

CALIFORNIA COASTAL COMMISSION

NORTH COAST DISTRICT OFFICE

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F 13a

MEMORANDUM

Date: June 12, 2007

To: Commissioners and Interested Parties

From: Peter Douglas, Executive Director
Robert S. Merrill, District Manager – North Coast District
Melissa B. Kraemer, Coastal Program Analyst – North Coast District

Subject: **Addendum to Commission Meeting for Friday, June 15, 2007**
North Coast District Item F 13a, CDP Amendment Request No. 80-P-046-A1
(Humboldt County Public Works Department)

STAFF NOTE

Staff is proposing to make certain changes to the staff recommendation on Coastal Development Permit Amendment Application No. 80-P-046-A1. The permit amendment proposes revisions to a special condition of the original permit to allow the applicant to amend an open-space easement over riparian habitat and surrounding forestland to allow for development of a pedestrian-only interpretive trail through the easement and a bridge spanning Widow White Creek. The permit amendment application submitted by the applicant described the portion of the open-space easement affected by the proposed trail as 200 feet long and not more than 2,000 square feet in size. The staff recommendation of May 31, 2007 recommends a maximum 20-ft width for the trail corridor to accommodate the trail and related construction activities and at the same time minimize encroachment into the open space area. The applicant, after reviewing the staff recommendation, informed staff that the physical size of the westerly abutment of the bridge crossing Widow White Creek is 25 feet, exceeding the maximum allowable 20-foot width for the proposed developments within the open-space easement.

Expanding the width of the allowable trail corridor to accommodate the 25-foot-wide bridge abutment would not adversely affect the riparian habitat. Therefore, staff is revising Special Condition No. 3 and related findings as written in the staff report to allow for amending the open-space easement, as recommended, with the minor change that a width of 35 feet (rather than 20 feet) is the maximum allowable at the westerly bridge abutment to accommodate bridge

installation. A width of 20 feet remains as the recommended maximum for the remainder of trail development in the approximately 200-foot long proposed project area.

Staff continues to recommend that the Commission approve the amended project with the special conditions included in the staff recommendation of May 31, 2007, as modified by the revisions described below.

I. REVISIONS TO STAFF RECOMMENDATION

The revisions to the staff report dated May 31, 2007, including the modification of special condition language and related findings, are discussed below.

Text to be deleted is shown in ~~striketrough~~; text to be added appears in ***blocked bold italics***; text that was amended in Special Condition No. 3 of the May 31, 2007 staff recommendation appears in **bold double-underline**.

- *Add the following new text to Special Condition No. 3 on page 6:*

Prior to the issuance of a permit, the applicant shall execute and record a document, in a form and content approved by the Executive Director, irrevocably offering to dedicate, to a public agency or private association approved by the Executive Director, an open space easement over the riparian habitat contained on the subject parcel as depicted in Exhibit 3. Said easement shall prohibit any new residential development, grading or vegetation removal activities. This easement shall be recorded free of prior liens and encumbrances except for tax liens, and shall run with the land for a period of 21 years from the date of recordation. **Said easement may be amended to allow for the development, maintenance, and public use of a trail that has been permitted consistent with Sections 3.41.F.3 and 3.41.F.5 of the McKinleyville Area Plan and is located over a strip of land no more than twenty feet in width within the portion of the open-space easement area generally depicted on Exhibit No. 11, including related brush removal, grading, compaction, and construction of an interlocking cribbed step structure, and except at the westerly abutment for a bridge spanning Widow White Creek, where the width of the strip of land may be no more than thirty-five feet in width.**

- *Revise Section IV-A-4 "Description of Permit Amendment" on pages 10-11 as follows:*

The applicant proposes to amend Special Condition No. 3 of CDP No. A-248-80 (the original permit granted to the Hartman Bulb Farm Company; Exhibit No. 4) to allow for the construction of the proposed trail through the subject parcel, which is encumbered by the open-space easement restrictions (including no grading, vegetation removal, or installation of structures within the "protected area"). Special Condition No. 3, as proposed for amendment **modified and reimposed by the Commission to accommodate the applicant's amendment request**, would allow for the open-space easement to be

amended to allow for the development, maintenance, and public use of a trail over a strip of land no more than 20 feet in width within a specified portion of the open-space easement area, including related brush removal, grading, compaction, and construction of an interlocking cribbed step structure, and except at the westerly abutment for a bridge spanning Widow White Creek, where the width of the strip of land may be no more than thirty-five feet in width.

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F 13a

Date Filed:	May 21, 2007
49 th Day:	July 9, 2007
180 th Day:	November 17, 2007
Staff:	Melissa B. Kraemer
Staff Report:	May 31, 2007
Hearing Date:	June 15, 2007
Commission Action:	

STAFF REPORT:
PERMIT AMENDMENT

APPLICATION NO.: **80-P-046-A1**

APPLICANT: **Humboldt County Public Works Department**

PROJECT LOCATION: Along Widow White Creek on the north side of Pacific Sunset Subdivision, off of Fortune Street, McKinleyville, Humboldt County (APN 511-401-12).

DESCRIPTION OF PROJECT

PREVIOUSLY APPROVED: Divide 36 acres into 38 residential lots and one commercial lot.

DESCRIPTION OF

AMENDMENT REQUEST: Modify Special Condition No. 3 to allow for construction of a pedestrian-only interpretive trail within an open-space easement placed over the riparian habitat and adjoining lands on the subject parcel and which prohibits any new residential development, grading, or vegetation removal activities. The proposed trail would link existing segments of the Hammond Coastal Trail to the north and south and would affect approximately 2,000 square feet of the open-space easement (200-ft long by 10-ft wide).

SUBSTANTIVE FILE: 1) Commission CDP File No. 80-P-46 (Hartman Bulb Farm
DOCUMENTS Company);
2) LCP Amendment No. HUM-MAJ-1-03 ;
3) County of Humboldt CDP-06-50 / CUP-06-13 / SP-06-56
(Humboldt County Public Works Department);
4) County of Humboldt Local Coastal Program

SUMMARY OF STAFF RECOMMENDATION:

The proposed permit amendment is prompted by the proposed construction of a trail that would cross the subject parcel within an area along the riparian corridor of Widow White Creek that the original coastal development permit required be protected by an open-space easement. Staff recommends that the Commission approve with conditions the requested amendment to modify Special Condition No. 3 of the coastal development permit originally granted in 1982 to the Hartman Bulb Farm Company (CDP No. A-248-80) for the subdivision of 36 acres into 38 residential lots and one commercial lot on the northwest side of Highway 101 and Murray Road, McKinleyville, Humboldt County.

In its original approval, the Commission imposed four special conditions, one of which provided for open-space preservation. Special Condition No. 3 required the applicant to record an offer to dedicate an open-space easement over the riparian habitat and surrounding lands around Widow White Creek in which new residential development, grading, and vegetation removal would be prohibited. The Irrevocable Offer to Dedicate Open-space Easement and Declarations of Restrictions, which was recorded in August of 1984 and accepted in August of 2005 by the State Coastal Conservancy, limits the use of the “protected land” (which includes the subject parcel) to “natural open space for habitat protection, private recreation, and resource conservation uses.”

The proposed permit amendment requests a modification of Special Condition No. 3 to allow for the construction of a public, pedestrian-only interpretive trail segment within the open-space easement. The trail segment would link two other portions of the Hammond Trail, which is an approximately 5-mile long portion of the California Coastal Trail. As the subject property is located within an area of the County’s coastal zone for which an LCP was certified by the Commission subsequent to the Commission’s 1982 approval of the original permit, authorization for the physical construction of the trail itself is within the County’s jurisdiction and is not a part of the permit amendment request before the Commission. The County Public Works Department applied separately and subsequently received coastal development permit authorization from the County for the actual trail construction. Furthermore, the County was granted a trail easement through the subject parcel from the property owner in 1994.

Staff believes the development as amended is consistent with the certified Humboldt County Local Coastal Program and the public access policies of the Coastal Act. Additionally, the proposed amendment would not lessen or avoid the intent of the approved or conditionally approved permit and subsequent permit amendments. The LCP was amended in 2004 specifically to allow for public access crossings of creeks and riparian areas for passive recreation and education. The Commission found that the use was a form of nature study which is allowed within wetlands under Section 30233(a)(7) of the Coastal Act and a resource-dependent use allowable within environmentally sensitive habitat areas (ESHA) under Section 30240. Similarly, the trail use to be allowed by this amendment is a resource-dependent use, the proposed trail is small in scale, involves only minimal development, and will not significantly disrupt the natural resources within the riparian area. Allowing for limited public access along a defined trail within a very small portion of the protected area is also consistent with the objectives that the open-space easement was intended to serve. Furthermore, the use for limited public access is similar, in terms of impact, to the private recreational use, which is a permitted use under the existing open-space easement.

Accordingly, staff recommends that the Commission reimpose one of the four special conditions of the original with revisions to allow for development of the pedestrian-only interpretive trail as approved by the County. Staff also recommends that the Commission find that the amended development as conditioned is consistent with the certified Humboldt County LCP and the Chapter 3 public access policies of the Coastal Act.

The Motion to adopt the staff recommendation can be found on Page 5.

STAFF NOTES:

1. Procedural Note

Section 13166 of the California Code of Regulations states that the Executive Director shall reject an amendment request if: (a) it lessens or avoids the intent of the approved permit; unless (b) the applicant presents newly discovered material information, which he or she could not, with reasonable diligence, have discovered and produced before the permit was granted.

On October 15, 1982, the Commission approved Coastal Development Permit No. A-248-80 (Hartman Bulb Farm Company) for the subdivision of 36 acres into 38 residential lots and one commercial lot. The Commission approved the project with four special conditions, one of which was intended to address open-space preservation of the riparian habitat associated with Widow White Creek on the subject parcel. Special Condition No. 3 required the applicant to record an offer to dedicate an open-space easement over the riparian habitat around Widow White Creek and surrounding lands in which new residential development, grading, and vegetation removal would be prohibited. The

Irrevocable Offer to Dedicate Open-space Easement and Declarations of Restrictions, which was recorded in August of 1984 and accepted in August of 2005 by the State Coastal Conservancy, limits the use of the “protected land” (which includes the subject parcel) to “natural open space for habitat protection, private recreation, and resource conservation uses.”

The proposed permit amendment requests a modification of Special Condition No. 3 to allow for the construction of a public pedestrian-only interpretive trail segment within the open-space easement. The trail segment would link two other portions of the Hammond Trail, which is an approximately 5-mile long portion of the California Coastal Trail. As the subject property is located within an area of the County’s coastal zone for which an LCP was certified by the Commission subsequent to the Commission’s 1982 approval of the original permit, authorization for the physical construction of the trail itself is within the County’s jurisdiction and not a part of the permit amendment request before the Commission. The County Public Works Department applied separately and subsequently received coastal development permit authorization from the County for the actual trail construction.

The Executive Director has determined that the proposed amendment would not lessen or avoid the intent of the approved or conditionally approved permit and subsequent permit amendments. Amending the original permit to allow for a public access trail in this area as approved by the County is consistent with the policies of the Coastal Act and with the certified County LCP. Indeed, the LCP was amended in 2004 specifically to allow for public access crossings of creeks and riparian areas for passive recreation and education. The Commission found that the use was a form of nature study which is allowed within wetlands under Section 30233(a)(7) of the Coastal Act and a resource dependent use allowable within environmentally sensitive habitat areas (ESHA) under Section 30240. Similarly, the trail use to be allowed by this amendment is a resource-dependent use, the proposed trail is small in scale, involves only minimal development, and will not significantly disrupt the natural resources within the riparian area. Allowing for limited public access along a defined trail within a very small portion of the protected area is also consistent with the objectives that the open-space easement was intended to serve. Furthermore, the use for limited public access is similar, in terms of impact, to the private recreational use, which is a permitted use under the existing open-space easement.

Therefore, for the reasons discussed above, the Executive Director has determined that the proposed amendment would not lessen or avoid the intent of the approved permit and has accepted the amendment request for processing.

2. Commission Jurisdiction and Standard of Review

The project subject to this coastal development permit amendment is located to the north and west of Murray Road and State Highway 101, within an area certified under the McKinleyville Area Plan of the Humboldt County Local Coastal Program. The project

site is located between the first through public road and the sea. Therefore, the standard of review that the Commission must apply to the project is the certified Humboldt County Local Coastal Program and the Chapter 3 public access and recreation policies of the Coastal Act.

3. Scope

This staff report addresses only the coastal resource issues affected by the proposed permit amendment, provides recommended special conditions to reduce and mitigate significant impacts to coastal resources caused by the development as amended in order to achieve consistency with the certified LCP and the public access and recreation policies of the Coastal Act, and provides findings for conditional approval of the amended development. All other analysis, findings, and conditions related to the originally permitted development, except as specifically affected by the proposed permit amendment and addressed herein, remain as stated within the original permit approval adopted in by the Commission on October 15, 1982.

I. MOTION, STAFF RECOMMENDATION, AND RESOLUTION:

The staff recommends that the Commission adopt the following resolution:

Motion:

I move that the Commission approve the proposed amendment to Coastal Development Permit No. A-248-80 pursuant to the staff recommendation.

Staff Recommendation of Approval:

Staff recommends a **YES** vote. Passage of this motion will result in approval of the permit amendment as conditioned and adoption of the following resolution and findings. The motion passes only by affirmative vote of a majority of the Commissioners present.

Resolution to Approve with Conditions:

The Commission hereby approves the proposed permit amendment and adopts the findings set forth below, subject to the conditions below, on the grounds that the development with the proposed amendment, as conditioned, will be in conformity with the certified Humboldt County LCP and the public access policies of the Coastal Act. Approval of the permit complies with the California Environmental Quality Act because all feasible mitigation measures and alternatives have been incorporated to substantially lessen any significant adverse impacts of the development on the environment.

II. STANDARD CONDITIONS: See Attachment A.

III. SPECIAL CONDITIONS:

Note: Special Condition Nos. 1, 2, and 4 of the original permit are reimposed as conditions of this permit amendment without any changes and remain in full force and effect. They are attached in Exhibit No. 4. Special Condition No. 3 of the original permit is modified and reimposed as a condition of Permit Amendment No. 80-P-046-A1. For comparison, the text of the original permit conditions are included in Exhibit No. 4.

Deleted wording within the modified special conditions is shown in ~~striketrough~~ text, new condition language appears as **bold double-underlined** text.

3. Open Space Preservation.

Prior to the issuance of a permit, the applicant shall execute and record a document, in a form and content approved by the Executive Director, irrevocably offering to dedicate, to a public agency or private association approved by the Executive Director, an open space easement over the riparian habitat contained on the subject parcel as depicted in Exhibit 3. Said easement shall prohibit any new residential development, grading or vegetation removal activities. This easement shall be recorded free of prior liens and encumbrances except for tax liens, and shall run with the land for a period of 21 years from the date of recordation. **Said easement may be amended to allow for the development, maintenance, and public use of a trail that has been permitted consistent with Sections 3.41.F.3 and 3.41.F.5 of the McKinleyville Area Plan and is located over a strip of land no more than twenty feet in width within the portion of the open-space easement area generally depicted on Exhibit No. 11, including related brush removal, grading, compaction, and construction of an interlocking cribbed step structure and westerly abutment for a bridge spanning Widow White Creek.**

IV. FINDINGS AND DECLARATIONS:

The Commission hereby finds and declares the following:

A. Project and Site Description

1. Background and Project Setting

The Coastal Commission issued Coastal Development Permit No. A-248-80 on October 15, 1982 to the Hartman Bulb Farm Company for development consisting of the division of 36 acres into 38 residential lots (the Pacific Sunset subdivision) and one commercial lot (Exhibit No. 4). The subject property is part of the Pacific Sunset Subdivision located

west of Highway 101 and north of Murray Road off of Fortune Street in the McKinleyville area of Humboldt County. The proposed permit amendment is prompted by the proposed construction of a trail that would cross the subject parcel within an area along the riparian corridor of Widow White Creek that the original coastal development permit required be protected by an open-space easement. The Irrevocable Offer to Dedicate Open-space Easement and Declarations of Restrictions, which was recorded in August of 1984 and accepted in August of 2005 by the State Coastal Conservancy, limits the use of the “protected land” (which includes the subject parcel) to “natural open space for habitat protection, private recreation, and resource conservation uses.” The proposed trail would consist of an approximately 200-foot long portion of a larger trail project that will link two discontinuous segments of the Hammond Coastal Trail (known as the “Hole in the Hammond Trail”), which extends for approximately 5 miles along the coast through the community of McKinleyville (see Exhibit No. 2). The project area on the subject parcel (Norell APN 511-401-12; see Exhibit No. 3) ranges in elevation from approximately 15 to 30 feet. The total project footprint on the subject parcel would total approximately 2,000 square feet (an approximately 200 feet long by 10-ft wide trail). See Exhibit No. 10 for details.

The Humboldt County Planning Commission approved, with special conditions, the trail construction project at its March 1, 2007 meeting. The County’s Coastal Development Permit (CDP-06-50), Conditional Use Permit (CUP-06-13), and Special Permit (SP-06-56) became effective on April 2, 2007, allowing for development of both the pedestrian-only interpretive trail segment and the paved multi-use trail segment of the “Hole in the Hammond Trail.”

In addition to being located within an open-space easement area, the subject area relevant to the proposed permit amendment is within a trail easement that was granted to Humboldt County in 1994 (No. 1994-31055-5 of Official Records of Humboldt County; see Exhibit No. 9). The County is currently working with the subject property owner (Norell) to acquire an additional trail easement that effectively widens the area for the westerly bridge abutment, as during the final design phase it was discovered that there had been changes in the streambank topography since 1994 when the original trail easement was prepared, and an additional trail easement is necessary to allow optimal design for the bridge (see Exhibit No. 9).

The subject project area lies within a Sitka spruce forest and riparian area that surrounds Widow White Creek, a small watershed that empties into the Mad River estuary northwest of the Pacific Sunset subdivision (see Exhibit Nos. 1 and 2). The forest is mostly closed-canopy and dominated by Sitka spruce (*Picea sitchensis*), with an understory of false lily-of-the-valley (*Maianthemum dilatatum*), English ivy (*Hedera helix*), and various other native and nonnative herbs and shrubs typical of Sitka spruce forest habitat. A rare plant survey and wetland delineation was conducted for the project (as part of an Initial Study to determine the potential environmental impacts in accordance with CEQA). The Sitka spruce forest is not ESHA, although the riparian area

adjoining the creek is considered ESHA. No rare, endangered, or threatened plant species were identified within the project area, including the portion of the trail subject to the proposed permit amendment. Wetlands, which harbored hydrophytic vegetation, hydric soils, and wetland hydrology, were identified within the stream channel near the bridge crossing and are another form of ESHA at the site. However, the wetland area will not be impacted by the project, as approved by the County. Based on the results of the Initial Study, the Humboldt County Board of Supervisors adopted a Mitigated Negative Declaration for the project on June 27, 2006.

