20190791 06

Initial Study and Proposed Negative Declaration

Bettridge Minor Subdivision

July 2019

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

www.co.del-norte.ca.us

Project Information Summary

1.	**Project Title:**	Bettridge Minor Subdivision MS1903
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:**	3200 Parkway Drive, Crescent City, CA 110-201-033
5.	**Project Sponsor's Name and Address:**	Ryan Bettridge 215 Jedidiah Way Crescent City, CA 95567
6.	**County General Plan Land Use:**	General Commercial
7.	**County Zoning:**	Light Commercial (C-2)

8. **Description of Project:**
The project is a minor subdivision of a 1.40-acre property at the intersection of Elk Valley Road and US Highway 199. The property is currently developed with a vacant market and a newer residence and associated garage. The subdivision would create two lots by splitting the residence from the market. Two septic systems provide on-site sewage disposal for each proposed parcel and public water service is provided by the Meadowbrook Services District. The development potential of this property would not change as a result of this subdivision. No other actions are proposed as a result of this project.

9.	**Surrounding Land Uses and Settings:**	Rural residential, and public lands
10.	**Required Approvals:**	Del Norte County Planning Commission
11.	**Other Approval (Public Agencies):**	Del Norte County Community Development Department

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.

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.

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

Determination

On the basis of this initial evaluation:

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

Taylor Carsley, Planner

7/23/19
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?	☐	☐	☐	☒
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
c) In non-urbanized areas, substantially degrade the existing visual character or public views of the site and its surroundings? (Public views are those that are experienced from publically accessible vantage points). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☐	☒
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☐	☒

Discussion of Impacts

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

Discussion of Impacts

a. No farmland exists on-site.
b. No agricultural zoning exists on-site or adjacent to the property
c. No Timber Production zones exist on-site or adjacent to the property
d. The project would not result in the loss of forestland. No forestland exists on-site.
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?	☐	☐	☐	☒
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	☐	☐	☐	☒
c) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☐	☒
d) Result in other emissions (such as those leading to odors or dust) adversely affecting a substantial number of people?	☐	☐	☐	☒

Discussion of Impacts

a. 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?	☐	☐	☐	☒
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	☐	☐	☐	☒

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

Discussion of Impacts

a-f. The project subdivides a commercially-zoned property already developed with a commercial building and a residence. No sensitive habitat exists on-site with the exception of an intermittent creek on the very northern property line (behind the residence) that supports a small riparian system. This area would not be directly nor indirectly impacted in any way by the proposed subdivision.

5. Cultural Resources

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

Discussion of Impacts

a-c. No cultural resources are known to exist on-site. Notice was provided to three tribes traditionally culturally affiliated with the project area and no comment was given with regard to cultural resources. Additionally, a Native American representative is a voting member of the County Environmental Review Committee which reviews projects and makes CEQA recommendations. No potential impacts were brought forward.

6. Energy

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

a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☐	☒
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☐	☒

Discussion of Impacts

a. 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.	☐	☐	☐	☒
ii) Strong seismic ground shaking?	☐	☐	☐	☒
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☐	☒
iv) Landslides?	☐	☐	☐	☒
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☐	☒
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☐	☒
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☐	☐	☐	☒
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	☒
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☐	☒

Discussion of Impacts

a-f. No impacts related to geology and/or soils as a result of this project are expected to occur. This project subdivides property already developed and does not increase the development density potential. An on-site sewage disposal analysis was completed by a California Licensed Civil Engineer to ensure each proposed property has adequate soil for a reserve drainfield. Three test pits were dug, soils were analyzed, a percolation test was performed, and a pressurized distribution system was designed in accordance with the Basin Plan for this site. The report concluded that sufficient

area on two proposed properties for reserve wastewater leachfields, should the existing septic systems need replacement.

8. Greenhouse Gas Emissions

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

Discussion of Impacts

a. 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?	☐	☐	☐	☒
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☐	☒
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☐	☐	☒
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
g) Expose people or structures, either directly or indirectly to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☐	☒

Discussion of Impacts

a-g. The project would not create impacts related to hazards or hazardous materials. This subdivision would not facilitate the transport of hazardous materials, the release of hazardous materials, nor would it create additional exposure to wildland fires.

10. Hydrology and Water Quality

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

Discussion of Impacts

a-e. This project would have no impact on hydrology or water quality. The subdivision does not affect water quality in any way, nor does it require improvements that alters drainage systems, involves grading, or approve additional development that can increase runoff potential.

11. Land Use and Planning

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community?	☐	☐	☐	☒

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

Discussion of Impacts

a-b. This project does not divide an established community nor does it cause a conflict with any land use plan in the County.

12. Mineral Resources

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

Discussion of Impacts

a-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?	☐	☐	☐	☒
b) Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☐	☒
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

Discussion of Impacts

a-b. This project would have no impacts through noise generation or on areas that are sensitive to noise generation. The subdivision would create two parcels that are zoned for commercial uses, and would not create parcels with land uses sensitive to noise.

14. Population and Housing

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

Discussion of Impacts

a. The project would not create the ability to allow for substantial population growth in the area. Both parcels are developed, and could be potentially developed further with or without the approval of this project.
b. The project would not displace any number of existing people or housing.

15. Public Services

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?	☐	☐	☐	☒
Police protection?	☐	☐	☐	☒
Schools?	☐	☐	☐	☒
Parks?	☐	☐	☐	☒
Other public facilities?	☐	☐	☐	☒

Discussion of Impacts

a. The project would not result in substantial adverse impacts associated with the need for new or altered governmental facilities and/or public services. The project would not increase the density of development possible on the property, and thus would not directly nor indirectly place additional strain on existing public services.

