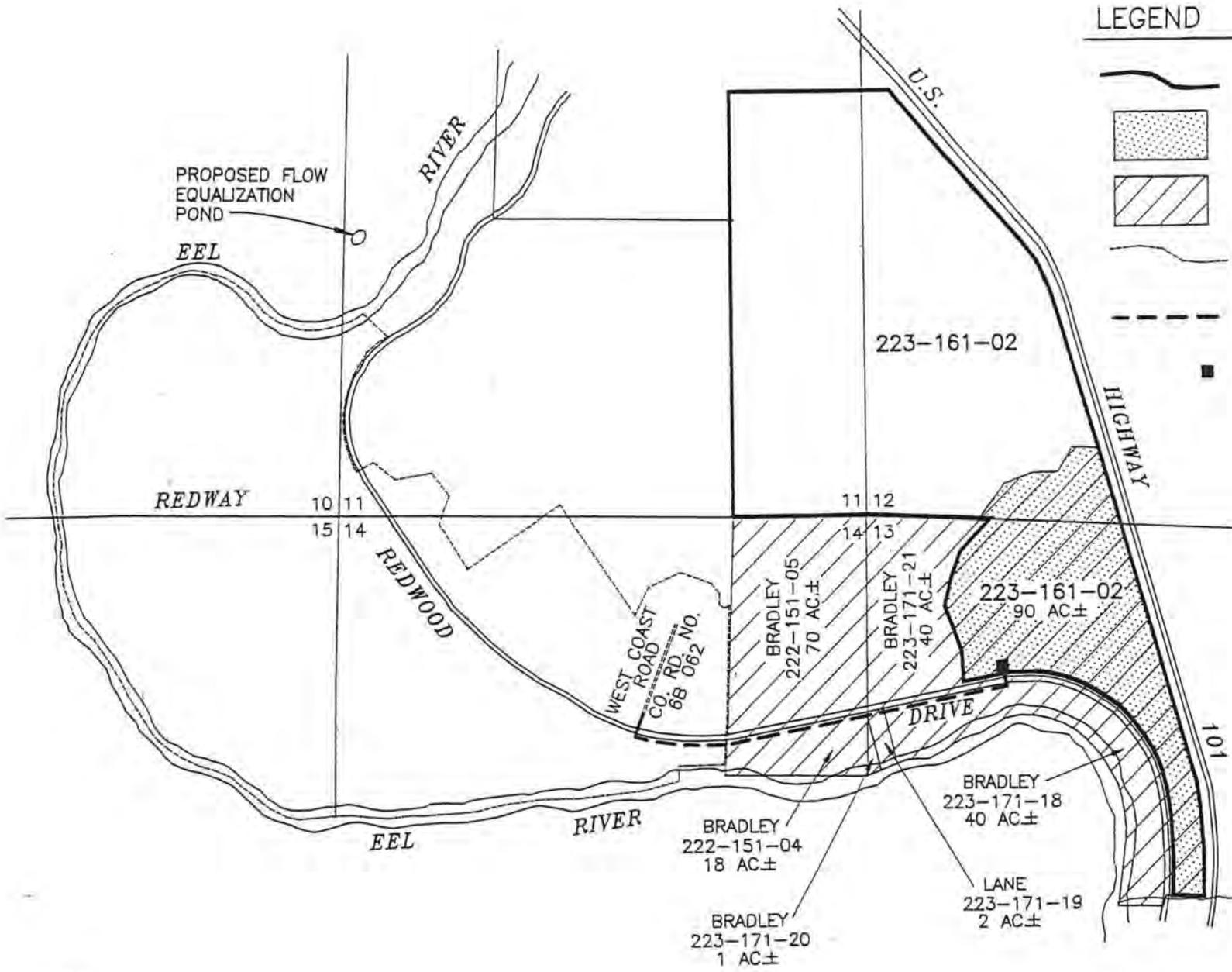
WALLAN AND JOHNSON  
"MEADOWS" BUSINESS PARK  
UTILITY ANNEXATION TO REDWAY C.S.D.

VICINITY MAP

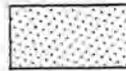
SHN 88041.201  
JUNE, 1993



50 FIGURE 1

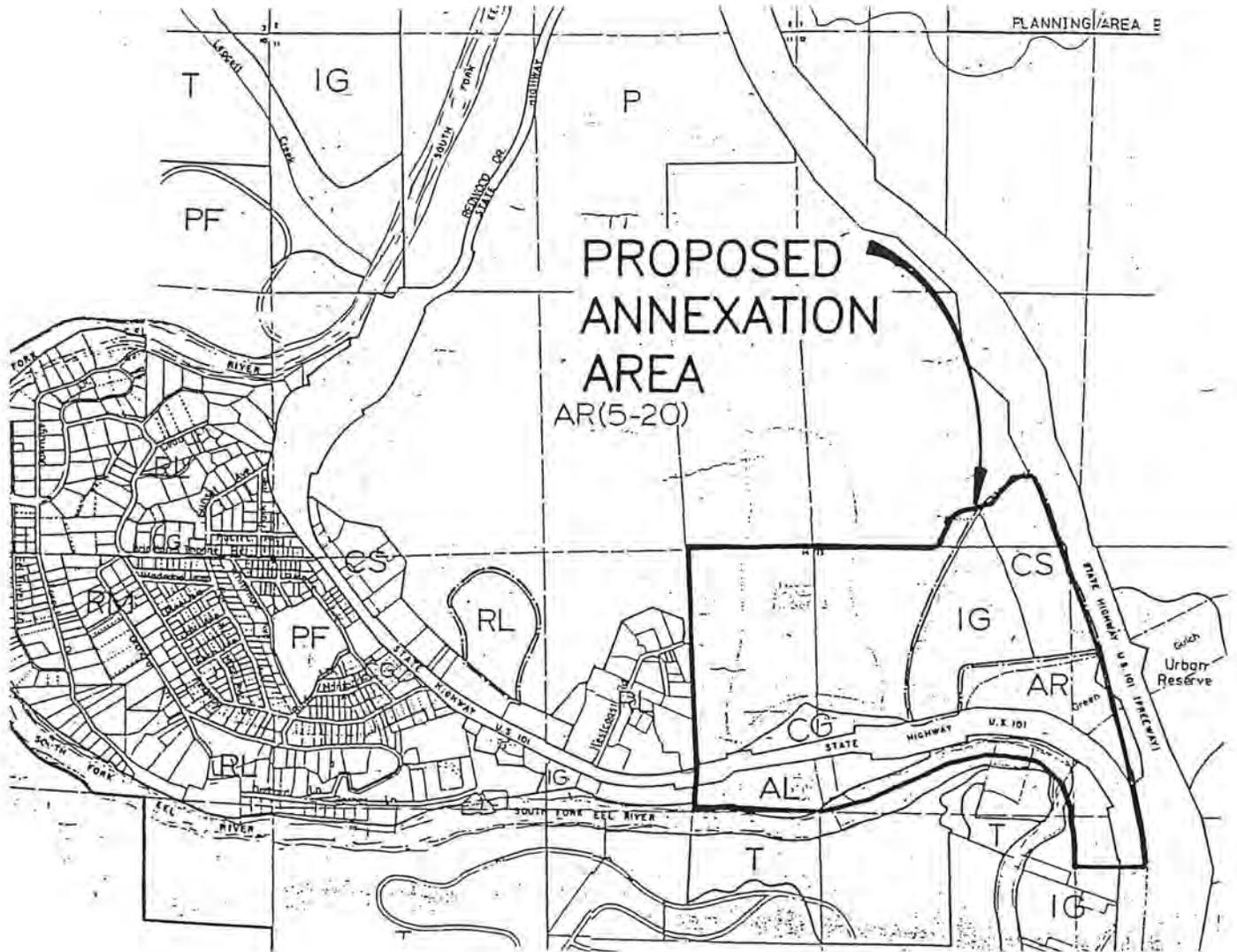


**LEGEND**

-  JOHNSON "MEADOWS" PROJECT BOUNDARY
-  JOHNSON BUSINESS PARK (UNIT 2, PHASE 1 AND 2)
-  PROPOSED REDWAY COMMUNITY SERVICES DISTRICT BOUNDARY
-  EXISTING REDWAY COMMUNITY SERVICES DISTRICT BOUNDARY
-  PROPOSED PIPELINE (SEWER) CORRIDOR
-  PROPOSED LIFT STATION LOCATION (PREFERRED SITE)



WALLAN AND JOHNSON  
 "MEADOWS" BUSINESS PARK  
 UTILITY ANNEXATION TO REDWAY C.S.D.  
**ANNEXATION AREA PROPOSED**  
 SHN 88041.201  
 JUNE, 1993  
**SHN**  
 FIGURE 2



## LEGEND

T	TIMBER PRODUCTION
AE	AGRICULTURE, EXCLUSIVE
AG	AGRICULTURE, GRAZING
AL	AGRICULTURE, LANDS
AR	AGRICULTURE, RURAL
AS	AGRICULTURE, SUBURBAN
RL	RESIDENTIAL, LOW DENSITY
RM	RESIDENTIAL, MULTIPLE FAMILY
CG	COMMERCIAL, GENERAL
CS	COMMERCIAL, SERVICES
CR	COMMERCIAL, RECREATION
IG	INDUSTRIAL, GENERAL
IR	INDUSTRIAL, RESOURCE RELATED
PF	PUBLIC FACILITY
P	PUBLIC LANDS



WALLAN AND JOHNSON  
"MEADOWS" BUSINESS PARK  
UTILITY ANNEXATION TO REDWAY C.S.D.

**LAND USE PLAN DESIGNATION**

SHN 88041.201  
52 JUNE, 1993  
FIGURE 3



**WALLAN AND JOHNSON ANNEXATION**  
**TO THE**  
**REDWAY COMMUNITY SERVICES DISTRICT AND REDWAY FIRE**  
**PROTECTION DISTRICT**

***Attachment A***  
***Selvage, Heber and Nelson Report***



John R. Salvage, PE  
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Reference: 88041.201

WALLAN AND JOHNSON  
"MEADOWS" BUSINESS PARK  
ANNEXATION  
TO  
REDWAY COMMUNITY SERVICES DISTRICT  
PROJECT DESCRIPTION UPDATE TO  
MARCH 1993 SUBMITTAL

QA/QC: ML *ML*

JUNE 1993



WALLAN AND JOHNSON  
"MEADOWS" BUSINESS PARK  
ANNEXATION TO  
REDWAY COMMUNITY SERVICES DISTRICT  
PROJECT DESCRIPTION UPDATE TO  
MARCH 1993 SUBMITTAL

**FORWARD**

This document supersedes and provides new information and additional updated clarification to proposed project wastewater collection, and ultimate treatment processes relative to the SHN March 1993 Wallan and Johnson "Meadows" Business Park Annexation to Redway Community Services District Project Description.

**PROJECT DESCRIPTION**

Wallan and Johnson Construction (WJC) is requesting annexation of the proposed Wallan and Johnson "Meadows" business park into the Redway Community Services District (RCSD). Annexation would allow the RCSD wastewater collection, treatment, and disposal facilities to serve the business park. The "Meadows" business park is located east of Redwood Drive, approximately 1 mile east-southeast of the community of Redway (see Figure 1). "Meadows" Business Park is identified by Humboldt County Assessor's parcel number 223-161-02 (see Figure 2). The site is currently zoned as Business Park Design Review (MB-D) and Industrial Design Review (C-3-D).

**WASTEWATER**

A total of 3,300 gallons per day (gpd) of wastewater will be generated by the 39 lots in the "Meadows" business park subdivision. Anticipated subdivision design flows (3,300 gpd) at buildout are not expected to be realized for an estimated 5 years. However, cycle time for moving generated waste through the collection and transmission system to preclude the waste from going septic, will necessitate moving approximately 3,200 gpd (volume of transmission line) from the business park to the existing RCSD West Coast Road lift station. Six additional parcels along Redwood Drive (not associated with the "Meadows" business park development, but in the proposed annexation area) are proposed to be included into the RCSD. These parcels are designated as Agricultural Lands (AL) and Commercial General (CG)

in the County General Plan (Garberville/Redway/Benbow/Alderpoint Land Use Plan). If these areas develop a water supply (on site well or RCSD water system), they could generate an additional  $\pm$  1,900 gpd of wastewater to the RCSD wastewater systems, if and when they hook up to the system (as currently designated). See Appendix A, and Figure 3.

Wastewater generated (design flow 3,300 gpd) at the "Meadows" business park is proposed to be transmitted through a gravity sanitary sewer main in Evergreen Road, to a new lift station and sanitary sewer force main in Redwood Drive, to the existing RCSD sewage lift station at West Coast Road, approximately 4,100 lineal feet from the Redwood Drive/Evergreen Road intersection.

The proposed intertie corridor with RCSD is along Redwood Drive. The sanitary sewer gravity/force main will be located along Redwood Drive, immediately south of the existing paved road section.

An intermediate sewage lift station will be required to provide adequate hydraulic characteristics along the sewer force main intertie system. The lift station will be designed for near future upgrade capability to accommodate wastewater flow ( $\pm$  1,900 gpd) from the other six parcels within the proposed annexation boundary, as well as the business park flow (3,300 gpd) and an estimated potential future inflow and infiltration (I/I) surcharge from the annexation area.