2. Description of Originally Approved Project

The Coastal Commission issued Coastal Development Permit No. A-248-80 on October 15, 1982 to the Hartman Bulb Farm Company for development consisting of the division of 36 acres into 38 residential lots (the Pacific Sunset subdivision) and one commercial lot (Exhibit No. 4). The permit contained a condition prohibiting development within a portion of land on the north side of the property, associated with the southern portion of the riparian corridor of Widow White Creek. In August of 1984, the Hartman Bulb Farm Company recorded an Irrevocable Offer to Dedicate Open-space Easement and Declarations of Restrictions (Exhibit No. 7). The open-space easement was accepted by the State Coastal Conservancy in August of 2005 (No. 2005-29369-2 of Official Records of Humboldt County; Exhibit No. 8).

The Conservancy's open-space easement (Exhibit No. 7) limits the use of the "protected land" (which includes the subject parcel) to "natural open space for habitat protection, private recreation, and resource conservation uses." The open-space easement specifies the following with respect to "use of property":

"No development as defined in Public Resources Code, Section 30106, attached hereto as Exhibit C and incorporated herein by this reference, including but not limited to, removal of trees and other major or native vegetation, grading, paving, or installation of structures such as signs, buildings, etc., shall occur or be allowed on the Protected Land with the exception of the following subject to applicable governmental regulatory requirements:

- (a) the removal of hazardous substances or conditions or diseased plants or trees.
- (b) the removal of any vegetation which constitutes or contributes to a fire hazard to residential use of neighboring properties, and which vegetation lies within 100 feet of existing or permitted residential development;
- (c) the installation or repair of underground utility lines and septic systems." *[Emphasis added.]*

Because the project, as approved by the County (and as described in Section IV-A-3 below) involves grading, vegetation removal, and the installation of cribbed steps and interpretive and informational signage (all of which are prohibited under the open-space easement), the Conservancy and Humboldt County currently are collaborating to amend the open-space easement to allow for construction of the proposed pedestrian trail within the trail easement, which, in turn, passes through the open-space easement (see Exhibit No. 6).

3. Trail Use That Will Be Authorized Within a Portion of the Open-Space Easement Area By This Coastal Development Permit Amendment

Development of the Hammond Coastal Trail began nearly 25 years ago with the immediate goal of converting the abandoned Little River and Hammond Railroad line west of McKinleyville into a recreation trail. The ultimate goal is to have a continuous trail system linking the coastal communities between Trinidad and Fortuna.

The Hammond Trail currently consists of two discontinuous segments separated by the “Hole in the Hammond Trail” between Murray Road and Letz Avenue. The connecting trail between the two segments was originally intended to go along the bluffs adjacent to the beach. However, after the Mad River began migrating in the 1980s and 1990s, that route became part of the Mad River estuary and is no longer feasible. In 1994, the County of Humboldt acquired easements on property along Widow White Creek for the purpose of completing the Hammond Trail in this area. One of these trail easements (No. 1994-31055-5 of Official Records of Humboldt County; Exhibit No. 9), on parcel APN 511-401-12 (formerly APN 511-011-12), is also subject to the open-space easement associated with CDP No. A-248-80 (accepted by the State Coastal Conservancy, as discussed above; Exhibit Nos. 7 and 8).

The proposed permit amendment is prompted by the proposed construction of a trail that would cross the subject parcel within an area along the riparian corridor of Widow White Creek that the original coastal development permit required be protected by an open-space easement. The trail use that will be authorized within a portion of the open-space easement area by this coastal development permit amendment will be constructed within the forested hillsides adjacent to Widow White Creek (see Exhibit No. 11). The trail will be accessible to pedestrians (and dogs on leash). The trail will be surfaced with compacted gravel and will have a width of between four and six feet. The trail will begin at the northwest corner of the Sand Pointe subdivision and follow a County-owned easement on the Slagle property (APN 511-011-19), cross the Norell property (APN 511-401-12), re-enter the Slagle property, and intersect with the McKinleyville Community Services District Pump Station access road. The trail will cross Widow White Creek over a prefabricated fiberglass bridge (see Exhibit No. 10 for project plans).

The trail use that will be authorized within a portion of the open-space easement area by this coastal development permit amendment has also been designed to prevent significant

environmental impacts. The trail is to be constructed above the ordinary-high-water mark level of Widow White Creek and above the top of bank. The distance from the active channel will range from approximately 20 feet to over 100 feet, except where the trail crosses the creek. The trail will cross Widow White Creek over a 60-foot long pre-fabricated bridge which has been designed to withstand the 100-year flood. The deck of the bridge is to be positioned approximately 10 feet above the creek bed. The ends of the bridge are to be situated well above the banks on either side of the creek. Placement of the bridge will not require work within the stream channel and will not require excavation or fill placement within the creek banks. Placement of the bridge will be at an approximate right angle to the stream (see plans in Exhibit No. 10).

Appropriate erosion control measures are to be used during construction to reduce potential impacts to water quality, including placing straw on new slopes and soil that becomes bare due to construction activities. Construction of the trail will require the removal of understory vegetation along the trail alignment. However, no trees greater than six inches diameter-at-breast-height are to be removed, and the majority of the removed vegetation will be transplanted along the trail at other locations. Stem cuttings of native plants are to be planted on newly created slopes. The majority of construction activities are to be accomplished with hand tools to minimize potential ground disturbance impacts. In addition, cribbed steps are to be installed to minimize the extent of cutting and filling into the existing hillslope.

The trail will provide opportunity for viewing and learning about Widow White Creek and its riparian corridor, which provides valuable habitat for wildlife. Interpretive signs will be installed to provide information on the special features of Widow White Creek and guidance on avoiding impacts to the environment. Informational signs will be placed at the trail entrances and along the trails to provide guidance on interacting with other trail uses and respecting private property. Fencing will be installed along the sides of the trail in certain areas to protect private property and sensitive natural resources (see Exhibit No. 10 for more details).

The trail has been identified in various community planning documents including the certified Humboldt County LCP (McKinleyville Area Plan segment), McKinleyville Parks and Recreation Plan, Humboldt County Trails Plan, and others.

4. Description of Permit Amendment

The applicant proposes to amend Special Condition No. 3 of CDP No. A-248-80 (the original permit granted to the Hartman Bulb Farm Company; Exhibit No. 4) to allow for the construction of the proposed trail through the subject parcel, which is encumbered by the open-space easement restrictions (including no grading, vegetation removal, or installation of structures within the “protected area”). Special Condition No. 3, as proposed for amendment, would allow for the open-space easement to be amended to allow for the development, maintenance, and public use of a trail over a strip of land no

more than 20 feet in width within a specified portion of the open-space easement area, including related brush removal, grading, compaction, and construction of an interlocking cribbed step structure and westerly abutment for a bridge spanning Widow White Creek.

B. Environmentally Sensitive Habitat Areas

1. Summary of Applicable LCP Provisions

Section 3.40 of the McKinleyville Area Plan states, in applicable part:

*** 30240. (a) *Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on those resources shall be allowed within those areas.*

(b) *Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade those areas, and shall be compatible with the continuance of those habitat and recreation areas. [emphasis added]*

Section 3.41.F.3 of the McKinleyville Area Plan states, in applicable part:

New development within stream channels shall be permitted when there is no less environmentally damaging feasible alternative, where the best feasible mitigation measures have been provided to minimize adverse environmental effects, and shall be limited to:

...
b. *...trail crossings consistent with the provisions of Section 3.41.F.5.h*
...

Section 3.41.F.5 of the McKinleyville Area Plan states, in applicable part:

New development within riparian corridors shall be permitted when there is no less environmentally damaging feasible alternative, where the best mitigation measure feasible have been provided to minimize adverse environmental effects and shall be limited to the following uses: ...

...
h. *Public access trails provided that the length of the trail within the riparian corridor shall be minimized, where feasible, by rights of way which cross streams at right angles, which are kept as far up slope as possible, which involve a minimum of slope disturbance and vegetation clearing, and are the minimum width necessary.*
...

Section 3.41.F.5.h above is also repeated in its entirety in Section 313-33.1.7.2.9 of the Humboldt County Coastal Zoning Regulations (CZR).

2. Consistency Analysis

Coastal Act Section 30240 (Section 3.40 of the McKinleyville Area Plan) sets forth requirements for development within environmentally sensitive habitat areas (ESHA) and in areas adjacent to such areas. Development within ESHAs must be shown to be for a use that is dependent on the sensitive area's resources and to include measures that would protect the resource area against any significant disruption of its habitat value.

The Commission found, in its approval of Humboldt County LCP Amendment No. HUM-MAJ-1-03 (Riparian Corridor Trail Standards) on December 10, 2004, that recreational trails are an allowable use within ESHA (including riparian areas) consistent with Section 30240 of the Coastal Act. The Commission found that trails through riparian corridors may be considered a form of "*nature study... or similar resource-dependent activities*," as they are (1) a development type integral to the appreciation and comprehension of biophysical elements that comprise riparian areas, and (2) dependent upon the presence of the natural area resource through which they pass to provide a nature study experience.

The County-approved trail through the riparian area around Widow White Creek serves both functional and aesthetic purposes. In addition to providing a physical cleared path between two existing trails to the north and south (which are designated segments of the California Coastal Trail), the trail also will provide access to and through the resource area for a variety of other ambulatory purposes, including nature study. The trail will provide opportunity for viewing and learning about Widow White Creek and its riparian corridor, which provides valuable habitat for wildlife. Interpretive signs are to be installed to provide information on the special features of Widow White Creek and guidance on avoiding impacts to the environment. The trail will provide opportunities for visitors to the area to interact with the natural environment through sensorial observation and contemplation of the physical and biological features encountered along the trail. In order for this use to be realized, the trail must pass through the natural resource area (the riparian ESHA).

Therefore, the Commission finds that the proposed permit amendment would allow for a project (a public recreational trail) that is a kind of use dependent on the resource located within the riparian ESHA and is allowable within ESHA consistent with the use requirements of Section 30240(a) of the Coastal Act (Section 3.40 of the certified McKinleyville Area Plan).

Section 3.41.F.3 of the McKinleyville Area Plan (MAP) allows for trail crossings across stream channels provided that (1) there is no less environmentally damaging feasible alternative, and (2) the best feasible mitigation measures have been provided to minimize

adverse environmental effects. Section 3.41.F.5 of the MAP and Section 313-33.1.7.2.9 of the CZR allow for public access trails to be established within riparian areas provided that (1) there is no less environmentally damaging feasible alternative, (2) the best feasible mitigation measures have been provided to minimize adverse environmental effects, and (3) all of the following conditions are met:

- (a) the length of the trail is minimized;
- (b) where feasible, the trail crosses the stream at a right angle;
- (c) the trail is kept as far up slope as possible;
- (d) the trail involves a minimum of slope disturbance and vegetation clearing; and
- (e) the trail is the minimum width necessary.

The trail use that will be authorized within a portion of the open-space easement area by this coastal development permit amendment has been designed to prevent significant environmental impacts, including satisfying all of the conditions listed above:

- Length of trail is minimized: As seen in Exhibit No. 10, the trail bisects the subject easement (and riparian habitat) in approximately the shortest length possible while keeping the maximum amount of trail as far upslope as possible and connecting with existing trail easements on the subject parcel and surrounding parcels (Slagle).
- Crosses the stream at a right angle: Placement of the 60-foot long pre-fabricated bridge across Widow White Creek will be at an approximate right angle to the stream (see Exhibit No. 10).
- Kept as far upslope as possible: As seen in Exhibit No. 10, the maximum amount of trail is kept as far upslope as possible. The distance from the active channel ranges from approximately 20 feet to over 100 feet, except where the trail crosses the creek.
- Minimum of slope disturbance and vegetation clearing: Construction of the project will require the removal of understory vegetation along the trail alignment; however, no trees greater than six inches diameter-at-breast-height are to be removed, and the majority of the removed vegetation will be transplanted along the trail at other locations. Slope disturbance will be minimized by (1) placing straw on new slopes and soil that becomes bare due to construction activities; (2) planting stem cuttings of native plants on newly created slopes; (3) using hand tools for the majority of construction activities to minimize potential ground disturbance impacts; and (4) installing cribbed steps to minimize the extent of cutting and filling into the existing hillslope.

- Minimum width necessary: The trail is to be for pedestrian use only (in contrast to the alternate multi-use trail that will parallel State Highway 101 and also connect the northern and southern Hammond Trail segments). Restricting trail use to low-impact pedestrians (and dogs) only will minimize trail width to only four to six feet (versus 14 feet for the multi-use trail).

Additional project measures that will minimize environmental effects include (1) constructing the trail above the ordinary high water mark level of Widow White Creek and above the top of bank using a 60-foot long pre-fabricated bridge, which has been designed to withstand the 100-year flood; (2) situating the ends of the bridge well above the banks on either side of the creek; (3) precluding construction activities within the stream channel, and precluding excavation or fill placement within the creek banks; (4) installing fencing (allowing for passage by mammals) on both sides of the trail in sensitive areas to direct users to stay on the trail and prevent environmental damage; (5) placing temporary sediment barriers along the perimeter of the construction site to prevent loose rock and fine material from entering the water during construction; and (6) restricting the construction period to the dry summer months. These mitigation measures, which were identified in the adopted Mitigated Negative Declaration for the project, were attached as conditions of approval for the project permits (County permits CDP-06-50, CUP-06-13, and SP-06-56), which were issued by the County Planning Commission and became effective on April 2, 2007.

Therefore, the Commission finds that the proposed permit amendment, allowing for trail construction within the open-space easement, is consistent with Section 3.41.F.3 of the McKinleyville Area Plan (MAP) and Section 30240(b) of the Coastal Act (Section 3.40 of the MAP) because the trail use that will be authorized within a portion of the open-space easement area by this coastal development permit amendment, as evidenced by its approval by the Humboldt County Planning Commission on April 2, 2007, (1) is the least environmentally damaging feasible alternative, and (2) incorporates the best feasible mitigation measures to minimize adverse environmental effects. Furthermore, per Section 3.41.F.5 of the MAP and Section 313-33.1.7.2.9 of the CZR, the proposed permit amendment allows for a project that satisfies all six required conditions for the development of trails within riparian areas, as discussed above.

C. Public Access

1. Summary of Applicable LCP and Coastal Act Provisions

Section 30210 of the Coastal Act, which is incorporated into Section 3.50 of the McKinleyville Area Plan, states in applicable part:

In carrying out the requirement of Section 4 of Article X of the California Constitution, maximum access, which shall be conspicuously posted, and recreational opportunities shall be provided for all the people consistent with

public safety needs and the need to protect public rights, rights of private property owners, and natural resource areas from overuse. [emphasis added]

Coastal Act Section 30212, which is incorporated into Section 3.50 of the McKinleyville Area Plan, states in applicable part:

(a) Public access from the nearest public roadway to the shoreline and along the coast shall be provided in new development projects except where:

(1) It is inconsistent with public safety, military security needs, or the protection of fragile coastal resources... [emphasis added]

Coastal Act Section 30214, which is incorporated into Section 3.50 of the McKinleyville Area Plan, states in applicable part:

(a) The public access policies of this article shall be implemented in a manner that takes into account the need to regulate the time, place, and manner of public access depending on the facts and circumstances in each case including, but not limited to, the following:

(1) Topographic and geologic site characteristics.

(2) The capacity of the site to sustain use and at what level of intensity.

(3) The appropriateness of limiting public access to the right to pass and repass depending on such factors as the fragility of the natural resources in the area and the proximity of the access area to adjacent residential uses...

Section 4.54 of the McKinleyville Area Plan, states in applicable part:

ACCESS: MCKINLEYVILLE ACCESS INVENTORY AND DEVELOPMENT
RECOMMENDATIONS

MAP INDEX NUMBER

28. A. **Widow White Creek:** *At the southern end of Letz Avenue is a footpath that follows the north bank of Widow White Creek. At low flows, the creek can be crossed to a path up the bluff, through coastal forest and an open field. The path then connects with an existing section of the Hammond Coastal Trail. The high steep bluff which is a problem with the access to the north, is not a major problem here. Note: Easement along this accessway was granted to the County of Humboldt by the Slagle-Mathews family and the Hartman family in exchange for the former noted access location in the previous Coastal Plan along Myers Road approximately 600 ft. to the north of Widow White Creek.* [emphasis added]

RECOMMENDATION:

This accessway should be improved to direct and control public use of the riparian corridor. Improvements should be consistent with California Department of Fish and Game recommendations to minimize environmental impacts. Improvements should include demarcation of the trail, erosion control measures, and signage. Access should be restricted to pedestrian use, and signs should indicate that dogs must be kept on a leash. Interpretive signs and/or other educational materials provided concerning riparian habitat would be a beneficial addition to this section of trail. An alternate route should be developed for equestrians, bicyclists and handicapped trail users. This route has been planned to parallel Highway 101 south from Letz Avenue to Murray Road, then west to connect to the existing Hammond Trail. [emphasis added]

33. **Old Railroad Bridge--North (Fisher Road):** *The old right-of-way at the north end of the bridge currently provides pedestrian access to the north bank of the Mad River. Vehicle access is not available at the north end of the bridge and the site has not received the same level of use as the south end of the bridge. Both sites provide important fishing access.*

Coastal Trail: *A coastal hiking, biking, and equestrian trail has been proposed in the California Recreational Trails Plan and the adopted Humboldt County Trails Plan. In the McKinleyville Planning Area, this has been built to run along the Little River and Clam Beaches and then up the coastal bluff to Vista Point and along the terrace paralleling Highway 101 to Letz Road and is proposed to be extended to Murray Road, then west to follow the old Hammond Railroad right-of-way to the Mad River. A riparian interpretive spur trail would slope downward from this route at the south end of Letz Avenue and follow Widow White Creek to the old railroad grade. [emphasis added]*

RECOMMENDATION:

Development of the Old Railroad Bridge and the Coastal Trail should follow recommendation of the adopted County Trails Plan.

2. Consistency Analysis

The public access policies within Chapter 3, Article 2 of the Coastal Act set forth a series of requirements for the protection, accommodation, and provision of coastal access in the authorizing of new development within the coastal zone. These policies direct that maximum access be provided, subject to certain limitations, especially with regard to the protection of public health and safety, and environmental resources.

The proposed amendment to allow for amending the open-space easement, which would allow for trail construction within the easement, would not be inconsistent with

applicable sections of the Coastal Act relating to public access. Rather, by amending the easement to allow for a vertical public trail that would be part of the California Coastal Trail system, consistency with and implementation of the requirements of Coastal Act Sections 30210, 30212, and 30214 (Section 3.50 of the certified McKinleyville Area Plan) would be greatly improved. Public access and recreational opportunities would be maximized (consistent with Coastal Act Sections 30210 and 30212), while at the same time natural resources would be protected by limiting access to pedestrians and dogs-on-leashes only (consistent with Coastal Act Sections 30210 and 30214).