16. Recreation

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

Discussion of Impacts

a-b. The project does not impact existing recreational areas nor does it increase the need for additional recreational facilities. The subdivision does not increase the development potential above what currently exists.

17. Transportation

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☐	☐	☐	☒
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision(b)?	☐	☐	☐	☒
c) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒
d) Result in inadequate emergency access?	☐	☐	☐	☒

Discussion of Impacts

a-d. The project does not impact transportation in any way. The subdivision does not increase the development potential of the property which could cause transportation impacts. The ingress and egress of each improvement would serve the improvements on their own respective proposed parcel.

18. Tribal Cultural Resources

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources	☐	☐	☐	☒

as defined in Public Resources Code section 5020.1(k), or				
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☐	☐	☒

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 Incorporated	Less Than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☐	☒
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	☐	☒
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the providers existing commitments?	☐	☐	☐	☒
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☐	☒
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☐	☒

Discussion of Impacts

a-e. The project would not have any impact on utilities and service systems. The subdivision does not induce growth directly nor indirectly and does not increase the development density potential of the property.

20. Wildfire

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

a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☐	☒
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☐	☒
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☐	☒

Discussion of Impacts

a-d. The project site is located in a State Responsibility Area for fire management and in a Moderate Fire Hazard Area. The subdivision is not growth-inducing and would thus have no impact on wildfire hazards and introduction of additional development 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?	☐	☐	☐	☒
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☐	☐	☒
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☐	☒

POR. SEC. 1 & 2 T.16N. R.1W., H.B.& M.

