

## ATTACHMENT 4

### REFERRAL AGENCY COMMENTS AND RECOMMENDATIONS

The project was referred to the following referral agencies for review and comment. Those agencies that provided written comments are checked off.

<b>Referral Agency</b>	<b>Response</b>	<b>Recommendation</b>	<b>Location</b>
Building Inspection Division	✓	Approved	On File
Division Environmental Health	✓	Approval	<b>Attached</b>
Public Works, Land Use Division	✓	Conditional Approval	<b>Attachment 1B</b>
CAL FIRE	✓	Approval of Exception Request	<b>Attachment 3</b>
California Department of Fish and Wildlife	✓	Comments	<b>Attached</b>
Northwest Information Center	✓	Further Study	On file and confidential
Bear River Band of Rohnerville Rancheria	✓	Standard Condition Regarding Discovery	On file and confidential
PG&E	✓	Comments	<b>Attached</b>
McKinleyville School District	✓	Approval	<b>Attached</b>
Northern Humboldt Union High School District	✓	Denial due to the mistaken belief that this is a cannabis project	<b>Attached</b>
Arcata Fire Protection District		No Response	

**From:** [Newell, Justin](#)  
**To:** [Planning Clerk](#)  
**Subject:** RE: Project Review Request: PLN-2022-17660 Cannabis Related: No  
**Date:** Wednesday, February 15, 2023 9:05:35 AM  
**Attachments:** [image002.png](#)  
[image003.png](#)  
[PG&E Tentative Map Letter 2-15-2023.pdf](#)

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**Caution:** This email was sent from an EXTERNAL source. Please take care when clicking links or opening attachments.

Classification: Public

Good Morning Humboldt County Planning Clerk,

Please see the attached response regarding PLN-2022-17660. I have provided PG&E's preferred PUE language for any PUE dedicated as part of the parcel map. There are no direct impacts to PG&E associated with this proposed parcel map.

Please review and contact me with any questions.

Thank you,

**Justin Newell** | Land Agent | Land Rights Records  
Pacific Gas and Electric Company  
916-594-4068



Click here to access the [PG&E Greenbook](#)

Click here to [Submit an Application](#)

Click here to access [Customer Connections Online](#)

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**From:** PGE Plan Review  
**Sent:** Friday, February 10, 2023 6:49 AM  
**To:** Planning Clerk <[planningclerk@co.humboldt.ca.us](mailto:planningclerk@co.humboldt.ca.us)>  
**Subject:** RE: Project Review Request: PLN-2022-17660 Cannabis Related: No

Classification: Public

Dear Humboldt County Planning Clerk,

Thank you for submitting the PLN-2022-17660 plans. The PG&E Plan Review Team is currently reviewing the information provided. Should this project have the potential to interfere with PG&E's facilities, we intend to respond to you with project specific comments. Attached is some general information when working near PG&E facilities that must be adhered to when working near PG&E's facilities and land rights.

This email and attachment does not constitute PG&E's consent to use any portion of PG&E's land rights for any purpose not previously conveyed. If there are subsequent modifications

made to your design, we ask that you resubmit the plans to the email address listed below.

If you have any questions regarding our response, please contact the PG&E Plan Review Team at [pgeplanreview@pge.com](mailto:pgeplanreview@pge.com).

Thank you,



**Pacific Gas and Electric Company  
Plan Review Team**

Email: [pgeplanreview@pge.com](mailto:pgeplanreview@pge.com)

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**From:** Humboldt County No Reply <[noReply@co.humboldt.ca.us](mailto:noReply@co.humboldt.ca.us)>

**Sent:** Thursday, February 9, 2023 9:18 AM

**To:** Villasenor, Robert <[r1Vi@pge.com](mailto:r1Vi@pge.com)>; PGE Plan Review <[pgeplanreview@pge.com](mailto:pgeplanreview@pge.com)>; Mossman, Alex <[awm9@pge.com](mailto:awm9@pge.com)>

**Subject:** Project Review Request: PLN-2022-17660 Cannabis Related: No

**CAUTION: EXTERNAL SENDER!**

This email was sent from an EXTERNAL source. Do you know this person? Are you expecting this email? Are you expecting any links or attachments? If suspicious, do not click links, open attachments, or provide credentials. Don't delete it. **Report it by using the "Report Phish" button.**

Dear Partner Agency, (PGE)

A permit application has been received for the following project:

Application Number: PLN-2022-17660

Description: Hooven et al. - Minor Subdivision of 1 Parcel, Resulting in 2 Parcels

Cannabis Related: No

Parcel: 511-191-003-000

Address: 2190 Hooven Rd, Mckinleyville, CA 95519

Please access Accela OR your Accela Citizen Access (ACA) account for the County of Humboldt to review this project and submit your response.

ACA: <https://aca.accela.com/humboldt/Default.aspx>

Thank You,

County of Humboldt Planning & Building Department

You can read about PG&E's data privacy practices [here](#) or at [PGE.com/privacy](https://www.pge.com/privacy).

Application Number

Key APN

**We have reviewed the above application and recommend the following (please check one):**

The Department has no comment at this time.

Suggested conditions attached.

Applicant needs to submit additional information. List of Items attached.

Recommend denial.

Other comments.

Date:

Name:

**Forester Comments:**

Date:

Name:

**Battalion Chief Comments:**

**Summary:**

**From:** [Pires, Tammy](#)  
**To:** [Planning Clerk](#)  
**Subject:** Case No. PLN-2022-17660  
**Date:** Wednesday, February 15, 2023 11:22:42 AM  
**Attachments:** [1656\\_001.pdf](#)

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**Caution:** This email was sent from an EXTERNAL source. Please take care when clicking links or opening attachments.

TAMMY PIRES  
Superintendent's Secretary  
Northern Humboldt Union High School District  
2755 McKinleyville Avenue  
McKinleyville, CA 95519  
Phone: 707-839-6481 Fax: 707-839-6457

----- Forwarded message -----

From: **NHUHS District** <[do-scans@nohum.k12.ca.us](mailto:do-scans@nohum.k12.ca.us)>  
Date: Wed, Feb 15, 2023 at 11:20 AM  
Subject: Image from NHUHS District  
To: tammy <[tpires@nohum.org](mailto:tpires@nohum.org)>



March 27, 2023

Libby Hooven  
2085 Arthur Rd.  
Mckinleyville, CA 95519

Site address: 2190 Hooven Road, Mckinleyville, CA 95519  
APN: 511-191-003

On February 18, 2023, the Department of Health and Human Services, Division of Environmental Health (DEH) received your request for a variance from DEH's Water Production Standards and Test Procedures (hereinafter "the Procedures").