WJC proposes that the intertie system be constructed to RCSD standards, requesting RCSD to operate and maintain the system upon annexation.

Existing estimated RCSD treatment plant peak hydraulic capacity is 0.350 million gallons per day (MGD), with average dry weather flows currently estimated to be 0.110 MGD.

Estimated annexation area flows are 0.0052 MGD, based upon existing land designation density and use of parcels. Assuming potential future I/I of 10% indicates a design flow to RCSD of 0.0057 MGD. Ultimate buildout cannot be accurately estimated at present for the six additional parcels but, for RCSD planning purposes, 20 lots could be assumed to generate a total of 4.000 GPD. A design flow would then be 0.0080 MGD (See Appendix A).

Wet weather inflow/infiltration (I/I) to the RCSD collection system surcharges flows to the treatment plant, at times in excess of the 0.350 MGD peak capacity. To accommodate existing I/I storm flows to the system, a surcharge flow equalization pond will be constructed at the existing RCSD wastewater treatment plant (POTW) site.

The existing wastewater collection, treatment, and disposal facilities operated by RCSD can accommodate the additional "Meadows" business park generated flows during normal dry weather operation, but may be negatively impacted during peak, wet weather storm flows. Potential system improvements, may include:

- lift station(s) capacity modification/new construction
- treatment plant capacity modifications such as:
  - clarifier capacity (unknown until design specifics generated)
  - surcharge protection/flow equalization (600,000 gallons, minimum, pond)
  - intermediate hydraulic facilities that transfer wastewater through the treatment plant

WJC may participate in portions of any or all of these improvements. Conditions of approval for annexation to RCSD will be negotiated between the District and WJC.

Specific component impact and mitigation measures relative to the proposed RCSD intertie are further addressed as follows:

- Collection

- Upper lift station (West Coast Road)

Impact: At Meadows buildout flow. (3,300 gpd), system exceeds estimated design pumping capacity of 64 gpm by approximately 41 gpm during peak storm flow.

Mitigation: Upgrade/modify lift station capacity to accommodate existing RCSD flows, proposed annexation flows and contingency flows.

- Lower lift station (Final Lift Station)

Impact: At present, pumping capacity exceeds treatment facility hydraulic capability (0.35 MGD) during storm surcharge conditions.

Mitigation: Upgrade or construct a new clarifier; construct a flow equalization pond, and/or repair existing RCSD collection infrastructure such as collection pipelines, service laterals, and manholes. RCSD is planning for system upgrade at the lower lift station.

• Treatment

Impact: Existing raceway hydraulic, and clarifier hydraulic/biological, capacities are exceeded during occasional winter storm surcharge conditions.

Mitigation: Upgrade or construct a new clarifier; construct flow equalization pond; and/or repair existing RCSD collection infrastructure such as collection pipeline, service laterals, manholes.

• Annexation area

Impact A: Added flow to system (0.0057 MGD) that during peak wet weather conditions cannot be adequately processed at present, to maintain RCSD compliance with discharge requirements.

Mitigation A: See previously described mitigation measures. Additionally, flow control at new facilities (such as, metered water services, water saving plumbing fixtures, and metered subdivision discharge) will allow for more enforceable flow control and observation by system operators. Enforcement of flow control will be by RCSD or applicant as negotiated. New or existing facility rehabilitation shall take into account the potential buildout flows of 0.0080 mgd as applicable.

Impact B: Wastewater quality is not anticipated to be a problem from the proposed business park. However, the potential may exist for a tenant to discharge a regulated substance.

Mitigation B: Sampling ports will be placed on service laterals to allow for investigation of a specific business, sampling ports will also be placed at the lift station wet well for the entire business park.

In order to address these identified concerns, the extension of services can be made conditional upon the District's (RCSD's) approval of a development agreement and completion of the improvements.

## PROPOSED MITIGATION MEASURES

Construct a 600,000 gallon flow equalization pond (approximately 180' L x 90' W x 6' D) at the existing RCSD treatment plant area. A balanced cut and fill pond would be constructed on mildly to moderately sloping (5-15%) terrain to accommodate (to acknowledged RCSD satisfaction) a significant portion of potential short term peak wet weather surcharge flows.

The site is well above river flood plain (Figure 1) and erosion control measures in and around the site will be addressed by negotiation between RCSD and the WJC. Minimal import/export materials are anticipated, and a soils investigation will be conducted for design specific data relative to loading/construction conditions and liner design. WJC will negotiate with RCSD to establish a set of conditions to mitigate odor and other potential problems (if any). WJC and RCSD will also need to determine how to regulate return flow from the pond to the RCSD treatment system.

Additionally, presently undefined mitigation to RCSD system components are to be negotiated between WJC and RCSD as conditions prior to RCSD acceptance of wastewater discharge from the proposed business park.

WJC will structure business park building restrictions to meet conditions of wastewater quality acceptance by RCSD, as defined in the District's wastewater ordinance.

## WATER SUPPLY

Water supply to the "Meadows" business park will initially be by an existing water supply, transmission, and storage system owned and operated by WJC, located east of the project in the hills above Highway 101.

Water storage capacity for the "Meadows" business park portion of the proposed annexation will be the existing 100,000 gallon, water storage tank developed to serve the proposed subdivision.

Currently, WJC has no plans to hookup to RCSD water. However, WJC may submit an application for water service in the future.

The water system has been previously reviewed by CDF and the Redway Fire Protection District as part of the negative declaration proposal for the Industrial Park Subdivision.

### Temporary Impacts of Construction

Additionally, short term impacts associated with project construction along Redwood Drive and at the existing RCSD treatment plant area will occur during installation of the proposed sewer main/lift station, flow equalization pond, and appurtenances. Construction operations will occur per standard construction requirements and be monitored under conditions stipulated by Humboldt County Public Works and RCSD.

WASTEWATER GENERATION ESTIMATE

1. "Meadows" Business Park

- See attached excerpt from Appendix B: Design Revisions, March 9, 1989 SHN's letter dated April 17, 1989, to Humboldt County, Department of Public Health, Environmental Health Division, for on-site wastewater disposal--proposed Wallan and Johnson subdivision.
- Assumes no process water; domestic sewage only.

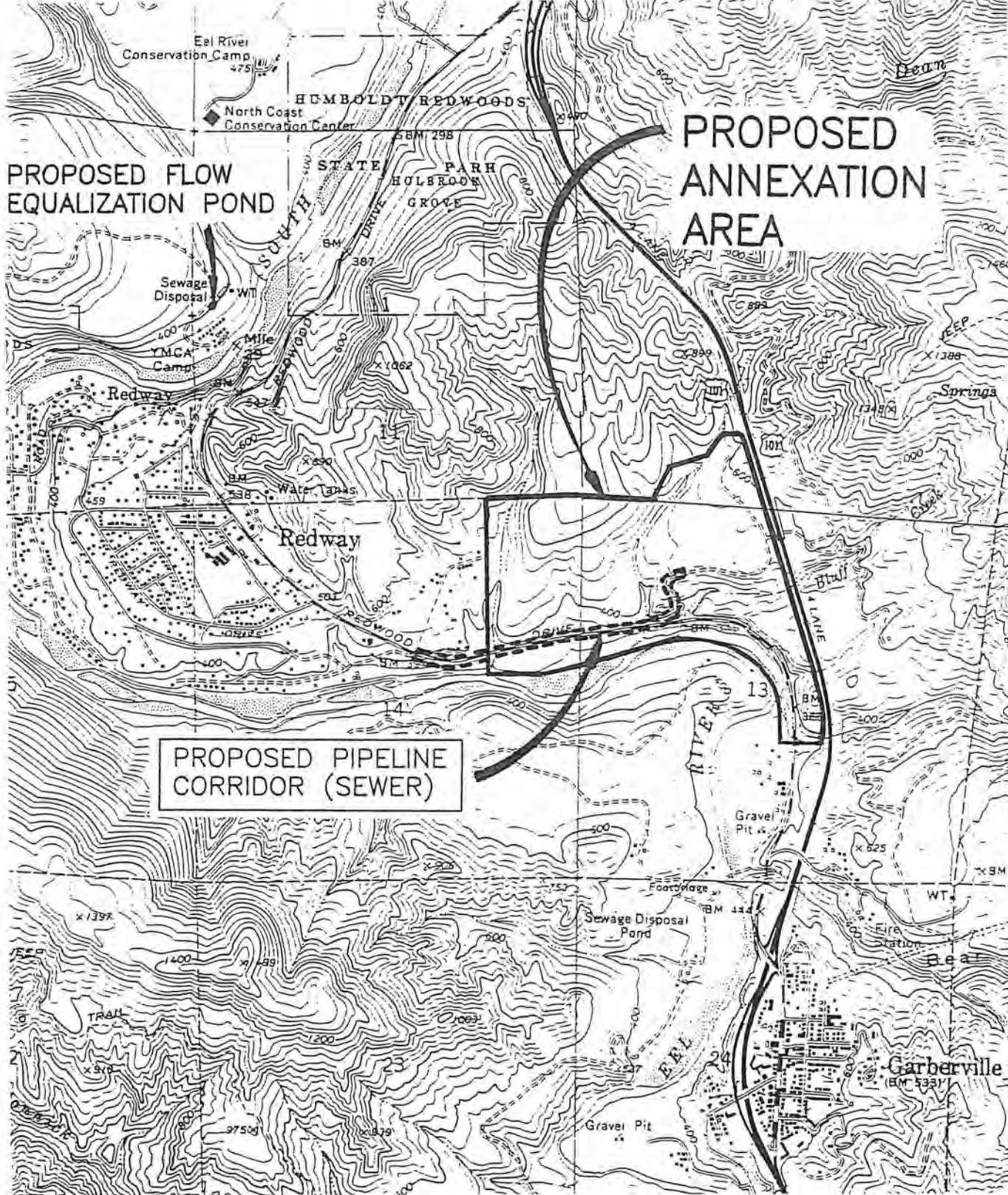
2. Annexation Area Remainder

LOT (A.P. #)	SIZE (ACRES)	G.P.L.D. <sup>1</sup>	DENSITY	CURRENT LOTS	POTENTIAL LOT (MAX.)
222-151-05	70	AR	5-20 AC/DU <sup>2</sup>	1	7 <sup>3</sup>
222-171-21	40	AR	5-20 AC/DU	1	4
222-151-04	18	AL	20 AC/DU	1	1
223-171-20	1	AL	20 AC/DU	1	1
223-171-19	2	AL	20 AC/DU	1	1
223-171-18	40	IG	ESTIMATED	1	3
TOTAL				6	17

- Assume 6 lots at present for Wallan/Johnson mitigation  
 $75 \text{ GPCD} \times 3 \text{ people/DU} \times 6 \text{ lots} = 1,350$   
 Use 40% contingency/variance: call 1,900 GPD
- For RCSD ultimate planning use 17 lots  
 $75 \text{ GPD} \times 3 \times 17 = 3,825 \text{ GPD}$ : call 4,000 gpd

1. General Plan Land Use Designation  
 2. AC/DU = Acres per dwelling unit  
 3. For ultimate buildout of the "remainder" annexation area, assume lots average 10 acres due to physical setting and unknown (at present) potential use.

FIGURES



PROPOSED FLOW  
EQUALIZATION POND

PROPOSED  
ANNEXATION  
AREA

PROPOSED PIPELINE  
CORRIDOR (SEWER)



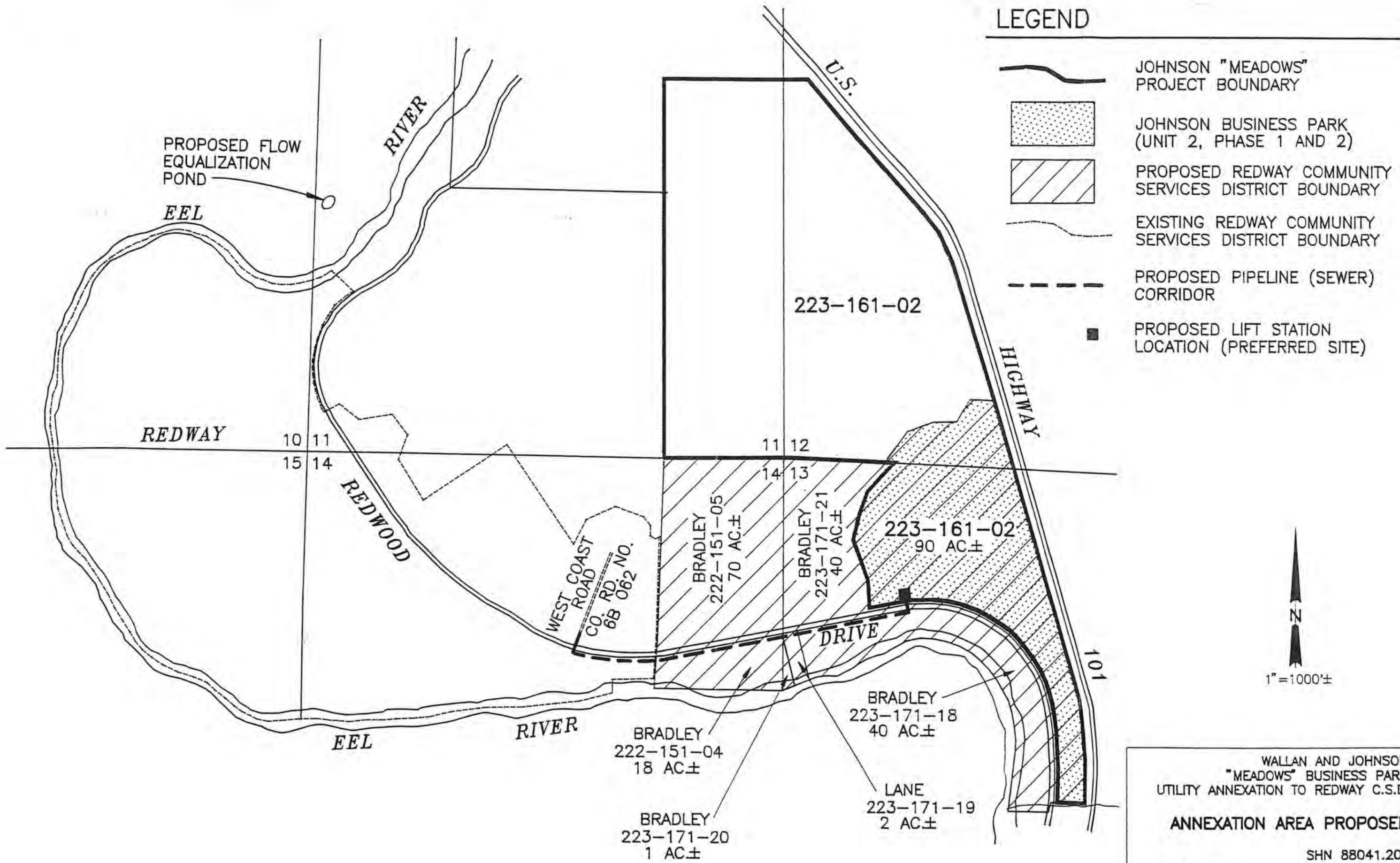
WALLAN AND JOHNSON  
"MEADOWS" BUSINESS PARK  
UTILITY ANNEXATION TO REDWAY C.S.D.