An amendment to the Humboldt County LCP was approved by the Commission in December of 2004 (HUM-MAJ-1-03) that included a recommendation (Section 4.54 of the MAP cited above) for a pedestrian-only public access trail through the riparian corridor surrounding Widow White Creek, including the area subject to the open-space easement encumbrances. As discussed above, the Humboldt County Planning Commission approved, with special conditions, construction of the said trail in March of 2007. Also as discussed above, the Commission found that such recreational trails are an allowable use within ESHA (including riparian areas) consistent with Section 30240 of the Coastal Act.

Thus, the Commission finds that the proposed permit amendment to allow for amending the open-space easement to allow for construction of the County-approved trail within the trail easement that passes through the open-space easement is consistent with Sections 30210, 30212, and 30214 of the Coastal Act and Sections 3.50 and 4.54 of the McKinleyville Area Plan.

D. California Environmental Quality Act (CEQA).

The Humboldt County Public Works Department acted as the lead agency for the “Hole in the Hammond Trail” project. As such, the Department prepared an Initial Study and Mitigated Negative Declaration for the project in 2006.

Section 13096 of the Commission's administrative regulations requires Commission approval of Coastal Development Permit applications to be supported by a finding showing the application, as modified by any conditions of approval, to be consistent with any applicable requirements of the California Environmental Quality Act (CEQA). Section 21080.5(d)(2)(A) of CEQA prohibits a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effect which the activity may have on the environment.

The Commission incorporates its findings on conformity with LCP policies at this point as if set forth in full. These findings address and respond to all public comments regarding potential significant adverse environmental effects of the project that were received prior to preparation of the staff report. As discussed above, the development as

amended has been conditioned to be found consistent with the policies of the certified LCP and the access policies of the Coastal Act. Mitigation measures which will minimize all adverse environmental impacts have been required as permit special conditions. As conditioned, there are no feasible alternatives or feasible mitigation measures available, beyond those required, which would substantially lessen any significant adverse impact that the activity may have on the environment. Therefore, the Commission finds that the development, as amended and conditioned to mitigate the identified impacts, can be found to be consistent with the requirements of the Coastal Act to conform to CEQA.

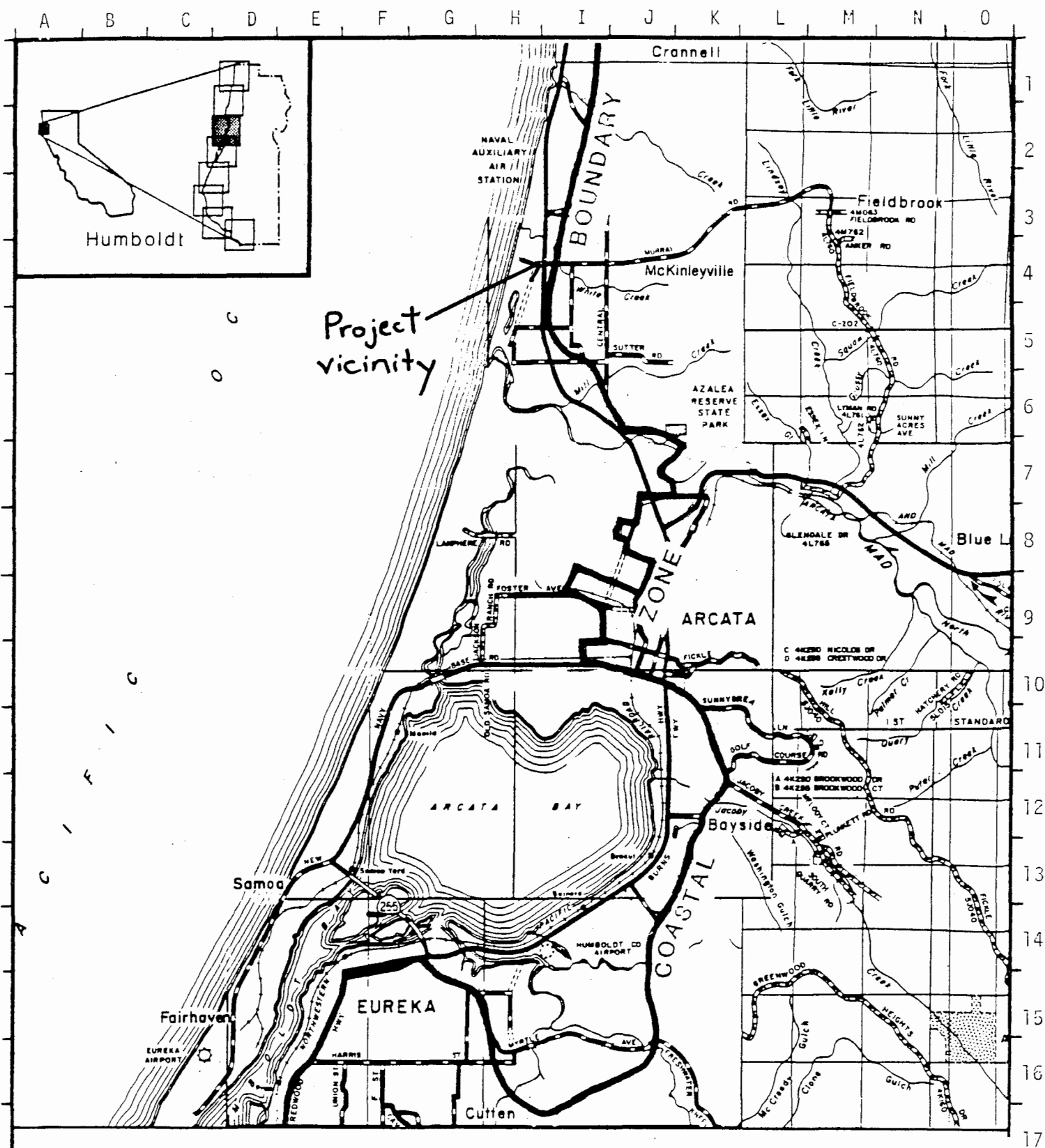
V. EXHIBITS:

1. Regional Location Map
2. Vicinity Map & Hammond Coastal Trail
3. Assessors Parcel Map
4. Original Permit (Commission CDP No. A-248-80)
5. Invitation to Fee Title Owner to Co-apply for Permit Amendment
6. Letter of Support for Amending Open-space Easement
7. Irrevocable Offer-To-Dedicate Open-space Easement
8. Certificate of Acceptance of Open-space Easement
9. Trail Easement Granted to Humboldt County
10. Project Plans
11. Portion of Open-space Easement Affected by Trail

ATTACHMENT A

STANDARD CONDITIONS

1. Notice of Receipt and Acknowledgment. The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. Interpretation. Any questions of intent or interpretation of any condition will be resolved by the Executive Director of the Commission.
3. Assignment. The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
4. Terms and Conditions Run with the Land. These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.



PROPOSED HAMMOND TRAIL ROUTE

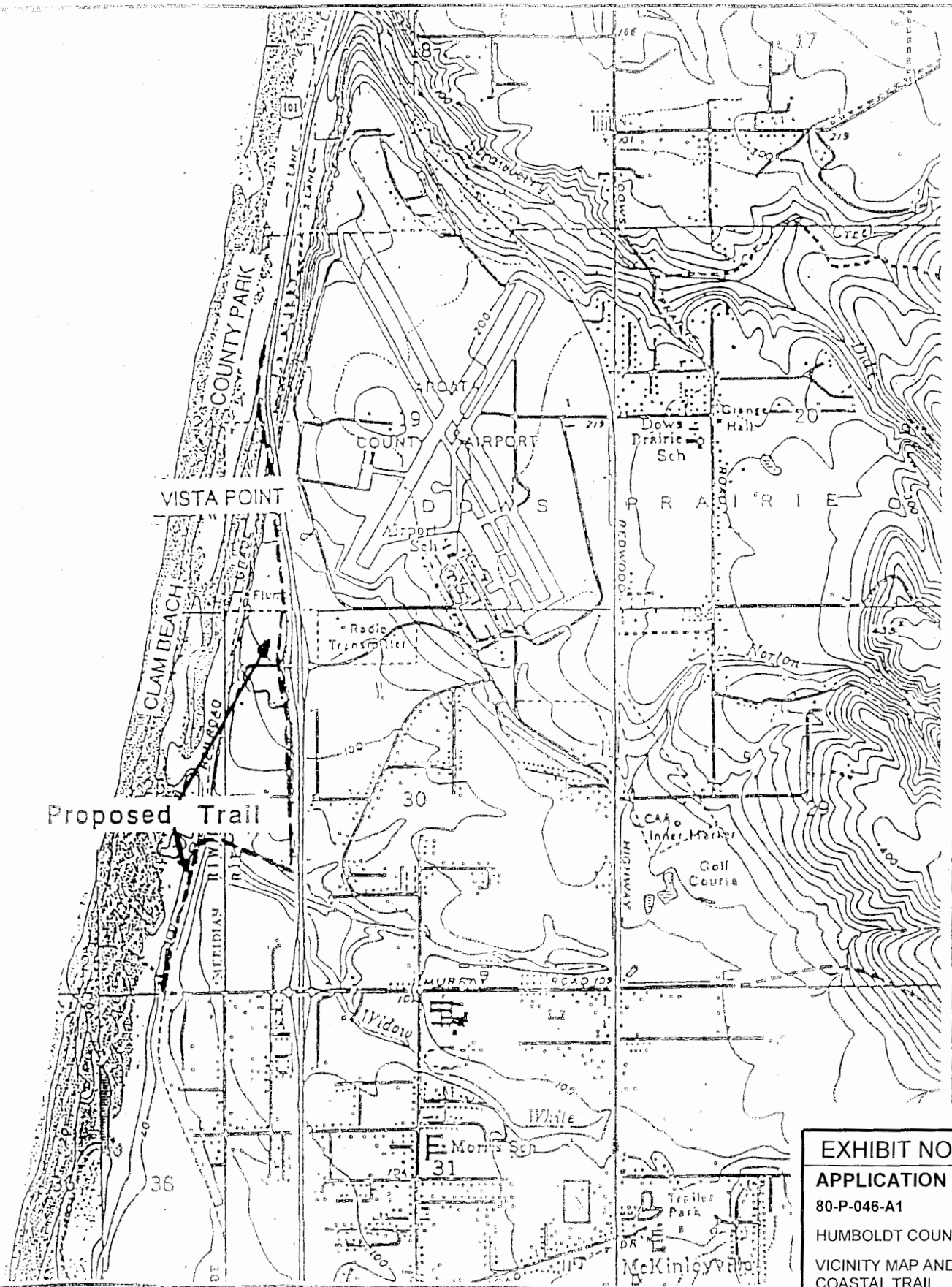


EXHIBIT NO. 2

APPLICATION NO.

80-P-046-A1

HUMBOLDT COUNTY

VICINITY MAP AND HAMMOND
COASTAL TRAIL

POR. SW 1/4 SEC. 30, T.7N., R.1E., H.B.&M.
PACIFIC SUNSET SUBDIVISION

511-40

U. S. HWY. 101

1" = 200'

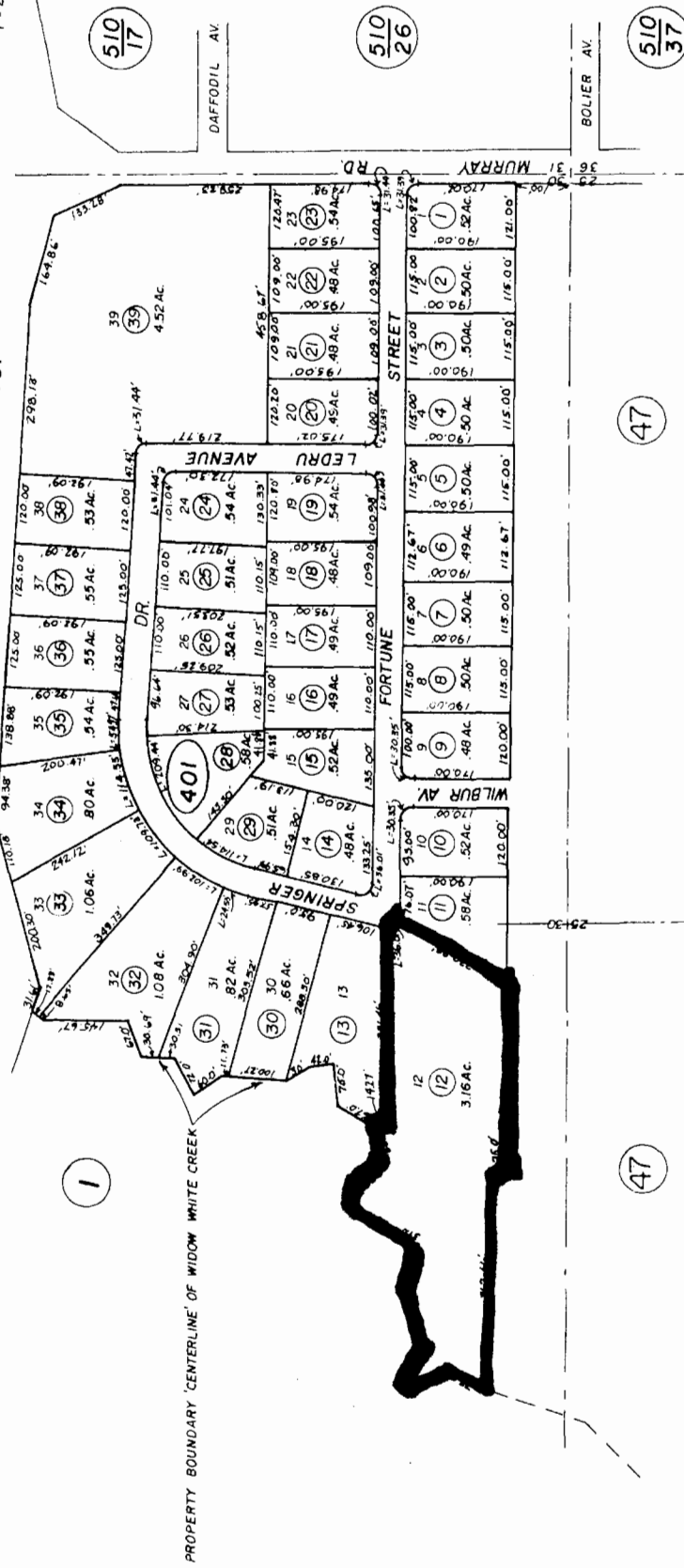


EXHIBIT NO. 3
APPLICATION NO.
80-P-046-A1
HUMBOLDT COUNTY
ASSESSOR'S MAP

Pacific Sunset Sbdvn. Trl. No. 239,
R. M. Bk. 18, Pg. 76-77

CALIFORNIA COASTAL COMMISSION
631 Howard Street, San Francisco 94105 - (415) 543-2555

C O A S T A L D E V E L O P M E N T P E R M I T

On October 15, 1982, by a vote of 9 to 0, the California Coastal Commission granted to Albert C. Hartman
Permit A- 248-80, subject to the conditions set forth below, for development consisting of dividing 36 acres into 38 residential lots and 1 commercial lot on the northwest side of Highway 101 and Murray Road, McKinleyville, Humboldt County

more specifically described in the application file in the Commission offices.

The development is within the coastal zone in Humboldt County at northwest side of Highway 101 and Murray Road, McKinleyville

After public hearing held on October 15, 1982, the Commission found that, as conditioned, the proposed development is in conformity with the provisions of Chapter 3 of the California Coastal Act of 1976; will not prejudice the ability of the local government having jurisdiction over the area to prepare a Local Coastal Program that is in conformity with the provisions of Chapter 3 of the California Coastal Act of 1976; if between the sea and the public road nearest the sea, is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act of 1976; and either (1) will not have any significant adverse impact on the environment, or (2) there are no feasible alternatives or feasible mitigation measures available that would substantially lessen any significant adverse impact that the development as approved may have on the environment.

Issued on behalf of the California Coastal Commission on November 9, 1984

EXHIBIT NO. 4
APPLICATION NO. 80-P-046-A1
HUMBOLDT COUNTY
ORIGINAL PERMIT CDP #A-248-80 (1 of 13)

Signature on File

MICHAEL L. FISCHER
Executive Director

By Nancy Caver Signature on File
Coastal Permit Analyst

The undersigned permittee acknowledges receipt of the California Coastal Commission, Permit A-248-80, and fully understands its contents, including all conditions imposed.

Date

Permittee

COASTAL DEVELOPMENT PERMIT NO. A-248-80

Page 1 of 3

STANDARD CONDITIONS:

1. Notice of Receipt and Acknowledgement. The permit is not valid and construction shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. Expiration. If construction has not commenced, the permit will expire two years from the date on which the Commission voted on the application. Construction shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. Compliance. All construction must occur in strict compliance with the proposal as set forth in the application for permit, subject to any special conditions set forth below. Any deviation from the approved plans must be reviewed and approved by the staff and may require Commission approval.
4. Interpretation. Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
5. Inspections. The Commission staff shall be allowed to inspect the site and the development during construction, subject to 24-hour advance notice.
6. Assignment. The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
7. Terms and Conditions Run with the Land. These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

SPECIAL CONDITIONS:

1. Hydraulic/Drainage Report. Prior to the issuance of a permit, the applicant shall submit an hydraulic report that adequately assesses the natural drainage on the subject parcel. The report shall also include a discussion of drainage on the parcel after the residential subdivision takes place. The report shall be subject to the review and approval of the Executive Director of the Commission and conclusions of the report shall be incorporated into the final plans for the project.
2. Drainage and Grading Plans. Prior to the issuance of a permit, the applicant shall submit final grading and drainage plans for the proposed development, for the review and approval of the Executive Director. The drainage plans shall provide for maximum protection for Widow White Creek from residential runoff from the finished project site.

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3. Open Space Preservation. Prior to the issuance of a permit, the applicant shall execute and record a document, in a form and content approved by the Executive Director, irrevocably offering to dedicate, to a public agency or private association approved by the Executive Director, an open space easement over the riparian habitat contained on the subject parcel as depicted in Exhibit 3. Said easement shall prohibit any new residential development, grading or vegetation removal activities. This easement shall be recorded free of prior liens and encumbrances except for tax liens, and shall run with the land for a period of 21 years from the date of recordation.

4. Recreation and Parkland In-Lieu Fee. Prior the the issuance of a permit, the applicant shall deposit the sum of \$11,058.00 with Humboldt County. The amount shall be placed in a revenue account under the joint control of Humboldt County and the Executive Director of the Commission, to be used for land acquisition or development of recreational facilities within the McKinleyville coastal area. The terms of the revenue account shall be reviewed and approved by the Executive Director prior to the deposit of the in-lieu fee.