The Procedures serve as a standardized method for project applicants to satisfy water supply requirements set forth in Humboldt County Code ("HCC") § 331-11.5 to approve construction of a new single-family dwelling. HCC § 331-11.5 provides:

- (a) An applicant for a building permit must provide proof acceptable to the Chief Building Official and Health Department that each dwelling unit will be served by an individual water supply which will supply at least seven hundred twenty (720) gallons of potable water per day or by a public water supply which conforms to the requirements of the State of California Waterworks Standards (22 California Code of Regulations § 64551.10 et seq.).

The Division of Environmental Health responds to your request, taken in part, below:

#### A. Water Quantity Testing

The Procedures designate standardized water production testing criteria including required drawdown testing durations (12 hours for water sources with 1 – 2 connections) and benchmarks that must be met to justify a reduction in drawdown duration (to 8 hours or 66.66% of standard minimum). The procedures also provide DEH flexibility "to waive or modify the dry season testing requirement on a case-by-case basis where acceptable documentation is presented to determine adequate water supply is available, accessible, and sustainable for the proposed development."

In your request for variance, you seek a variance from the drawdown testing duration requirements found in the standard testing duration requirements. The variance request was accompanied by a letter of support prepared by Christine Manhart, Professional Geologist, LACO Associates.



LACO's letter concludes that the dry weather water production testing, as conducted by Rich Well Drilling, sufficiently demonstrates adequate water supply to support the intended minor subdivision. Following review of the supporting documentation, DEH provides the following comments:

- **Specific capacity calculation.** The Procedures allow for reduced drawdown testing duration (e.g., testing for 8 hours instead of 12 hours) for water well sources if, after at least four hours of pumping, the following conditions are met:
  - the pump never breaks suction with the pumping water level; and
  - the specific capacity (pump rate divided by drawdown) is greater than 0.05.

The submitted data indicate that the pump did not break suction after five hours of pumping and DEH calculates a point-in-time specific capacity of 0.11

After evaluating all of the available data, including the stabilized pump rate indicating water production at six times the minimum daily flow with a good recovery rate, DEH accepts the shortened duration of the pump test given the specific yield calculation at 0.11 and concludes that proof acceptable to this office has been provided to demonstrate adequate water supply to support the proposed minor subdivision and that the water production requirements set forth in HCC § 331-11.5(a) have been satisfied. DEH, therefore, approves this request for variance to the Water Production Standards and Test Procedures.

Sincerely,



Adam Molofsky, REHS  
Land Use Program







COUNTY OF HUMBOLDT  
PLANNING AND BUILDING DEPARTMENT  
CURRENT PLANNING  
3015 H STREET, EUREKA, CA 95501 ~ PHONE (707) 445-7245

422 Feet From  
Nearest Bus stop

2/9/2023

**Project Referred To The Following Agencies:**

County Counsel, Environmental Health, PW Land Use, Building Inspections, CSD: McKinleyville, FPD: Arcata, RWQCB,  
School District: McKinleyville Union, School District: Northern Humboldt Unified School District, Cal Fish & Wildlife, CA  
Division of Water Rights, Bear River Band, Blue Lake Rancheria, NWIC, Wiyot Tribe, PGE

**Applicant Name** Art Hooven **Key Parcel Number** 511-191-003-000

**Application (APPS#)** PLN-2022-17660 **Assigned Planner** Rodney Yandell 707-268-3732

Please review the above project and provide comments with any recommended conditions of approval. To help us log your response accurately, please include a copy of this form with your correspondence.

Questions concerning this project may be directed to the assigned planner for this project between 8:30am and 5:30pm Monday through Friday.

County Zoning Ordinance allows up to 15 calendar days for a response. If no response or extension request is received by the response date, processing will proceed as proposed.

If this box is checked, please return large format maps with your response.

**Return Response No Later Than: 2/24/2023**

Planning Clerk  
County of Humboldt Planning and Building Department  
3015 H Street  
Eureka, CA 95501  
**Email:** PlanningClerk@co.humboldt.ca.us **Fax:** (707) 268 - 3792

**We have reviewed the above application and recommend the following (please check one):**

- Recommend Approval. The department has no comment at this time.
- Recommend Conditional Approval. Suggested conditions attached.
- Applicant needs to submit additional information. List of items attached.
- Recommend Denial. Attach reasons for recommended denial.

Other Comments: \_\_\_\_\_

2/15/2023

Roger Macdonald

DATE:

PRINT NAME:

**From:** [Pires, Tammy](#)  
**To:** [Planning Clerk](#)  
**Subject:** Case No. PLN-2022-17660  
**Date:** Wednesday, February 15, 2023 11:22:42 AM  
**Attachments:** [1656\\_001.pdf](#)

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TAMMY PIRES  
Superintendent's Secretary  
Northern Humboldt Union High School District  
2755 McKinleyville Avenue  
McKinleyville, CA 95519  
Phone: 707-839-6481 Fax: 707-839-6457

----- Forwarded message -----

From: **NHUHS District** <[do-scans@nohum.k12.ca.us](mailto:do-scans@nohum.k12.ca.us)>  
Date: Wed, Feb 15, 2023 at 11:20 AM  
Subject: Image from NHUHS District  
To: tammy <[tpires@nohum.org](mailto:tpires@nohum.org)>



## Northern Humboldt Union High School District

2755 McKinleyville Avenue, McKinleyville, CA 95519-3400  
TELEPHONE: (707) 839-6470 • FAX: (707) 839-6477  
www.nohum.k12.ca.us

**ROGER MACDONALD**  
District Superintendent

**CINDY VICKERS**  
Director of Fiscal Services

**GAYLE CONWAY**  
Director of Student Services

February 15, 2023

Humboldt County Planning Commissioners  
Planning Commission Clerk  
3015 H Street  
Eureka, CA 95501

RE: Case No. PLN-2022-17660

The proposed facility is within 600 feet of a school or existing bus stop. Northern Humboldt Union High School District has concerns about this proposed facility as cannabis is still illegal under federal law and our district receives federal funds.

Additionally, the district has concerns about a grow operation in an area where current and/or future students may live in the area or near the facility, and be required to pass by it to and from school.

Should you have any further questions, please let me know.

Sincerely,

A handwritten signature in black ink, appearing to read "Roger Macdonald", is written over a faint, circular watermark of the district's logo.