VICINITY MAP

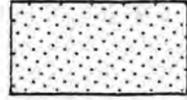
SHN 88041.201  
JUNE, 1993

63 FIGURE 1





**LEGEND**

-  JOHNSON "MEADOWS" PROJECT BOUNDARY
-  JOHNSON BUSINESS PARK (UNIT 2, PHASE 1 AND 2)
-  PROPOSED REDWAY COMMUNITY SERVICES DISTRICT BOUNDARY
-  EXISTING REDWAY COMMUNITY SERVICES DISTRICT BOUNDARY
-  PROPOSED PIPELINE (SEWER) CORRIDOR
-  PROPOSED LIFT STATION LOCATION (PREFERRED SITE)

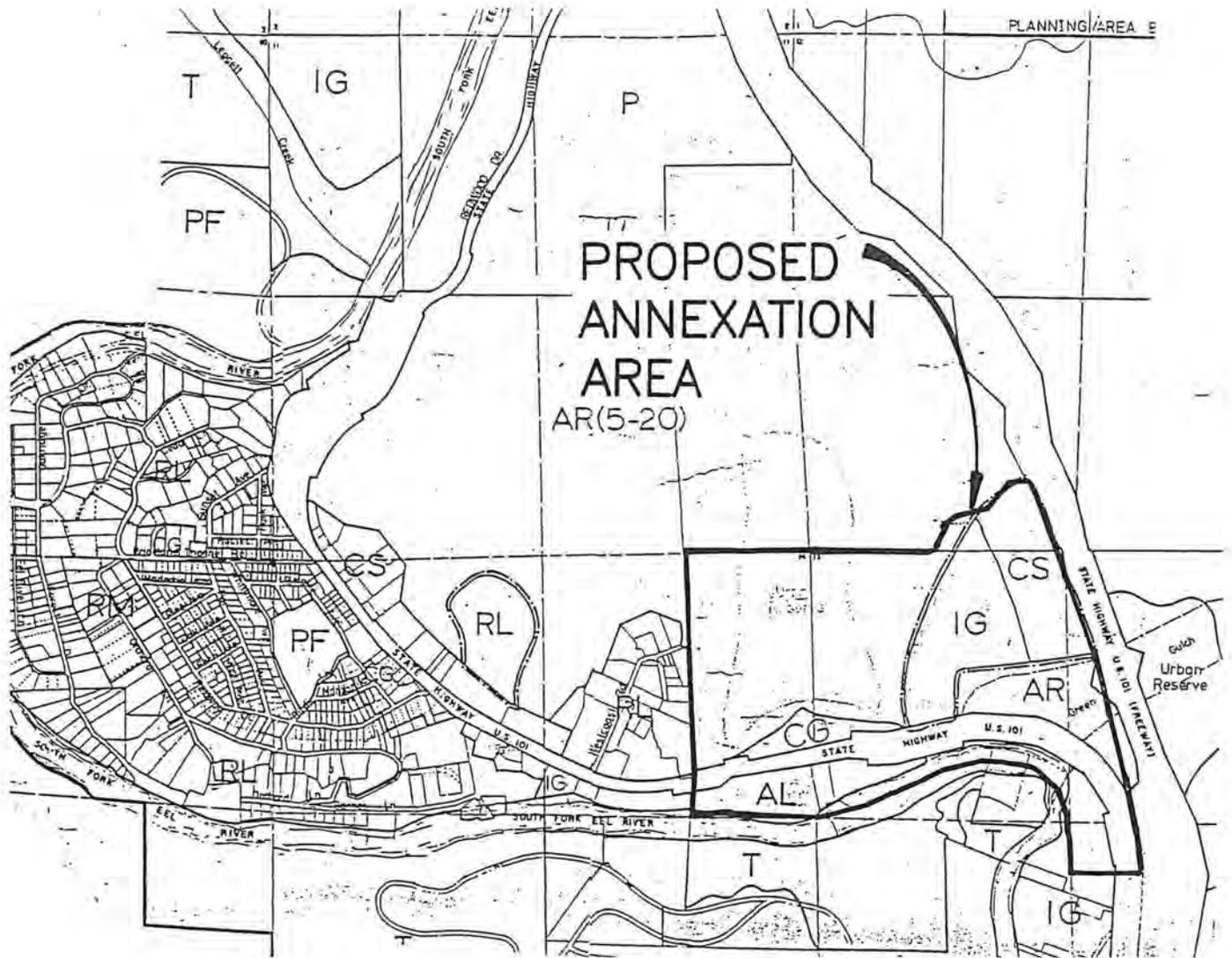


WALLAN AND JOHNSON  
 "MEADOWS" BUSINESS PARK  
 UTILITY ANNEXATION TO REDWAY C.S.D.

**ANNEXATION AREA PROPOSED**

SHN 88041.201  
 64 JUNE, 1993  
 FIGURE 2





## LEGEND

- T TIMBER PRODUCTION
- AE AGRICULTURE, EXCLUSIVE
- AG AGRICULTURE, GRAZING
- AL AGRICULTURE, LANDS
- AR AGRICULTURE, RURAL
- AS AGRICULTURE, SUBURBAN
- RL RESIDENTIAL, LOW DENSITY
- RM RESIDENTIAL, MULTIPLE FAMILY
- CG COMMERCIAL, GENERAL
- CS COMMERCIAL, SERVICES
- CR COMMERCIAL, RECREATION
- IG INDUSTRIAL, GENERAL
- IR INDUSTRIAL, RESOURCE RELATED
- PF PUBLIC FACILITY
- P PUBLIC LANDS



NO SCALE

WALLAN AND JOHNSON  
 "MEADOWS" BUSINESS PARK  
 UTILITY ANNEXATION TO REDWAY C.S.D.

## LAND USE PLAN DESIGNATION



SHN 88041.201  
 65 JUNE, 1993  
 FIGURE 3

APPENDIX A

WASTEWATER GENERATION ESTIMATE

" APPENDIX B "

DESIGN REVISIONS - MARCH 9, 1989

General Comment

This information supercedes previous design submittal of July 18, 1988, and presents data collected in response to requests for additional information from Mr. Dennis Kalson, Humboldt County Health Department.

Design Parameters

A. Field data collected during wet weather study period. Testing performed February 13, 1989. Wallan-Johnson proposed subdivision Unit 3, Phase 1, The Meadows.

B. Design Requirements

1. Humboldt-Del Norte County Department of Public Health "Sewage Disposal Regulations".
2. California Regional Water Quality Control Board, North Coast Region.

C. System Parameters

1. Commercial/Light Industry - Flow ("SDR" Table 7) = 15 gpcd
2. Occupancy - estimated by developer, Jim O. Johnson  
Transient visitors to accommodate unknown visitor use of facilities

Workers	185
Transient Visitors	<u>35</u>
Total	220

3. System Load - Normal  $185 \times 15 = 2,775$  gpd.  
Potential Transient  $35 \times 15 = \underline{525}$   
Potential Max.  $3,300$  gpd.

ADDENDUM # 1 TO ENVIRONMENTAL ASSESSMENT  
WALLAN AND JOHNSON  
ANNEXATION OF MEADOWS BUSINESS PARK, ETC.  
TO  
REDWAY COMMUNITY SERVICES DISTRICT  
REDWAY FIRE PROTECTION DISTRICT  
JUNE 1993

RECEIVED

JUL 2 1993

HUMBOLDT COUNTY  
MINING COMMISSION

SUBJECT: FLOW EQUALIZATION POND (PROPOSED)

- Modification to existing RCSD Wastewater Treatment Facility at existing facility property. See Figures 1 and 2 in Environmental Assessment, June 1993 and attached Sheet--Flow Equalization Pond.

- Site Suitability

- Geologic Stability

Preliminary site investigation by SHN Engineering Geologist indicates stable site for proposed pond/size configuration (see attached Sheet), with specific construction requirements. Project will be designed to include subdrainage for groundwater control, surface drainage for erosion control, and monitoring of excavation and embankment placement (for materials control). Construction plans and specifications will be submitted to RCSD after conditional approval of project by involved agencies.

- Odor Control

RCSD will install aerators or aspirators to minimize odor associated with raw sewage as per existing treatment facility.

- Security

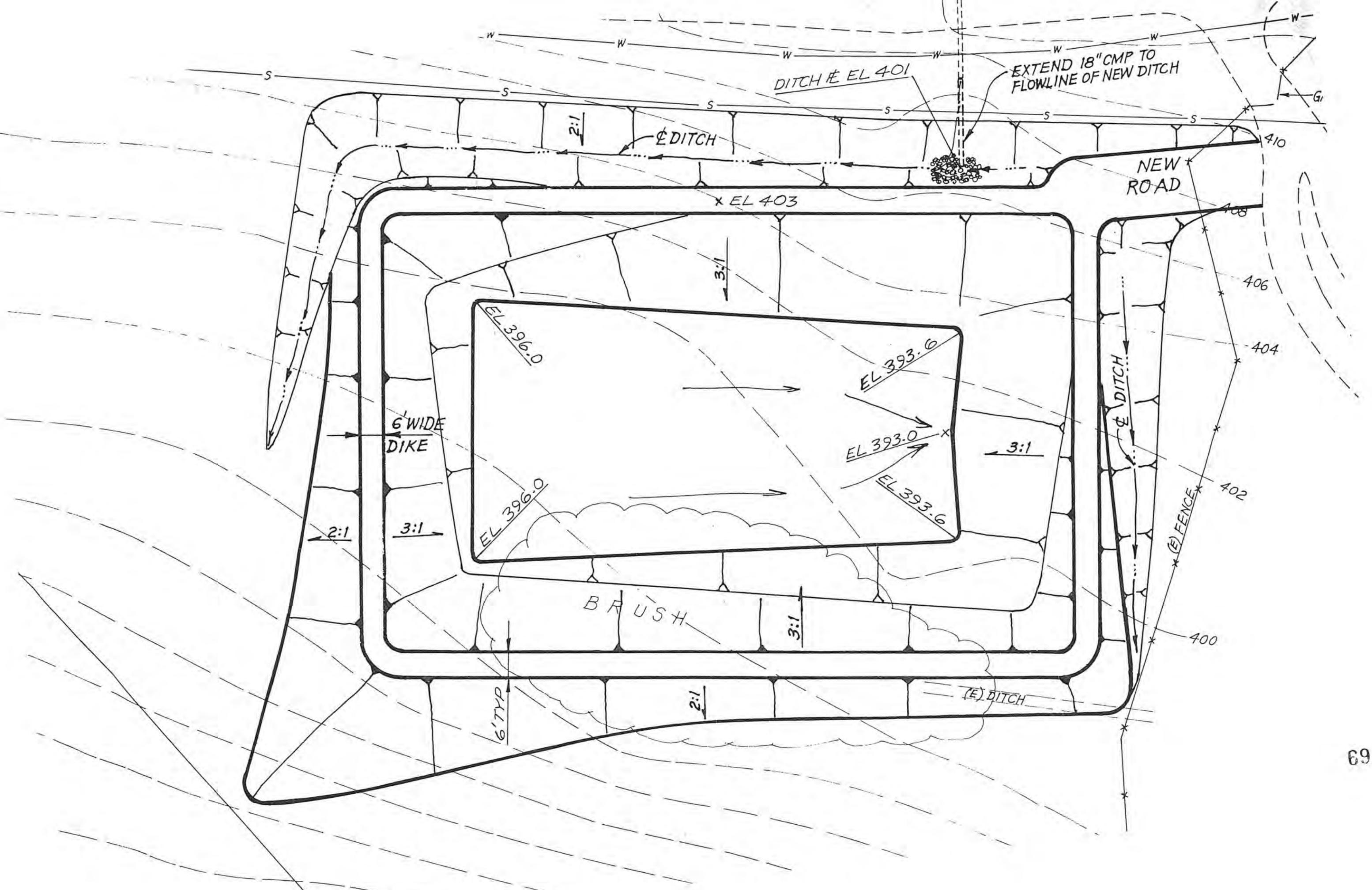
Pond site will be totally enclosed by chain link fencing for keeping out unauthorized personnel and range animals/most wildlife.

