

2019049136

Initial Study and Proposed Negative Declaration

Hechanova Minor Subdivision

April 2019



Prepared By
Del Norte County
Community Development Department
Planning Division
981 H Street, Suite 110
Crescent City, California 95531

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Project Information Summary

1. **Project Title:** Hechanova Minor Subdivision
MS1902
2. **Lead Agency Name and Address:** Del Norte County
Community Development Department, Planning Division
981 H Street, Suite 110
Crescent City, CA 95531
3. **Contact Person and Phone Number:** Taylor Carsley
(707) 464-7254
4. **Project Location and APN:** Reeves Road, Smith River, CA
101-021-008
5. **Project Sponsor's Name and Address:** Wilmer Hechanova
300 Reeves Road
Smith River, CA 95567
6. **County General Plan Land Use:** Rural Residential 1 du/5 acres; Timberland
7. **County Zoning:** Rural Residential, 2 acre min (RR-2); Agriculture 5 acre min (A)
8. **Description of Project:**

This project subdivides a 40 acre parcel into two parcels and a remainder. The two proposed parcels would be 15.9 acres and 5 acres with a 20 acre remainder. The 15.9 acre parcel is currently developed with a residence and accessed by a paved driveway. The 5 acre parcel includes a dilapidated house and open flat areas accessed by a separate driveway. The General Plan land use designation is Rural Residential 1 dwelling unit per 5 acres and Timberlands (on the remainder). The zoning is Rural Residential, 2 acre minimum and Agriculture, 5 acre minimum. This minor subdivision is not considered growth inducing as two residences already exist on the sites of the two proposed parcels, respectively.
9. **Surrounding Land Uses and Settings:** Rural Residential and Timberlands
10. **Required Approvals:** Final Map
11. **Other Approval (Public Agencies):** CAL FIRE
12. **Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21.080.3.1? If so, has consultation begun?**

Native American tribes, traditionally and culturally affiliated with the project area have been notified of the project application completion and the beginning of the AB 52 consultation period pursuant to PRC §21.080.3.1. The project does not generate concerns about cultural resources by Tolowa Dee-ni' Nation

Environmental Factors Potentially Affected

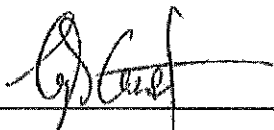
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

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

Determination

On the basis of this initial evaluation:

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



Taylor Carsley, Planner

4/17/19

Date

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1. Aesthetics

Except as provided in Public Resources Code Section 21099, would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or public views of the site and its surroundings? (Public views are those that are experienced from publically accessible vantage points). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Impacts

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

2. Agriculture and Forest Resources

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

Discussion of Impacts

- a. No farmland exists on-site.
- b. No agricultural zoning exists on-site which would be impacted adversely by this project.
- c. The project would have no impact nor create conflicts with zoning of forestlands or Timber Production Zones. The 20-acre remainder parcel is designated Timberlands and would not be impacted by this project. No Timber Preserve Zones exist on-site.
- d. The project would not result in the loss of forestland. The property is already developed with residences on each parcel.
- e. The project does not involve any other changes in the existing environment that could adversely affect farmland or timberlands.

3. Air Quality

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

Discussion of Impacts

- a. This project would have no foreseeable impacts on the implementation of an air quality plan.
- b. This project would have no foreseeable impacts on increasing criteria pollutants in the region.
- c. This project would not expose receptors to pollutant concentrations.
- d. This project would have no foreseeable impacts in increasing any emissions.

4. Biological Resources

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Discussion of Impacts

a-f. The project subdivides a large forested parcel already developed with two residential structures. The property is currently developed with a single family residence on the 15.9 acre proposed parcel and a dilapidated house on the 5-acre parcel. The project should not have an impact on special status species, wetlands, or wildlife corridors as future potential development is limited to what already exists on-site without special studies to address the County Hillside Development Criteria, and possibly impacts to biological resources.

5. Cultural Resources

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Impacts

a-c. No cultural resources are known to exist on-site. Notice was provided to three tribes traditionally culturally affiliated with the area and no comment was given with regard to cultural resources, except from the Tolowa Dee-ni' Nation which informed the Lead Agency that no concerns existed for the tribe in that area.

6. Energy

Would the project:	Potentially Significant Impact	Less Than Significant Impact	Less Than Significant Impact	No Impact

		with Mitigation Incorporated		
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Impacts

- a. The project would have no foreseeable impacts on increasing wasteful, inefficient, or unnecessary energy use since no development is proposed as part of this application.
- b. This project does not conflict with nor obstruct a state or local plan for renewable energy or energy efficiency.