3413

CALIFORNIA COASTAL COMMISSION
631 Howard Street, San Francisco 94105 — (415) 543-8555

80-0-46

STAFF REPORT ON APPEAL
REGULAR CALENDAR

Appeal No. 248-80
(Hartman Bulb Farms)
49th Day: 11/12/80

DECISION OF
REGIONAL
COMMISSION:

Permit granted with conditions by the North Coast Regional Commission

PERMIT
APPLICANT:

Albert C. Hartman for Hartman Bulb Farms

DEVELOPMENT
LOCATION:

Northwest side of Highway 101, Murray Road crossing, McKinleyville, Humboldt County (Exhibit 1)

DEVELOPMENT
DESCRIPTION:

Subdivision of a 36 acre parcel into 39 parcels; 38 parcels are proposed for residential use and one parcel for commercial use (Exhibit 2)

APPELLANT:

Lucille Vineyard for the Sierra Club

APPELLANT CONTENDS THAT:

1. "The planning issue raised in this permit appeal is protection of prime agricultural land for agricultural usage. This site of approximately 60 acres has been producing daffodil flowers and bulbs for the past 20 years (and providing 60-70 seasonal jobs). These agricultural soils can, and should, be maintained and protected for a viable form of agricultural productivity."
2. "The regional summary of the Coastal Plan addressed the McKinleyville Community by stating, 'All remaining prime agricultural land shall be protected from conversion to non-agricultural uses.' The basic policy was to 'Protect agricultural and its Economic Viability.'"
3. "Regarding housing, the proposed project is in conflict with Section 30241(c)... which states in part, that available lands not suited for agricultural be developed prior to the conversion of agricultural lands...Furthermore, we are in disagreement with the proposed urban limit line."

SUBSTANTIVE FILE DOCUMENTS:

1. Notice of Appeal
2. Regional Commission File

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11/4-5/80

3. Regional Permit No. 75-C-248 (McKinleyville Community Services) and Appeal No. 21-78 (Senffner & Wolf), Appeal No. 249-80 (Matthews Machinery)

4. McKinleyville Area Plan, June 1980 Hearing Draft

STAFF NOTES:

1. Project Description. The applicants propose to divide a 36-acre parcel into 38 residential lots, each approximately 0.5 acres in size, with one large commercial lot approximately 4-acres in size. The site is at the intersection of Murray Road and Highway 101, McKinleyville, Humboldt County (Exhibits 1 & 2). The project site is located on an uplifted marine terrace that gradually slopes (0-3%) westward. The parcel slopes more steeply (15%) to the north toward Widow White Creek, which forms the northern parcel boundary line. The site is currently used for daffodil bulb production; the applicant currently leases a 25-acre parcel immediately to the west as part of his bulb production (Appeal No. 249-80, Matthews Machinery). Both parcels are currently being considered for conversion to residential development. Soils at the project site include those in the Hely and Arcata series. There is an existing residence and barn on the project site. The applicant's parcel is located in an area of McKinleyville that is planned for low density residential development with part of the parcel being zoned for commercial and another part being zoned unclassified. Community water and sewer services are available through existing McKinleyville Community Services District lines which are located along Murray Road. Surrounding land use consists of the previously mentioned bulb production to the west, Highway 101 to the east, scattered residential and recreational use to the north and low density residential to the south.

The Regional Commission approved the proposed development with conditions requiring the applicant to submit an engineered soils, grading and drainage report and to record an open space easement protecting the riparian corridor of Widow White Creek on the northern portion of the project site, prior to issuance of the coastal development permit.

2. Conversion of Agricultural Land. Section 30241 of the Coastal Act provides:

The maximum amount of prime agricultural land shall be maintained in agricultural production to assure the protection of the areas' agricultural economy, and conflicts shall be minimized between agricultural and urban land uses through all of the following:

(a) By establishing stable boundaries separating urban and rural areas, including, where necessary, clearly defined buffer areas to minimize conflicts between agricultural and urban land uses.

(b) By limiting conversions of agricultural lands around the periphery of urban areas to the lands where the viability of existing agricultural use is already severely limited by conflicts with urban uses and where the conversion of the land would complete a logical and viable neighborhood and contribute to the establishment of a stable limit to urban development.

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(c) By developing available lands not suited for agriculture prior to the conversion of agricultural lands.

(c) By assuring that public service and facility expansions and nonagricultural development do not impair agricultural viability, either through increased assessment costs or degraded air and water quality.

(e) By assuring that all divisions of prime agricultural lands, except those conversions approved pursuant to subdivision (b) of this section, and all development adjacent to prime agricultural lands shall not diminish the productivity of such prime agricultural lands.

The appellants contend that the applicant's parcel is prime agricultural land that has been producing daffodil flowers and bulbs for the past 20 years and has provided 60 to 70 seasonal jobs. The appellants maintain that the agricultural soils can and should be maintained and protected for a viable form of agricultural production. They state that the inherent suitabilities of the soils which developed over eons of time should not be sacrificed for non-agricultural uses in accordance with Section 30241(c) of the Coastal Act.

Soils at the project site consist of the Arcata, Hookton and Hely series; the Arcata 7 loams have a storie index rating of 80 and the Hookton is rated 68 (Exhibit 3). The Arcata soils are considered to be prime while the Hookton and Hely soils are non-prime. The majority of the parcel consists of Arcata 7 soils; the applicant uses the parcel in conjunction with the adjacent parcel (Appeal No. 249-80, Matthews) for the production of daffodils and bulbs.

The applicant contends that agricultural lands north of Murray Road are limited by inadequate land area necessary for rotation of bulb production. The applicant's parcel of 36 acres is currently being combined with the adjacent 25 acre parcel for a combined use of 61 acres for bulb production. According to the Humboldt County Agricultural Technology Report done in 1979, the management of bulb farms necessitates the use of 100 acres for crop rotation, to prevent loss and damage from nematode pests. The applicants point out that the lease of the subject parcel to the adjacent landowner expires at the end of 1980 and will not be renewed.

Testimony taken during Local Coastal Program workshops on the McKinleyville Area Plan indicated that bulb production at the subject site conflicts with the surrounding residential land use; residents frequently complain about the heavy use of chemicals and the generation of dust when the fields are plowed for production. The Regional Commission found that these existing conflicts restrict the continued viability of agricultural production at the project site. In addition, the applicant's parcel and other adjacent shoreline parcels were separated from adjoining farmlands in the mid-1960's by the construction of Highway 101. The preliminary Local Coastal Program designates the applicant's parcel as being located in a low density residential expansion area, within the urban limit line for the McKinleyville Area Plan. The Regional Commission found that since adequate public water and sewer services were available that the division of the agricultural parcel and conversion into residential lots would result in the completion of a logical and viable residential neighborhood, and would contribute to the establishment of a stable limit to urban development, consistent with Section 30241.

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In previous Regional and State Commission action, the Regional Commission approved in 1975 the construction of sewer lines for the McKinleyville Community Services District (Regional Commission File No. C-128). The appellant states that the findings and proposed conditions on the District indicated that long term agricultural productivity was the most appropriate use of the applicant's parcel. The appellant contends that in 1975 the Regional Commission asked the County to consider zoning the applicant's parcel as Agricultural Exclusive. The Regional Commission staff had suggested two conditions of approval over the McKinleyville Community Services District, one of which asked that the applicant's parcel and others in the immediate area be zoned Agricultural Exclusive. However, the Regional Commission deleted the condition from the final approval of the project.

In 1977 the Regional Commission considered the conversion of an agricultural parcel north of the applicant's parcel from agricultural use to residential lots averaging 5 acres in size (Regional Commission File No. 77-C-131, Senffner/Wolf). The Regional Commission found that the proposed land division was taking place "at the periphery of an urban area where existing agricultural use is already limited by lack of adequate water and surrounding development will contribute to the establishment of a stable boundary to urban development." The Senffner/Wolf permit was the first development in the McKinleyville area north of Murray Road that approved the conversion of agricultural lands in favor of low density residential development. The applicant maintains that this approval in effect moved the urban-rural boundary line to the north, below the Arcata Airport. The Regional Commission's approval was appealed to the State Commission which determined that no substantial issue was raised by the appeal (Appeal No. 21-78, Senffner & Wolf). The Regional Commission found that the Senffner property north of Widow White Creek was thus identified as an area for residential expansion while the subject property north of Murray Road and south of Widow White Creek was still being reserved for agricultural use. The Regional Commission determined that the previous approval caused the applicant's parcel to become sandwiched between two residential areas which eliminates the options for future expansion of the agricultural lands so that enough land could be obtained for a viable bulb crop production.

The appellants contend that the previous approval is not precedent setting for the current land divisions being proposed since the Senffner/Wolf land division was into parcels consisting of 5 acres in size; the proposed division would create .5 acre parcels. Furthermore the appellants point out that the agricultural land at the Senffner/Wolf property was not considered to be prime agricultural land. Finally, the appellants state that they are in disagreement with the County and the Regional Commission over the proposed placement of the urban limit line.

3. Water Quality. Section 30231 of the Coastal Act requires the protection of water quality in coastal waters streams and estuaries. The proposed development site is bordered on the north by Widow White Creek, a freshwater coastal stream that flows west 500 ft. toward the Mad River, which in turn empties in the Pacific Ocean 200 ft. to the north. Much of the applicant's parcel drains toward Widow White Creek. To ensure continued protection of the Creek, the Regional Commission required the applicant to submit a hydraulic report and drainage plan; the Planning Commission also required a similar submittal.

Section 30240 of the Coastal Act requires the protection of environmentally sensitive habitat areas such as riparian habitats and sensitive watersheds. The Regional Commission found that the riparian vegetation adjacent to Widow White

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Creek (Exhibit 3) to the immediate north of the parcel proposed for development would be adequately protected from potential adverse impacts through the provision of an open space easement over the riparian corridor. The Regional Commission found that the easement area would protect the gulch and riparian vegetation associated with Widow White Creek in a manner that is consistent with Section 30240 of the Coastal Act.

4. Access and Recreation. The applicant's parcel is located between the first public road, Highway 101 and the shoreline. The adjacent Matthews property separates the subject parcel from the shoreline. The Regional Commission conditioned the approval of the Matthews subdivision to provide lateral and vertical access to and along the shoreline of the Mad River. The proposed development on the subject parcel will not interfere with the public's right to the accessways being provided; therefore the Regional Commission determined that the proposed development was consistent with concerns raised in Sections 30212, 30221, and 30223 of the Coastal Act.

5. Housing. Section 30213 of the Act states:

Lower cost visitor and recreational facilities and housing opportunities for persons of low and moderate income shall be protected, encouraged, and, where feasible, provided...

In previous decisions the State Commission has determined that the low and moderate income housing provisions of the Coastal Act apply to land divisions where no residential construction was being proposed, and to land divisions which also included the construction of single-family homes (Appeal Nos. 329-79, Oxnard Shores; 266-79, Harvey Pharmacies; 491-78, Cypress West; 419-78, Palomares; 81-80, Gunnar, 42-80, Levinson; and 66-80, Tiffany). In addition to this established precedent, the State Commission's legal staff has written a memo discussing the relationship of the Coastal Act's housing policies to residential subdivisions (Exhibit 4). This memo states:

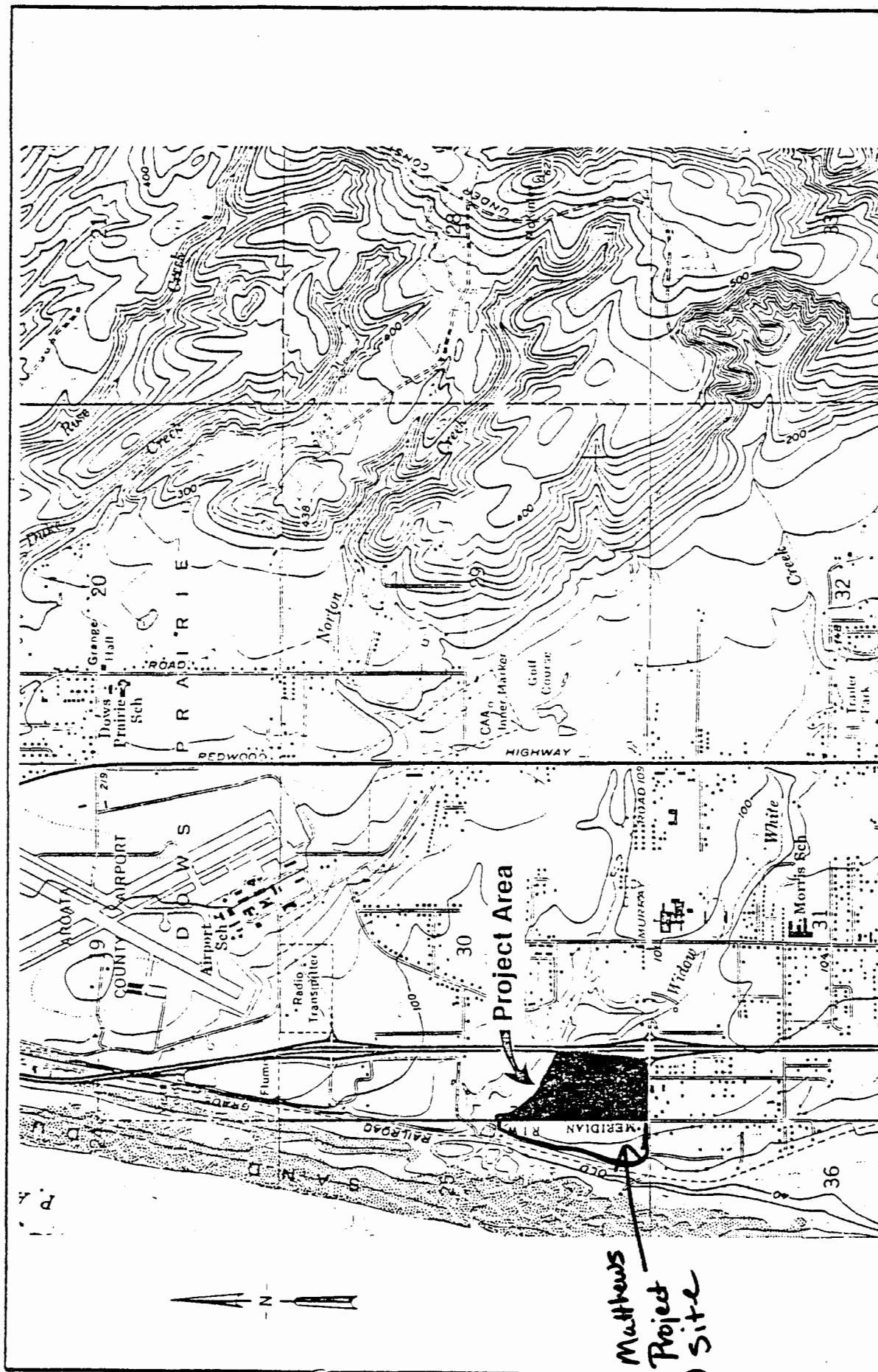
...the application of Section 30213 and the Commission's housing guidelines to urban land divisions should require that such projects dedicate an amount of land sufficient to provide 25% of the number of units able to be constructed on the land being divided to the local housing authority, Coastal Conservancy, or other housing agency for use as low or low and moderate income housing.

The Regional Commission determined that the McKinleyville Community has a wide range of housing opportunities in the affordability of the very low income to the very high income levels. The existing general plan designations and zoning ordinances permit residential development to a density of 0-2 units per acre; much of the existing residential development is at greater densities and is already in the affordable range. The Area Plan recommends that to further provide affordable housing opportunities at the low and moderate income range, that zoning ordinances permit mobile homes in low density residential areas. The Regional Commission found that it was not necessary to condition the applicant's project to provide for additional housing opportunities since McKinleyville currently has an abundance of low and moderate income housing opportunities available west of the commercial core surrounding Central Avenue to the south of the applicant's project site. The Regional Commission found that if, through the planning efforts of the Local Coastal Program, it is determined that

8 d 13

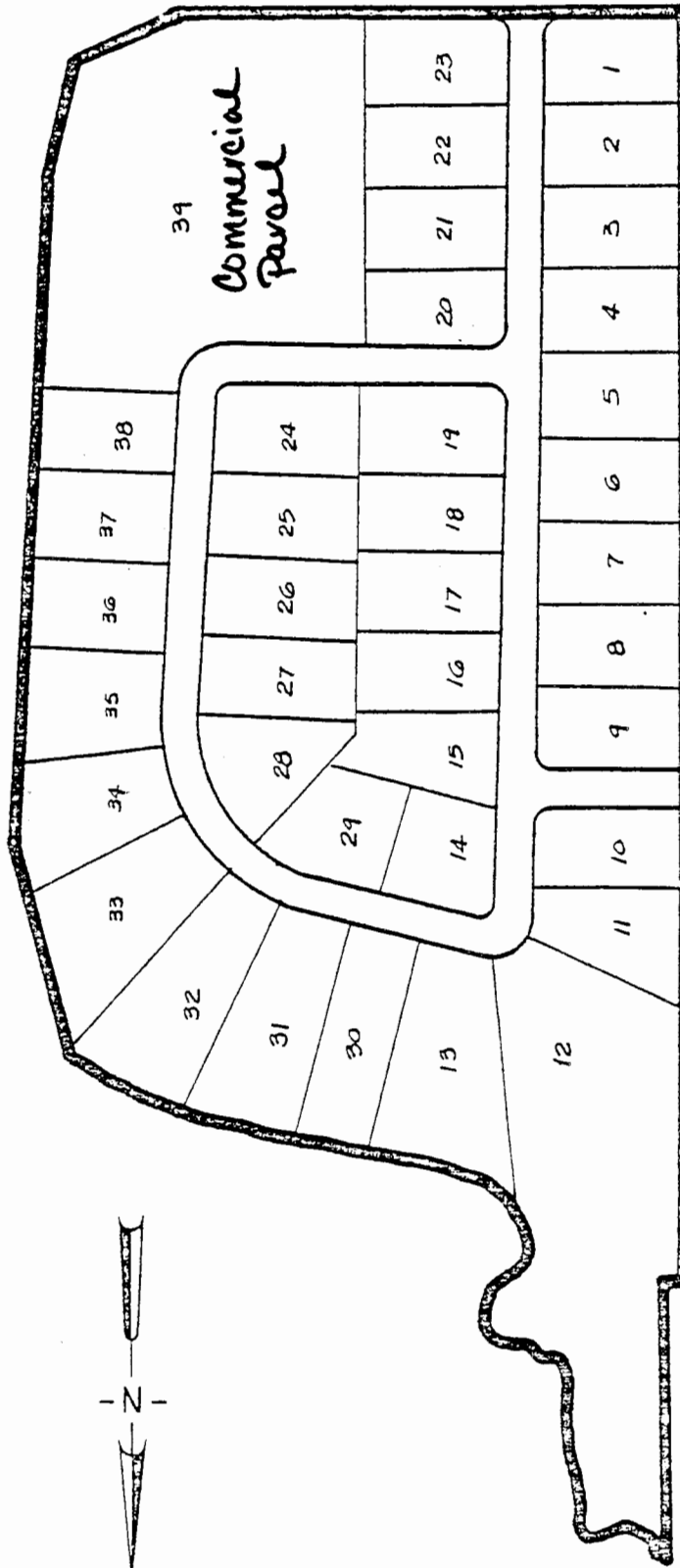
additional low and moderate income housing should be provided in the community, that the planning and zoning should include a T-overlay, which allows for affordable mobile homes on the .5-acre parcels and should allow for increased densities in some areas of the community in order to reduce overall development costs.