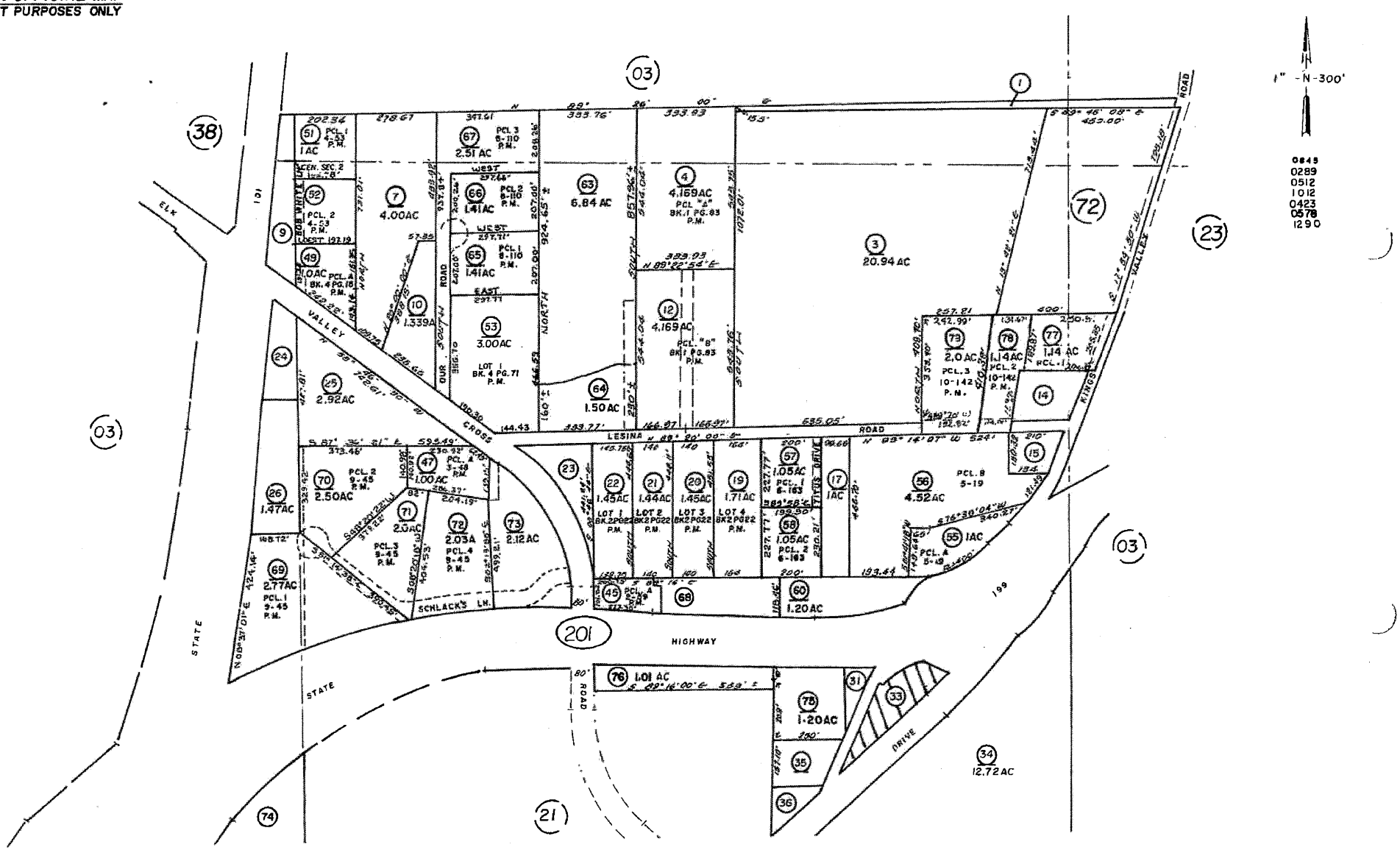
110-20

1134

NOT AN OFFICIAL MAP
ASSMENT PURPOSES ONLY

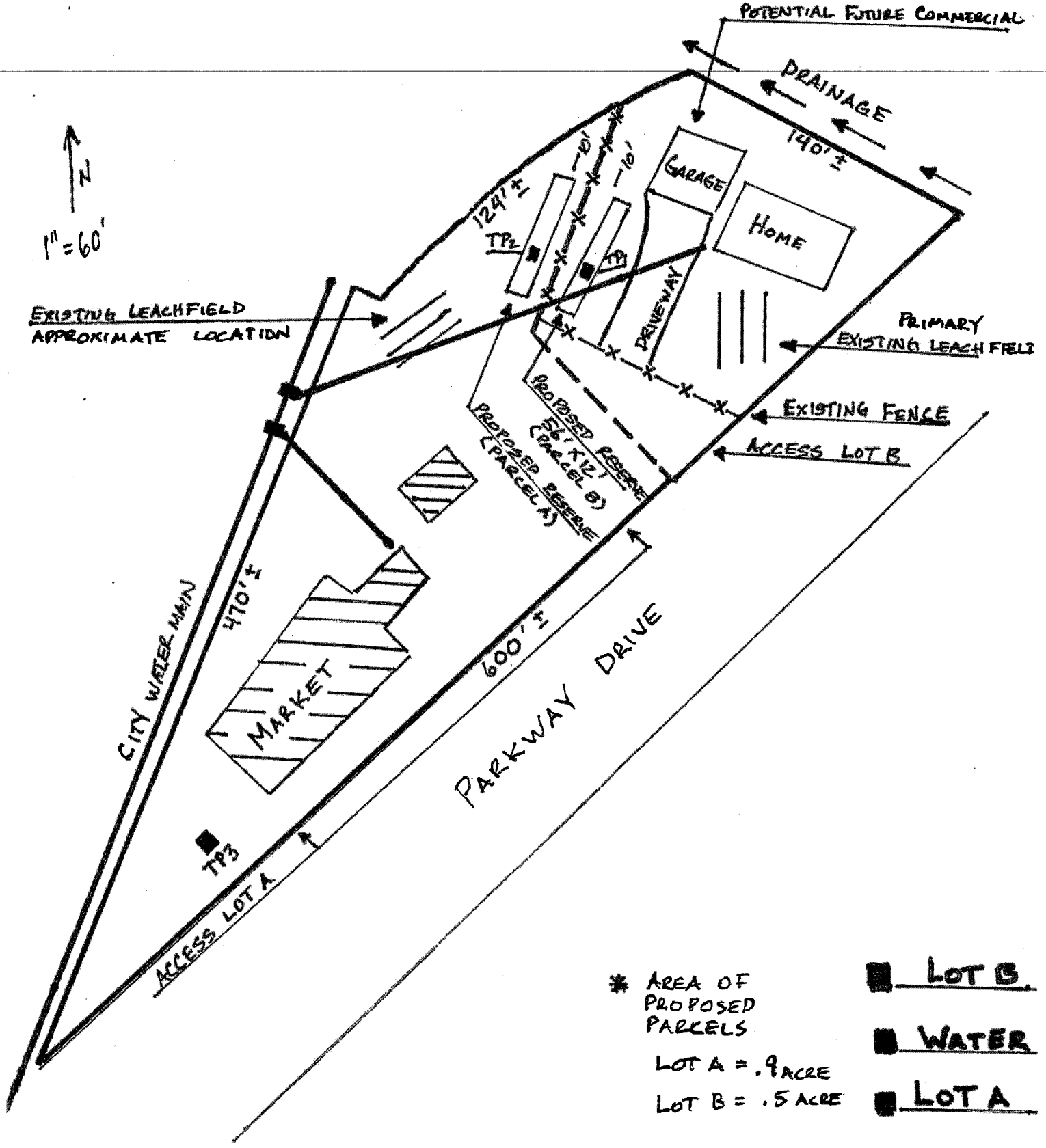
1" = N-300'

0845
0289
0512
1012
0423
0578
1290



3200 PARKWAY DRIVE

(APN 110-201-33)



WOODS PLUMBING
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woodsplumbingcc@hotmail.com

Ryan Beatridge
215 Jedidiah Way
Hiouchi Ca, 95531

Re: Septic Inspection
3200 Parkway

Date: June 13, 2019

The septic system consist of a 1200 gallon two compartment pre-cast septic tank with a conventional forced leaching system. There is a separate concrete effluent basin with a new effluent pump. Water was ran into the leaching lines for one ½ hour and the pump and leaching lines are working properly a this time. This septic system is in good working order at this time.

Ricardo de Solenni
Woods Plumbing
California Contractors Lic.#844506

STOVER ENGINEERING
Civil Engineers and Consultants

PO Box 783 - 711 H Street
Crescent City CA 95531
Tel: 707.465.6742
Fax: 707.465.5922
info@stovereng.com

RYAN BETTRIDGE
500 FERNDALE LANE
CRESCENT CITY CA 95531

Job Number: 4604

28 May 2019

RE: On-site Wastewater Treatment System – 3200 Parkway Dr., Crescent City

Dear Ryan,

At your request, Stover Engineering performed an on-site sewage disposal evaluation for the property located at 3200 Parkway Drive (APN 110-201-033-000) in Crescent City, California. It is my understanding that the project consists of subdividing the parcel into two separate properties. A residence and commercial building are located on the property with separate primary onsite wastewater treatment systems. This evaluation is for the purpose of locating a reserve effluent disposal area for each of the two proposed parcels. The attached calculations summarize our findings and recommendations for the onsite wastewater treatment system. Based upon our investigation, it is our opinion that a suitable on-site wastewater treatment system reserve area consisting of pressurized distribution can be situated on each of the proposed parcels as indicated on the attached site plan. This report conforms to the Del Norte County On-site Sewage Disposal Ordinance, the EPA Design Manual "Onsite Wastewater Treatment and Disposal", and the local Basin Plan.