7. Geology and Soils

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

Discussion of Impacts

- a. The project would not directly or indirectly cause substantial adverse effects involving earthquakes, strong seismic ground shaking, or seismic-related ground failure including liquefaction. The proposed properties are already developed to the maximum residential density allowed under the Rural Residential zone district. The majority of the property is located on steep hillslopes found on the north side of Gilbert Creek. The potential for

landslides always exists in these areas, which is why the County Hillside Development Criteria would have to be met through geotechnical studies prior to any future development related to the existing residences.

- b. Since no development is proposed, the project would not result in substantial soil erosion or loss of topsoil. The access driveway to the 5-acre parcel may be widened and/or improved depending on how compliance with County Fire Safe Regulations is sought; through improvements or exception requests. Should the driveway, about 500 feet be widened entirely or in certain areas, some soil erosion may result, but it would be less than significant as work would be subject to County Grading standards which require Best Management Practice (BMPs) be employed.
- c. The project site contains Sasquatch-Sisterrocks-Ladybird complex 30 to 50 percent soils according to the Natural Resources Conservation Service. As steep slopes exist on site, landslides and other mass movement could occur, but impacts to properties off-site are unlikely as a result of this subdivision. The proposed properties are already developed to the maximum extent feasible with regard to residential density so it cannot be said that this subdivision will cause any impacts to unstable geologic units.
- d. The project area is not located on expansive soil as defined in the 1994 Uniform Building Code.
- e. A soils analysis was completed which assessed for the potential for installation of a septic system on proposed parcel 2. The soils are adequate for drainfield use on the property not yet developed with a septic system.
- f. The project area is not known to contain a unique paleontological resource or geologic feature.

8. Greenhouse Gas Emissions

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

Discussion of Impacts

- a. The project would not create significant impacts to the environment from GHG emissions. No GHG emissions would be created as a result of this subdivision.
- b. The proposed project would not conflict with an applicable plan, policy, or regulation adopted for the purpose or reducing GHG emissions.

9. Hazards and Hazardous Materials

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

mile of an existing or proposed school?				
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Expose people or structures, either directly or indirectly to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Impacts

- a. The project would not cause a hazard to the public through the routine transport, use, or disposal of hazardous materials.
- b. The project would not cause a hazard to the public or environment through reasonably foreseeable accident conditions involving the release of hazardous materials into the environment.
- c. The project would not create hazardous emissions or require the handling of hazardous waste.
- d. This project is not located on a site which is included on any list of hazardous materials sites.
- e. This project is not located near any airport or within an area covered by an airport land use plan.
- f. This project would not impair implementation of an emergency response plan.
- g. This project does not propose the development of residential parcels which would expose people and structures to significant loss as a result of potential for wildfire. The subdivision would need to comply with County Fire Safe Regulations with regard to road standards and ingress/egress.

10. Hydrology and Water Quality

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i) result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

provide substantial additional source of polluted runoff; or				
iv) Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable ground water management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Impacts

a-e. This project would have no impact on hydrology or water quality. The subdivision does not allow or approve any additional residential development in the project area which could impact water quality.

11. Land Use and Planning

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

Discussion of Impacts

- a. This project would have no impact with regard to dividing any communities.
- b. This project would not cause any impacts related to a conflict with land use plans, policies, or regulations adopted for the purpose of avoiding or mitigating an environmental impact.

12. Mineral Resources

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Impacts

a-b. No mineral resources are known to exist on site.

13. Noise

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Impacts

a-b. This project would have no impacts on noise generation or on areas that are sensitive to noise generation. The property is located on rural residential lands located well away from population centers.

14. Population and Housing

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Impacts

- a. The project would not create the ability to allow for substantial population growth in the area. This project is located on lands already developed to the maximum residential density that the zoning allows for.
- b. The project would not displace any number of existing people or housing. The property currently contains two residences.

15. Public Services

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically				

altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Impacts

- a. The project would not result in substantial adverse impacts associated with the need for new or altered governmental facilities and/or public services. The site is located in a rural residential setting within the State Responsibility Area for fire management and served by the Del Norte County Sheriff for law enforcement. Since each proposed parcel is already developed with a residence, no new development could occur that would increase the population to a degree that would impact public services or facilities.

16. Recreation

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Impacts

- a-b. The project does not impact existing recreational areas nor does it increase the need for additional recreational facilities. Two residences are already developed on the project site, so this project would not increase the population to a degree necessitating the expansion of recreation facilities.

17. Transportation

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Would the project conflict or be inconsistent with CEQA	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Guidelines section 15064.3, subdivision(b)?				
c) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion of Impacts

a-c. This project would not affect transportation facilities and does not increase any hazards since no growth inducing development is allowed by right on these proposed resource parcels. Each proposed parcel is already developed with a residence.

d. This project is located in the State Responsibility Area with a Moderate Fire Hazard. The only way in and out of the proposed subdivision area is by way of Reeves Road from Ocean View Drive. Since no other access exists the property naturally has a lack of two-way emergency access however, the project still requires compliance with County Fire Safe Regulations which will require improvements or the applicant to acknowledge how the current access system meets the intent of safety standards. Further, this is a subdivision that does not allow development of growth inducing uses such as additional primary single-family residences.