6. Local Coastal Program. The McKinleyville Draft Area Plan is currently before the Planning Commission. The hearing draft recommends that the project site be designated for low density residential development and includes the parcel within the urban limit line. The Area Plan states that the inclusion of this area within the urban limit line will establish a firm urban/rural boundary for the northwest portion of the community of McKinleyville. The Plan further states that this urban limit line is a firm commitment, as the property within it is clearly defined by adjoining properties to the east by Highway 101 and to the north and west by Clam Beach County Park. The Regional Commission found that the proposed development conforms to the draft Area Plan recommendations for the area north of Murray Road.



VICINITY MAP

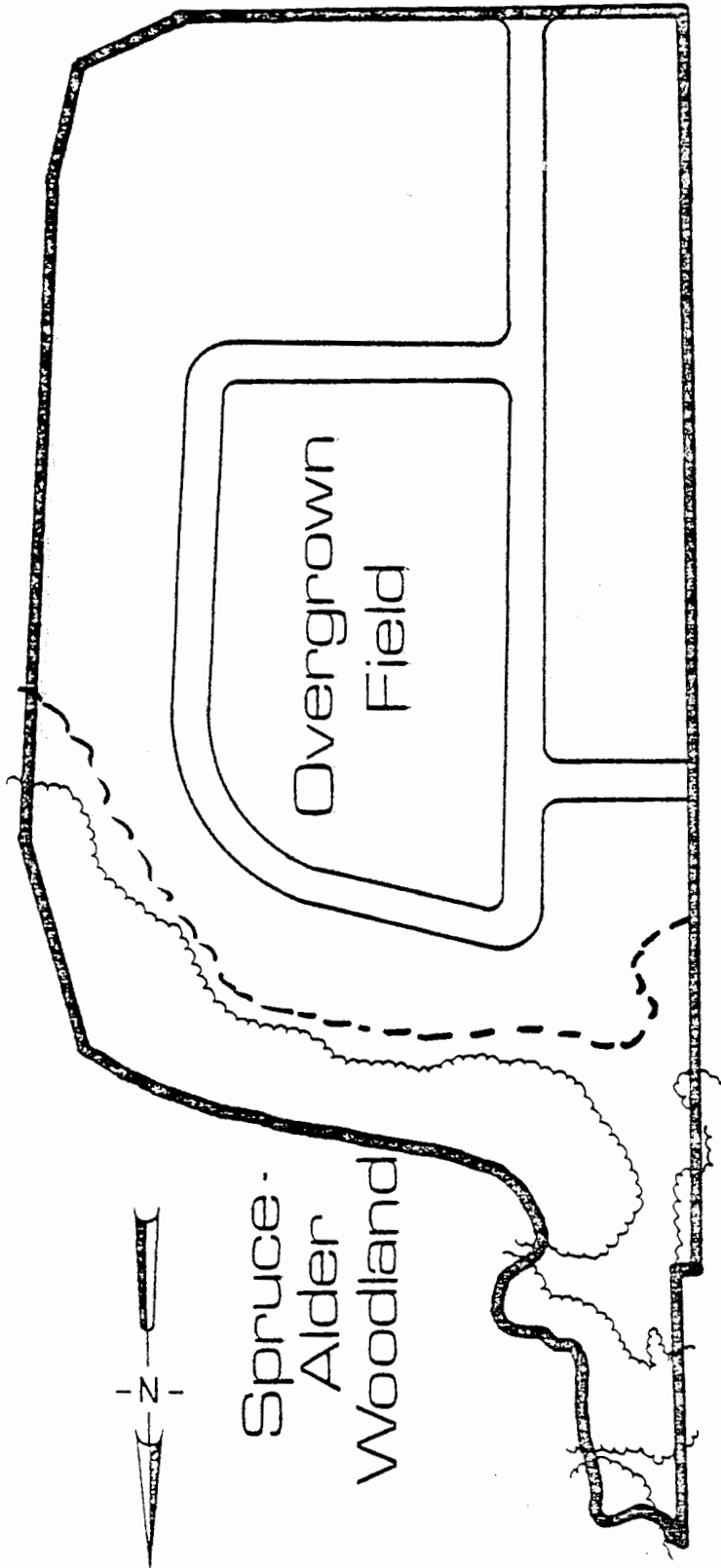
OSCAR LARSON & ASSOCIATES, 1809 ALBEE ST., EUREKA, CA 95501



SUBDIVISION PLAN

11413

Exhibit 2



VEGETATION

*dashed line signifies limit of open-space easement
required in Regional Commission approval*



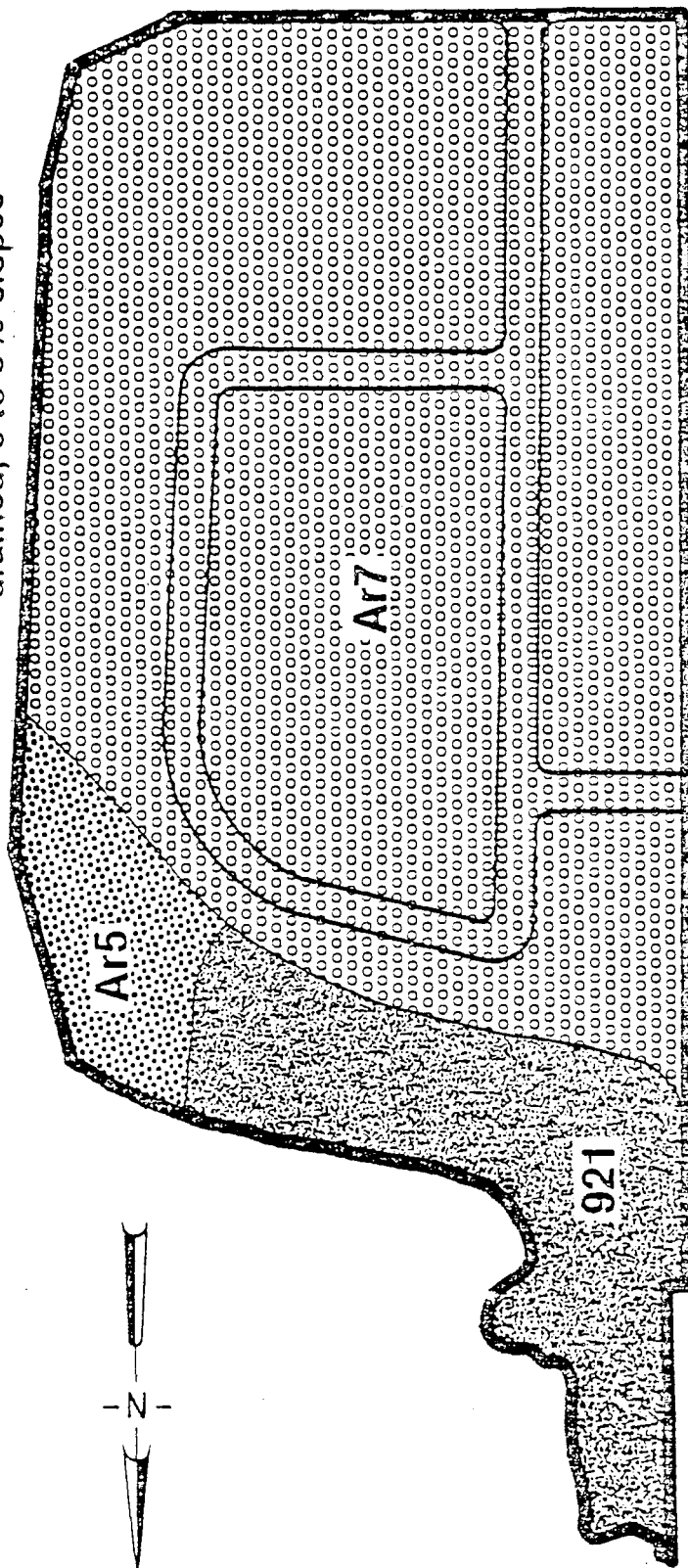
12413

Exhibit 3

921:Hely

Ar7: Arcata loam, dark, 0 to 3 % slope

Ar5: Arcata loam, moderately well
drained, 0 to 3% slopes



SOILS



DEPARTMENT OF PUBLIC WORKS

COPY

COUNTY OF HUMBOLDT

MAILING ADDRESS: 1106 SECOND STREET, EUREKA, CA 95501-0579
AREA CODE 707 / FAX 445-7409

ARCATA-EUREKA AIRPORT TERMINAL
MCKINLEYVILLE
AVIATION 839-5401

PUBLIC WORKS BUILDING
SECOND & L ST., EUREKA
ADMINISTRATION 445-7491 NATURAL RESOURCES 445-7741
BUSINESS 445-7652 PARKS 445-7651
ENGINEERING 445-7377 ROADS & EQUIP MAINT. 445-7421
ARCHITECT 445-7493

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

May 21, 2007

Tony and Joyce Norell
2496 Wayfarer Court
Byron, CA 94514

Subject: Coastal Development Permit for Hammond Trail project

Dear Tony and Joyce:

One of the requirements for the Hammond Trail project, which is located in the coastal zone, is to comply with the California Coastal Act. In March 2007, the Public Works Department was issued a coastal development permit from the Humboldt County Planning Commission for the trail project. In addition, the Public Works Department is required to apply to the state Coastal Commission for an amendment to the coastal development permit issued in 1982 for the Pacific Sunset subdivision, which includes your property (APN 511-401-12). The purpose of the amendment is to allow trail construction in an area subject to open-space restrictions that were a condition of the 1982 coastal development permit.

Section 30601.5 of the Coastal Act requires that the Public Works Department notify the fee title owner of the affected property regarding the proposed development and invite the owner to join as a coapplicant. The purpose of this provision is to ensure that the owner is fully aware of the application, and coapplication is not required for the Coastal Commission to process the amendment application.

Please find attached a copy of the application form and project description (without attachments) that was submitted to the Coastal Commission on May 2, 2007. If you have an interest in coapplying for this permit amendment, please contact me (707-268-2680) or Melissa Kraemer of the Coastal Commission (707-445-7833).

Very truly yours,

Signature on File

Hank Seemann
Environmental Services Manager

EXHIBIT NO. 5

APPLICATION NO.

80-P-046-A1

HUMBOLDT COUNTY

INVITATION TO FEE-TITLE
OWNER TO CO-APPLY FOR
PERMIT AMENDMENT



Coastal Conservancy

February 28, 2007

Hank Seemann
Environmental Services Manager
Humboldt County Public Works Department
1106 Second Street
Eureka, CA 95501

Subj: Hammond Trail Coastal Development Permit Application – Change in limited uses for Harman Easement

Dear Mr. Seemann:

The Conservancy is the holder of an open space easement ("the Hartman Easement") located in McKinleyville, Humboldt County. The easement limits the use of the underlying property to open space purposes and prohibits development. As you know, at its June 29, 2006 meeting, the Conservancy authorized the disbursement of up to \$700,000 to the Redwood Community Action Agency to complete the Hammond Trail in McKinleyville by constructing the bypass trail that parallels Highway 101 and the interpretive pedestrian only trail along Widow White Creek. In order to complete the interpretive trail along its designed course, the trail must cross the westerly edge of the Hartman Easement. The Conservancy understands that the Humboldt County Public Works Department, acting as project lead to obtain permits to develop the trail, is in the process of applying for a Coastal Development Permit for the project. Since the Hartman Easement expressly prohibits development it is our understanding that your department intends to request a change in the limited uses permitted under the Hartman Easement, in order to allow the trail to be constructed along its planned alignment.

This letter is to inform you that Conservancy staff understands and agrees with the need to change the limited uses of its easement, and that it does not intend to object to a change in permitted uses to allow the construction of a public access trail along the Widow White Creek. If you have any questions regarding this please do not hesitate to contact the Conservancy Project Manager for the Hammond Trail Project, Su Corbaley. She can be reached at 510-286-6767.

Sincerely,

Samuel Schuchat
Samuel Schuchat
Executive Officer

Signature on File

EXHIBIT NO. 6

APPLICATION NO.

80-P-046-A1

HUMBOLDT COUNTY

LETTER OF SUPPORT FOR
AMENDING OPEN-SPACE
EASEMENT

PUBLIC WORKS	
1	DIR
	AV
	BUS
	ENG
	MAINT
	RD
	EM
	FM
	BLDG
	DMR
	PK
	RP
	LU
	SEC
2	FILE
TIC	

1330 Broadway, 13th Floor

Oakland, California 94612-2530

510-286-1015 Fax: 510-286-0470



EXHIBIT NO. 7

APPLICATION NO.

80-P-046-A1

HUMBOLDT COUNTY

IRREVOCABLE OFFER-TO-
DEDICATE OPEN-SPACE
EASEMENT (1 of 12)

19098

RECORDED AT REQUEST OF
Humboldt Land Title CompanyVOL. 1749 OFFICIAL
RECORDS PG 406

OCT 12 11 44 AM '84

HUMBOLDT COUNTY CLERK
GRACE L. B. BARNERDeputy
28
FEE \$ 31.00

Recording Requested by and
When Recorded Return to:
California Coastal Commission
631 Howard Street, Fourth Floor
San Francisco, California 94105
Attention: Legal Department

IRREVOCABLE OFFER TO DEDICATE OPEN-SPACE EASEMENT

AND

DECLARATIONS OF RESTRICTIONS

THIS IRREVOCABLE OFFER AND DEDICATION OF OPEN-SPACE EASEMENT AND

DECLARATIONS OF RESTRICTIONS (hereinafter "Offer") is made this

(1) August 31, 1984, by (2) Hartman Bulb Farm Company

(hereinafter referred to as "Grantor").

I. WHEREAS, Grantor is the legal owner of a fee interest of certain
real properties located in the County of (3) Humboldt
State of California and described in the attached Exhibit A (hereinafter
referred to as the "Property"); and

II. WHEREAS, all of the Property is located within the coastal zone
as defined in Section 30103 of the California Public Resources Code (which
code is hereinafter referred to as the "Public Resources Code"); and

III. WHEREAS, the California Coastal Act of 1976, (hereinafter
referred to as the "Act") creates the California Coastal Commission
(hereinafter referred to as the "Commission") and requires that any
development approved by the Commission must be consistent with the policies
of the Act set forth in Chapter 3 of Division 20 of the Public Resources
Code; and

IV. WHEREAS, Pursuant to the Act, Grantor applied to the Commission
for a permit to undertake development as defined in the Act within the

-2-

1 coastal zone of (4) Humboldt County (hereinafter the
2 "Permit"); and

3 WHEREAS, a coastal development permit, No. (5) A-248-80 was
4 granted on (6) October 15, 19 82, by the Commission in
5 accordance with the provisions of the Staff Recommendations and Findings
6 (Exhibit E) attached hereto and hereby incorporated by reference, subject
7 to the following condition: (7)

8 Prior to the issuance of a permit, the applicant shall execute and record
9 a document, in a form and content approved by the Executive Director,
10 irrevocably offering to dedicate, to a public agency or private association
11 approved by the Executive Director, an open space easement over the
12 riparian habitat contained on the subject parcel as depicted in Exhibit 3.
13 Such easement shall prohibit any new residential development, grading or
14 vegetation removal activities. This easement shall be recorded free of
15 prior liens and encumbrances except for tax liens and shall run with the land
16 for a period of 21 years from the date of recordation.

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WHEREAS, the Commission, acting on behalf of the People of the
State of California and pursuant to the Act, granted the Permit to the
Grantor upon condition (hereinafter the "Condition") requiring inter alia
that the Grantor record a deed restriction and irrevocable offer to
dedicate an open-space easement over the Property and agrees to restrict
development on and use of the Property so as to preserve the open-space and
scenic values present on the property and so as to prevent the adverse

-3-

1 direct and cumulative effects on coastal resources and public access to the
2 coast which could occur if the Property were not restricted in accordance
3 with this Offer; and

4 VII. WHEREAS, the Commission has placed the Condition on the permit
5 because a finding must be made under Public Resources Code Section 30604(a)
6 that the proposed development is in conformity with the provisions of
7 Chapter 3 of the Act and that in the absence of the protections provided by
8 the Condition said finding could not be made; and

9 VIII. WHEREAS, Grantor has elected to comply with the Condition
10 and execute this Offer so as to enable Grantor to undertake the development
11 authorized by the Permit; and

12 IX. WHEREAS, it is intended that this Offer is irrevocable and shall
13 constitute enforceable restrictions within the meaning of Article XIII,
14 Section 8 of the California Constitution and that said Offer when accepted
15 shall thereby qualify as an enforceable restriction under the provision of
16 the California Revenue and Taxation Code, Section 402.1;

17 NOW THEREFORE, in consideration of the above and the mutual
18 benefit and conditions set forth herein, the substantial public benefits
19 for the protection of coastal resources to be derived, the preservation of
20 the Property in open-space uses and the granting of the Permit to the owner
21 by the Commission, Grantor hereby irrevocably offers to dedicate to the
22 State of California, a political subdivision or a private association
23 acceptable to the Executive Director of the Commission (hereinafter, the
24 "Grantee"), an open-space easement in gross and in perpetuity for light,
25 air, view, and for the preservation of scenic qualities over that certain
26 portion of the Property specifically described in Exhibit B (hereinafter
27 the Protected Land); and

-4-

1 This Offer and Declaration of Restrictions subjects the Property to
2 the following terms, conditions, and restrictions which shall be effective
3 from the time of recordation of this instrument.

4 1. USE OF PROPERTY. The use of the Protected Land shall be limited
5 to natural open space for habitat protection, private recreation, and
6 resource conservation uses.

7 No development as defined in Public Resources Code, Section 30106,
8 attached hereto as Exhibit C and incorporated herein by this reference,
9 including but not limited to, removal of trees and other major or native
10 vegetation, grading, paving, or installation of structures such as signs,
11 buildings, etc, shall occur or be allowed on the Protected Land with the
12 exception of the following subject to applicable governmental regulatory
13 requirements:

14 (a) the removal of hazardous substances or conditions or diseased
15 plants or trees.

16 (b) the removal of any vegetation which constitutes or contributes to
17 a fire hazard to residential use of neighboring properties, and which
18 vegetation lies within 100 feet of existing or permitted residential
19 development;

20 (c) the installation or repair of underground utility lines and
21 septic systems;

22 2. RIGHT OF ENTRY. The Grantee or its agent may enter onto the
23 Property to ascertain whether the use restrictions set forth above are
24 being observed at times reasonably acceptable to the Grantor.

25 3. BENEFIT AND BURDEN. This offer shall run with and burden the
26 Property, and all obligations, terms, conditions, and restrictions hereby
27 imposed shall be deemed to be covenants and restrictions running with the

-5-

1 land and shall be effective limitations on the use of the Property from the
2 date of recordation of this document and shall bind the Grantor and all
3 successors and assigns. This Offer shall benefit the State of California.