On 30 April 2019 Stover Engineering staff performed a site investigation comprising of three exploratory soil excavations. Brian McNally of the Del Norte County Environmental Health Division was present during the site investigation.

The location of the test pits are illustrated on the attached site plan and are designated as TP1, TP2, and TP3. All three test pits were dug with a backhoe to a depth of 7-feet below ground surface (bgs). The soil observed in all of the test pits was found to be tan clay loam to a depth of 2-feet (bgs) with grass roots present to approximately 1.5-feet. From 3-feet to 7-feet bgs dark gray-brown loamy silt was encountered. Groundwater was not observed in any of the test pits.

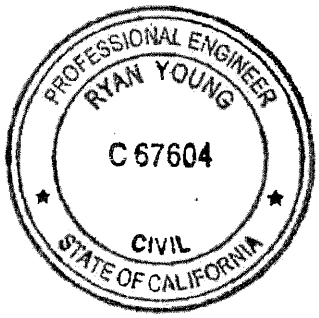
Percolation tests were performed near each of the test holes on the same date of the site investigation. Testing was performed during the wet weather percolation testing season. Each of the tests provided similar results and a stabilized percolation rate of 6.0 to 7.0 minutes per inch was observed. A percolation rate of 6 minutes per inch provides an application rate of 1.1 gallons/day-ft^2 in accordance with Table 4-2 of the Regional Water Quality Control North Coast Basin Plan (Basin Plan).

A pressurized distribution system has been designed in accordance with the Basin Plan for this site. The Basin Plan allows for a pressurized distribution system as long as a minimum depth to groundwater of 24-inches is observed. The effluent pump and pressurized pipe network shall be sized in accordance with the manufacturer's recommendations.

Based on the apparent separation distance to groundwater and our calculations, there is sufficient area on each of the proposed parcels to site a reserve area consisting of a pressurized sewage disposal system as shown on the attached site plan. Refer to the attached calculations and site plan for the recommended system. We recommend that the reserve leach fields be indicated on the approved parcel map prior to recordation.

Please be informed that grading activities which disturb the reserve field as indicated on the attached site plan will alter the suitability of the existing soils and subsequently invalidate the findings of our report. In addition, the placement of both onsite and offsite future improvements including but not limited to wells and water lines, must adhere to the Del Norte County On-site Sewage Disposal Ordinance with respect to setbacks.

We trust that this provides the information you require. Please feel free to contact us if you have any questions.



Very truly yours,

STOVER ENGINEERING

Ryan C. Young, PE, PLS
Project Engineer

Attachment: 13 pages

QA/QC RCY

STOVER ENGINEERING

SITE EVALUATION SUMMARY

OWNER: RYAN BETTRIDGE

DATE: 30 APRIL 2019

ADDRESS: 3200 PARKWAY DR
CRESCENT CITY CA 95531

JOB NO.: 4604

APN: 110-201-033-000

LOCATION: SEE SITE PLAN

LOT SIZE: 1.40 ACRES

WATER SYSTEM: PUBLIC WATER SYSTEM

GROUND SLOPE: 0 - 5%

SETBACKS: (DELNORTE COUNTY MINIMUM)	SEPTIC TANK	LEACH FIELD
PROPERTY LINE	✓ (10')	✓ (10')
WELL	N/A (100')	N/A (100')
WATER LINE	✓ (10')	✓ (10')
STREAM	✓ (100')	✓ (100')
DRAINAGE CHANNEL	N/A (50')	N/A (50')
OCEAN, LAKE, ETC.	N/A (50')	N/A (100')
BLUFF OR CUTBACK	N/A (25')	N/A (25')

PRIMARY AREA SITE(S): SEE ATTACHED. PRIMARY SITES EXIST.

REPLACEMENT SITE(S): R1 & R2 SHOWN ON SITE PLAN

OTHER EXCAVATIONS

DEPTH TO HARDPAN, BEDROCK, ETC.: NOT FOUND

DEPTH TO GROUNDWATER: NOT FOUND

DEPTH TO MOTTLING: N/A

OTHER FACTORS:

SOIL ANALYSIS ZONE: 2 PERCOLATION RATE: 6-7 MIN/IN

DEPTH OF SOILS UNDER LEACHFIELD REQUIRED: 5' ACTUAL DEPTH AVAILABLE: 5'

REPLACEMENT AREA AVAILABLE: YES ADEQUATE? YES

OTHER COMMENTS:

STOVER ENGINEERING
711 H Street
Crescent City, CA 95531
(707) 465-6742 Fax (707) 465-5922