ROGER MACDONALD  
Superintendent



COUNTY OF HUMBOLDT  
PLANNING AND BUILDING DEPARTMENT  
CURRENT PLANNING  
3015 H STREET, EUREKA, CA 95501 ~ PHONE (707) 445-7245

E-mailed  
2.14.22

2/9/2023

**Project Referred To The Following Agencies:**

County Counsel, Environmental Health, PW Land Use, Building Inspections, CSD: McKinleyville, FPD: Arcata, RWQCB, School District: McKinleyville Union, School District: Northern Humboldt Unified School District, Cal Fish & Wildlife, CA Division of Water Rights, Bear River Band, Blue Lake Rancheria, NWIC, Wiyot Tribe, PGE

**Applicant Name** Art Hooven **Key Parcel Number** 511-191-003-000

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If this box is checked, please return large format maps with your response.

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County of Humboldt Planning and Building Department  
3015 H Street  
Eureka, CA 95501  
**Email:** PlanningClerk@co.humboldt.ca.us **Fax:** (707) 268 - 3792

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- Recommend Approval. The department has no comment at this time.
- Recommend Conditional Approval. Suggested conditions attached.
- Applicant needs to submit additional information. List of items attached.
- Recommend Denial. Attach reasons for recommended denial.

Other Comments: \_\_\_\_\_

DATE:

2/13/23

PRINT NAME:

Julie Gilannini Previde



February 10, 2023

County of Humboldt  
Planning Division  
3015 H Street  
Eureka, CA 95501

Ref: Gas and Electric Transmission and Distribution

Dear Humboldt County Planning Division,

Thank you for submitting the PLN-2022-17660 plans for our review. PG&E will review the submitted plans in relationship to any existing Gas and Electric facilities within the project area. If the proposed project is adjacent/or within PG&E owned property and/or easements, we will be working with you to ensure compatible uses and activities near our facilities.

Attached you will find information and requirements as it relates to Gas facilities (Attachment 1) and Electric facilities (Attachment 2). Please review these in detail, as it is critical to ensure your safety and to protect PG&E's facilities and its existing rights.

Below is additional information for your review:

1. This plan review process does not replace the application process for PG&E gas or electric service your project may require. For these requests, please continue to work with PG&E Service Planning: [https://www.pge.com/en\\_US/business/services/building-and-renovation/overview/overview.page](https://www.pge.com/en_US/business/services/building-and-renovation/overview/overview.page).
2. If the project being submitted is part of a larger project, please include the entire scope of your project, and not just a portion of it. PG&E's facilities are to be incorporated within any CEQA document. PG&E needs to verify that the CEQA document will identify any required future PG&E services.
3. An engineering deposit may be required to review plans for a project depending on the size, scope, and location of the project and as it relates to any rearrangement or new installation of PG&E facilities.

Any proposed uses within the PG&E fee strip and/or easement, may include a California Public Utility Commission (CPUC) Section 851 filing. This requires the CPUC to render approval for a conveyance of rights for specific uses on PG&E's fee strip or easement. PG&E will advise if the necessity to incorporate a CPUC Section 851 filing is required.

This letter does not constitute PG&E's consent to use any portion of its easement for any purpose not previously conveyed. PG&E will provide a project specific response as required.

Sincerely,

Plan Review Team  
Land Management

## Attachment 1 – Gas Facilities

There could be gas transmission pipelines in this area which would be considered critical facilities for PG&E and a high priority subsurface installation under California law. Care must be taken to ensure safety and accessibility. So, please ensure that if PG&E approves work near gas transmission pipelines it is done in adherence with the below stipulations. Additionally, the following link provides additional information regarding legal requirements under California excavation laws: <https://www.usanorth811.org/images/pdfs/CA-LAW-2018.pdf>

1. **Standby Inspection:** A PG&E Gas Transmission Standby Inspector must be present during any demolition or construction activity that comes within 10 feet of the gas pipeline. This includes all grading, trenching, substructure depth verifications (potholes), asphalt or concrete demolition/removal, removal of trees, signs, light poles, etc. This inspection can be coordinated through the Underground Service Alert (USA) service at 811. A minimum notice of 48 hours is required. Ensure the USA markings and notifications are maintained throughout the duration of your work.
2. **Access:** At any time, PG&E may need to access, excavate, and perform work on the gas pipeline. Any construction equipment, materials, or spoils may need to be removed upon notice. Any temporary construction fencing installed within PG&E's easement would also need to be capable of being removed at any time upon notice. Any plans to cut temporary slopes exceeding a 1:4 grade within 10 feet of a gas transmission pipeline need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.
3. **Wheel Loads:** To prevent damage to the buried gas pipeline, there are weight limits that must be enforced whenever any equipment gets within 10 feet of traversing the pipe.

Ensure a list of the axle weights of all equipment being used is available for PG&E's Standby Inspector. To confirm the depth of cover, the pipeline may need to be potholed by hand in a few areas.

Due to the complex variability of tracked equipment, vibratory compaction equipment, and cranes, PG&E must evaluate those items on a case-by-case basis prior to use over the gas pipeline (provide a list of any proposed equipment of this type noting model numbers and specific attachments).

No equipment may be set up over the gas pipeline while operating. Ensure crane outriggers are at least 10 feet from the centerline of the gas pipeline. Transport trucks must not be parked over the gas pipeline while being loaded or unloaded.

4. **Grading:** PG&E requires a minimum of 36 inches of cover over gas pipelines (or existing grade if less) and a maximum of 7 feet of cover at all locations. The graded surface cannot exceed a cross slope of 1:4.
5. **Excavating:** Any digging within 2 feet of a gas pipeline must be dug by hand. Note that while the minimum clearance is only 24 inches, any excavation work within 24 inches of the edge of a pipeline must be done with hand tools. So to avoid having to dig a trench entirely with hand tools, the edge of the trench must be over 24 inches away. (Doing the math for a 24 inch



wide trench being dug along a 36 inch pipeline, the centerline of the trench would need to be at least 54 inches [ $24/2 + 24 + 36/2 = 54$ ] away, or be entirely dug by hand.)

Water jetting to assist vacuum excavating must be limited to 1000 psig and directed at a 40° angle to the pipe. All pile driving must be kept a minimum of 3 feet away.

Any plans to expose and support a PG&E gas transmission pipeline across an open excavation need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.

6. Boring/Trenchless Installations: PG&E Pipeline Services must review and approve all plans to bore across or parallel to (within 10 feet) a gas transmission pipeline. There are stringent criteria to pothole the gas transmission facility at regular intervals for all parallel bore installations.