18. Tribal Cultural Resources

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

Discussion of Impacts

The project would have no foreseeable impacts on tribal cultural resources. A member of the Environmental Review Committee is a Native American representative and has not issued notice of any concern of resources on-site. Further, an AB 52 tribal consultation has been sent to local tribes associated with the project area and no requests for consultations have been received by the Lead Agency.

19. Utilities and Service Systems

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

		Incorporated		
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the providers existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Impacts

a-e. The project would not have any impact on utilities and service systems. Each proposed parcel is already developed with a residence, so this project is not considered growth-inducing.

20. Wildfire

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Impacts

a-d. The project site is located in a State Responsibility Area for fire management and in a Moderate Fire Hazard Area. The property has two existing residences, one of which is used, and one of which could be rehabilitated and improved or

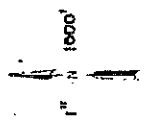
replaced. The subdivision is not growth-inducing and would thus have no impact on wildfire hazards and introduction of residential uses in the Wildland Urban Interface.

21. Mandatory Findings of Significance

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

SECS 4, 5, 8 & 9 T.18N., R.17W., H.B. & M.

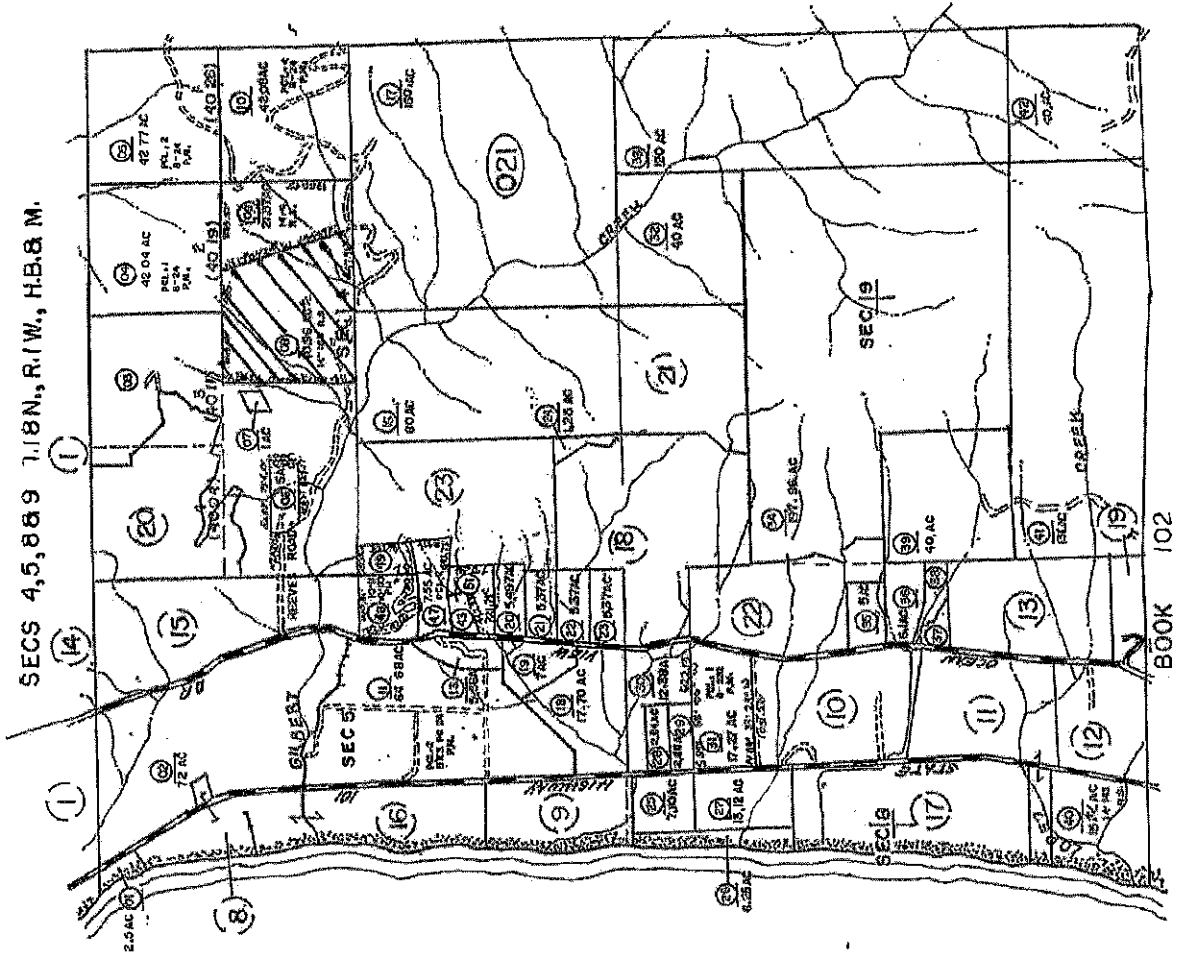
THIS IS NOT AN OFFICIAL MAP FOR ASSESSMENT PURPOSES ONLY



- 0234
- 0345
- 1169
- 5725
- 8234
- 0456
- 0956
- 1236
- 0478
- 0789
- 0898
- 1030
- 0440
- 0601
- 1012