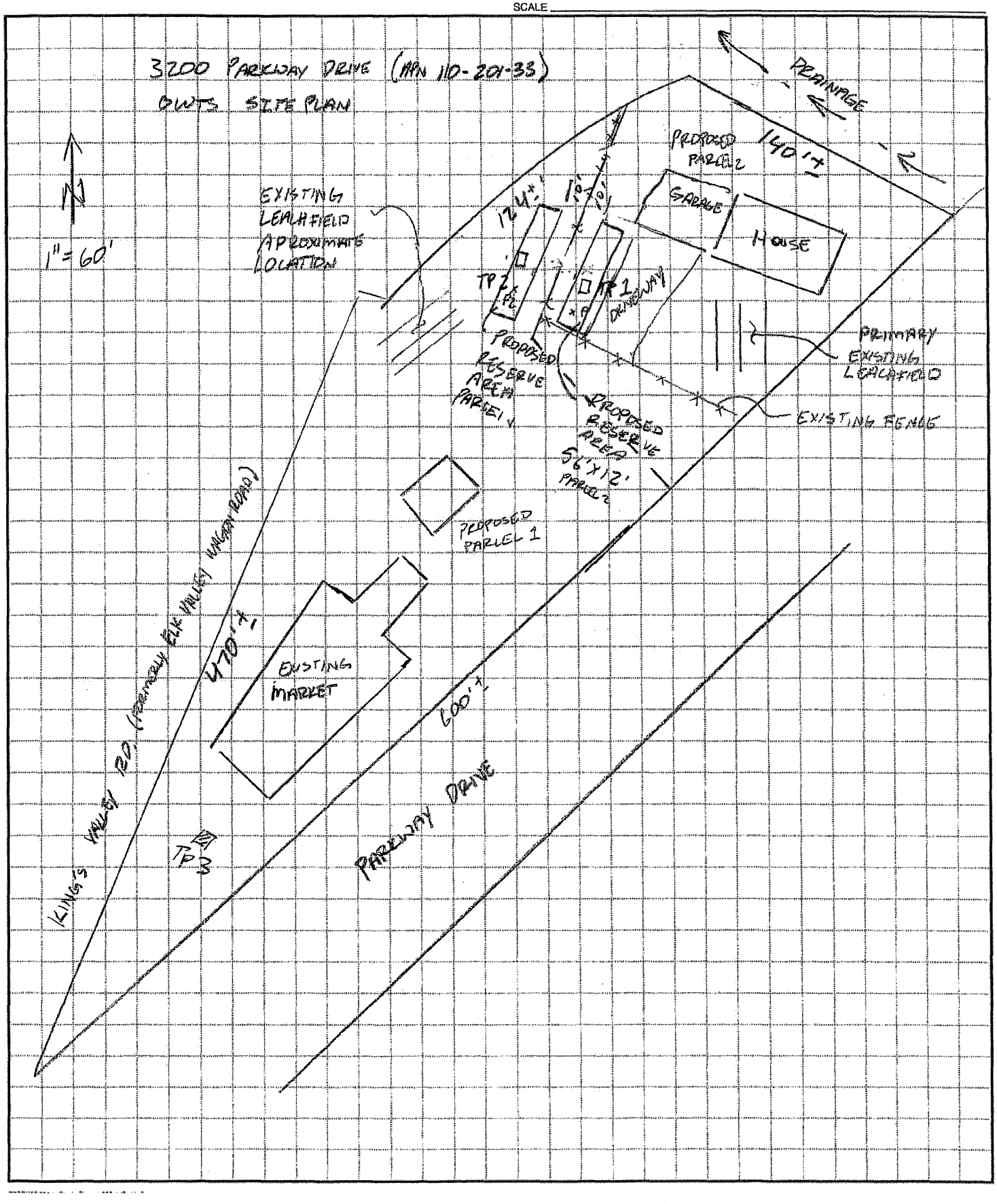
JOB 4604

SHEET NO. _____ OF _____

CALCULATED BY R. Yarnell DATE 4/30/2019

CHECKED BY _____ DATE _____

SCALE _____



EXPLORATION TEST LOG

by RLY

Project Name BETTRIDGE OATS Job Number 460H Date 4/30/2019

Hole Number 1 Hole Type BACKHOE APN 110-201-033-00

Soil Sample	Depth (ft) 0'	Soil Description			
		Color	Type	Structure	Saturation
	1	TAN/BROWN	CLAY/LOAM W/COBBLES	MOD. PLASTIC	DRY
	2				
	3	DARK BROWN/BLACK	LOAMY SILT	MOD PLASTIC	DRY
	4				
	5				
	6				
	7	NO GROUNDWATER OBSERVED			
	8				
	9				
	10				
	11				
	12				
	13				
	14				
	15				
	16				
	17				
	18				
	19				
	20				
	21				
	22				
	23				

EXPLORATION TEST LOG

by RLY

Project Name BETTRIDGE OWTS Job Number 460H Date 4/30/2019

Hole Number 2 Hole Type BACKHOE APN 110-201-033

Soil Sample	Depth (ft) 0'	Soil Description			
		Color	Type	Structure	Saturation
	1	TAN	CLAY	PLASTIC	DRY
	2				
	3	BLACK	LOAMY SILT	MOD PLASTIC	DRY
	4				
	5				
	6				
		NO GROUNDWATER OBSERVED			
	7				
	8				
	9				
	10				
	11				
	12				
	13				
	14				
	15				
	16				
	17				
	18				
	19				
	20				
	21				
	22				
	23				

EXPLORATION TEST LOG

by RCY

Project Name BETTRIDGE Job Number 4604 Date 4/30/2019

Hole Number 3 Hole Type BACKHOE APN 110-201-033

Soil Sample	Depth (ft) 0'	Soil Description			
		Color	Type	Structure	Saturation
	1	TAN	CLAY	PLASTIC	DRY
	2				
	3	DARK GRAY/BLACK	LOAMY/ SILT	MOD PLASTIC	DRY
	4				
	5				
	6				
	7	NO GROUNDWATER OBSERVED			
	8				
	9				
	10				
	11				
	12				
	13				
	14				
	15				
	16				
	17				
	18				
	19				
	20				
	21				
	22				
	23				