  
Martin E. Lay

Dated July 19, 1993



812 W. Wabash  
Eureka, CA 95501  
707/441-8851



**WALLAN AND JOHNSON ANNEXATION  
TO THE  
REDWAY COMMUNITY SERVICES DISTRICT AND THE REDWAY FIRE PROTECTION DISTRICT**

**RESOLUTION 93-04**

**RESOLUTION OF THE HUMBOLDT COUNTY LOCAL AGENCY FORMATION COMMISSION APPROVING  
THE WALLAN AND JOHNSON ANNEXATION TO THE  
REDWAY COMMUNITY SERVICES DISTRICT AND THE REDWAY FIRE PROTECTION DISTRICT**

WHEREAS, on March 22, 1993 an application was made by petition by property owners for the annexation of approximately (260) acres of land consisting of seven (7) assessor parcel numbers; and

WHEREAS, the stated purpose of the annexation was to provide sewer and fire protection services for the area; and

WHEREAS, a Certificate of Filing was issued by the Executive Officer of this Commission on July 26, 1993; and

WHEREAS, on September 1, 1993 a public hearing on this matter was conducted and information on the proposal was considered by this Commission as required by Section 56840 of the California Government Code; and

WHEREAS, said consideration was concluded on September 1, 1993; and

WHEREAS, all requirements of the California Environmental Quality Act have been complied with pursuant to Section 15096(a) of the Public Resources Code; and

WHEREAS, the Commission has reviewed the Environmental Document prepared for this project; and

WHEREAS, the proposal conforms with this Commission's adopted Proposal Evaluation Policies;

**NOW, THEREFORE, BE IT RESOLVED as follows:**

1. That all the foregoing recitations are true and correct.
2. That the Commission finds the environmental document prepared for this project to be pursuant to Section 15096(a) of the CEQA guidelines and finds this project to be De Minimus on Fish and Wildlife Resources as defined in Section 711.2 of the Fish and Game Code.

3. That the Commission finds the affected territory to be uninhabited as that term is defined by Section 56046 CGC (less than 12 registered voters).

4. That the Commission finds that the landowner petition was signed by 100% of the owners of property within the proposed annexation area.

Be it further resolved that this Commission authorizes the Redway Fire Protection District and the Redway Community Services District as the conducting authorities to conduct proceedings without the required notice and hearing and waive an election unless sufficient protests are received and not withdrawn which would require that an election not be held.

BE IT FURTHER RESOLVED that this Commission approves the proposal entitled "Wallan and Johnson annexation to the Redway Community Services and Redway Fire Protection Districts" as described in said annexation conditioned the payment of the \$25.00 Fish and Game exemption fee payable to the County Clerk, the placement of a fence during construction activity, landscaping the area between the RCSD facility and Camp Ravencliff to provide a visual buffer and conditions and mitigation as indicated in the Environmental Assessment prepared for the project.

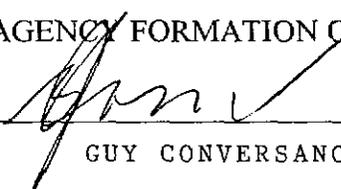
PASSED, APPROVED, AND ADOPTED on September 1, 1993 on the following vote, to wit:

Ayes: Commissioners: Brochard, Conversano, Fulkerson  
Lewis, Neely, Warnes and Woolley

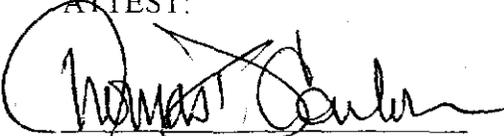
Noes: Commissioners: None

Absent: Commissioners: Etherington, Richardson and  
Sparks

LOCAL AGENCY FORMATION COMMISSION

By  \_\_\_\_\_  
GUY CONVERSANO Chairman

ATTEST:

  
Thomas D. Conlon  
Executive Officer

**NOTICE OF DETERMINATION**

To: [X] Office of Planning and Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

From: Planning Division of the  
Humboldt County Planning  
and Building Department  
3015 H Street  
Eureka, CA 95501

[X] County Clerk, County of Humboldt

**Subject:**

**Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.**

**Project Title:**

Wallan & Johnson, Applicant  
Annexation into the Redway Community Services District and the  
Redway Fire Protection District.  
Case No. 93-04  
File No. APN 222-151-04

State Clearinghouse Number: SCH#03081004

Lead Agency Contact Person: Kevin Caldwell, Senior Planner

Area Code/Telephone/Extention: (707) 445-7541

**Project Location:** Humboldt County located north of the Eel River and west of Highway 101 between Garberville and Redway.

**Project Description:** An application to annex approximately two hundred sixty (260) acres into the Redway Community Services District and the Redway Fire Protection District.

This is to advise that the Humboldt County Local Agency Formation Commission has approved the above described project on September 1, 1993 and has made the following determinations regarding the above described project:

1. The project will not have a significant effect on the environment.
2. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation Measures were made a condition of the approval of the project.
4. A statement of Overriding Considerations was not adopted for this project.
5. Findings were made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval is available to the General Public at: N/A

Kevin Caldwell

Sept. 1, 1993

Senior Planner

Signature (Public Agency)

Date

Title

Received for filing at OPR

Revised October 1989

**CALIFORNIA DEPARTMENT OF FISH AND GAME  
CERTIFICATE OF FEE EXEMPTION**

De Minimis Impact Finding

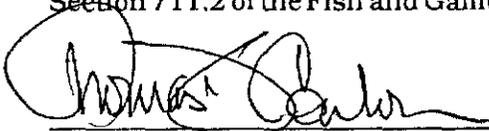
**Project Title:** Wallan & Johnson, Applicant  
Annexation into the Redway Community Services District and the  
Redway Fire Protection District.  
Case No. 93-04  
File No. APN 222-151-04

**Project Location:** Humboldt County located north of the Eel River and west of Highway 101  
between Garberville and Redway.

**Project Description:** An application to annex approximately two hundred sixty (260) acres into  
the Redway Community Services District and the Redway Fire Protection District.

**Findings of Exemption:** The initial study conducted by the Planning and Building  
Department evaluated the project for any adverse effects on fish and wildlife resources. Based on  
information in the application, a field inspection, and a review of relevant references in the  
Department, staff has determined that there is no evidence before the Department that the  
project will have any potential adverse effects on fish and wildlife resources. The environmental  
document on file in the Department includes a detailed discussion of all relevant  
environmental issues.

**Certification:** I hereby certify that the public agency has made the above finding that the project  
will not individually or cumulatively have an adverse effect on wildlife resources, as defined in  
Section 711.2 of the Fish and Game Code.



Thomas D. Conlon  
(Chief Planning Official)  
Title: Planning Director, County of Humboldt  
Lead Agency: Planning and Building Department

Date: 1 Sep 93

REDWAY COMMUNITY SERVICES DISTRICT

Box 40

REDWAY, CALIFORNIA

PHONE 923-3101

CERTIFICATE OF SECRETARY

I hereby certify that the foregoing is a true and correct copy of Resolution 93-04, " A Resolution of the Redway Community Services District Approving the Wallan and Johnson and Bradley Annexation to the Redway Community Services District on September 8, 1993.

  
Mauryne Wallace, Secretary  
Redway Community Services Dist.

(SEAL)

RESOLUTION 93-04

RESOLUTION OF THE REDWAY COMMUNITY SERVICES DISTRICT  
APPROVING THE WALLAN AND JOHNSON BUSINESS PARK AND  
ADJACENT PROPERTIES ANNEXATION TO THE REDWAY COMMUNITY  
SERVICES DISTRICT.

WHEREAS, on September 1, 1993, an application was made by the  
owners of certain real property contiguous to the Redway Com-  
munity Services District for annexation to said District; and

WHEREAS, the exterior boundaries of the territory proposed to  
be annexed are as set forth in Exhibit "A" and Exhibit "B"  
attached hereto and incorporated herein by reference; and

WHEREAS, the Humboldt County Local Agency Formation Commission  
by it's resolution 93-04 dated September 1, 1993 approved the  
Wallan and Johnson-Bradley et al annexation and authorized the  
Redway Community Services District to proceed with said annex-  
ation without notice, hearing, or election as authorized by  
the Cortese-Knox Local Government Reorganization Act of 1985.

NOW, THEREFORE, be it resolved that the territory described  
in Exhibit "A" and Exhibit "B" hereto is hereby ordered annexed  
to the Redway Community Services District.

PASSED, APPROVED AND ADOPTED this 8th day of September 1993,  
on the following roll call vote.

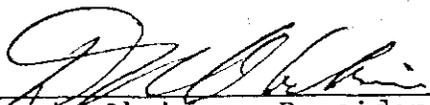
AYES: 5

NOES: 0

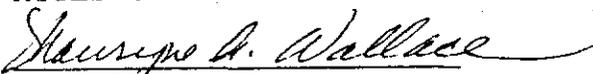
ABSENT: 0

ABSTAINED: 0

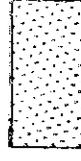
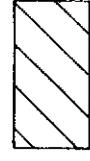
REDWAY COMMUNITY SERVICES DISTRICT

  
Dennis Abshire, President  
Board of Directors

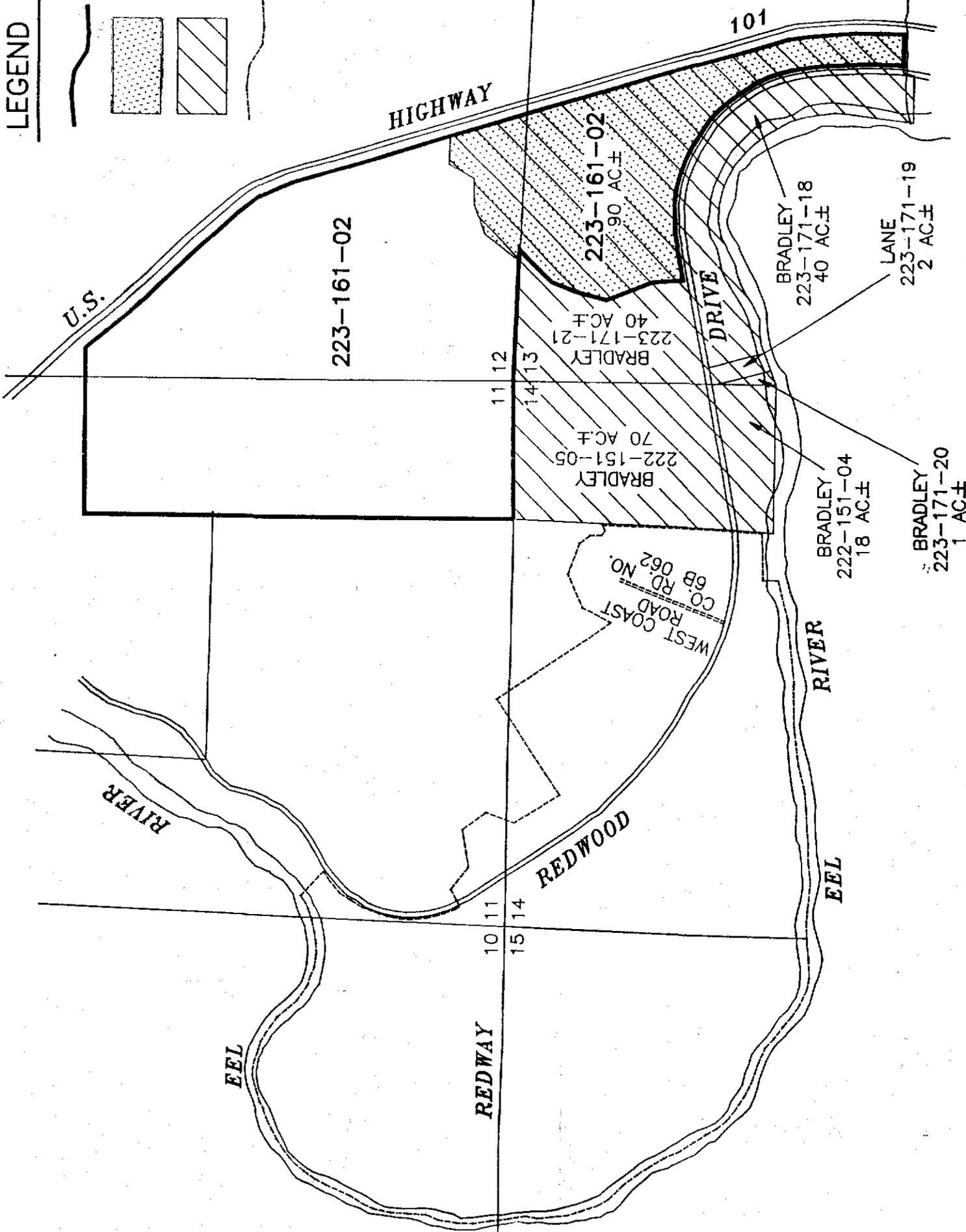
ATTEST:

  
Secretary

**LEGEND**

-  JOHNSON "MEADOWS" PROJECT BOUNDARY
-  JOHNSON PROPOSED INDUSTRIAL/COMMERCIAL
-  PROPOSED REDWAY COMMUNITY SERVICES DISTRICT BOUNDARY
-  EXISTING REDWAY COMMUNITY SERVICES DISTRICT BOUNDARY

"EXHIBIT A"



WALLAN AND JOHNSON  
 "INDUSTRIAL/COMMERCIAL"  
 PROPOSED COMMERCIAL SUBDIVISION  
 UTILITY ANNEXATION TO REDWAY C.S.D.  
**ANNEXATION AREA PROPOSED**  
 SHN 88041.201  
 MARCH, 1993

LEGAL DESCRIPTION

EXH B

BRADLEY PROPERTIES, et. al.  
TOWNSHIP 4 SOUTH - RANGE 3 EAST, HUMBOLDT MERIDIAN

SECTION 14

That portion of the East Half of the Northeast Quarter lying Northerly of the centerline of Redwood Drive, formally Highway 101.