For bore paths that cross gas transmission pipelines perpendicularly, the pipeline must be potholed a minimum of 2 feet in the horizontal direction of the bore path and a minimum of 24 inches in the vertical direction from the bottom of the pipe with minimum clearances measured from the edge of the pipe in both directions. Standby personnel must watch the locator trace (and every ream pass) the path of the bore as it approaches the pipeline and visually monitor the pothole (with the exposed transmission pipe) as the bore traverses the pipeline to ensure adequate clearance with the pipeline. The pothole width must account for the inaccuracy of the locating equipment.

7. Substructures: All utility crossings of a gas pipeline should be made as close to perpendicular as feasible ( $90^\circ \pm 15^\circ$ ). All utility lines crossing the gas pipeline must have a minimum of 24 inches of separation from the gas pipeline. Parallel utilities, pole bases, water line 'kicker blocks', storm drain inlets, water meters, valves, back pressure devices or other utility substructures are not allowed in the PG&E gas pipeline easement.

If previously retired PG&E facilities are in conflict with proposed substructures, PG&E must verify they are safe prior to removal. This includes verification testing of the contents of the facilities, as well as environmental testing of the coating and internal surfaces. Timelines for PG&E completion of this verification will vary depending on the type and location of facilities in conflict.

8. Structures: No structures are to be built within the PG&E gas pipeline easement. This includes buildings, retaining walls, fences, decks, patios, carports, septic tanks, storage sheds, tanks, loading ramps, or any structure that could limit PG&E's ability to access its facilities.

9. Fencing: Permanent fencing is not allowed within PG&E easements except for perpendicular crossings which must include a 16 foot wide gate for vehicular access. Gates will be secured with PG&E corporation locks.

10. Landscaping: Landscaping must be designed to allow PG&E to access the pipeline for maintenance and not interfere with pipeline coatings or other cathodic protection systems. No trees, shrubs, brush, vines, and other vegetation may be planted within the easement area. Only those plants, ground covers, grasses, flowers, and low-growing plants that grow unsupported to a maximum of four feet (4') in height at maturity may be planted within the easement area.



11. Cathodic Protection: PG&E pipelines are protected from corrosion with an “Impressed Current” cathodic protection system. Any proposed facilities, such as metal conduit, pipes, service lines, ground rods, anodes, wires, etc. that might affect the pipeline cathodic protection system must be reviewed and approved by PG&E Corrosion Engineering.

12. Pipeline Marker Signs: PG&E needs to maintain pipeline marker signs for gas transmission pipelines in order to ensure public awareness of the presence of the pipelines. With prior written approval from PG&E Pipeline Services, an existing PG&E pipeline marker sign that is in direct conflict with proposed developments may be temporarily relocated to accommodate construction work. The pipeline marker must be moved back once construction is complete.

13. PG&E is also the provider of distribution facilities throughout many of the areas within the state of California. Therefore, any plans that impact PG&E’s facilities must be reviewed and approved by PG&E to ensure that no impact occurs which may endanger the safe operation of its facilities.



## Attachment 2 – Electric Facilities

It is PG&E's policy to permit certain uses on a case by case basis within its electric transmission fee strip(s) and/or easement(s) provided such uses and manner in which they are exercised, will not interfere with PG&E's rights or endanger its facilities. Some examples/restrictions are as follows:

1. Buildings and Other Structures: No buildings or other structures including the foot print and eave of any buildings, swimming pools, wells or similar structures will be permitted within fee strip(s) and/or easement(s) areas. PG&E's transmission easement shall be designated on subdivision/parcel maps as **"RESTRICTED USE AREA – NO BUILDING."**
2. Grading: Cuts, trenches or excavations may not be made within 25 feet of our towers. Developers must submit grading plans and site development plans (including geotechnical reports if applicable), signed and dated, for PG&E's review. PG&E engineers must review grade changes in the vicinity of our towers. No fills will be allowed which would impair ground-to-conductor clearances. Towers shall not be left on mounds without adequate road access to base of tower or structure.
3. Fences: Walls, fences, and other structures must be installed at locations that do not affect the safe operation of PG&E's facilities. Heavy equipment access to our facilities must be maintained at all times. Metal fences are to be grounded to PG&E specifications. No wall, fence or other like structure is to be installed within 10 feet of tower footings and unrestricted access must be maintained from a tower structure to the nearest street. Walls, fences and other structures proposed along or within the fee strip(s) and/or easement(s) will require PG&E review; submit plans to PG&E Centralized Review Team for review and comment.
4. Landscaping: Vegetation may be allowed; subject to review of plans. On overhead electric transmission fee strip(s) and/or easement(s), trees and shrubs are limited to those varieties that do not exceed 10 feet in height at maturity. PG&E must have access to its facilities at all times, including access by heavy equipment. No planting is to occur within the footprint of the tower legs. Greenbelts are encouraged.
5. Reservoirs, Sumps, Drainage Basins, and Ponds: Prohibited within PG&E's fee strip(s) and/or easement(s) for electric transmission lines.
6. Automobile Parking: Short term parking of movable passenger vehicles and light trucks (pickups, vans, etc.) is allowed. The lighting within these parking areas will need to be reviewed by PG&E; approval will be on a case by case basis. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least 10 feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense AND to PG&E specifications. Blocked-up vehicles are not allowed. Carports, canopies, or awnings are not allowed.
7. Storage of Flammable, Explosive or Corrosive Materials: There shall be no storage of fuel or combustibles and no fueling of vehicles within PG&E's easement. No trash bins or incinerators are allowed.



8. Streets and Roads: Access to facilities must be maintained at all times. Street lights may be allowed in the fee strip(s) and/or easement(s) but in all cases must be reviewed by PG&E for proper clearance. Roads and utilities should cross the transmission easement as nearly at right angles as possible. Road intersections will not be allowed within the transmission easement.

9. Pipelines: Pipelines may be allowed provided crossings are held to a minimum and to be as nearly perpendicular as possible. Pipelines within 25 feet of PG&E structures require review by PG&E. Sprinklers systems may be allowed; subject to review. Leach fields and septic tanks are not allowed. Construction plans must be submitted to PG&E for review and approval prior to the commencement of any construction.

10. Signs: Signs are not allowed except in rare cases subject to individual review by PG&E.

11. Recreation Areas: Playgrounds, parks, tennis courts, basketball courts, barbecue and light trucks (pickups, vans, etc.) may be allowed; subject to review of plans. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least 10 feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense AND to PG&E specifications.