STOVER ENGINEERING

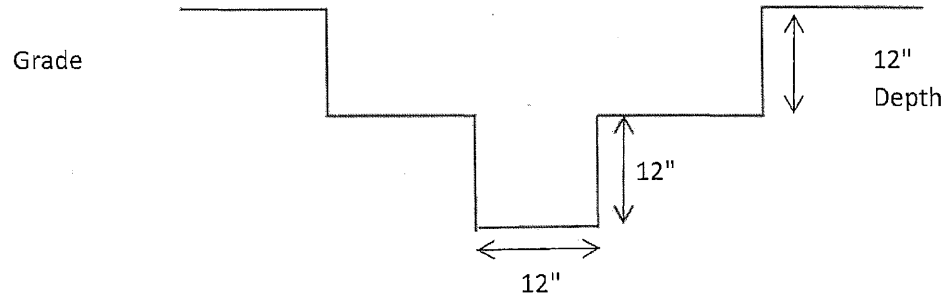
PERCOLATION TEST LOG

Project Name	Bettridge		Job #	4604	Test Date	4/30/19	Logged By JDE
Hole Number	1	Hole Type	Backhoe	Hole Elevation		Water Table	None
Soil Type	Zone 2	Water Supply	Public		APN	110-201-033	

Begin Time	End Time	Begin Level (inch)	End Level (inch)	Elapsed Time (minutes)	Drop (inch)	Rate (min/inch)
3:17	3:32	7.44	10.8	15	3.36	4
3:33	3:50	7.2	10.2	17	3	6
3:52	4:07	6.84	9.6	15	2.76	5
4:08	4:23	7.08	9.36	15	2.28	7
4:24	4:39	6.96	9	15	2.04	7

Maximum Allowable Percolation Rate = 5 min/inch
Minimum Allowable Percolation Rate = 60 min/inch

STABILIZED RATE = 7 MIN/INCH



STOVER ENGINEERING

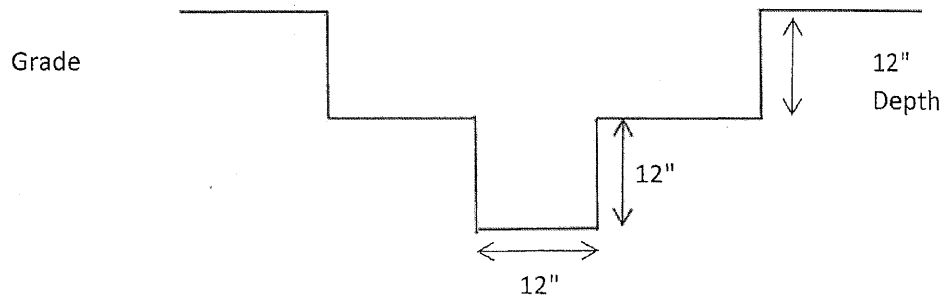
PERCOLATION TEST LOG

Project Name	Bettridge		Job #	4604	Test Date 4/30/19	Logged By	JDE
Hole Number	2	Hole Type	Backhoe	Hole Elevation		Water Table	None
Soil Type	Zone 2	Water Supply	Public		APN	110-201-033	

Begin Time	End Time	Begin Level (inch)	End Level (inch)	Elapsed Time (minutes)	Drop (inch)	Rate (min/inch)
3:13	3:28	7.08	12.48	15	5.4	3
3:29	3:45	6.24	10.68	16	4.44	4
3:46	4:01	6.12	9.36	15	3.24	5
4:02	4:17	6.6	9.48	15	2.88	5
4:18	4:33	7.44	9.96	15	2.52	6

Maximum Allowable Percolation Rate = 5 min/inch
Minimum Allowable Percolation Rate = 60 min/inch

STABILIZED RATE = 6 MIN/INCH



STOVER ENGINEERING

PERCOLATION TEST LOG

Project Name	Bettridge		Job #	4604	Test Date	4/30/19	Logged By JDE
Hole Number	3	Hole Type	Backhoe	Hole Elevation		Water Table	None
Soil Type	Zone 2	Water Supply	Public		APN	110-201-033	

Begin Time	End Time	Begin Level (inch)	End Level (inch)	Elapsed Time (minutes)	Drop (inch)	Rate (min/inch)
3:13	3:28	7.08	12.48	15	5.4	3
3:29	3:45	6.24	10.68	16	4.44	4
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Maximum Allowable Percolation Rate = 5 min/inch
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STABILIZED RATE = 6 MIN/INCH

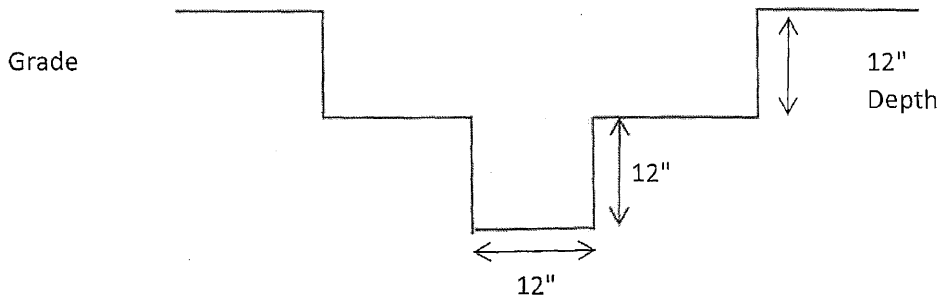

Table 4-2 Rates of Wastewater Application for Absorption Areas

Soil Texture	Percolation Rate Minutes per Inch	Application Rate Gallons per Day per Square Foot
Gravel, coarse sand	<1	Not Suitable
Coarse to medium sand	1 – 5	1.2
Fine sand, loamy sand	6 – 15	1.1 – 0.8
Sandy loam, loam	16 – 30	0.7 – 0.6
Loam, porous silt loam	31 – 60	0.5 – 0.4
Silty clay loam, clay loam –a,b	61 – 120	0.4 – 0.2

Note: Application rates may be interpolated based on percolation rates, within the ranges listed above.

a. Soils without expandable clays.
b. These soils may be easily damaged during construction.