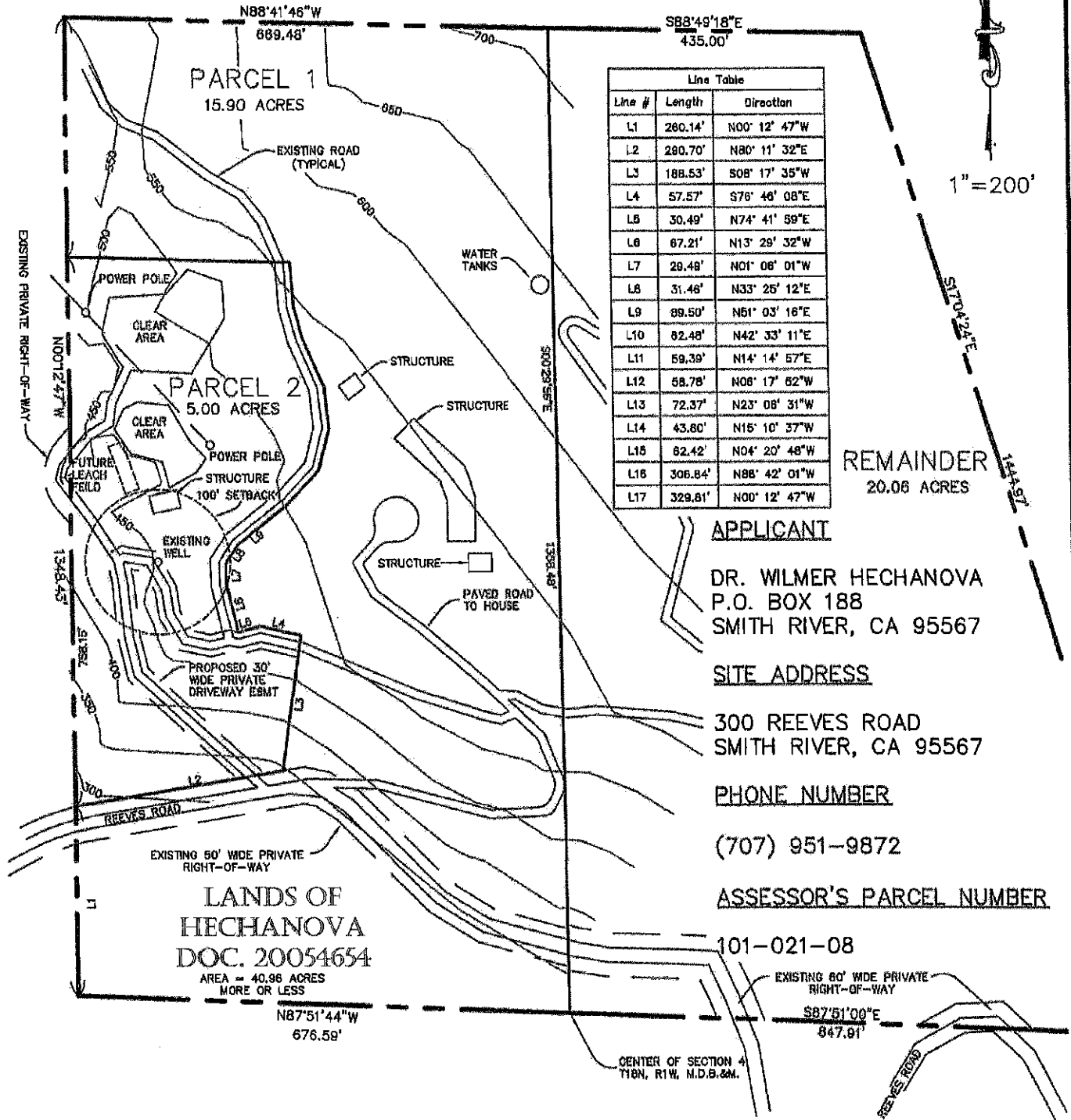
DO TO DIFFERENT TAX AREA CODES

101-021-48 8 49 ARE ONE PARCEL



BOOK 102

PLOT PLAN



DATE
02/14/2019

DRAWN BY
MEK

PROJECT NO.
07-132-01

WILMER HECHANOVA
PROPOSED MINOR SUBDIVISION
DEL NORTE CO. APN 101-021-08
300 REEVES RD., SMITH RIVER, CA

[Signature]
MARK E. KILLOPS LS 5927

KILLOPS
LAND SURVEYING
264 CHILDS AVENUE
CRESCENT CITY, CA 95531
TEL: (707) 465 - 6364

LEE TROMBLE ENGINEERING

879 J Street, Ste. A
Crescent City, CA 95531

Phone (707) 464-1293

FAX (707) 465-8358

October 30, 2002

101-020-60

Wilmer Hechanova
P.O. Box 188
Smith River, CA 95567

re: On-Site Sewage Disposal Evaluation
APN 101-020-60

Dear Mr. Hechanova:

This is to report on our on-site sewage disposal evaluation of Assessor Parcel 101-020-60 Del Norte County. It is our understanding that you propose to split this property into two (2) parcels. It is intended that each of those parcels will be used for a single family residence. It is further our understanding that the water supply will be from private wells.

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

This evaluation is for proposed Parcel 1, as identified on the attached location map. A prior on-site sewage disposal evaluation, dated August 3, 1993, identified primary and reserve sewage disposal areas for the existing residence on proposed Parcel 2. Parcel 1 is also presently developed with a single family residence.

The evaluation consisted of a site inspection, the examination of two (2) backhoe excavated exploratory pits, the collection and testing for textural qualities of a soil sample from Parcel 1 and the review of data and reports for nearby properties previously evaluated by this office. Attached for your information is an evaluation summary, location map, exploratory logs, and the laboratory results of the soil sample.

The textural analysis of the soil sample for Parcel 1 indicate soil percolation qualities suitable for on-site disposal of septic tank quality effluent. The quality of the soils are such that field percolation tests were not necessary. In the absence of the percolation tests, we recommend the EPA long term loading rate of 0.65 gallons per day per square foot for the design of the disposal field.

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

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

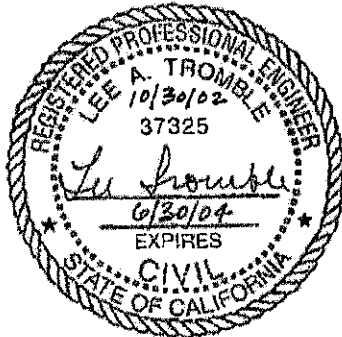
For proposed Parcel 1 with a three (3) bedroom residence, it is our recommendation that a 1200 gallon septic tank conforming to the requirements of the Uniform Plumbing Code be used. It is further our recommendation that for Parcel 1 the disposal field consist of 140 lineal feet of leaching trench as shown on the attached sketch. In each case the leach field must be installed in the area indicated on the attached location map.

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

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

Very truly yours,

Lee Tromble



LEE TROMBLE ENGINEERING

879 J Street
Crescent City, CA 95531

Phone (707) 464-1293
FAX (707) 465-8358

SITE EVALUATION SUMMARY

OWNER: WILMER HECHANOVA DATE: 10/30/02

ADDRESS: P.O. Box 188

SMITH RIVER, CA 95507 APN 101-020-60

LOCATION: NORTH OFF OF REEVES ROAD, NORTH OF
GILBERT CREEK

LOT SIZE: 20.0 AC WATER SYSTEM: PRIVATE WELLS

GROUND SLOPE: SLIGHT IN DEVELOPMENT AREA

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

EXCAVATION PRIMARY AREA: HOLE # 1

EXCAVATION REPLACEMENT AREA: HOLE # 2

OTHER EXCAVATIONS: NONE

DEPTH TO HARDPAN, BEDROCK, ETC.: NONE TO OVER 8'

DEPTH TO GROUNDWATER: NONE TO OVER 8'

DEPTH TO MOTTLING: " " " "

OTHER FACTORS: SEE ATTACHED

SOILS ANALYSIS ZONE: 2 PERCOLATION RATE: -

DEPTH OF SOIL UNDER LEACH
FIELD REQUIRED: 3' ACTUAL: >3'