12. Construction Activity: Since construction activity will take place near PG&E's overhead electric lines, please be advised it is the contractor's responsibility to be aware of, and observe the minimum clearances for both workers and equipment operating near high voltage electric lines set out in the High-Voltage Electrical Safety Orders of the California Division of Industrial Safety (<https://www.dir.ca.gov/Title8/sb5g2.html>), as well as any other safety regulations. Contractors shall comply with California Public Utilities Commission General Order 95 ([http://www.cpuc.ca.gov/gos/GO95/go\\_95\\_startup\\_page.html](http://www.cpuc.ca.gov/gos/GO95/go_95_startup_page.html)) and all other safety rules. No construction may occur within 25 feet of PG&E's towers. All excavation activities may only commence after 811 protocols has been followed.

Contractor shall ensure the protection of PG&E's towers and poles from vehicular damage by (installing protective barriers) Plans for protection barriers must be approved by PG&E prior to construction.

13. PG&E is also the owner of distribution facilities throughout many of the areas within the state of California. Therefore, any plans that impact PG&E's facilities must be reviewed and approved by PG&E to ensure that no impact occurs that may endanger the safe and reliable operation of its facilities.



February 15, 2023

County of Humboldt  
Planning Division  
3015 H Street  
Eureka, CA 95501

Re: PLN-2022-17660  
2190 Hooven Road, McKinleyville, CA 95519

Dear County of Humboldt:

Thank you for giving us the opportunity to review the proposed Tentative Parcel Map for Arthur Hooven, Karen Hooven, Elizabeth Hooven, and Susan Crosby. The installation of new gas and electric facilities and/or relocation of existing PG&E facilities will be performed in accordance with common law or Rules and Tariffs as authorized by the California Public Utilities Commission.

Following our review, PG&E recommends the following language be expressly stated for the offer to dedicate Public Utility Easements (PUE):

I/We the undersigned, as Owner(s) of the land shown hereon, do hereby state that I/we am/are the only person(s) whose consent is necessary to pass clear title to said land and do hereby consent to the preparation and recordation of this map and offer for dedication and do hereby dedicate for public uses the Public Utility Easements (PUEs) shown on this map for public utility purposes including electric, gas, communication facilities and all other public utility purposes; together with any and all appurtenances thereto, including the right from time to time to trim and to cut down and clear away or otherwise control any trees or brush. The PUEs hereby offered for dedication are to be kept open and free of buildings, structures and wells of any kind.

The final map must contain a statement setting forth dedications and offers to dedicate interests in real property for public utility purposes. If the offer of dedication has terminated, or the local agency declines to accept it, the applicant maybe required to provide an easement in gross satisfactory to PG&E. Please note that this is our preliminary review and PG&E reserves the right for future review as needed.

Please work with PG&E's Service Planning department at [www.pge.com/cco](http://www.pge.com/cco) for additional services you may require, or for any modification and/or relocation requests.

Sincerely,



A handwritten signature in blue ink that reads 'Justin Newell'.

Justin Newell  
Land Management  
916-594-4068

EXHIBIT A



DEPARTMENT OF PUBLIC WORKS  
COUNTY OF HUMBOLDT

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

ON-LINE  
WEB: CO.HUMBOLDT.CA.US

	PUBLIC WORKS BUILDING		
	SECOND & L ST., EUREKA		
	FAX 445-7409		
ADMINISTRATION	445-7491	NATURAL RESOURCES	445-7741
BUSINESS	445-7652	NATURAL RESOURCES PLANNING	267-9540
ENGINEERING	445-7377	PARKS	445-7651
FACILITY MANAGEMENT	445-7493	ROADS	445-7421

CLARK COMPLEX	
HARRIS & H ST., EUREKA	
FAX 445-7388	
LAND USE	445-7205

**LAND USE DIVISION INTEROFFICE MEMORANDUM**

**TO: Rodney Yandell, Senior Planner**

**FROM: Brenda Howell, Associate Civil Engineer** *BH 02/24/2023*

**RE: SUBDIVISION REQUIREMENTS - IN THE MATTER OF THE HOOVEN, APPLICATION # PLN-2022-17660 PMS, APN 511-191-003, FOR APPROVAL OF A TENTATIVE MAP, CONSISTING OF 10 ACRES INTO 2 PARCELS**

**DATE: 02/24/2023**

-----

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

**These recommendations are based on the tentative map prepared by Kelly-O’Hern dated February 2022 and dated as received by the Humboldt County Planning Division on March 2, 2022.**

NOTE: All correspondence (letters, memos, faxes, construction drawings, reports, studies, etc.) with this Department must include the Assessor Parcel Number (APN) shown above.

**READ THE ENTIRE REPORT BEFORE COMMENCING WORK ON THE PROJECT**

**1.0 MAPPING**

**1.1 EXPIRATION OF TENTATIVE MAP:** Applicant is advised to contact the Planning & Building Department to determine the expiration date of the tentative map and what time extension(s), if any, are applicable to the project. Applicant is responsible for the timely filing of time extension requests to the Planning & Building Department.

Applicant is responsible for completing all of the subdivision requirements prior to expiration of the tentative map. Applicant is advised to promptly address all of the subdivision

requirements in order to avoid the tentative map expiring prior to completion of the subdivision requirements. Applicants are encouraged to contact a land development professional for advice on developing a realistic schedule for the processing of the project.

- 1.2 MAP TYPE:** Applicant must cause to be filed a subdivision map showing monumentation of all property corners to the satisfaction of this Department in compliance with Humboldt County Code §326-31. Subdivision map checking fees shall be paid in full at the time the subdivision map is submitted for checking. County Recorder fees shall be paid prior to submittal of the map to the County Recorder for filing. The subdivision map must be prepared by a Land Surveyor licensed by the State of California -or- by a Civil Engineer registered by the State of California who is authorized to practice land surveying.

All Department charges associated with this project must be paid in full prior to the subdivision map being submitted to the County Recorder for filing.

Applicant shall submit to this Department an electronic copy of the subdivision map, in pdf format, as filed by the County Recorder. [Reference: Government Code §66466(f)]

Prior to submitting the subdivision map to the County Surveyor for map check, applicant shall submit the subdivision map to the utility providers to provide input on necessary public utility easements. Copies of the responses from the utility providers shall be included with the first submittal of the subdivision map to the County Surveyor.

- 1.3 DEPOSIT:** Applicant shall be required to place a security deposit with this Department for inspection and administration fees as per Humboldt County Code §326-13 prior to review of the improvement plans, review of the subdivision map, or the construction of improvements, whichever occurs first.

- 1.4 PROOF OF LEGAL ACCESS:** Applicant shall provide, to the satisfaction of this Department, proof of recorded access from a publicly maintained road to the subject property. The width of the access shall be a minimum of 50 feet and shall be shown on the subdivision map. [Reference: Roadway design standards/classification plats in Section 4.2 of Appendix A of the County Subdivision Ordinance] A reduced right of way as proposed (from Dows Prairie Road to subject parcel) on the tentative map can be used if an exception request is approved by the Planning Commission.

