

# Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: \_\_\_\_\_

Project Title: Jackson Major Subdivision

Lead Agency: County of Humboldt - Planning and Building Department

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Project Location: Mckinleyville

Humboldt

*City*

*County*

Project Description (Proposed actions, location, and/or consequences).

The project is a Major Subdivision of a 3.1-acre parcel into five parcels ranging in size from 6,610 square feet to 10,940 square feet. The proposal also includes creation of a 78,850-square-foot remainder parcel which is improved with an existing single-family dwelling, a manufactured home (Accessory Dwelling Unit (ADU)), detached barn, and shed. Several trees will require removal due to a conflict with future lot development and the location of the proposed cul-de-sac that will service the proposed lots. Sewer and water service is provided to the existing residence by the McKinleyville Community Services District (MCSD) and the new parcels will also receive services from MCSD.

Access to the proposed new lots would occur via a single street extension of Lonestar Drive, with access to individual lots provided by a cul-de-sac street with a hammerhead turn-around. In addition to five residential parcels, an existing 18-foot wide storm drainage easement and 18-inch storm drain will remain on the eastern portion of parcel two. A new water detention basin and vegetated drainage swale will also be constructed to mitigate stormwater runoff from the ultimate anticipated build-out of the subdivision with residential homes and paved driveways. This would be maintained by a homeowner's association, the MCSD or the County.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The proposed project would result in potentially significant impacts, which are mitigated to less than significant:

Biological Resources:

Mitigation Measure BIO-1: Shore Pines. As part of the Subdivision Improvement Plans, the Applicant shall show building envelopes on the proposed lots. The location of the property lines and building envelopes shall be adjusted to preserve as many of the shore pines as possible. Shore pines less than 12 inches in diameter that are to be removed shall be replaced at a 1:1 ratio. Shore pines larger than 12 inches in diameter (minus the hazard tree identified on the north side of the parcel) shall be replaced at a 3:1 ratio. Planting can be on site along the perimeter fence line, or near the proposed detention basin. The trees shall be maintained in a living condition for no less than two years.

Mitigation Measure BIO-2: Nesting Birds. Vegetation removal shall occur outside the nesting season (most native birds' nest between March 15 – Aug 15). If vegetation removal during the nesting season must occur, verification of active nest absence shall be conducted by a qualified biologist, and the County Planning Division shall be notified immediately.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

None.

Provide a list of the responsible or trustee agencies for the project.

Ca Department of Fish and Wildlife, Humboldt County Department of Public Works, Land Use Division, Humboldt County Aviation Division, RWQCB