REPLACEMENT AREA AVAILABLE: YES

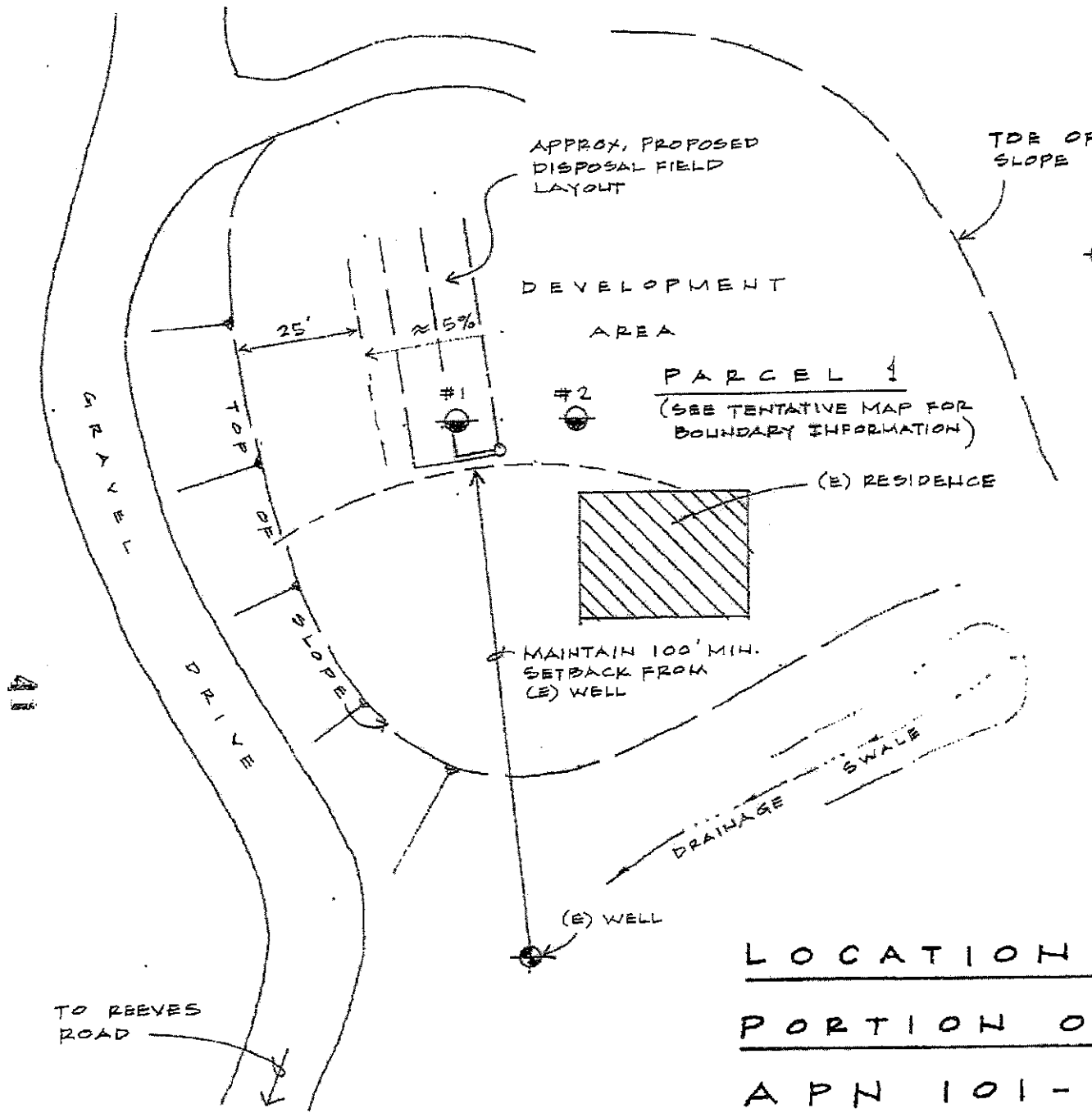
ADEQUATE: YES



NORTH
(APPROX.)



BACKHOE EXCAVATED
EXPLORATORY TEST HOLE



LOCATION MAP

PORTION OF

APN 101-020-60

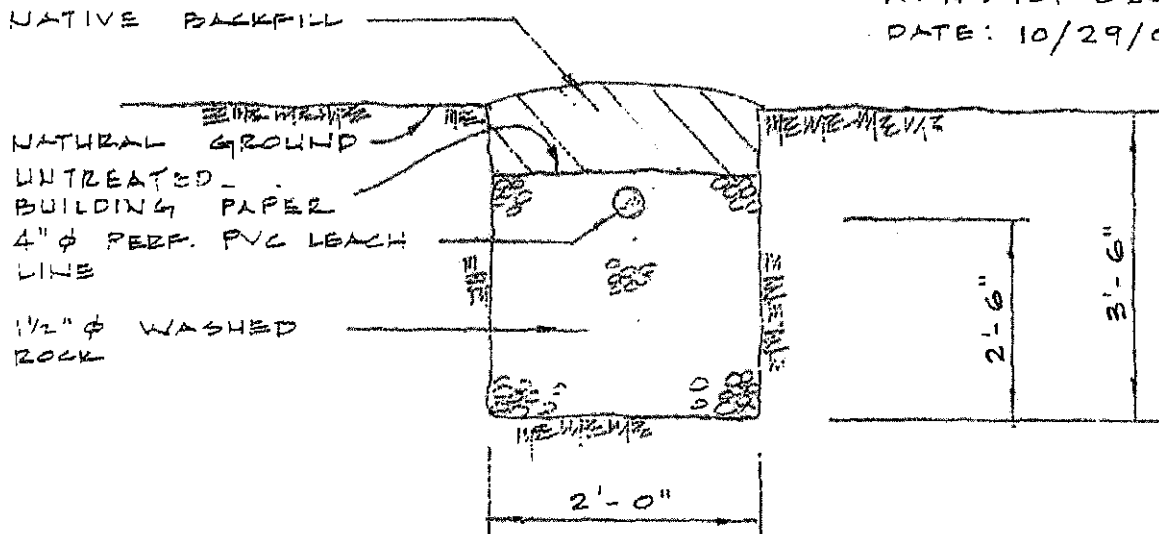
SCALE: 1" = 30'