3. It is for use at a campground or similar temporary public facility where a permanent sewage disposal system is not necessary or feasible and maintenance is performed by a public agency.

F. Intercept Drains

The use of intercept drains to lower the level of perched groundwater in the immediate leachfield area shall be acceptable under the following conditions:

1. Natural ground slope is greater than 5 percent;

2. Site investigations show groundwater to be perched on bedrock, hardpan, or an impermeable soil layer;

3. The intercept drain extends from ground surface into bedrock, hardpan, or the impermeable soil layer.

In no case shall the pervious section of an intercept drain be located less than 15 feet upgradient or 50 feet laterally from any leachfield.

Where all of the above conditions cannot be met, actual performance of the intercept drain shall be demonstrated prior to approval.

G. Fills

The use of fills to create a leachfield cover shall be acceptable under the following conditions:

1. Where the natural soils and the fill material meet the evaluation criteria as described in Section III of this policy;

2. Where the quantity and method of fill application is described;

3. Where the natural slope does not exceed 20 percent;

4. Where placement of fill will not aggravate slope stability or significantly alter drainage patterns or natural water courses.

Leachlines for wastewater disposal shall be placed entirely within natural soils. Fill material shall not be used to create a basal area for alternative systems or mounds.

Local agencies shall provide specific criteria for the use of fill material which are compatible with the provisions of this policy.

H. Water Saving Devices

The use of water-saving devices may be incorporated into the on-site system design where maintenance of such devices is provided by a responsible entity.

Regional Water Board waste discharge regulation of on-site disposal systems may specify the use of water conservation.

I. Alternative Systems

An alternative system may be appropriate where physical site constraints preclude the installation of a standard septic tank leachfield on-site wastewater disposal system. Alternative systems shall be subject to a program of monitoring provided by a legally responsible entity.

ON – SITE SEWAGE DISPOSAL SYSTEM

CONVENTIONAL LEACHFIELD DESIGN

Design References:

1. EPA Design Manual 625, "Manual of Septic Practice"
2. California North Coast Basin Plan
3. Del Norte County SDS Ordinance, Chapter 14.12
4. Uniform Plumbing Code

Begin Design

Determine Peak Flow: Ref. 3, Table B

Single Family Residence = 450 gpd

Determine Septic Tank Size:

Minimum size = 1200 gallons Ref. 3

USE 1200 gallon minimum Septic Tank

This system design complies with the Del Norte County On-Site Sewage Disposal Systems Ordinance, Chapter 14.12.

PRESSURIZED LEACHFIELD DESIGN

Determine the required Absorption Area (AA):

AA, ft^2 = Peak Flow, gpd / Application Rate, gpd/ft^2

450/1.1

= 409 ft^2

Determine standard trench Length (L_1): Uses 6' separation between trenches.

L_1, ft = AA, ft^2 / Trench ft^2/lf (Standard trench width used = 3 ft)

409/3'

= 136 ft

L_1 % reduction allowed due to treatment provided by trench sidewall depth asper MSTP, Table 3. Per the Trench Detail, Page _____ allowed trench length reduction = 0.83

L_2 = 136 ft. x 0.83 = 113 ft.

Use 2 each - 57 ft laterals

LATERAL LENGTH (L_3) = 57 ft

LATERAL WIDTH (W) = 3 ft

REFER TO SITE PLAN FOR LAYOUT

STOVER ENGINEERING
711 H Street
Crescent City, CA 95531
(707) 465-6742 Fax (707) 465-5922

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SHEET NO. _____ OF _____
CALCULATED BY R. YOUNG DATE 4/30/2019
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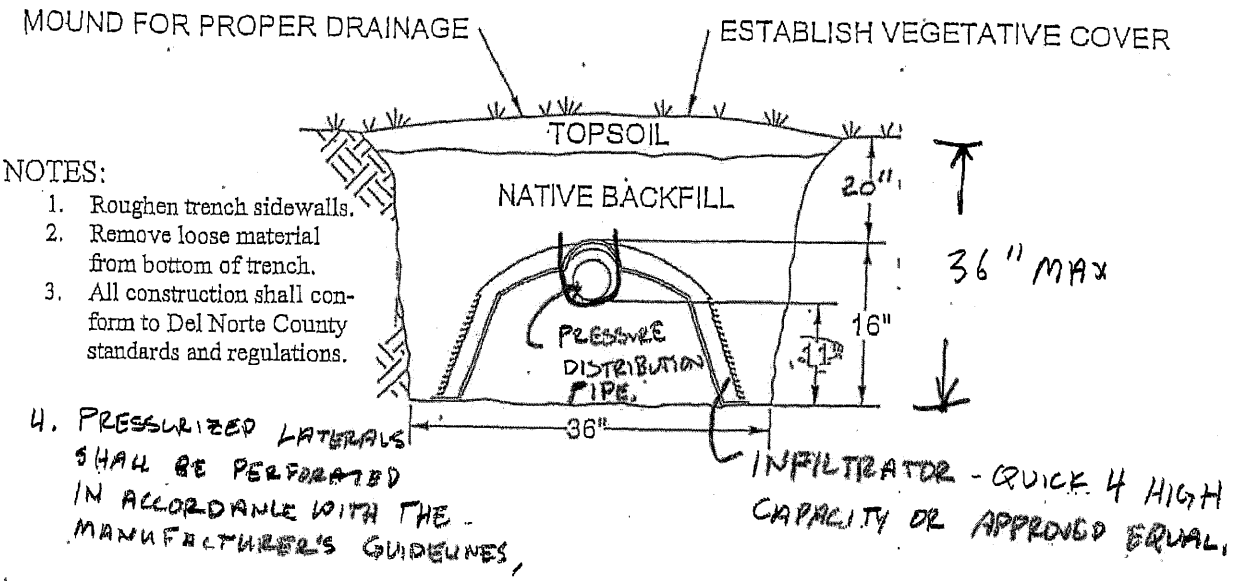
TRENCH DETAIL



NOTES:
1. Roughen trench sidewalls.
2. Remove loose material from bottom of trench.
3. All construction shall conform to Del Norte County standards and regulations.
4. PRESSURIZED LATERALS SHALL BE PERFORATED IN ACCORDANCE WITH THE MANUFACTURER'S GUIDELINES.