4 4. CONSTRUCTION OF VALIDITY. If any provision of these restrictions
5 is held to be invalid or for any reason becomes unenforceable, no other
6 provision shall be thereby affected or impaired.

7 5. ENFORCEMENT. Any act or any conveyance, contract, or
8 authorization whether written or oral by the Grantor which uses or would
9 cause to be used or would permit use of the Protected Land contrary to the
10 terms of this Offer will be deemed a breach hereof. The Grantee may bring
11 any action in court necessary to enforce this Offer, including, but not
12 limited to, injunction to terminate a breaching activity and to force the
13 restoration of all damage done by such activity, or an action to enforce
14 the terms and provisions hereof by specific performance. It is understood
15 and agreed that the Grantee may pursue any appropriate legal and equitable
16 remedies. The Grantee shall have sole discretion to determine under what
17 circumstances an action to enforce the terms and conditions of this Offer
18 shall be brought in law or in equity. Any forbearance on the part of the
19 Grantee to enforce the terms and provisions hereof in the event of a breach
20 shall not be deemed a waiver of Grantee's rights regarding any subsequent
21 breach.

22 6. TAXES AND ASSESSMENTS. Grantor agrees to pay or cause to be paid
23 all real property taxes and assessments levied or assessed against the
24 Property.

25 7. MAINTENANCE. The Grantee shall not be obligated to maintain,
26 improve, or otherwise expend any funds in connection with the Property or
27 any interest or easement created by this Offer. All costs and expenses for

-6-

1 such maintenance, improvement use, or possession shall be borne by the
2 Grantor, except for costs incurred by grantee for monitoring compliance
3 with the terms of this easement.

4 8. LIABILITY AND INDEMNIFICATION. This conveyance is made and
5 accepted upon the express condition that the Grantee, its agencies,
6 departments, officers, agents, and employees are to be free from all
7 liability and claim for damage by reason of any injury to any person or
8 persons, including Grantor, or property of any kind whatsoever and to
9 whomsoever belonging, including Grantor, from any cause or causes
10 whatsoever, except matters arising out of the sole negligence of the
11 Grantee, while in, upon, or in any way connected with the Property, Grantor
12 hereby covenanting and agreeing to indemnify and hold harmless the Grantee,
13 its agencies, departments, officer, agent, and employees from all
14 liability, loss, cost, and obligations on account of or arising out of such
15 injuries or losses however occurring. The Grantee shall have not right of
16 control over, nor duties and responsibilities with respect to the Property
17 which would subject the Grantee to any liability occurring upon the land by
18 virtue of the fact that the right of the Grantee to enter the land is
19 strictly limited to preventing uses inconsistent with the interest granted
20 and does not include the right to enter the land for the purposes of
21 correcting any dangerous condition as defined by California Government Code
22 Section 830.

23 9. SUCCESSORS AND ASSIGNS. The terms, covenants, conditions,
24 exceptions, obligations, and reservations contained in this Offer shall be
25 binding upon and inure to the benefit of the successors and assigns of both
26 the Grantor and the Grantee, whether voluntary or involuntary.

27 10. TERM. This irrevocable offer of dedication shall be binding upon

-7-

1 the owner and the heirs, assigns, or successors in interest to the Property
2 described above for a period of 21 years. Upon recordation of an
3 acceptance of this offer by the grantee in the form attached hereto as
4 Exhibit D, this offer and terms, conditions, and restrictions shall have
5 the effect of a grant of open-space and scenic easement in gross and
6 perpetuity for light, air, view and the preservation of scenic qualities
7 over the open-space area that shall run with the land and be binding on the
8 parties, heirs assigns, and successors.

-8-

Acceptance of the Offer is subject to a covenant which runs with the land, providing that any offeree to accept the easement may not abandon it but must instead offer the easement to other public agencies or private associations acceptable to the Executive Director of the Commission for the duration of the term of the original Offer to Dedicate.

Executed on this fourth day of September, 1984, at Eureka, California.

Dated: September 4, 1984

HARTMAN

Signed

Signature on File

Robert K. Hartman - Vice President
Type or Print

Signed

Type or Print

NOTE TO NOTARY PUBLIC: If you are notarizing the signatures of persons signing on behalf of a corporation, partnership, trust, etc., please use the correct notary jurat (acknowledgment) as explained in your Notary Public Law Book.



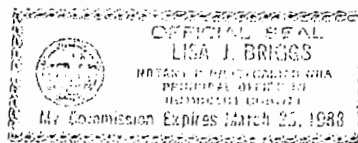
STATE OF CALIFORNIA } S.S.
COUNTY OF Humboldt
On this the 4th day of September, 1984, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Robert K. Hartman, personally known to me or proved to me on the basis of satisfactory evidence to be the Vice President of

of the corporation that executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or resolution of its board of directors.

Signature

Signature on File

FOR NOTARY SEAL OR STAMP



SAFECO Stock No. CAL 374 (Rev. 10-82) Ack Corporation

COURT PAPER
STATE OF CALIFORNIA
STD. 113 (REV. 8-72)

007

8912

413

-9-

This is to certify that the Offer to Dedicate set forth above is hereby acknowledged by the undersigned officer on behalf of the California Coastal Commission pursuant to authority conferred by the California Coastal Commission when it granted Coastal Development Permit No. A-248-80 on October 15, 1982 and the California Coastal Commission consents to recordation thereof by its duly authorized officer.

Dated: September 28, 1984

Signature on File

CYNTHIA K LONG STAFF COUNSEL
California Coastal Commission

STATE OF California

COUNTY OF San Francisco

On September 28, 1984, before me Deborah S Benrubi, a Notary Public, personally appeared Cynthia K Long, personally known to me to be (or proved to me on the basis of satisfactory evidence) to be the person who executed this instrument as the Staff Counsel, and authorized representative of the California Coastal Commission and acknowledged to me that the California Coastal Commission executed it.



Notary
Stat.

Signature on File

County and

EXHIBIT 'A'

All that Real Property known as Parcel 2 as shown on Parcel Map No. 1748 on file in the Recorder's Office of Humboldt County in Book 15 of Parcel Maps, pages 73 and 74.

10 of 12

EXHIBIT 'B'

LEGAL DESCRIPTION
FOR
OPEN SPACE PRESERVATION

An easement for the purpose of maintaining Open Space across Parcel Two of Parcel Map No. 1748 as recorded in Book 15 of Parcel Maps, Page 74 of the Humboldt County Recorder's Office and more particularly described as follows:

Beginning at the Northwest corner of Parcel 2 as above described said point being the true point of beginning:

Thence South 62 Degrees East a distance of 72.55 feet;
 Thence North 64 Degrees East a distance of 88.00 feet;
 Thence South 32 Degrees West a distance of 75.00 feet;
 Thence South 20 Degrees East a distance of 113.0 feet;
 Thence South 19 Degrees West a distance of 91.00 feet;
 Thence South 77 Degrees East a distance of 39.00 feet;
 Thence South 59 Degrees East a distance of 100.0 feet;
 Thence South 01 Degree East a distance of 32.00 feet;
 Thence South 49 Degrees West a distance of 82.00 feet;
 Thence South 22 Degrees East a distance of 66.00 feet;
 Thence South 60 Degrees East a distance of 67.00 feet;
 Thence South 06 Degrees East a distance of 75.00 feet;
 Thence North 81 Degrees East a distance of 42.00 feet;
 Thence North 59 Degrees East a distance of 50.00 feet;
 Thence South 85 Degrees East a distance of 112.0 feet;
 Thence North 56 Degrees East a distance of 60.00 feet;
 Thence South 28 Degrees East a distance of 72.00 feet;
 Thence South 85 Degrees East a distance of 61.00 feet;
 Thence South 21 Degrees East a distance of 67.00 feet;
 Thence East a distance of 145.67 feet;
 Thence South 53 Degrees 20 Minutes 09 Seconds East a distance of 26.53 feet to the West line of the freeway;
 Thence South 17 Degrees 05 Minutes 56 Seconds West a distance of 40.0 feet;
 Thence South 14 Degrees 31 Minutes 54 Seconds East a distance of 310.48 feet;
 Thence North 48 Degrees 30 Minutes West a distance of 380.0 feet;
 Thence North 62 Degrees West a distance of 390.0 feet;
 Thence North 44 Degrees 10 Minutes 51 Seconds West a distance of 318.16 feet;
 Thence North 00 Degrees 35 Minutes 42 Seconds East a distance of 100.00 feet;
 Thence South 89 Degrees 24 Minutes 18 Seconds East a distance of 25.0 feet;
 Thence North 00 Degrees 35 Minutes 42 Seconds East a distance of 362.66 feet to the true point of beginning.

EXHIBIT C

Public Resources Code Section 30106

[30106. Development

"Development" means, on land, in or under water, the placement or erection of any solid material or structure; discharge or disposal of any dredged material or of any gaseous, liquid, solid, or thermal waste; grading, removing, dredging, mining, or extraction of any materials; change in the density or intensity of use of land, including, but not limited to, subdivision pursuant to the Subdivision Map Act (commencing with Section 66410 of the Government Code), and any other division of land, including lot splits, except where the land division is brought about in connection with the purchase of such land by a public agency for public recreational use; change in the intensity of use of water, or of access thereto; construction, reconstruction, demolition, or alteration of the size of any structure, including any facility of any private, public, or municipal utility; and the removal or harvesting of major vegetation other than for agricultural purposes, kelp harvesting, and timber operations which are in accordance with a timber harvesting plan submitted pursuant to the provisions of the Z'berg-Nejedly Forest Practice Act of 1973 (commencing with Section 4511).

As used in this section, "structure" includes, but is not limited to, any building, road, pipe, flume, conduit, siphon, aqueduct, telephone line, and electrical power transmission and distribution line.

2005-29369-2Recorded — Official Records
Humboldt County, California

Carolyn Crnich, Recorder

Recorded by CAL COASTAL COMMISSION

Exempt from payment of fees

Clerk: LH Total: 0.00

Aug 30, 2005 at 10:21

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:CALIFORNIA COASTAL COMMISSION
89 S. California St., Suite 200
Ventura, CA 93001-2801

ATTN: Legal Division

STATE OF CALIFORNIA OFFICIAL BUSINESS

Document entitled to free recordation

Pursuant to Government Code §27383

CDP A-248-80 (Hartman)

EXHIBIT NO. 8**APPLICATION NO.**

80-P-046-A1

HUMBOLDT COUNTY

CERTIFICATE OF ACCEPTANCE
OF OPEN-SPACE EASEMENT
(1 of 2)CERTIFICATE OF ACCEPTANCE
IRREVOCABLE OFFER TO DEDICATE OPEN-SPACE EASEMENT
AND
DECLARATIONS OF RESTRICTIONS

This is to certify that the State of California, by and through the State Coastal Conservancy, a public agency, pursuant to authority conferred by resolution of the State Coastal Conservancy adopted on December 4, 2002, hereby accepts the Irrevocable Offer to Dedicate Open-Space Easement and Declarations of Restrictions executed by Hartman Bulb Farm Company on September 4, 1984, and recorded on October 12, 1984, as Instrument Number 19098, Volume 1749, Page 406 of the Official Records in the Office of the Recorder of Humboldt County.

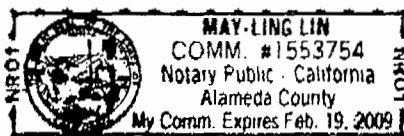
Dated: 8/25/05

STATE COASTAL CONSERVANCY

By: [Signature] Signature on File
Samuel S. Executive OfficerSTATE OF CALIFORNIA
COUNTY OF Alameda

On Aug 25, 2005, before me, May-Ling Lin,
a Notary Public personally appeared Samuel Schuchat, personally
known to me (~~or proved to me on the basis of satisfactory evidence~~) to be the person(s)
whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that
he/~~she~~/they executed the same in his/~~her~~/their authorized capacity(~~ies~~), and that by
his/~~her~~/their signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which
the person(~~s~~) acted, executed the instrument.

WITNESS my hand and official seal.



Signature on File

NOTARY PUBLIC

①

ACKNOWLEDGMENT BY CALIFORNIA COASTAL COMMISSION

This is to certify that the State Coastal Conservancy is a public agency acceptable to the Executive Director of the California Coastal Commission to be Grantee under the Irrevocable Offer to Dedicate Open-Space Easement and Declarations of Restrictions executed by Hartman Bulb Farm Company on September 4, 1984, and recorded on October 12, 1984, as Instrument Number 19098, Volume 1749, Page 406 of the Official Records in the Office of the Recorder of Humboldt County.

Dated: August 22, 2005

CALIFORNIA COASTAL

COMMISSION

Signature on File John Bowers
John Bowers, Staff Counsel

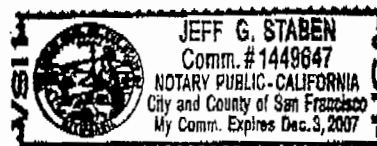
STATE OF CALIFORNIA
COUNTY OF SAN FRANCISCO

On 08/22/05, before me, Jeff G. Staben,
a Notary Public personally appeared John Bowers, personally
known to me (or proved to me on the basis of satisfactory evidence) to be the person(s)
whose name(s) is/are subscribed to the within instrument and acknowledged to me that
he/she/they executed the same in his/her/their authorized capacity(ies), and that by
his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which
the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature on File

NOTARY PUBLIC



2 of 2

RECEIVED

MAY 21 2007

CALIFORNIA
COASTAL COMMISSION

MEMO

HUMBOLDT COUNTY DEPARTMENT OF PUBLIC WORKS

May 21, 2007

TO: Melissa Kraemer

FROM: Hank Seemann

SUBJECT: Coastal Development Permit Amendment Application No. 80-P-046-A1
Hammond Coastal Trail, Humboldt County

Please find enclosed the information you requested in your May 11, 2007 letter.

Note that the County is currently working with the subject property owners, the Norells, to acquire an additional trail easement that effectively widens the area for the westerly bridge abutment. During the final design phase, it was discovered there had been changes in the streambank topography since 1994 when the original easement was prepared, and the original trail easement had some unusual geometry near the middle of the channel. It was determined that an additional easement was required to allow optimal design for the bridge. The area of the new easement is shown on the revised project drawings, and a legal description is enclosed.

EXHIBIT NO. 9

APPLICATION NO.

80-P-046-A1

HUMBOLDT COUNTY

TRAIL EASEMENT GRANTED
TO HUMBOLDT COUNTY

(1 of 10)

EXHIBIT A

All that real property situated in Section 30, Township 7 North, Range 1 East, Humboldt Base and Meridian, County of Humboldt, State of California, described as follows:

That portion of the lands of Norell, as said lands are described in Humboldt County Recorder's Instrument No. 2001-19568-2 (Lot 12 as shown on Book 18 of Maps, Pages 76 & 77, Pacific Sunset Subdivision, Records of Humboldt County), more particularly described as follows:

BEGINNING at a point on the easterly line of said Lot 12, being South 19°00'00" West 5.49 feet from the northerly terminus of course "R" shown on said Book 18 of Maps, Page 77;

THENCE along said easterly line, South 19°00'00" West 41.73 feet;

THENCE leaving said easterly line, North 32°09'38" West 134.55 feet to the southwesterly line of the 10-foot wide trail easement from Hartman to the County of Humboldt described in Instrument No. 1994-31055-5, Official Records of Humboldt County;

THENCE South 69°43'18" East 53.32 feet to an angle point in the easterly line of said trail easement, being at the southerly terminus of a course described therein as South 55° East;

THENCE South 32°09'38" East 66.12 feet to the POINT OF BEGINNING.

EXCEPTING THEREFROM all that portion of the above described lands that fall within the trail easement from Hartman to the County of Humboldt described in Instrument No. 1994-31055-5, Official Records of Humboldt County.

The BASIS OF BEARINGS for this description is Book 18 of Maps, Pages 76 & 77, Records of Humboldt County.

END OF DESCRIPTION

Signature on File

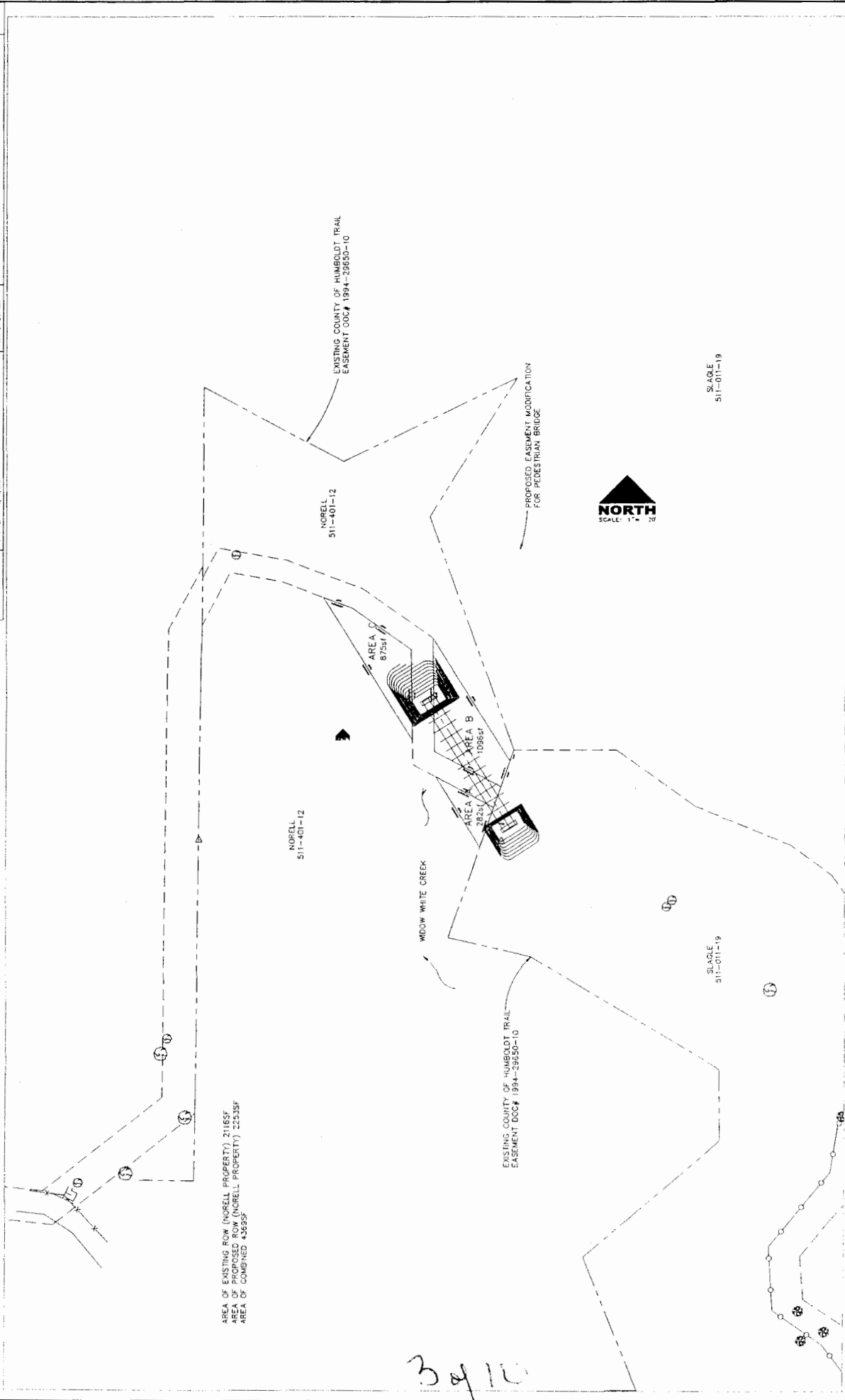
David J. Ryan, LS 6212. License expires 3/31/2008.