- 1.5 EASEMENTS:** All easements that encumber or are appurtenant to the subdivision shall be shown graphically on the subdivision map. Those easements that do not have a metes and bounds description shall be noted on the subdivision map and shown as to their approximate location.

- 1.6 PRIVATE ROADS:** Pursuant to County Code §324-2(c)(3), the subdivision map shall show the lanes clearly labeled "Non-County Maintained Lane" or "Non-County Maintained Road". Pursuant to County Code §324-2(c)(5), the following note shall appear on the map or instrument of waiver, which shall read substantially as follows:

"If the private lane or lanes shown on this plan of subdivision, or any part thereof, are to be accepted by the County for the benefit of the lot owners on such lane rather than the benefits of the County generally, such private lane or lanes or parts thereof shall first be

improved at the sole cost of the affected lot owner or owners, so as to comply with the specification as contained in the then applicable subdivision regulations relating to public streets."

**1.7 DEDICATIONS:** The following shall be dedicated on the subdivision map, or other document as approved by this Department:

**(a) HOOVEN ROAD (PRIVATE ROAD):**

*Access:* Applicant shall cause to be dedicated on the subdivision map a non-exclusive easement for ingress, egress, and public utilities for the benefit of the parcels/lots within the subdivision in a manner approved by this Department. The easement shall be 50 feet in width.

*PUE:* Applicant shall cause to be dedicated to the County of Humboldt on the subdivision map a 10-foot-wide public utility easement (PUE) adjacent to the right of way for the road or as otherwise approved by this Department. Additional PUEs shall be dedicated in a manner, width, and location approved by this Department.

**(b) NEIGHBORHOOD BOX UNIT (NBU) MAILBOXES:** Prior to submittal of the subdivision map, provide a sign-off from the Post Office on the location of the neighborhood box unit. Applicant shall cause to be dedicated on the subdivision map additional sidewalk easements as necessary to accommodate the NBU.

Note: The Post Office may not require a NBU for this project.

**1.8 LINES OF OCCUPATION:** Applicant shall provide prospective buyers with notice of any fences that are not on the property lines.

**2.0 IMPROVEMENTS**

**2.1 CONSTRUCTION PLANS:** Pursuant to County Code §326-3, construction plans shall be submitted for any required road, drainage, landscaping, and pedestrian improvements. Construction plans must be prepared by a Civil Engineer registered by the State of California. Construction plans shall be on a sheet size of 22" x 34", unless approved otherwise by this Department. Construction of the improvements shall not commence until authorized by this Department. This Department will require the submittal of 1 full size (22" x 34") set and 1 reduced (11" x 17") set of the approved construction plans prior to start of work. (See County Code §326-3)

The construction plans shall show the location of all proposed new utilities and any existing utilities within 10 feet of the improvements. The plans shall be signed as approved by the local fire response agency and public utility companies having any facilities within the subdivision prior to construction authorization by this Department.

Construction plans shall be tied into elevation datum approved by this Department. Projects located within McKinleyville Community Services District (MCSD) area shall be tied to MCSD elevation datum unless waived by this Department.

Unless otherwise waived by this Department, record drawing (“As-Built”) plans shall be submitted for any road, drainage, landscaping, and pedestrian improvements that are constructed as part of this project. Record drawing plans must be prepared by a Civil Engineer registered by the State of California. Once approved by this Department, one (1) set of “wet stamped” record drawings on 22” x 34” mylar sheets shall be filed with this Department.

**2.2 CONSTRUCTION PERIOD:** Construction of improvements for this project will not be allowed to occur between October 15 and April 15 without permission of this Department.

**2.3 TRAFFIC CONTROL DEVICES & SIGNS:** Traffic control devices and signs may need to be placed as required and approved by this Department. All signs and striping on County maintained roads shall be installed by the County at the expense of the developer, unless otherwise approved by the Department.

- (a) A stop sign shall be installed on Hooven Road at its intersection with Dows Prairie Road. When the road is paved, a "stop" pavement marking and limit line shall be installed.
- (b) Pursuant to County Code §324-2(c)(4), non-county maintained roads shall be posted with a sign of at least 2 square feet in size containing substantially the following words in 2" high black letters on a yellow background: "Not a County Maintained Road" or "Not a County Maintained Street". The sign shall be approved by the Department prior to installation.
- (c) Street name signs shall be provided at all road intersections. In State Responsibility Areas, street name signs shall also comply with State Minimum Fire Safe Regulations CCR §1274.02.
- (d) Fire hydrants shall be identified with a retroreflective blue colored raised pavement marker. In State Responsibility Areas, street name signs shall also comply with State Minimum Fire Safe Regulations CCR §1275.04.
- (e) Additional signing and striping may be required by the Department upon review of the improvement plans. This includes, but is not limited to, centerline striping, two way left turn lane striping, bicycle lane striping, edge lines, dead end road signs, no outlet signs, speed limit signs, warning signs, etc....

**2.4 ACCESS ROADS:** The access road serving the subdivision shall be constructed to the satisfaction of this Department as follows:

- (a) The intersection of the subdivision access road and the County road shall be in conformance with the standards for a private road intersection as illustrated in Caltrans standards. The access opening must conform to Humboldt County Code § 341 regarding visibility.
- (b) **Hooven Road:**



- (1) Construct a 20 foot wide road per State Minimum Fire Safe Regulations CCR §1273.01 from intersection of Dows Prairie Road to east property line of subject parcel.
  - (2) Construct turnaround at a maximum distance of 1,320 feet from the intersection of Hooven Road and Dows Prairie Road per State Minimum Fire Safe Regulations CCR §1273.05(d).
  - (3) Construct a turnout in accordance with State Minimum Fire Safe Regulations CCR §1273.06 approximately one eighth of a mile from the intersection of Hooven Road and Dows Prairie Road per the County Roadway Design Manual.
- (c) The access road from the County maintained road to the subject property; and all access road(s) (including driveways) within the subject property shall be certified by a Civil Engineer registered by the State of California to be in conformance with State Minimum Fire Safe Regulations; and in conformance with any exceptions approved by Cal Fire. Conformance shall include but is not limited to: width of traveled way; roadway grade; curve radius; roadway surface; turnouts; turnaround areas; and maximum length of dead-end road. Certification shall be made in a manner approved by this Department.
- (d) In the event that the Civil Engineer is unable to certify that the road(s) are in conformance, the applicant shall cause construction plans to be prepared by a Civil Engineer that show what improvements need to be constructed to bring the road(s) into conformance. The plans shall be submitted for review by this Department. Once the construction plans are authorized for construction by this Department and the applicant constructs the improvements, the engineer shall certify that the road(s) are in conformance.
- (e) Note: Off-site improvements to access roads (such as curve realignments, grade realignments, and turnouts) may require acquisition of easement(s) to construct the proposed road improvements. The applicant is responsible for acquiring any easements and permits that may be necessary to construct the improvements.
- (f) Nothing is intended to prevent the applicant from constructing the improvements to a greater standard.
- (g) Nothing is intended to prevent this Department from approving alternate typical sections, structural sections, drainage systems, and road geometrics based upon sound engineering principals as contained in, but not limited to, the Humboldt County Roadway Design Manual, Caltrans Highway Design Manual, Caltrans Local Programs Manual, Caltrans Traffic Manual, California Manual on Uniform Traffic Control Devices (MUTCD), and AASHTO's A Policy of Geometric Design of Highways and Streets (AKA "The Green Book"). Engineering must not be in conflict with Humboldt County Code or County adopted guidelines and policies.
- (h) The surface of the access road(s) shall conform to the *Structural Section* requirements within this document.