LEACHFIELD
Percolation Rate = 7 MPI Therefore, Application Rate = 1.1 GPD/SF

NORTH COAST BASIN PLAN

Table 4-2. RATES OF WASTEWATER APPLICATION FOR ABSORPTION AREAS

Soil Texture	Percolation Rate Minutes per Inch	Application Rate Gallons per Day per Square Foot
Gravel, coarse sand	<1	Not Suitable
Coarse to medium sand	1 - 5	1.2
Fine sand, loamy sand	6 - 15	1.1 - 0.8
Sandy loam, loam	16 - 30	0.7 - 0.6
Loam, porous silt loam	31 - 60	0.5 - 0.4
Silty clay loam, clay loam -a,b-	61 - 120	0.4 - 0.2

Note: Application rates may be interpolated based on percolation rates, within the ranges listed above.

a. Soils without expandable clays.
b. These soils may be easily damaged during construction.

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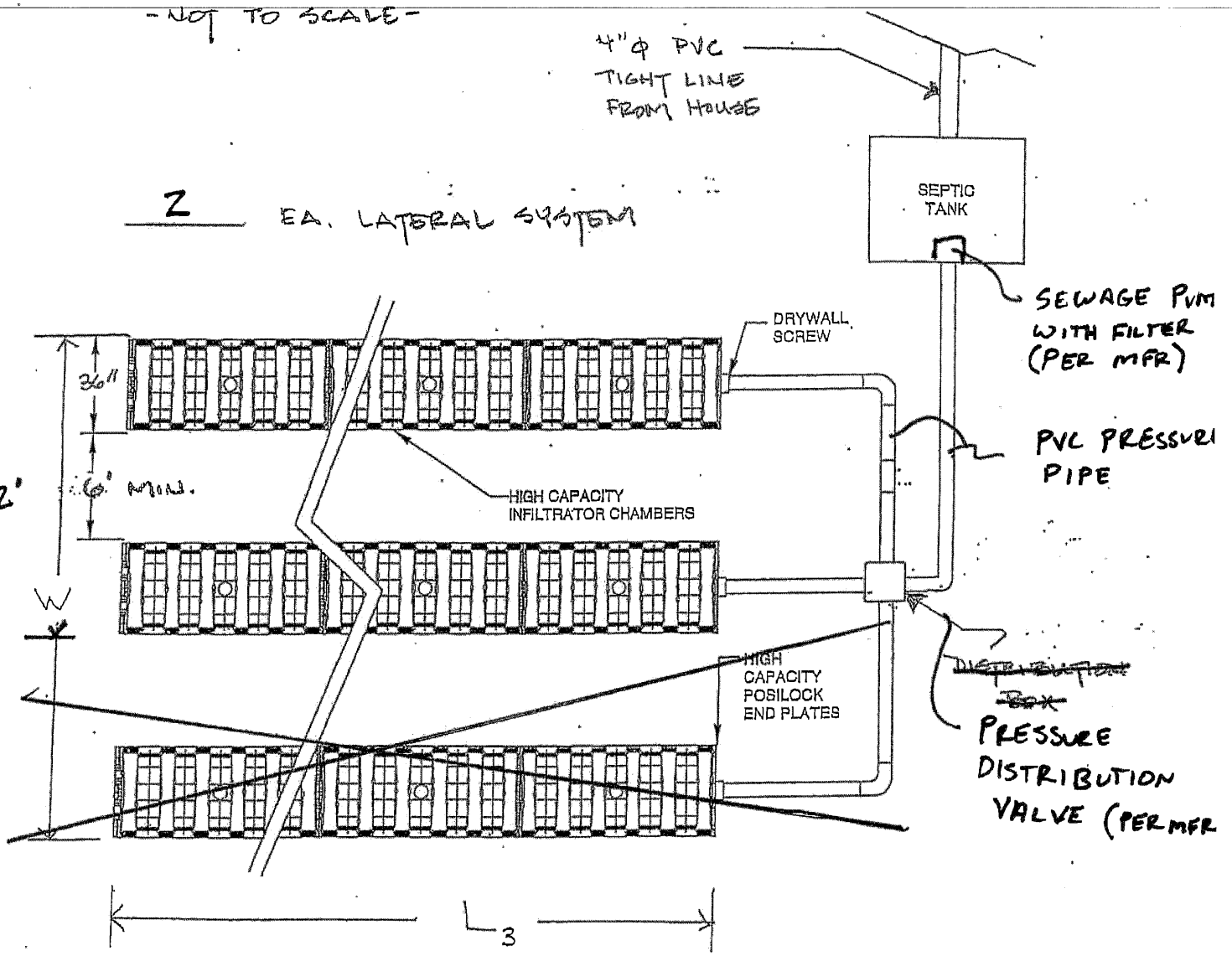
CHECKED BY _____ DATE _____
SCALE _____

TYPICAL LAYOUT

-NOT TO SCALE-



2 EA. LATERAL SYSTEM

L_3 = LENGTH OF LATERAL = 57 FT

W = OVERALL LEACHFIELD WIDTH = 12 FT