Dated 5/9/07



PRELIMINARY
NOT FOR CONSTRUCTION

SHEET		10	COUNTY OF HUMBOLDT	
OF		8	DEPARTMENT OF PUBLIC WORKS	
DESIGN SECTION		WIDOW WHITE PEDESTRIAN INTERPRETIVE TRAIL	EASEMENT AMENDMENT TO NORELL PROPERTY	
DATE: 05/03/2007	DATE: 05/03/2007	DATE: 05/03/2007	DATE: 05/03/2007	DATE: 05/03/2007
DESIGNED BY: JRM	DESIGNED BY: JRM	DESIGNED BY: JRM	DESIGNED BY: JRM	DESIGNED BY: JRM
DRAWN BY: JRM	DRAWN BY: JRM	DRAWN BY: JRM	DRAWN BY: JRM	DRAWN BY: JRM
CHECKED BY: JRM	CHECKED BY: JRM	CHECKED BY: JRM	CHECKED BY: JRM	CHECKED BY: JRM
APPROVED BY: JRM	APPROVED BY: JRM	APPROVED BY: JRM	APPROVED BY: JRM	APPROVED BY: JRM



3410

DESIGN SECTION	DATE	BY	CHKD BY	DATE
DESIGN SECTION	06/01/2007	0000	0000	0000
DESIGN SECTION	06/01/2007	0000	0000	0000
DESIGN SECTION	06/01/2007	0000	0000	0000
DESIGN SECTION	06/01/2007	0000	0000	0000
DESIGN SECTION	06/01/2007	0000	0000	0000
DESIGN SECTION	06/01/2007	0000	0000	0000
DESIGN SECTION	06/01/2007	0000	0000	0000
DESIGN SECTION	06/01/2007	0000	0000	0000
DESIGN SECTION	06/01/2007	0000	0000	0000
DESIGN SECTION	06/01/2007	0000	0000	0000

PRELIMINARY
NOT FOR CONSTRUCTION



AREA OF EXISTING ROW (NORELL PROPERTY) 2116SF
AREA OF PROPOSED ROW (NORELL PROPERTY) 2233SF
AREA OF COMBINED 4349SF

NORELL
511-401-12

AREA C
875sf

EXISTING COUNTY OF HUMBOLDT TRAIL
EASEMENT DOC# 1994-29650-10

NORELL
511-401-12

EXISTING COUNTY OF HUMBOLDT TRAIL
EASEMENT DOC# 1994-29650-10

PROPOSED EASEMENT MODIFICATION
FOR PEDESTRIAN BRIDGE

"B-LINE" CL 70FT
PREFABRICATED BRIDGE

WIDEN WHITE CREEK

SLAGLE
511-011-19

SLAGLE
511-011-19

SLAGLE
511-011-19

PROPOSED EASEMENT MODIFICATION
FOR PEDESTRIAN BRIDGE

PROPOSED EASEMENT MODIFICATION
FOR PEDESTRIAN BRIDGE

4410

08/11/2005 15:51

7074450884

RCAA

PAGE 11

Recording - Return to:
 AL PROPERTY SERVICES DIV.
 DEPARTMENT OF PUBLIC WORKS
 2033 H STREET CLARK COMPLEX
 EUREKA, CALIFORNIA 95501

1994-31055-5

Recorded -- Official Records
 Humboldt County, California
 Carolyn Cnich, Recorder

Recorded by HUMBOLDT CNTY REAL PRO PER

Exempt from payment of fees

Clerk: MM Total: 0.00

Nov 10, 1994 at 14:45

EASEMENT DEED

RE: HAMMOND TRAIL
 APN 511-011-12

JUNE HARTMAN, individually and as trustee under the will of Albert C. Hartman, deceased, grants to the COUNTY OF HUMBOLDT, a political subdivision of the State of California, an easement for trail purposes and all incidents thereto over the following described real property:

SEE ATTACHED EXHIBIT A

Dated this 25 day of October, 1994.


 JUNE HARTMAN

DEEDS\HAMMOND\HARTMAN.PARCEL 7

5410

This instrument is for the benefit of the County of Humboldt and is entitled to be recorded without fee (Gov. Code 6103).

EXHIBIT "A"

That real property situated in the County of Humboldt, State of California, described as follows:

That portion of land designated as "Parcel Three" in a deed to the McKinleyville Community Services District recorded June 18, 1982, in Book 1764 of Official Records, Page 1112, Humboldt County Records, and situated in Section 30 Township 7 North, Range 1 East, Humboldt Meridian.

A non-exclusive easement for ingress and egress in and over a strip of land 15 feet in width, the West line of which is described as follows:

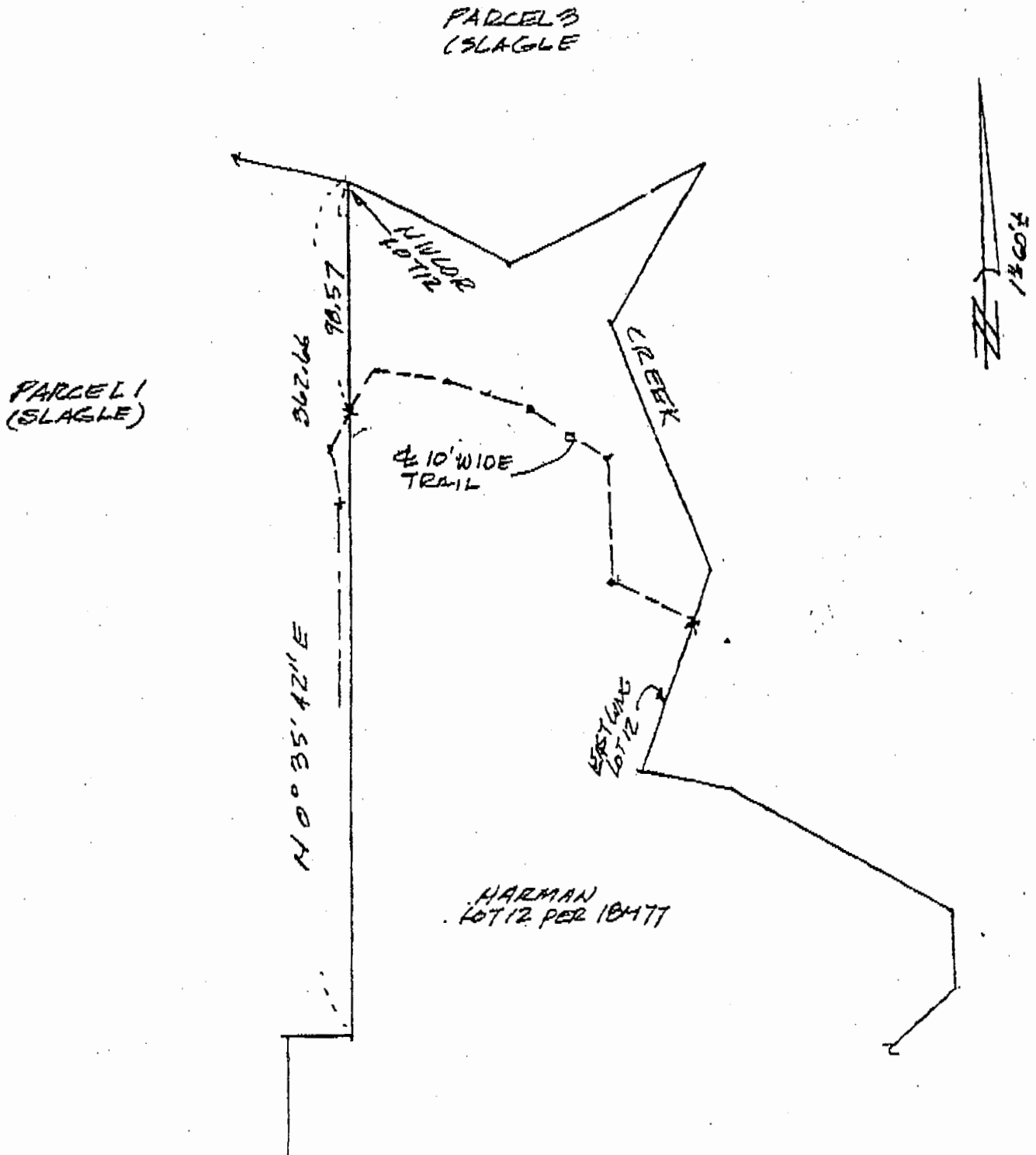
Beginning at the Southwest corner of said McKinleyville Community Services District lands;

thence, along the West line of said land North 17 degrees 05 minutes 56 seconds East, 248.21 feet to the Northwest corner thereof.



"Exhibit A"

10'w Hartman Econt
at WW Creek



7410

"Exhibit A"
(Pg. 2)

TRAIL - LOT 12
HARTMAN

1994-31055-5

EXHIBIT A

That real property situated in the County of Humboldt, State of California, described as follows:

That portion of Lot 12 of Tract No. 239, Pacific Sunset Subdivision, according to the map filed in the Office of the County Recorder on July 19, 1985 in Book 18 of Maps, Pages 76 and 77, Humboldt County Records and situated in Section 30 Township 7 North Range 1 East, Humboldt Meridian, described as follows:

A non-exclusive easement for ingress and egress in and over a strip of land 10 feet in width, the center line of which is described as follows:

Beginning at a point on the West line of said Lot 12 of Tract No. 239 which point bears South 0 degrees 35 minutes 42 seconds West, 98.57 feet from the Northwest corner thereof;

thence along said center line, the following courses and distances:

North 28 degrees East, 22 feet;
South 80 degrees 11 minutes East, 28 feet;
South 69 degrees 34 minutes East, 36 feet;
South 55 degrees East, 36 feet;
South 1 degree East, 52 feet;
South 61 degrees 42 minutes East, 38.04 feet, more or less,
to the East line of said Lot 12.



8410

"Exhibit A"
(Page 1)

1994-31055-5

08/11/2005 15:51

7874450864

ROAA

PAGE 15

ACKNOWLEDGEMENT

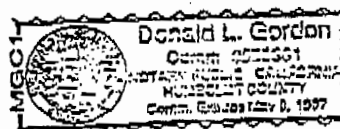
STATE OF CALIFORNIA }
COUNTY OF HUMBOLDT }On OCTOBER 25, 1994 before me.
DATEDONALD L. GORDON, Notary Public.
NAME, TITLE OF OFFICERpersonally appeared JANE HARTMAN
NAME(S) OF SIGNER(S)

NAME(S) OF SIGNER(S)

☒ personally known to me - OR - ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or entity upon behalf of which the person(s) acted, executed the instrument.

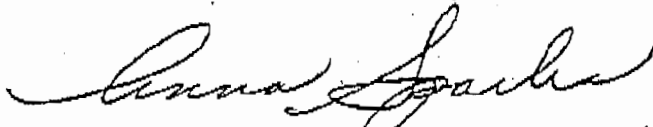
Witness my hand and official seal.

SIGNATURE OF NOTARY



SEAL

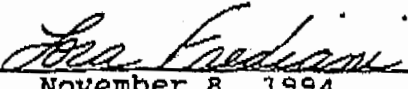
This is to certify that the interest in property conveyed by the EASEMENT DEED dated October 25, 1994, from JUNE HARTMAN, individually and as trustee under the will of ALBERT C. HARTMAN, deceased, to the COUNTY OF HUMBOLDT, a political subdivision of the State of California, is hereby accepted by the Grantee. Such acceptance of property is made pursuant to Resolution No. 94-1, dated January 4, 1994, and Board Order No. D-21, dated November 8, 1994.



ANNA SPARKS, Vice Chair of the Humboldt
County Board of Supervisors

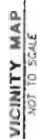
ATTEST:

LORA FREDIANI
Clerk of the Board of
Supervisors



November 8, 1994

10410



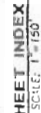
1	COVER SHEET
2	CONSTRUCTION AREA SIGNS, QUANTITIES, AND DETAILS
3-4	TYPICAL SECTIONS AND DETAILS
5-7	INDIAN WHITE CREEK INTERPRETIVE TRAIL PLAN AND PROFILE
8	"B" LINE - PLAN & PROFILE PEDESTRIAN BRIDGE DETAILS

REFERENCE TO CALTRANS STANDARD PLANS DATED JULY 1999.

- A10A
A10B
T13

THE CONTRACTOR SHALL HAVE A CLASS "A" OR "C27" LICENSE FOR THIS PROJECT.

SHEET INDEX
SC: E: 1 = 150'