A.P.N. 222-151-05

That portion of the East Half of the Northeast Quarter lying Southerly of the centerline of Redwood Drive, formally Highway 101.

A.P.N. 222-151-04

SECTION 13

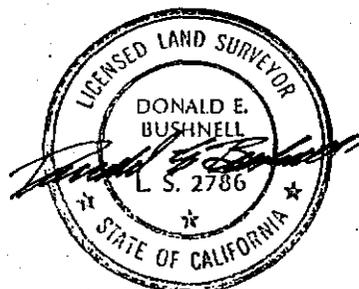
That portion of the Northwest Quarter which is bounded as follows:

On the North and East by the following described line: Beginning at the corner common to Sections 11, 12, 13 & 14 and running thence East 1347.30 feet to the North face of a forked Pepperwood tree on the east bank of a creek; thence Southerly on a line parallel with said creek and 100 feet Easterly therefrom to the centerline of Redwood Drive, formally Highway 101; and

On the South by the centerline of Redwood Drive, formally Highway 101; and

On the West By the West line of said Section.

A.P.N. 223-171-21



6-30-96

LEGAL DESCRIPTION

BRADLEY & LANE PROPERTIES  
TOWNSHIP 4 SOUTH - RANGE 3 EAST, HUMBOLDT MERIDIAN

Beginning in the centerline of Redwood Drive, (old U.S. 101), at  
Engineers Centerline Station 51 + 43.84 B.C.:

thence South 80 degrees, 18 minutes, 00 seconds West to the  
centerline of the South Fork of Eel River, said point also being  
the northwest corner of that certain parcel conveyed to Albert &  
Laura Hull in Book 269 of Deeds, at Page 370;

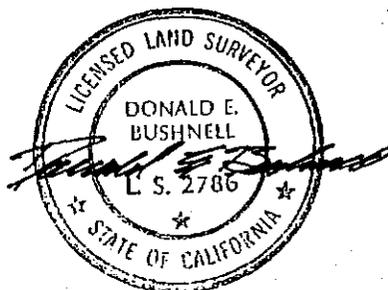
thence northerly along the centerline of said river to the  
southeast corner of the East one half of the Northeast one  
quarter of Section 14;

thence westerly along the South line of same to the southwest  
corner thereof;

thence northerly along the West line of same to the center line  
of Redwood Drive, (old U.S. 101);

thence Southeasterly along the centerline of Redwood Drive to the  
point of beginning.

A.P.N. 223-171-18 (Bradley)  
223-171-19 (Lane)  
223-171-20 (Bradley)



6-30-16

LEGAL DESCRIPTION

Beginning at the corner common to Sections 11, 12, 13, & 14 and running thence East 1347.30 feet to the north face of a forked pepperwood tree on the east bank of a creek:

thence North 39 degrees, 00 minutes, 00 seconds East, 431.55 feet;

thence North 54 degrees, 20 minutes, 00 seconds East, 376.13 feet;

thence North 80 degrees, 00 minutes, 00 seconds East, 150.00 feet;

thence North 45 degrees, 00 minutes, 00 seconds East, 100.00 feet;

thence North 53 degrees, 00 minutes, 00 seconds East, 125.00 feet to the west line of U.S. 101 as described in the Department of Public Works survey between 1.6 miles south of Garberville and 0.4 miles north of Dean Creek;

thence South 27 degrees, 55 minutes, 47 seconds East, 210.00 feet to a point that bears South 71 degrees, 18 minutes, 00 seconds West, 170.00 feet from Engineers Centerline Station 187 + 00 P.O.T. of said survey;

thence continuing Southerly along the west line of U.S. 101 to a point that bears South 71 degrees, 18 minutes, 00 seconds West, 315.16 feet from Engineers Centerline Station 156 + 45.44 P.O.T.. Said point also being in the east line of Redwood Drive, (old U.S. 101), opposite Engineers Centerline Station 52 + 82.65 E.C.;

thence South 60 degrees, 25 minutes, 00 seconds West, 150.00 feet to the centerline of Redwood Drive;

thence Southerly to Engineers Centerline Station 51 + 43.84 B.C.;

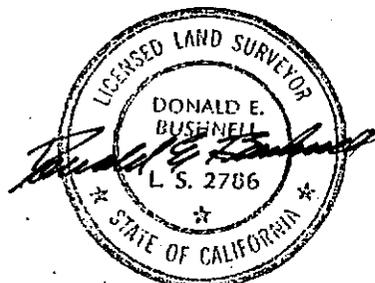
thence South 80 degrees, 18 minutes, 00 seconds West to the centerline of the South Fork of Eel River, said point also being the northwest corner of that certain parcel conveyed to Albert & Laura Hull in Book 269 of Deeds, at Page 370;

thence Northerly along the centerline of said river to the Southeast corner of the East one half of the Northeast one quarter of Section 14;

thence Westerly along the South line of same to the Southwest corner thereof;

thence Northerly along the west line of same to the Northwest corner thereof;

thence East along the North line to the corner common to Sections 11, 12, 13, & 14 and the point of beginning.



LEGAL DESCRIPTION

WALLAN & JOHNSON PROPERTIES  
TOWNSHIP 4 SOUTH - RANGE 3 EAST, HUMBOLDT MERIDIAN

SECTION 12

That portion of the South half of the South half bounded as follows:

On the North by the following described line: Beginning at the corner common to Sections 11, 12, 13, & 14 and running thence East 1347.30 feet to the North face of a forked Pepperwood tree on the East bank of a creek and TRUE POINT OF BEGINNING; thence North 39 degrees, 00 minutes, 00 seconds East, 431.55 feet; thence North 54 degrees, 20 minutes, 00 seconds East, 376.13 feet; thence North 80 degrees, 00 minutes, 00 seconds East, 150.00 feet; thence North 45 degrees, 00 minutes, 00 seconds East, 100.00 feet; thence North 53 degrees, 00 minutes, 00 seconds East, 125.00 feet to the west line of U.S. 101 as described in the Department of Public Works survey between 1.6 miles south of Garberville and 0.4 miles north of Dean Creek;

On the East by the Westerly line of lands conveyed to the State of California for freeway purposes by deed recorded May 2, 1967 in Book 920 of Official Records at Page 466; and

On the South by the South line of said Section;

A.P.N. 223-162-04

SECTION 13

That portion of the North Half bounded as follows:

On the North by the North line of said Section; and

On the South by Redwood Drive, formally Highway 101 as said Highway existed in 1935; and

On the East by the Westerly line of the lands conveyed to the State of California for freeway purposes by deed recorded May 2, 1967, in Book 920 of Official Records, Page 466; and

On the West by the following described line: Beginning at the corner common to Sections 11, 12, 13, & 14 and running thence East 1347.30 feet to the North face of a forked Pepperwood tree on the East bank of a creek; thence continuing East to a point 100 feet East of the center of said creek and TRUE POINT OF BEGINNING; thence Southerly on a line, parallel with said creek, and 100 feet Easterly therefrom to the centerline of Redwood Drive, formally Highway 101.

Portion of A.P.N. 223-161-02



copy 6-10-96



Redway Community Services District  
P.O. Box 40  
Redway, CA 95560  
(707) 923-3101

March 2, 1994

Kevin Caldwell  
County of Humboldt  
Department of Planning  
3015 H Street  
Eureka, CA. 95501

Dear Mr. Caldwell:

Please be advised that the Redway Community Services District Board of Directors, at their meeting on March 2, 1994, have passed a motion accepting the Privilege charge and a deposit for pumps and electrical controls from Mr. Wallen and Mr. Johnson.

All requirements of the Redway Community Services District in regard to the Wallen and Johnson Industrial Park Development have been agreed to and will be reduced to a written agreement.

Sincerely,

REDWAY COMMUNITY SERVICES DISTRICT

Mary Anne Reese  
Board Chairman

MAR:mw





Redway Community Services District  
 P.O. Box 40  
 Redway, CA 95560  
 (707) 923-3101

RESOLUTION 93 - 94 - 8

ACCEPTANCE OF THE WATER COLLECTION SYSTEM

Be it resolved that the Board of Directors of the Redway Community Services District of Redway, California on the 10th day of March, 1994 did pass a Resolution (93-94-8) accepting the water collection system.

Resolved: The RCSD Board of Directors did accept the completed water collection system.

Ayes (3)  
 Dennis Abshire  
 Craig Parkinson  
 Steve Moroni

Mary Anne Reese  
 Mary Anne Reese, Chairman of the Board

CERTIFICATION

I, Nancy D. Jurrens, duly appointed and Board Secretary of the Redway Community Services District, do hereby certify that the above is a true and correct copy of a Resolution passed and approved by the Board of Directors of the Redway Community Services District Governing Body Public Entity on the 10th day of March, 1994.

March 14, 1994  
 Date

Board Secretary  
 Official Position

Nancy Jurrens  
 Signature



REDWAY COMMUNITY SERVICES DISTRICT  
WALLAN & JOHNSON  
AGREEMENT REGARDING INDUSTRIAL PARK SEWAGE SYSTEM  
ACCEPTANCE

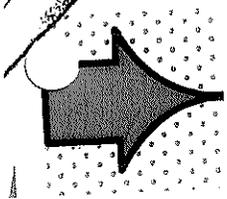
This agreement is entered into on the date set forth below between Redway Community Services District (District) Redway, California and Wallan & Johnson, a California general partnership (Wallan & Johnson) Garberville, California.

The parties acknowledge the following:

\* Wallan & Johnson are the owners and developers of certain property known as the Meadows subdivision and are in the process of developing a portion of the subdivision known as the Industrial Park Phases 1 and 2.

\* District owns and operates a sewage collection and treatment facility at Redway, California. The Industrial Park is within District's sphere of influence.

\* Wallan & Johnson has constructed or is in the process of constructing a sewer system as part of the Industrial Park which consists of a collection system in the subdivision, a transmission line to a lift station known as the Evergreen lift station, a transmission line running from the lift station along Redwood Drive to the West Coast lift station owned by the District and an upgrading of the West Coast lift station, all known collectively in this agreement as the Industrial Park sewage system.



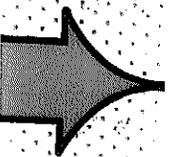
\* The District has received from Wallan & Johnson the sum of \$21,000 a performance retainer which is in lieu of a performance bond, to insure that the system is completed, and the sum of \$32,300 as a privilege charge pursuant to Section 805 of the District's Sewer Ordinance (Ord. #4) which will be deposited in the Wastewater Capital Reserve Fund.

7

\* The District has executed and delivered to Wallan & Johnson a letter addressed to the Humboldt County Planning Department stating that all the requirements of the District with regard to the Industrial Park have been satisfied. The letter refers to intended drafting of this present agreement.

The purposes of this Agreement are to address and reduce to writing the remaining matters relative to acceptance by the District of the Industrial Park sewage system and acceptance of future sewage that is generated in Phases 1 and 2 of the subdivision.

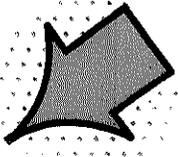
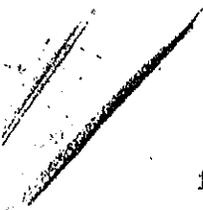
1. DATES OF ACCEPTANCE. The parties desire to define the acceptance dates for the various components of the Industrial Park sewage system.



a. The upgrading of the West Coast lift station shall be accepted by the District as soon as they have been successfully tested by Wallan & Johnson to the satisfaction of the District.

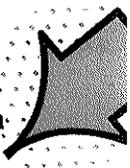
b. The acceptance date for the Evergreen lift station and the remainder of the system will be the date the first subdivision tenant is hooked into and begins to use the system.

2. GUARANTY PERIOD. Wallan & Johnson agrees to guaranty the



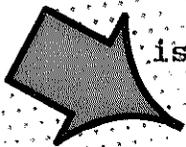
facilities accepted by the District for a period of one year from the date of acceptance against defects in design of the facilities, materials and quality of work performed by Wallan & Johnson.