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APH: 101-020-60
DATE: 10/29/02



SECTION - DISPOSAL TRENCH

NO SCALE

FLOW (3) BDRM HOME, 150 GPD/BDRM

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

LOADING RATE

USE 0.65 GPD/FT²

ABSORPTION AREA

$$AA = \frac{450}{0.65} = 690 \text{ FT}^2$$

TRENCH

$$L = \frac{690}{5} = \underline{\underline{140 \text{ LIN. FT.}}}$$

USE (3) - 47'
LEACH TRENCHES

NOTES:

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

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EXPLORATION LOG

OWNER WILMER HECHANOVA APN 101-020-60
 ADDRESS P.O. BOX 188 DATE 10/23/02
SMITH RIVER, CA 95567 LOG BY LT
 JOB NO. 2115 HOLE NO. 1
 REMARKS BACKHOE

DEPTH (FT.)	DESCRIPTION / REMARKS	COLOR	MOIST.	SAMPLE
0				
1	LOAM, SANDY w/ FRACT. SANDSTONE ROCK 1.5'	DARK BRN.	DAMP	NO
2	SILT, SANDY (SANDY LOAM) FRACT. ROCK, GRANULAR 3.5'	BRIGHT OR. BRN	DAMP	YES ①
4				
5				
6	SAND w/ SILT (FILLER) FRACTURED ROCK	LIGHT BRN-OLIVE TINT	DAMP	NO
7	INCR SILT / CLAY BELOW 7.5' ± INCR ROCK			
8				
9	MEASURE NO GROUND WATER, NO MOTTLING TO 8.5'			
10				

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EXPLORATION LOG

OWNER WILMER HECHANOVA APN 101-020-60
 ADDRESS P.O. BOX 188 DATE 10/23/02
SMITH RIVER, CA 95567 LOG BY LT
 JOB NO. 2115 HOLE NO. 2
 REMARKS BACKHOE

DEPTH (FT.)	DESCRIPTION / REMARKS	COLOR	MOIST.	SAMPLE
0				
1	LOAM, SANDY W/ FRACT. SANDSTONE ROCK	DARK BRN.	DAMP	NO
2	1.9'			
3	SILT, SANDY (SANDY LOAM) FRACT. ROCK, GRANULAR	BRIGHT OR. BRN	DAMP	NO, LIKE ①
4				
5	5.5'			
6	SAND W/ SILT (FILLER) FRACTURED ROCK	LIGHT BRN-OLIVE TINT	DAMP	NO
7	INCR SILT / CLAY BELOW 7'±			
8	INCR FRACT. ROCK			
9	MEASURE NO GROUND WATER, NO MOTTLING TO 8.5'±			
10				