**2.5 STRUCTURAL SECTION:** The access road(s) shall be constructed to a structural section recommended in the soils report and as approved by this Department.

- (a) **For paved road surfaces**, the structural section shall include a minimum of 0.2 feet of Caltrans Type A 1/2" hot mix ("asphalt") over 0.67 foot of Caltrans Class 2 aggregate base. If required by this Department, the structural section of all roads shall be determined by Caltrans R-Value method using a Traffic Index (T.I.) approved by this Department. Based upon soil conditions, this Department may also require a geotextile fabric to be placed on top of the sub grade.
- (b) When widening hot mix ("asphalt") roads, the widened road shall be paved with hot mix. A sawcut is required to ensure a uniform joint between the existing and new pavements. The location of the sawcut shall be approved by this Department based upon the condition of the existing road surface.
- (c) **For unpaved road surfaces**, the structural section shall include a minimum, of 0.5 foot of Caltrans Class 2 aggregate base. Paved surfaces are required for grades in excess of 16%.

**2.6 UNKNOWN IMPROVEMENTS:** Other on-site and/or off-site improvements may be required which cannot be determined from the tentative map and/or preliminary improvement plans at this time. These improvements will be determined after more complete improvement plans and profiles have been submitted to the County for review.

**2.7 UTILITIES:** The proposed improvements may require the undergrounding or relocation of existing facilities at the expense of the applicant. Undergrounding of existing facilities, relocation of existing facilities, or construction of new facilities shall be completed prior to constructing the structural section for the roadway.

If any utilities are required to be installed as a condition of tentative map, the utility work shall be completed prior to constructing the structural section for the road. All laterals shall be extended onto each lot and marked in a manner that they will be easily located at the time of individual hookups. A letter of completion of all work from each involved utility company shall be submitted prior to constructing the roadway structural section. Any utilities that need to be relocated shall be done solely at the subdivider's expense.

Applicant shall remove any abandoned utilities (natural gas, electrical, cable tv, etc.) within the public right of way fronting the subdivision or within the subdivision as directed by this Department.

**2.8 PERMITS:** Pursuant to County Code §411-11 (a)&(b), an encroachment permit is required to be obtained prior to construction from this Department for all work within the right of way of a County maintained road.

**2.9 NEIGHBORHOOD BOX UNIT (NBU) MAILBOXES:** When clustered mailboxes (neighborhood box units) are required by the Post Office, applicant shall obtain approval for the location of the mailbox unit from the Postmaster. The pad for the mailbox unit shall be constructed as part of the subdivision and shall be encompassed by a sidewalk easement or other easement, as approved by this Department. If the NBUs will not be installed by the Post Office, the subdivider shall install the NBUs as part of the subdivision.

Note: The Post Office may not require an NBU for this project.

**2.10 COMPLETION OF IMPROVEMENTS ON PARCEL MAP SUBDIVISION:** When improvements are not constructed before the subdivision map is filed with the County Recorder, the following apply:

- a. Pursuant to Government Code §66411.1 (improvement timing), fulfillment of reasonable on-site and off-site construction requirements may be imposed prior to Parcel Map filing with the County Recorder if found necessary for the public health or safety or orderly development of the area. The following improvements are necessary for the public health or safety or orderly development of the area and shall be completed: (1) within twenty-four (24) months after the filing date of the Parcel Map, or (2) prior to issuance of a building permit on any property subject to this notice, or (3) prior to any other grant of approval for any property subject to this notice, whichever occurs first:

<NONE>

- b. The following improvements shall be completed: (1) prior to issuance of a building permit on any property subject to this notice, or (2) prior to any other grant of approval for any property subject to this notice, whichever occurs first:

Item 2.3 and Item 2.4

- c. The following improvements shall be completed: (1) within twenty-four (24) months after the issuance of a Building Permit on any property subject to this notice, or (2) prior to issuance of an Occupancy Permit for any property subject to this notice, whichever occurs first:

<NONE>

**2.11** The following note shall be placed on the development plan:

"This subdivision was approved with requirements to construct improvements. At the time the parcel map was filed, the improvements were not completed. The subdivision improvements must be completed within the timelines specified in the *Notice of Construction Requirements*. Building permits or other development permits cannot be obtained until the required improvements are constructed to the satisfaction of the County. The improvements required in the *Notice of Construction Requirements* are shown on the improvement plans prepared by \_\_\_\_\_, dated \_\_\_\_\_, and are signed as approved by the County on \_\_\_\_\_. Contact the Land Use Division of the Department of Public Works for details."

The Department shall cause to be recorded at the time of filing of the parcel map with the County Recorder a *Notice of Construction Requirements*.

### **3.0 DRAINAGE**

**3.1 PRELIMINARY DRAINAGE REPORTS:** Any submitted reports have not been through a thorough engineering review. Detailed review and approval will be provided after the tentative map has been approved. This also applies to low impact development submittals.

- 3.2 DRAINAGE ISSUES:** Applicant shall be responsible to correct any involved drainage problems associated with the subdivision to the satisfaction of this Department.
- 3.3 DRAINAGE REPORT:** Applicant must submit a complete hydraulic report and drainage plan regarding the subdivision for review and approval by this Department. The report and plan must be prepared by a Civil Engineer registered by the State of California. This may require the construction of drainage facilities on-site and/or off-site in a manner and location approved by this Department.
- 3.4 LOW IMPACT DEVELOPMENT (LID):** The subdivision is required to comply with County Code §337-13. The applicant shall submit a Storm Water Information Sheet for review and approval by the County. The improvement plans must incorporate LID strategies for the entire subdivision, including roads, lots, and other areas.