3. GUARANTY BOND. Jim O. Johnson, a licensed contractor, shall provide the District with a guaranty bond in a form satisfactory to the District in the sum of \$15,000 (which the parties estimate to be approximately ten percent of the value of the improvements). The bond shall guarantee correction of the above described deficiencies for the guaranty period.



4. MONITORING AND CERTIFICATION. The parties agree that the monitoring of the remaining construction and the certification of the completed improvements shall be performed by the Wallan & Johnson design team.

5. PREVIOUS PLAN AND SPECIFICATION REVIEW COMMENTS. At the request of the Wallan & Johnson design team the District's engineer prepared review comments on the plans and specifications for the lift stations and the transmission lines. The parties agree that Wallan & Johnson in their construction of these facilities will comply with the review comments that were issued by the District's engineer.



6. RETURN OF WASTE WATER RESERVE FUND. As described above the District has received from Wallan & Johnson the sum of \$32,300 as a Waste Water Reserve Fund which was based on a per lot charge of \$850.00 and 38 lots. The District shall collect a connection charge from each customer connecting to the system in.



the Industrial Park in an amount determined by its Ordinance. Upon receipt of a connection charge from a customer, the District will return to Wallan & Johnson the sum of \$850.00 for each lot in the Industrial Park occupied by the customer up to a maximum of 38 lots.

7. ADEQUACY OF FACILITIES. By accepting the Industrial Park sewage system, the District does not accept responsibility for any improvements or changes to the system that may be necessary to accommodate a particular customer or the totality of customers in the Industrial Park. If such changes or improvements are required they will be the responsibility of either the customer or Wallan & Johnson, and the District may, in conformance with its ordinances, require that such improvements or changes be made before a customer is connected to the system.

This agreement is executed on the 25 day of March, 1994 in Humboldt County, California.

Redway Community Services District

Wallan & Johnson

by Mary Anne Reese

by [Signature]

Attest:.

\_\_\_\_\_  
RCS D Secretary

by \_\_\_\_\_

the Industrial Park in an amount determined by its Ordinance. Upon receipt of a connection charge from a customer, the District will return to Wallan & Johnson the sum of \$850.00 for each lot in the Industrial Park occupied by the customer up to a maximum of 38 lots.

7. ADEQUACY OF FACILITIES. By accepting the Industrial Park sewage system, the District does not accept responsibility for any improvements or changes to the system that may be necessary to accommodate a particular customer or the totality of customers in the Industrial Park. If such changes or improvements are required they will be the responsibility of either the customer or Wallan & Johnson, and the District may, in conformance with its ordinances, require that such improvements or changes be made before a customer is connected to the system.

This agreement is executed on the 25 day of March, 1994 in Humboldt County, California.

Redway Community Services District

by Mary Anne Reese

Wallan & Johnson

by [Signature]

by Kenneth R. Wallan

Attest:

\_\_\_\_\_  
RCSD Secretary



Redway Community Services District  
P.O. Box 40  
Redway, CA 95560  
(707) 923-3101

March 23, 1994

Mr. Harless McKinley  
Department of Public Works  
Humboldt County  
3033 H. Street  
Eureka, California 95501

Dear Mr. McKinley:

This letter is to inform you that on March 22, 1994, the Redway Community Services District Board of Directors voted to accept the agreement as written by the RCSD attorney adopted between Wallen and Johnson and the RCSD.

Upon demand, acceptance of connection fee's and the applicants signed Industrial Waste permit has been received by RCSD, sewer service will be granted to the customer of the Wallen-Johnson Industrial Park.

If you have any questions or need further information, please call me at 707-923-2639 or the RCSD office.

Sincerely,

Mary Anne Reese  
RCSD Board Chairman

cc Wallen-Johnson  
SHN- Charles Rockline

MEMO  
HUMBOLDT COUNTY  
DEPARTMENT OF PUBLIC WORKS  
REAL PROPERTY DIVISION

DATE: 4/4/94  
TO: Planning and Building Department  
FROM: Michael LeGrand, Permit Engineer  
SUBJECT: 1180 EVERGREEN ROAD, GARBERVILLE

A review of the submitted plot plan for the proposed commercial building at 1180 Evergreen Road (Lot 4 of the Wallan & Johnson Subdivision) has raised the following concerns:

- (1) The plot plan lacks adequate dimensions for the parking layout.
- (2) What will the surfacing of the parking area be? Evergreen Road is a paved road.
- (3) Maneuverability and feasibility of using truck unloading area on-site.

Attached is a copy of the plot plan with my notes on it. I recommend an approved parking plan be required prior to the issuance of any building permit for said parcel.

attachment

RECEIVED

APR 04 1994

HUMBOLDT COUNTY  
PLANNING COMMISSION



## AGREEMENT

JAMES O. JOHNSON and ANITA MARIE JOHNSON, and KENNETH R. WALLAN and MEREDITH F. WALLAN ("W and J"); the MEADOWS PROPERTY OWNERS ASSOCIATION, INC. ("MEADOWS"); and the REDWAY COMMUNITY SERVICES DISTRICT ("RCSD") AGREE AS FOLLOWS:

1. The parties agree that RCSD will annex the water system located in the Meadows Park, which is owned by MEADOWS into the RCSD water system on the terms as outlined herein.
2. RCSD shall receive title to the following:
  - A. The six inch main line that commences at a tie to the RCSD at West Coast Road and runs parallel with Redwood Drive to Evergreen Road, then up and along Evergreen Road to the Meadows Business Park,
  - B. All the mains and lot services and boxes;
  - C. Fire hydrants;
  - D. Water booster station with deeded easements as described in Exhibit "A";
  - E. Electric and electronic system controls;
  - F. The eight inch main from the freeway tunnel up a private road to the 100,000 gallon storage tank with control wires buried in the roadway, with deeded easements as described in Exhibit "B";
  - G. A 100,000 gallon concrete storage tank designed by Selvage, Heber and Nelson with a surveyed easement surrounding the tank and marked with survey monuments by Bushnell Surveying, as described in Exhibit "C"
  - H. An isolation valve in the W and J water line that blocks out flow from the existing supply line that blocks out flow from the existing supply line from the W and J wells; and
  - I. A non-exclusive easement for road maintenance, pipeline maintenance and electrical and control lines maintenance from Tunnel Road to the tank site, as described in Exhibit "B". It is understood that this road easement might become a subdivision road in the future and it may be dedicated to the County of Humboldt and become a public road, and W and J reserve all rights to this road together with the right to grant it in gross or as an appurtenant easement to any other persons or entities, and to hold it for the benefit of lands owned by W and J, now or in the future and for any divisions of said lands, without limitation. The non-exclusive easement right granted herein is for the benefit of RCSD and its employees and agents, with W and J reserving all rights to the easement, including the right to grant it to any other persons or entities.
3. The water wells and the 2 ½ inch main to the 100,000 gallon tank will not be a part of the system being transferred to RCSD, however the W and J water supply may be used for emergency use by RCSD for one year after the execution of this Agreement, on the condition that RCSD pay the utility bills if they elect to use this system during an emergency. After this one year period, a mutual lock will be installed or a gap will be installed to prevent accidental opening of the tank valve.

4. On the road from the Tunnel to the tank as described in Exhibit "D", the access gate shall be kept locked at all times and no loose dogs allowed on the road and it cannot be used for access to the east side of Highway 101 for hunting or any other purposes other than road maintenance or servicing equipment. W and J shall maintain this road at their sole expense for one year after the execution of this Agreement, and thereafter any road maintenance shall be shared by the parties in proportion to their respective usage of the road. If any party causes damage to the road by heavy equipment or any other reason, that party must immediately repair the road at their sole expense.

5. All of the above improvements and rights are being transferred to the RCSD for the sum of \$1.00.

6. If any litigation arises out of this Agreement the prevailing party shall be entitled to attorney fees and costs.

DATE: February , 1998

Mary Anne Reese. Board Ch.  
REDWAY COMMUNITY SERVICES DISTRICT, by

James O. Johnson Anita Marie Johnson  
JAMES O. JOHNSON and ANITA MARIE JOHNSON

Kenneth R Wallan Meredith F. Wallan  
KENNETH R. WALLAN and MEREDITH F. WALLAN

James O. Johnson Pres.  
MEADOWS PROPERTY OWNERS ASSOCIATION, INC. by

6

LEGAL DESCRIPTION

WALLAN & JOHNSON PROPERTIES  
TOWNSHIP 4 SOUTH - RANGE 3 EAST, HUMBOLDT MERIDIAN

SECTION 12

That portion of the South half of the South half bounded as follows:

On the North by the following described line: Beginning at the corner common to Sections 11, 12, 13, & 14 and running thence East 1347.30 feet to the North face of a forked Pepperwood tree on the East bank of a creek and TRUE POINT OF BEGINNING; thence North 39 degrees, 00 minutes, 00 seconds East, 431.55 feet; thence North 54 degrees, 20 minutes, 00 seconds East, 376.13 feet; thence North 80 degrees, 00 minutes, 00 seconds East, 150.00 feet; thence North 45 degrees, 00 minutes, 00 seconds East, 100.00 feet; thence North 53 degrees, 00 minutes, 00 seconds East, 125.00 feet to the west line of U.S. 101 as described in the Department of Public Works survey between 1.6 miles south of Garberville and 0.4 miles north of Dean Creek;

On the East by the Westerly line of lands conveyed to the State of California for freeway purposes by deed recorded May 2, 1967 in Book 920 of Official Records at Page 466; and

On the South by the South line of said Section;

A.P.N. 223-162-04

SECTION 13

That portion of the North Half bounded as follows:

On the North by the North line of said Section; and

On the South by Redwood Drive, formally Highway 101 as said Highway existed in 1935; and

On the East by the Westerly line of the lands conveyed to the State of California for freeway purposes by deed recorded May 2, 1967, in Book 920 of Official Records, Page 466; and

On the West by the following described line: Beginning at the corner common to Sections 11, 12, 13, & 14 and running thence East 1347.30 feet to the North face of a forked Pepperwood tree on the East bank of a creek; thence continuing East to a point 100 feet East of the center of said creek and TRUE POINT OF BEGINNING; thence Southerly on a line, parallel with said creek, and 100 feet Easterly therefrom to the centerline of Redwood Drive, formally Highway 101.

Portion of A.P.N. 223-161-02

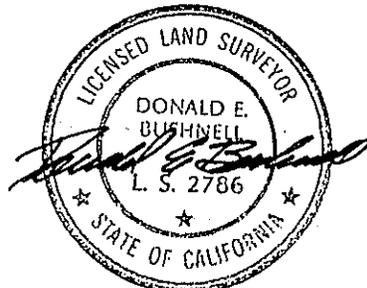


EXHIBIT A

6-30-96

LEGAL DESCRIPTION

*EXH B*

BRADLEY PROPERTIES, et. al.  
TOWNSHIP 4 SOUTH - RANGE 3 EAST, HUMBOLDT MERIDIAN

SECTION 14

That portion of the East Half of the Northeast Quarter lying Northerly of the centerline of Redwood Drive, formally Highway 101.

A.P.N. 222-151-05

That portion of the East Half of the Northeast Quarter lying Southerly of the centerline of Redwood Drive, formally Highway 101.

A.P.N. 222-151-04

SECTION 13

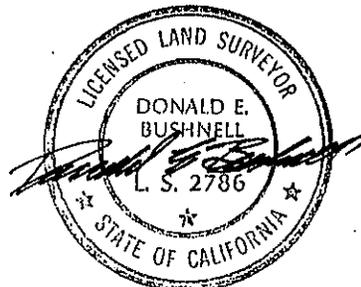
That portion of the Northwest Quarter which is bounded as follows:

On the North and East by the following described line: Beginning at the corner common to Sections 11, 12, 13 & 14 and running thence East 1347.30 feet to the North face of a forked Pepperwood tree on the east bank of a creek; thence Southerly on a line parallel with said creek and 100 feet Easterly therefrom to the centerline of Redwood Drive, formally Highway 101; and

On the South by the centerline of Redwood Drive, formally Highway 101; and

On the West By the West line of said Section.

A.P.N. 223-171-21



expires: 6-30-96

LEGAL DESCRIPTION

BRADLEY & LANE PROPERTIES  
TOWNSHIP 4 SOUTH - RANGE 3 EAST, HUMBOLDT MERIDIAN

Beginning in the centerline of Redwood Drive, (old U.S. 101), at Engineers Centerline Station 51 + 43.84 B.C.:

thence South 80 degrees, 18 minutes, 00 seconds West to the centerline of the South Fork of Eel River, said point also being the northwest corner of that certain parcel conveyed to Albert & Laura Hull in Book 269 of Deeds, at Page 370;

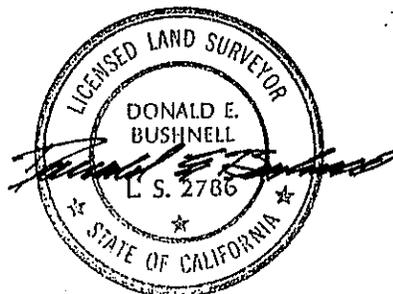
thence northerly along the centerline of said river to the southeast corner of the East one half of the Northeast one quarter of Section 14;

thence westerly along the South line of same to the southwest corner thereof;

thence northerly along the West line of same to the center line of Redwood Drive, (old U.S. 101);

thence Southeasterly along the centerline of Redwood Drive to the point of beginning.