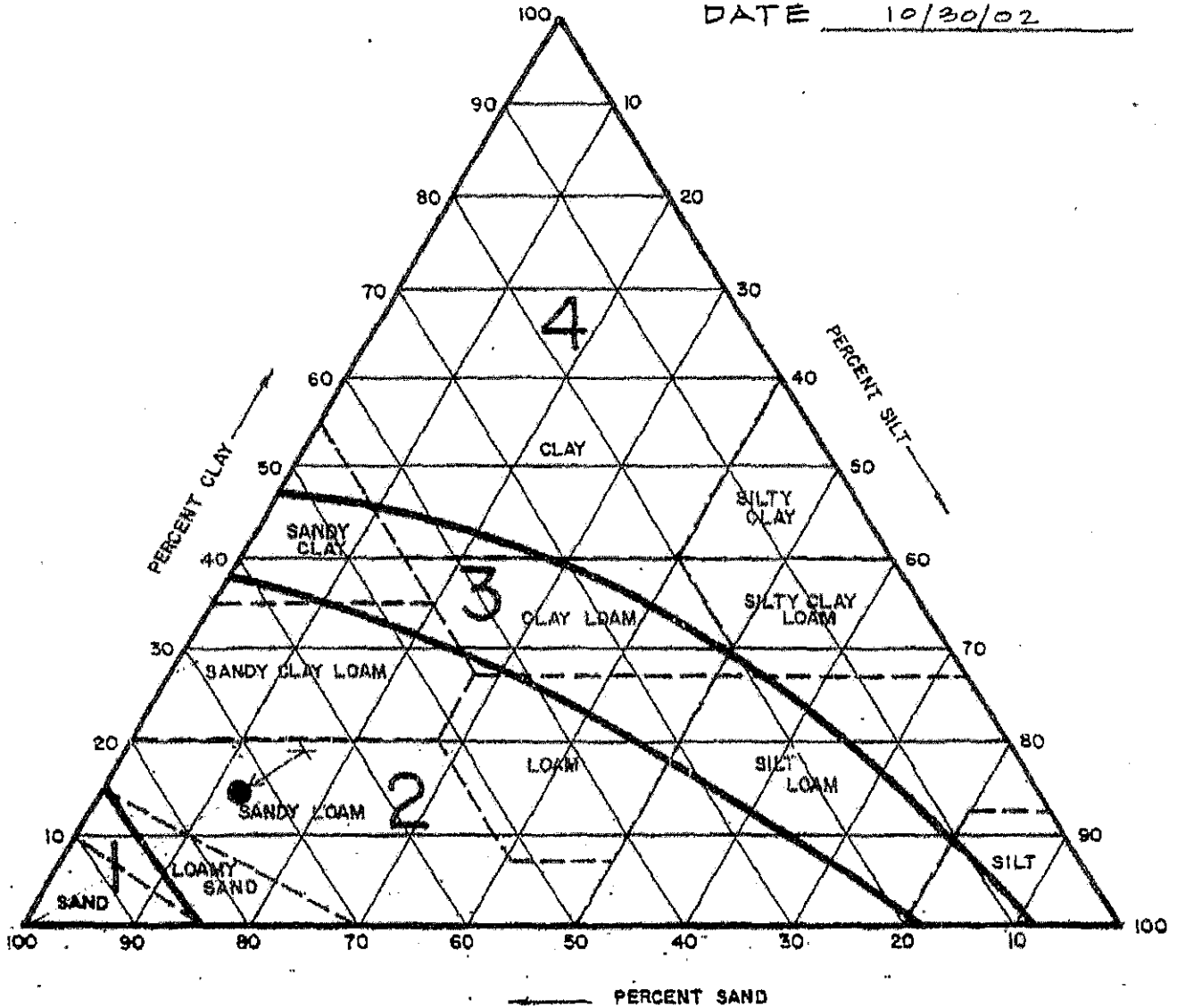
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SOIL PERCOLATION SUITABILITY CHART

APN 101-020-60
DATE 10/30/02



- ZONE 1 = COARSE
- ZONE 2 = ACCEPTABLE
- ZONE 3 = MARGINAL
- ZONE 4 = UNACCEPTABLE

PLOTTING INCLUDES
COARSE PARTICLE ADJ.

JOB NO. 2115

CLIENT NAME: HECHANOVA



Tolowa Dee-ni' Nation

140 Rowdy Creek Rd, Smith River, CA 95567-9525
Ph: (707) 487-9255 Fax: (707) 487-0930

RECEIVED

MAR 22 2019

PLANNING
COUNTY OF DEL NORTE

Denise Richards-Padgett
Chairperson

March 20, 2019

Jerl Lynn Thompson
Vice Chairperson

Del Norte County Community Development Department
981 H Street, Suite 110
Crescent City, CA 95531

Leann McCallum
Council Secretary

RE: Wilmer Hechanova-Minor Subdivision, Reeve's Road, Smith River

Dv-laa-ha~,

Dr. Joseph Giovannetti
Treasurer

Tolowa Dee-ni' Nation ("Nation") recently received a request from you to review the Wilmer Hechanova-Minor Subdivision project on Reeve's Road in Smith River for potential impacts to significant cultural resources. The Nation understands your requirements to comply with Section 21080.3(d) of the California Public Resources Code (PRC).

Marvin Richards Sr.
Council Member

As the Tribal Historic Preservation Officer, I will serve as the Nation's staff liaison to facilitate regular communications between Del Norte County Community Development Department and the Tribal Council of the Nation. Any and all official consultation will be done with the Tribal Council directly or delegated upon their approval. With that said, the Nation does not have concerns about cultural resources within the Area of Potential Effect (APE).

Kara Brundin-Miller
Council Member

Cari Nelson
Council Member

The Nation is grateful for your compliance with federal law and looks forward to working with you on the protection of cultural resources located within our aboriginal territory. To continue communications please contact me by phone at (707) 487-3237 or by email at amanda.oconnell@tolowa.com.

Shu' shaa nin-la,

Amanda O'Connell
Tribal Historic Preservation Officer

CC: Tribal Council of Tolowa Dee-ni' Nation

*Waa-saa-ghitlh-'a~ Wee-ni Naa-ch'aa-ghitlh-ni
Our Heritage Is Why We Are Strong*