At the time that the subdivision improvements are constructed, the LID elements related to an individual lot may be deferred until such time as the lot is developed. It is intended that any deferred LID strategies shown on the improvement plans for a lot are conceptual in nature and subject to adjustment/refinement at the time that the building permit is applied for. Any deferred LID improvements must be shown and identified on the Development Plan.

When there will be deferred LID improvements, a separate sheet in the improvement plans shall be provided for the LID concepts proposed for the individual lots. It is intended that this sheet will be attached to the development plan to facilitate issuance of a building permit at a later time.

#### **4.0 GRADING**

<NONE>

#### **5.0 MAINTENANCE**

- 5.1 MAINTENANCE OF IMPROVEMENTS:** The improvements to be constructed as part of this subdivision will not be maintained by the County. Pursuant to Humboldt County Code §324-2 (b) regarding Private Lanes, the Applicant must provide a permanent maintenance plan acceptable to this Department for all improvements including, but not limited to, the following: roads, drainage systems (pipes, drainage inlets, detention basins), pedestrian facilities, and landscape areas. An engineer's estimate for the cost of yearly maintenance must be approved by this Department. Maintenance shall be provided by a maintenance association, district, or other means as approved by this Department. More than one maintenance plan may be required.

Based upon the tentative map, it appears that the following will need to be maintained by a maintenance plan:

- A maintenance plan for the non-county maintained road known as Hooven Road.

If a maintenance association currently exists for the access road, applicant shall attempt to the satisfaction of this Department to annex the subdivision into the existing road maintenance association. That portion of this condition regarding road maintenance may be waived if the applicant provides evidence satisfactory to this Department that the subject property already belongs to a maintenance association for the access road(s).

A maintenance plan is not required for driveways; as driveways serve only one parcel. A maintenance plan is *optional* for roads that serve only two parcels. A maintenance plan is required for roads serving three or more parcels.

**6.0 DEVELOPMENT PLAN**

<NONE>

**7.0 LANDSCAPING**

<NONE>

// END //

**From:** [Rian, Kathryn\(Katie\)@Wildlife](mailto:Rian,Kathryn(Katie)@Wildlife)  
**To:** [Yandell, Rodney](mailto:Yandell,Rodney)  
**Subject:** Hooven Minor Subdivision PLN-2022-17660  
**Date:** Tuesday, February 21, 2023 7:57:50 AM

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**Caution:** This email was sent from an EXTERNAL source. Please take care when clicking links or opening attachments.

Hi Rodney,

I received a referral for the Hooven Minor Subdivision (PLN-2022-17660; APN 511-191-003-000) in McKinleyville and would like to make the following observations and recommendations:

- Although the biological assessment argues formalizing the subdivision will have a less than significant impact on biological resources, the eventual development of the vacant parcel may have potentially significant impacts, which the cursory letter fails to adequately evaluate. Aerial imagery suggests the building envelope and driveway have already been at least partially cleared; if the eventual development differs significantly from current site plans in terms of size, configuration, placement, etc., CDFW recommends the County request a more thorough biological assessment prepared by a qualified professional. The assessment should include appropriately timed rare plant surveys, an assessment of wildlife habitat, and a preliminary evaluation of the potential for wetlands and aquatic habitats. A formal wetland delineation may be necessary if reconnaissance surveys suggest wetlands or other aquatic resources are present on the property.
- When the vacant parcel is eventually developed, CDFW strongly recommends that any necessary vegetation removal be done outside of the nesting bird season (generally March 15 – August 15). Alternatively, although discouraged due to the potential for project delays and associated costs, a qualified biologist shall survey for active bird nests no more than seven days prior to the start of any project-related activities with the potential to impact nesting birds. If an active nest is found, the permittee should consult with CDFW regarding appropriate site-specific avoidance measures and buffer distances. If there is a lapse in project-related activities of seven days or more, the biologist should re-survey the area before work resumes.
- CDFW always encourages the use of locally appropriate native plants in landscaping and any vegetated LID features. At minimum, the planting palette should avoid invasive species listed in the Cal-IPC Inventory.

Please feel free to contact me if you have any questions or would like to discuss my recommendations in more detail.

Thanks,  
Katie

**Kathryn M. Rian**

Environmental Scientist  
Coastal Conservation Humboldt/Del Norte  
California Department of Fish and Wildlife

619 2<sup>nd</sup> St, Eureka, CA 95501  
[Kathryn.Rian@Wildlife.ca.gov](mailto:Kathryn.Rian@Wildlife.ca.gov)



COUNTY OF HUMBOLDT  
PLANNING AND BUILDING DEPARTMENT  
CURRENT PLANNING  
3015 H STREET, EUREKA, CA 95501 ~ PHONE (707) 445-7245

E-mailed  
2.14.22

2/9/2023

**Project Referred To The Following Agencies:**

County Counsel, Environmental Health, PW Land Use, Building Inspections, CSD: McKinleyville, FPD: Arcata, RWQCB, School District: McKinleyville Union, School District: Northern Humboldt Unified School District, Cal Fish & Wildlife, CA Division of Water Rights, Bear River Band, Blue Lake Rancheria, NWIC, Wiyot Tribe, PGE

**Applicant Name** Art Hooven **Key Parcel Number** 511-191-003-000

**Application (APPS#)** PLN-2022-17660 **Assigned Planner** Rodney Yandell 707-268-3732

Please review the above project and provide comments with any recommended conditions of approval. To help us log your response accurately, please include a copy of this form with your correspondence.

Questions concerning this project may be directed to the assigned planner for this project between 8:30am and 5:30pm Monday through Friday.

County Zoning Ordinance allows up to 15 calendar days for a response. If no response or extension request is received by the response date, processing will proceed as proposed.

If this box is checked, please return large format maps with your response.

**Return Response No Later Than: 2/24/2023**

Planning Clerk  
County of Humboldt Planning and Building Department  
3015 H Street  
Eureka, CA 95501  
**Email:** PlanningClerk@co.humboldt.ca.us **Fax:** (707) 268 - 3792

**We have reviewed the above application and recommend the following (please check one):**

- Recommend Approval. The department has no comment at this time.
- Recommend Conditional Approval. Suggested conditions attached.
- Applicant needs to submit additional information. List of items attached.
- Recommend Denial. Attach reasons for recommended denial.

Other Comments: \_\_\_\_\_

DATE:

2/13/23

PRINT NAME:

Julie Gilannini Previde