A.P.N. 223-171-18 (Bradley)  
223-171-19 (Lane)  
223-171-20 (Bradley)



6-30-76

Redway Community Services District  
Legal Description

LEGAL DESCRIPTION

Beginning at the corner common to Sections 11, 12, 13, & 14 and running thence East 1347.30 feet to the north face of a forked pepperwood tree on the east bank of a creek:

thence North 39 degrees, 00 minutes, 00 seconds East, 431.55 feet;

thence North 54 degrees, 20 minutes, 00 seconds East, 376.13 feet;

thence North 80 degrees, 00 minutes, 00 seconds East, 150.00 feet;

thence North 45 degrees, 00 minutes, 00 seconds East, 100.00 feet;

thence North 53 degrees, 00 minutes, 00 seconds East, 125.00 feet to the west line of U.S. 101 as described in the Department of Public Works survey between 1.6 miles south of Garberville and 0.4 miles north of Dean Creek;

thence South 27 degrees, 55 minutes, 47 seconds East, 210.00 feet to a point that bears South 71 degrees, 18 minutes, 00 seconds West, 170.00 feet from Engineers Centerline Station 187 + 00 P.O.T. of said survey;

thence continuing Southerly along the west line of U.S. 101 to a point that bears South 71 degrees, 18 minutes, 00 seconds West, 315.16 feet from Engineers Centerline Station 156 + 45.44 P.O.T.. Said point also being in the east line of Redwood Drive, (old U.S. 101), opposite Engineers Centerline Station 52 + 82.65 E.C.;

thence South 60 degrees, 25 minutes, 00 seconds West, 150.00 feet to the centerline of Redwood Drive;

thence Southerly to Engineers Centerline Station 51 + 43.84 B.C.;

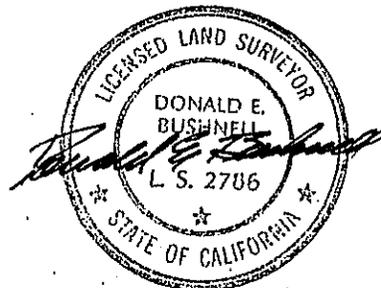
thence South 80 degrees, 18 minutes, 00 seconds West to the centerline of the South Fork of Eel River, said point also being the northwest corner of that certain parcel conveyed to Albert & Laura Hull in Book 269 of Deeds, at Page 370;

thence Northerly along the centerline of said river to the Southeast corner of the East one half of the Northeast one quarter of Section 14;

thence Westerly along the South line of same to the Southwest corner thereof;

thence Northerly along the west line of same to the Northwest corner thereof;

thence East along the North line to the corner common to Sections 11, 12, 13, & 14 and the point of beginning.



expires: 6-30-76

LEGAL DESCRIPTION

WALLAN & JOHNSON PROPERTIES  
TOWNSHIP 4 SOUTH - RANGE 3 EAST, HUMBOLDT MERIDIAN

SECTION 12

That portion of the South half of the South half bounded as follows:

On the North by the following described line: Beginning at the corner common to Sections 11, 12, 13, & 14 and running thence East 1347.30 feet to the North face of a forked Pepperwood tree on the East bank of a creek and TRUE POINT OF BEGINNING; thence North 39 degrees, 00 minutes, 00 seconds East, 431.55 feet; thence North 54 degrees, 20 minutes, 00 seconds East, 376.13 feet; thence North 80 degrees, 00 minutes, 00 seconds East, 150.00 feet; thence North 45 degrees, 00 minutes, 00 seconds East, 100.00 feet; thence North 53 degrees, 00 minutes, 00 seconds East, 125.00 feet to the west line of U.S. 101 as described in the Department of Public Works survey between 1.6 miles south of Garberville and 0.4 miles north of Dean Creek;

On the East by the Westerly line of lands conveyed to the State of California for freeway purposes by deed recorded May 2, 1967 in Book 920 of Official Records at Page 466; and

On the South by the South line of said Section:

A.P.N. 223-162-04

SECTION 13

That portion of the North Half bounded as follows:

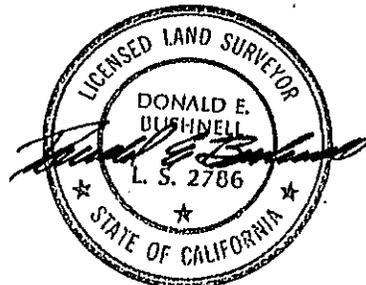
On the North by the North line of said Section; and

On the South by Redwood Drive, formally Highway 101 as said Highway existed in 1935; and

On the East by the Westerly line of the lands conveyed to the State of California for freeway purposes by deed recorded May 2, 1967, in Book 920 of Official Records, Page 466; and

On the West by the following described line: Beginning at the corner common to Sections 11, 12, 13, & 14 and running thence East 1347.30 feet to the North face of a forked Pepperwood tree on the East bank of a creek; thence continuing East to a point 100 feet East of the center of said creek and TRUE POINT OF BEGINNING; thence Southerly on a line, parallel with said creek, and 100 feet Easterly therefrom to the centerline of Redwood Drive, formally Highway 101.

Portion of A.P.N. 223-161-02



EXPIRES 6-30-96

BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS:

That the MEADOWS PROPERTY OWNERS ASSOCIATION, INC. the undersigned, for and in consideration of the sum of One Dollar (\$1.00) lawful money of the United States of America to them in hand paid, the receipt of which is hereby acknowledged, do by these presents grant, bargain, sell and convey unto The REDWAY COMMUNITY SERVICES DISTRICT , the water system, within the Meadows Business Park, more particularly described as follows:

- A. The six inch main line that commences at a tie to the RCSD at West Coast Road and runs parallel with Redwood Drive to Evergreen Road, then up and along Evergreen Road to the Meadows Business Park,
- B. All the mains and lot services and boxes;
- C. Fire hydrants;
- D. Water booster station with deeded easements as described in Exhibit "A";
- E. Electric and electronic system controls;
- F. The eight inch main from the freeway tunnel up a private road to the 100,000 gallon storage tank with control wires buried in the roadway, with deeded easements as described in Exhibit "B";
- G. A 100,000 gallon concrete storage tank designed by Selvage, Heber and

Nelson with a surveyed easement surrounding the tank and marked with survey monuments by Bushnell Surveying, as described in Exhibit "C"

H. An isolation valve in the W and J water line that blocks out flow from the existing supply line that blocks out flow from the existing supply line from the W and J wells; and

The Sellers do for their heirs, executors, administrators and assigns covenant and agree to warrant and defend the title to the property, goods and chattels hereby conveyed against the just and lawful claims and demands of all persons whomsoever.

WITNESS OUR HANDS this 16th day of March, 1998..



MEADOWS PROPERTY OWNERS ASSOCIATION by  
President  
Secretary

7

667

**REDWAY COMMUNITY SERVICES DISTRICT**

P.O. BOX 40 923-3101 FAX 923-3102  
REDWAY, CA 95560

SIX RIVERS NATIONAL BANK  
GARBERVILLE OFFICE  
GARBERVILLE, CA 95542  
90-4173-1211 - 6

Apr 22, 1998 \*\*\*\*\*\$1.00\*

Memo: *Purchase of Meadows Business Park Water System*

DATE

AMOUNT

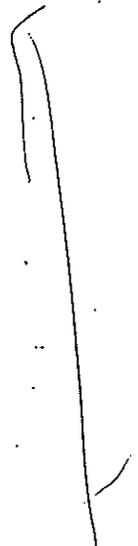
One and 0/100 Dollars

PAY  
TO THE  
ORDER  
OF

Meadows Property Owners Assoc.  
601 Hillcrest Dr  
Garberville, CA 95542

*Troy Krapp*  
*M.A. Reese*

⑈006679⑈ ⑆121141738⑆0434880150⑈





Redway Community Services District  
P.O. Box 40  
Redway, CA 95560  
(707) 923-3101

April 25, 2000

Jim Johnson  
601 Hillcrest Drive  
Garberville, CA 95542

Dear Mr. Johnson,

As per your request, Redway Community Services District confirms the ownership of the sewer system and water distribution system within Phase I and II of the Meadows Commercial Park, in Redway, California. The sewer system was accepted as of March 25, 1994, and the water system was accepted on March 2, 1998. The District has documents on file to confirm the ownership as well as the operation of these systems.

Sincerely,  
Redway Community Services District

*Virginia Graziani*  
Virginia Graziani, Board Chair

VG/k

# Memo

Concur: KDM 1-12-04

**To:** Files  
**From:** Karol Enferadi *KME*  
**Via:** Kathy Mrowka  
**Date:** 01/09/2004  
**Re:** Redway Community Services District A11876, A23017 & A23018. CEQA Categorical Exemption - Class 19

**BACKGROUND:** RCSD came into existence in 1968 as the successor to several previous owners doing business as Redway Water Company and included the 1952 licensed Application 11876 which provided for 0223 cfs direct diversion from the South Fork Eel River for domestic use for the community of Redway. The 1952 license and the 1968 RCSD applications 23017 and 23018 (Permits 15665 and 15666) include a description of the proposed place of use for the subject water rights as Sections 10, 11, 14 and 15 of T4S, R3E, HBB&M.

Redway CSD has supplied domestic and municipal water service under the license and two permits with water appropriated from the South Fork Eel River and an unnamed spring since 1968. Note that applications 23017 and 23018 (permits 5665 and 15666) are sequential numbers which is the probable source of decades of confusion. A 2003 phone conversation with the current manager claiming one permit for both sources is further evidence of the confusion.

A review of Redway's progress reports indicates that Redway management effectively merged these three water rights, filing reports for the Eel River source on the form for the spring source and using the spring source form for the license report. Further confusion might be due to the fact that the license and one of the permits are direct diversion from the same South Fork Eel River POD. The same reporting data is used for both rights so there is the periodic appearance of exceedances. However, no Report of Licensee has been submitted since 1999.

**ANALYSIS:** In 1973, Division staff inspected RCSD Permit 15666 (it appears that Division staff was not aware of Permit 15665) and informed RCSD of the need to file a petition for a change in place of use in the event the service area increases beyond the permitted area, which was previously noted on the permits only by map section numbers. Until Division staff conducted the inspection, the only available drawing of the POU was a 1947 Redway Water Company sketch. The 1973 inspection corresponds to the approximate time that RCSD annexed the existing YMCA camp and a couple of lots with homes which, in my opinion,

could reasonably be interpreted as being located within a section of the District's approved place of use. The District did not prepare a CEQA document at the time of annexation.

Division staff conducted a second license inspection of permit 15666 in 1994. The license offer included a petition for change to include the annexed area in the POU. The POU change was noticed and no protests were received. On May 8, 2000, the Division drafted a Declaration of Exemption per CEQA Guidelines section 15062 but did not file it with the State Clearinghouse.

**FINDINGS:** In a January 9, 2004 telephone conversation with Kirk Girard, (Director of Humboldt County Community Services Department), Humboldt County LAFCO was the lead agency for the production and certification of the required environmental document for the 1970's service area boundary adjustment for Redway CSD. The annexed properties were developed pre-CEQA during the 1930's and there is no evidence that the use of the properties (e.g. YMCA camp and private homes) has changed.

The original action of adjusting the service area boundary was therefore categorically exempt from CEQA per Public Resources Code (PRC) section 15319 Annexation of Existing Facilities. It is not subject to the exceptions to the exemptions listed in CEQA Guidelines section 15300.2 and PRC section 21084. Annexation did not make any change in the uses the land might be put. Furthermore, any impacts of annexation of the YMCA camp and adjacent property are not significant.

**CONCLUSIONS** Per CEQA Guidelines section 15378, subd. (b)(5), a boundary adjustment approved by a LAFCO is not a project if that adjustment neither accommodates nor presages a change in the type or extent of the land use of the affected property. Redway CSD's action of service area boundary adjustment is specifically excluded from the definition of a "project." This action is, therefore, functionally exempt from CEQA.

**RECOMMENDATION: License Permits 15665 and 15666.**

03/24/2005 12:57 7079237

REDWAYCSD

PAGE 01



Redway Community Services District  
P.O. Box 40  
Redway, CA 95560  
(707) 923-3101

March 24, 2005

Wallan & Johnson, Inc.  
601 Hillcrest Drive  
Garberville, CA 95542

Dear Mr. Johnson:

This letter is to acknowledge that Redway Community Services District has the ability to provide water and wastewater services for a single-family residence on the 250-acre plus or minus parcel on the north side of the Meadows Commercial Park. Upon acceptance of the application for service and associated fees are paid, service to the parcel will be established.

It would be the responsibility of the owner of this property to comply with all County regulations and local ordinances.

Sincerely,  
Redway Community Services District

A handwritten signature in black ink, appearing to read 'K. Dean', written over a horizontal line.

Kenneth Dean, Operations Manager

4-8-8

2008-8712-9

Recorded — Official Records  
Humboldt County, California  
Caroyn Crnich, Recorder

Recorded by RCSD

Exempt from payment of fees  
Clerk: MM Total: 0.00  
Apr 8, 2008 at 11:36

Exempt from fee per GC 27383

Recording Requested by

After Recording Mail to  
Redway Community Services District  
P.O. Box 40  
Redway, CA 95560

223-162-002

APN

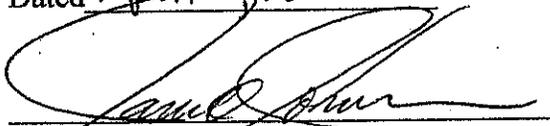
DEED GRANTING EASEMENTS

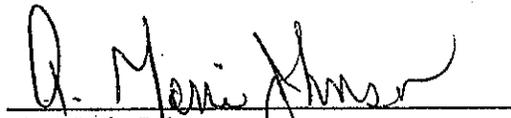
The undersigned grantor declares the documentary transfer is: exempt per GC 27383

James O. Johnson and A. Marie Johnson, husband and wife; and Kenneth Wallan and Meredith Wallan, trustees of the Wallan Family Living Trust u/t/d March 12, 1992, GRANT to Redway Community Services District, the following real property situated in the unincorporated area of the County of Humboldt, State of California: SEE EXHIBIT 'A' ATTACHED HERETO AND MADE A PART HEREOF.

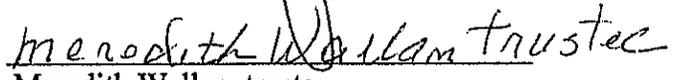
This grant of easements is subject to the following terms and conditions. The right of way is granted solely for the purposes of servicing the equipment and for maintaining the roadway. It shall not be used for access to the east side of Highway 101 for any other purpose. Access gates shall be kept locked at all times and no loose dogs shall be allowed on the road. Costs of road maintenance shall be shared by the parties in proportion to their respective usage of the road. If any party causes damage to the road through the use of heavy equipment or in any other manner, that party must immediately repair the road at their sole expense. This deed incorporates the relevant language contained in paragraph 4 of an unrecorded agreement executed by the parties in February, 1998.

Dated April 2, 2008

  
James O. Johnson

  
A. Marie Johnson

  
Kenneth Wallan, trustee

  
Meredith Wallan, trustee

Legal Description

**PARCEL ONE (Right-of Way)**

A 50.00 foot wide easement for ingress & egress, 25.00 feet on each side of the following described center line:

Beginning at a point located 534.00 feet South and 2705.07 feet East of the corner common to Sections 11,12,13 & 14, Township 4 South, Range 3 East, Humboldt Meridian. Said point being the most easterly point of Tunnel Road at its intersection with the West line of U.S. Highway 101, as shown on "The Meadows" Unit 3, Phase 2, Subdivision Tract Map No. 525, as Filed in Book 22 of Maps, Pages 131-136, Humboldt County Records.

thence North 71°30'00" East, a distance of 273.18 feet;

thence along a curve to the right, having a radius of 225.00 feet, through an angle of 33°14'00" , a distance of 130.51 feet;

thence South 75°16'00" East, 54.43 feet;

thence along a curve to the right, having a radius of 130.00 feet, through an angle of 49°04'30" , a distance of 111.35 feet;

thence South 26°11'30" East, a distance of 66.90 feet;

thence along a curve to the left, having a radius of 120.00 feet, through an angle of 53°55'00" , a distance of 112.92 feet;

thence South 80°06'30" East, a distance of 68.14 feet;

thence a curve to the left, having a radius of 150.00 feet, through an angle of 24°41'30" , a distance of 64.64 feet;

thence North 75°12'00" East, a distance of 62.11 feet;

thence along a curve to the left, having a radius of 100.00 feet, through an angle of 30°36'00" , a distance of 53.41 feet;

thence North 44°36'00" East, a distance of 79.72 feet;

thence along a curve to the left, having a radius of 70.00 feet, through an angle of 48°52'30" , a distance of 59.71 feet;

thence North 04°16'30" West , a distance of 85.11 feet;

thence along a curve to the left, having a radius of 120.00 feet, through an angle of 39°19'30" , a distance of 82.36 feet;

thence North 43°36'00" West, a distance of 103.56 feet;

thence along a curve to the right, having a radius of 135.00 feet, through an angle of 42°23'00" , a distance of 99.86 feet;

thence North 01°13'00" West, a distance of 219.67 feet;

thence along a curve to the left, having a radius of 70.00 feet through an angle of 59°31'30" , a distance of 72.72 feet;

thence North 60°44'30" West, a distance of 45.34 feet;

**PARCEL ONE (continued)**

thence along a curve to the right, having a radius of 250.00 feet, through an angle of 15°59'30", a distance of 69.78 feet;  
 thence North 44°45'00" West, a distance of 37.26 feet;  
 thence along a curve to the left, having a radius of 200.00 feet, through an angle of 9°16'00", a distance of 32.35 feet;  
 thence North 54°01'00" West, a distance of 80.26 feet;  
 thence along a curve to the left, having a radius of 125.00 feet, through an angle of 18°35'00", a distance of 40.54 feet;  
 thence North 72°36'00" West, a distance of 74.11 feet;  
 thence along a curve to the right, having a radius of 65.00 feet, through an angle of 66°33'30", a distance of 75.51 feet;  
 thence North 06°02'30" West, a distance of 237.48 feet;  
 thence along a curve to the left, having a radius of 120.00 feet, through an angle of 14°06'00", a distance of 29.53 feet;  
 thence North 20°08'30" West, a distance of 52.87 feet;  
 thence along a curve to the right, having a radius of 150.00 feet, through an angle of 7°38'22", a distance of 20.00 feet;  
 thence North 36°00'00" West, 55.92 feet;  
 thence North 10°21'20" West, a distance of 108.63 feet to a point which bears N 79°38'40" East, 25.00 feet from a ½" rebar with a plastic cap stamped L.S. 2786 being the northeasterly corner of a water storage site, (tank site), herein described as Parcel Three.

**PARCEL TWO (Water Line)**

A 10.00 foot wide easement for water lines, 5.00 feet on each side of the following described center line:

Beginning at a point located 534.00 feet South and 2705.07 feet East of the corner common to Sections 11, 12, 13 & 14, Township 4 South, Range 3 East, Humboldt Meridian. Said point being the most easterly point of Tunnel Road at its intersection with the West line of U.S. Highway 101, as shown on "The Meadows" Unit 3, Phase 2, Subdivision Tract Map No. 525, as Filed in Book 22 of Maps, Pages 131-136, Humboldt County Records.

thence North 71°30'00" East, a distance of 273.18 feet;  
 thence along a curve to the right, having a radius of 225.00 feet, through an angle of 33°14'00", a distance of 130.51 feet;  
 thence South 75°16'00" East, 54.43 feet;  
 thence along a curve to the right, having a radius of 130.00 feet, through an angle of 49°04'30", a distance of 111.35 feet;  
 thence South 26°11'30" East, a distance of 66.90 feet;  
 thence along a curve to the left, having a radius of 120.00 feet, through an angle of 53°55'00", a distance of 112.92 feet;

## PARCEL TWO (continued)

thence South 80°06'30" East, a distance of 68.14 feet;  
thence a curve to the left, having a radius of 150.00 feet, through an angle of 24°41'30",  
a distance of 64.64 feet;  
thence North 75°12'00" East, a distance of 62.11 feet;  
thence along a curve to the left, having a radius of 100.00 feet, through an angle of  
30°36'00", a distance of 53.41 feet;  
thence North 44°36'00" East, a distance of 79.72 feet;  
thence along a curve to the left, having a radius of 70.00 feet, through an angle of  
48°52'30", a distance of 59.71 feet;  
thence North 04°16'30" West, a distance of 85.11 feet;  
thence along a curve to the left, having a radius of 120.00 feet, through an angle of  
39°19'30", a distance of 82.36 feet;  
thence North 43°36'00" West, a distance of 103.56 feet;  
thence along a curve to the right, having a radius of 135.00 feet, through an angle of  
42°23'00", a distance of 99.86 feet;  
thence North 01°13'00" West, a distance of 219.67 feet;  
thence along a curve to the left, having a radius of 70.00 feet through an angle of  
59°31'30", a distance of 72.72 feet;  
thence North 60°44'30" West, a distance of 45.34 feet;  
thence along a curve to the right, having a radius of 250.00 feet, through an angle of  
15°59'30", a distance of 69.78 feet;  
thence North 44°45'00" West, a distance of 37.26 feet;  
thence along a curve to the left, having a radius of 200.00 feet, through an angle of  
9°16'00", a distance of 32.35 feet;  
thence North 54°01'00" West, a distance of 80.26 feet;  
thence along a curve to the left, having a radius of 125.00 feet, through an angle of  
18°35'00", a distance of 40.54 feet;  
thence North 72°36'00" West, a distance of 74.11 feet;  
thence along a curve to the right, having a radius of 65.00 feet, through an angle of  
66°33'30", a distance of 75.51 feet;  
thence North 06°02'30" West, a distance of 237.48 feet;  
thence along a curve to the left, having a radius of 120.00 feet, through an angle of  
14°06'00", a distance of 29.53 feet;  
thence North 20°08'30" West, a distance of 52.87 feet;  
thence along a curve to the right, having a radius of 150.00 feet, through an angle of  
3°49'11", a distance of 10.00 feet to a point located North 675.44 feet and East 3054.66  
feet from the section corner common to Sections 11, 12, 13 & 14, Township 4 South,  
Range 3 East, Humboldt Meridian;  
thence North 41°35'00" West, 96.25 feet to a point on the easterly edge of a water storage  
site, (tank site), herein described as Parcel Three.

**PARCEL THREE (Tank Site)**

Beginning at the easterly edge of a water storage site, (tank site) previously mentioned in Parcel Two above, being North 41°35'00" West, 96.25 feet from a point located North 675.44 feet and East 3054.66 feet from the section corner common to Sections 11, 12, 13 & 14, and thence running along said easterly boundary of said water storage site, N 10°21'20" W, 86.71 feet to a 1/2" rebar with plastic cap stamped L.S. 2786; thence S 67°22'15" W, 45.35 feet to a 1/2" rebar with plastic cap stamped L.S. 2786; thence S 34°51'35" W, 30.98 feet to a 1/2" rebar with plastic cap stamped L.S. 2786; thence S 04°01'40" E, 50.71 feet to a 1/2" rebar with plastic cap stamped L.S. 2786; thence S 78°10'20" E, 77.64 feet to a 1/2" rebar with plastic cap stamped L.S. 2786; thence N 10°21'20" W, 24.47 feet to the Point of Beginning.

Containing therein 0.14 Acres, more or less.

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46.35 137  
30.08 67  
50.21 67  
77.64  
4 50 de s

ACKNOWLEDGMENT

State of California  
County of Humboldt

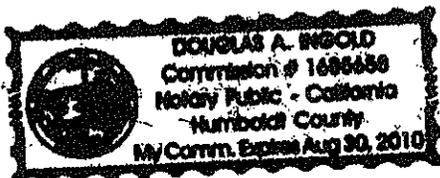
On APRIL 2, 2008 before me, Douglas A. INGOLD, a notary public, personally appeared James O. Johnson, A. Marie Johnson, ~~Kenneth Wallan~~ and ~~Meredith Wallan~~, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

I certify under PENALTY of PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.



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**ACKNOWLEDGMENT**

State of California  
County of Humboldt

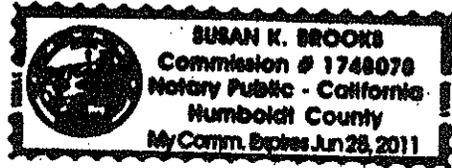
On March 31, 2008 before me, Susan K. Brooks, Notary Public  
(insert name and title of the officer)

personally appeared Virginia Braziani  
who proved to me on the basis of satisfactory evidence to be the pers on(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in  
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the  
person(s), or the entity upon behalf of which the pers on(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing  
paragraph is true and correct.

WITNESS my hand and official seal.

Signature Susan K Brooks (Seal)



**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

State of California

County of Humboldt }

On 04-01-2008 before me, Kelly Lehman Notary Public  
Date Here Insert Name and Title of the Officer

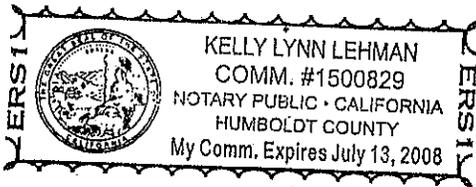
personally appeared Kenneth Wallan and Meredith Wallan  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Kelly Lehman  
Signature of Notary Public



Place Notary Seal Above

**OPTIONAL**

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_

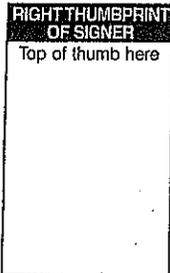
Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

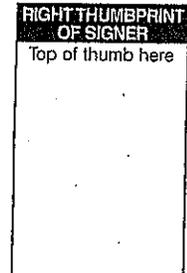
- Individual
- Corporate Officer — Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_



Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

- Individual
- Corporate Officer — Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_



Signer Is Representing: \_\_\_\_\_

ACCEPTANCE OF PROPERTY BY PUBLIC ENTITY

THIS IS TO CERTIFY THAT THE INTEREST IN THE PROPERTY CONVEYED BY THE ATTACHED DEED GRANTING EASEMENTS EXECUTED BY James O. Johnson, A. Marie Johnson, Kenneth Wallan, trustee and Meredith Wallan, trustee, to Redway Community Services District, a public district, grantee, is accepted by the order of the Board of Directors on 3/31, 2008 which order grants the recording thereof by its duly authorized officer.

Redway Community Services District

by Virginia Graziani  
CHAIRMAN OF THE BOARD