ROBERT W. BRONKALL
AGE 55 J61, EXP. 12/31/2004



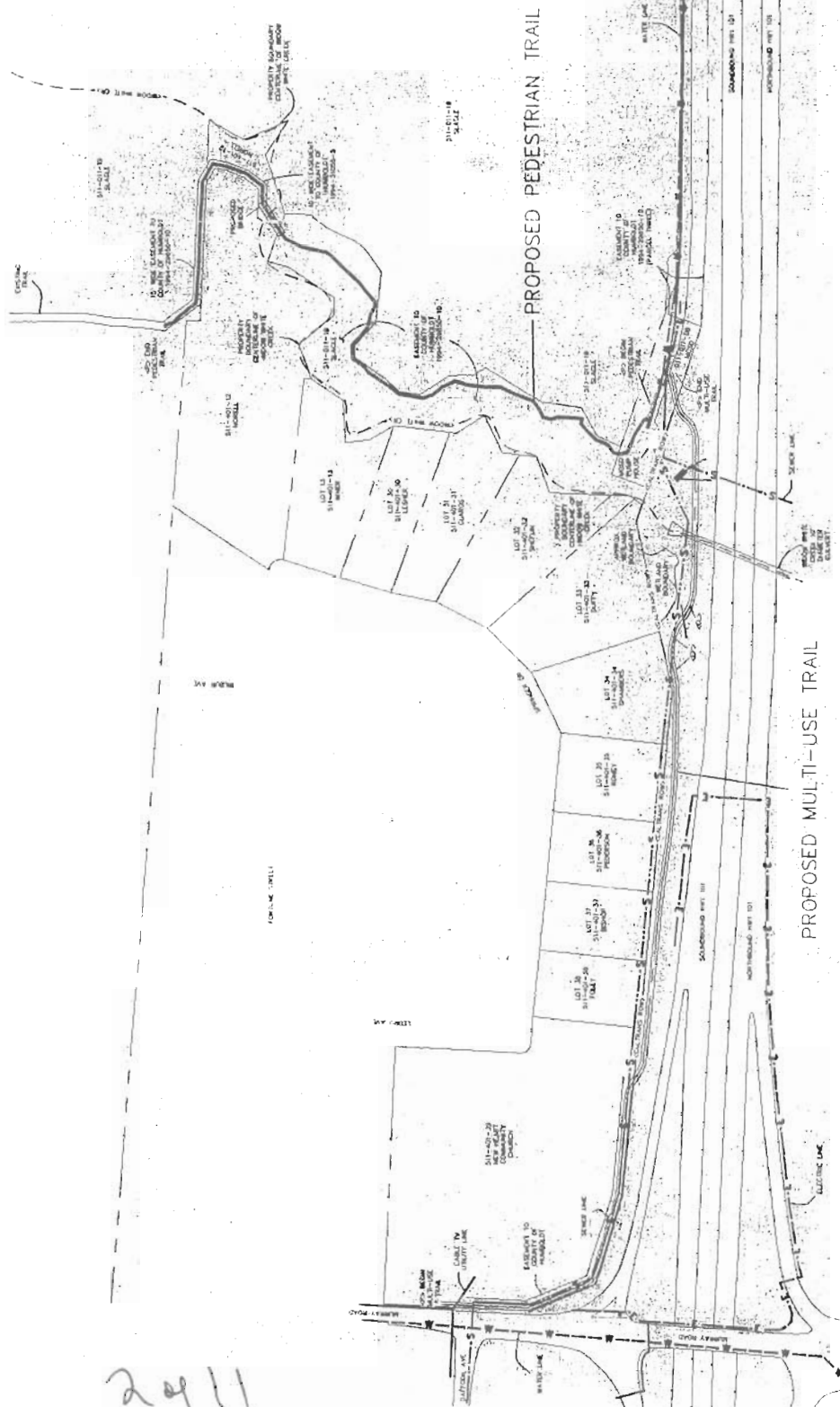
APPROVED



ORIGINAL LOW BID PRICE	CONSTRUCTED BY	RESIDENT ENGINEER
	PROJECT COMPLETED	CONSTRUCTION COST

2911

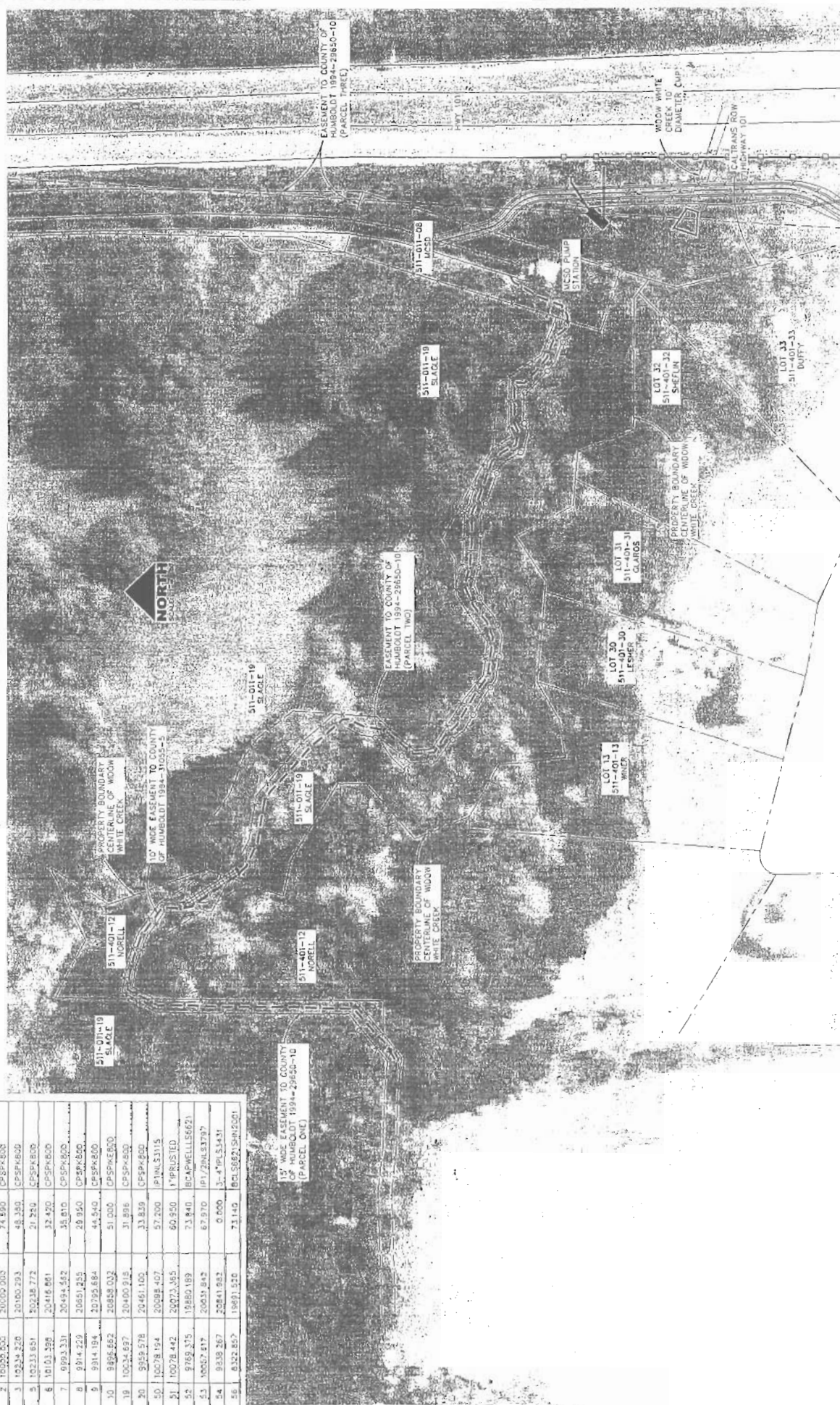
DATE: 08/20/16

HUMBOLDT COUNTY
PLANNING COMMISSION

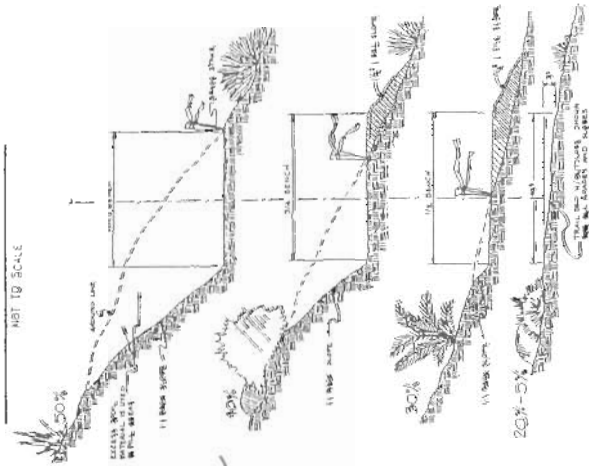
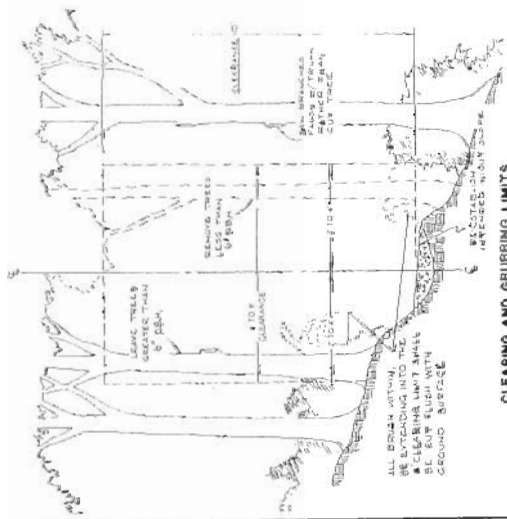
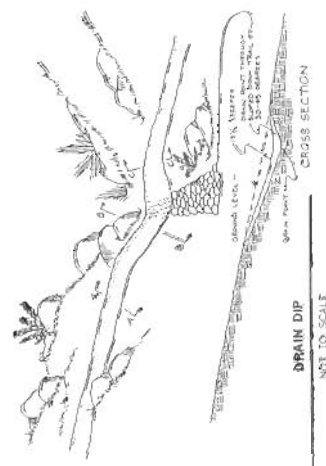
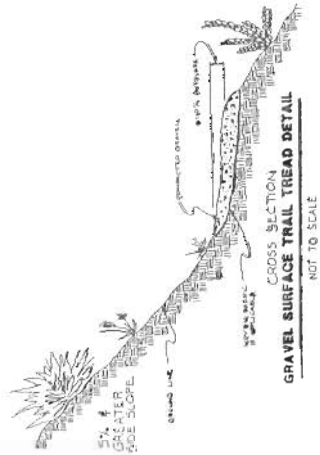
EAST OF ONE MILE ON CHOCOMA DRIVING	NATURAL RESOURCES DIVISION N. SHERMAN	COUNTY OF HUMBOLDT DEPARTMENT OF PUBLIC WORKS	HAMMOND TRAIL - MURRAY ROAD TO LETZ AVENUE PLOT PLAN	SHEET 1 OF 1
025-440 B1 - AB	025-440 B1 - AB	025-440 B1 - AB	025-440 B1 - AB	025-440 B1 - AB
PROJECT NO. 115003	PROJECT NO. 115003	PROJECT NO. 115003	PROJECT NO. 115003	PROJECT NO. 115003
PLAN DATE 11/29/2008	PLAN DATE 11/29/2008	PLAN DATE 11/29/2008	PLAN DATE 11/29/2008	PLAN DATE 11/29/2008
IF NOT ONE MILE ON CHOCOMA DRIVING	IF NOT ONE MILE ON CHOCOMA DRIVING	IF NOT ONE MILE ON CHOCOMA DRIVING	IF NOT ONE MILE ON CHOCOMA DRIVING	IF NOT ONE MILE ON CHOCOMA DRIVING

1 OF 1
SHEET

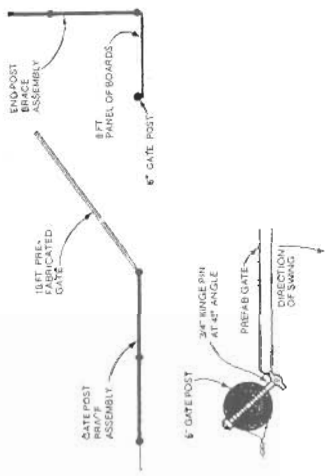
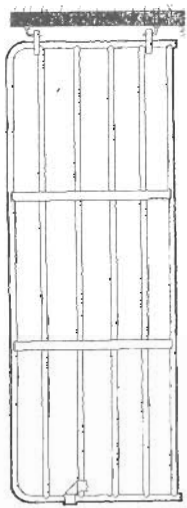
SURVEY CONTROL & MONUMENT COORDINATES			
PNT.#	NORTHING	EASTING	ELEV. DESCRIPTION
1	8318.963	20025.146	82.860 1/2" IPCO-CWELL
2	10200.000	20000.000	74.490 CFS#4300
3	10233.320	20010.793	48.380 CFS#4300
4	10233.651	20208.772	21.240 CFS#4300
5	10101.328	20416.661	32.420 CFS#4300
6	9994.331	20424.452	35.810 CFS#4300
7	9914.220	20581.255	20.950 CFS#4300
8	9914.194	20735.884	44.540 CFS#4300
9	9892.662	20838.032	51.000 CFS#4300
10	9824.697	20940.018	31.886 CFS#4300
11	9855.331	20461.100	33.829 CFS#4300
12	10078.154	20098.407	57.000 P1N.5315
13	10078.442	20273.460	60.500 1" TRUSTED
14	9769.375	19480.189	73.940 BICAWELLS6621
15	10067.817	20031.942	67.970 P17/2NLS3767
16	9329.267	22581.982	0.000 3"-4" P13.14.31
17	9432.857	19891.590	73.140 BICAWELLS6620



**PRELIMINARY
NOT FOR CONSTRUCTION**

[illegible]

NOTE: AMOUNT OF SLOPE Varies INVERSELY WITH % OF SLOPE AS
SPACE STATED INDICATES CALLED AT RAILROAD STN. ALL RAIL TO BE
200' W/NO VARIATION SCORIN



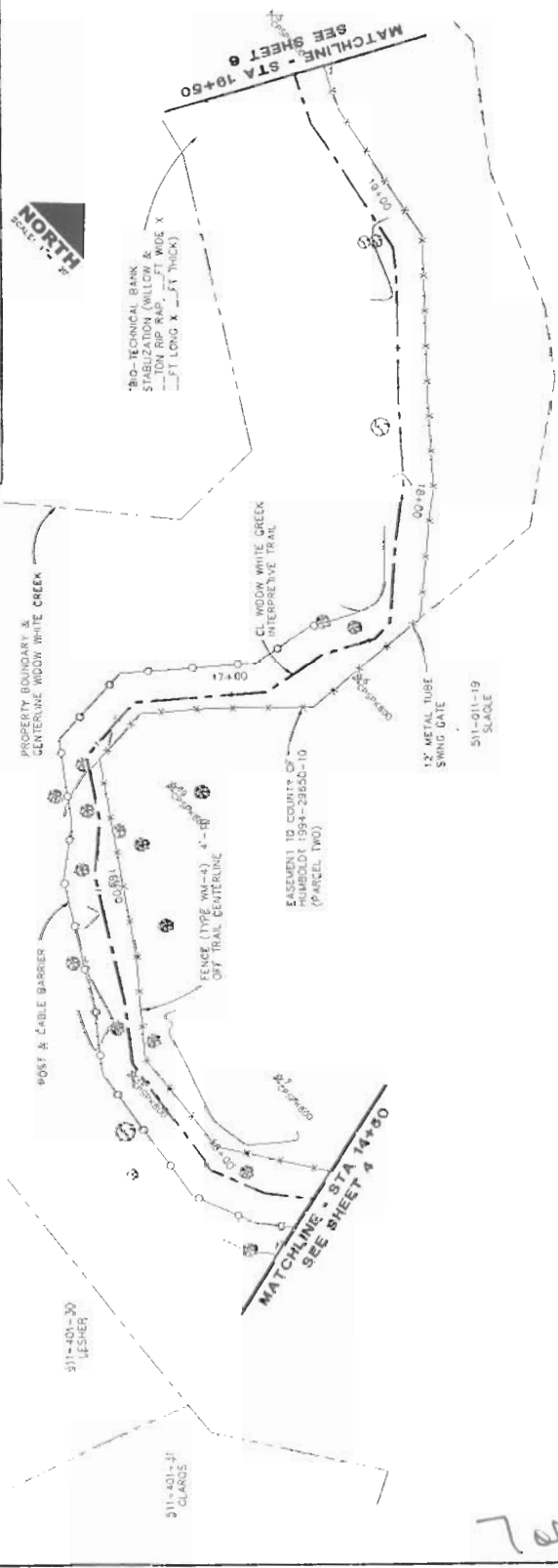
METAL TUBE GATE DETAIL

NOT TO SCALE

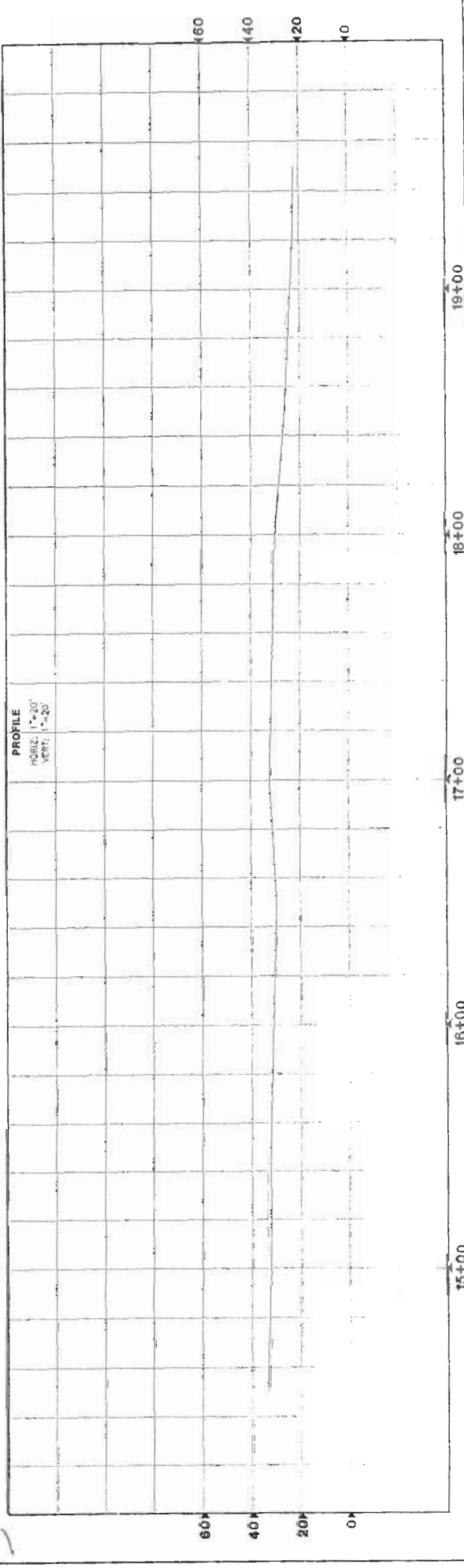
COUNTY OF HUMBOLDT		SHEET	
DEPARTMENT OF PUBLIC WORKS		6	
WIDOW WHITE PEDESTRIAN INTERPRETIVE TRAIL		OF	
"T" LINE - INTERPRETIVE TAIL		8	
PLAN & PROFILE			

PRELIMINARY
NOT FOR CONSTRUCTION

DESIGN SECTION	DATE	BY	CHECKED BY	DATE	BY
DESIGNED BY					
DRAWN BY					
REVIEWED BY					
APPROVED BY					



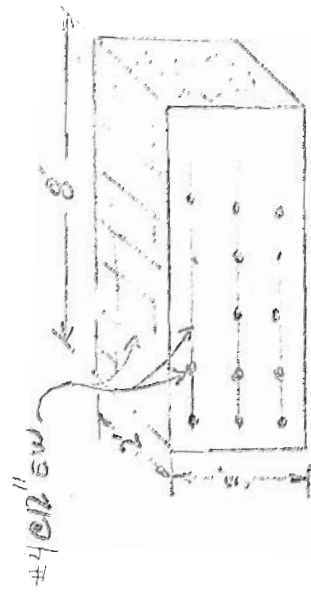
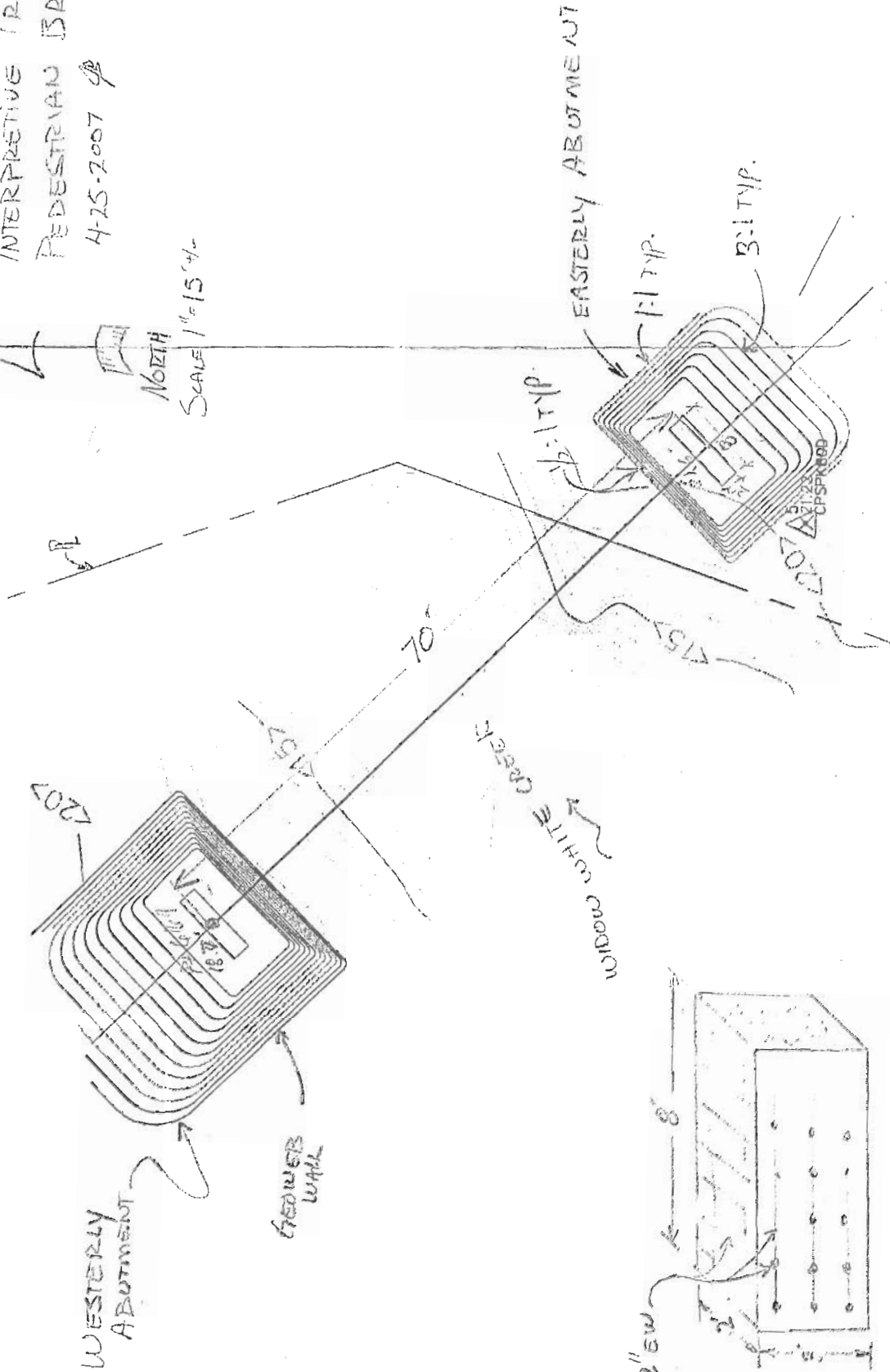
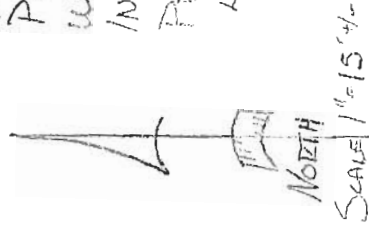
PLAN VIEW
SCALE: 1"=20'



PROFILE
HORIZ: 1"=20'
VERT: 1"=20'

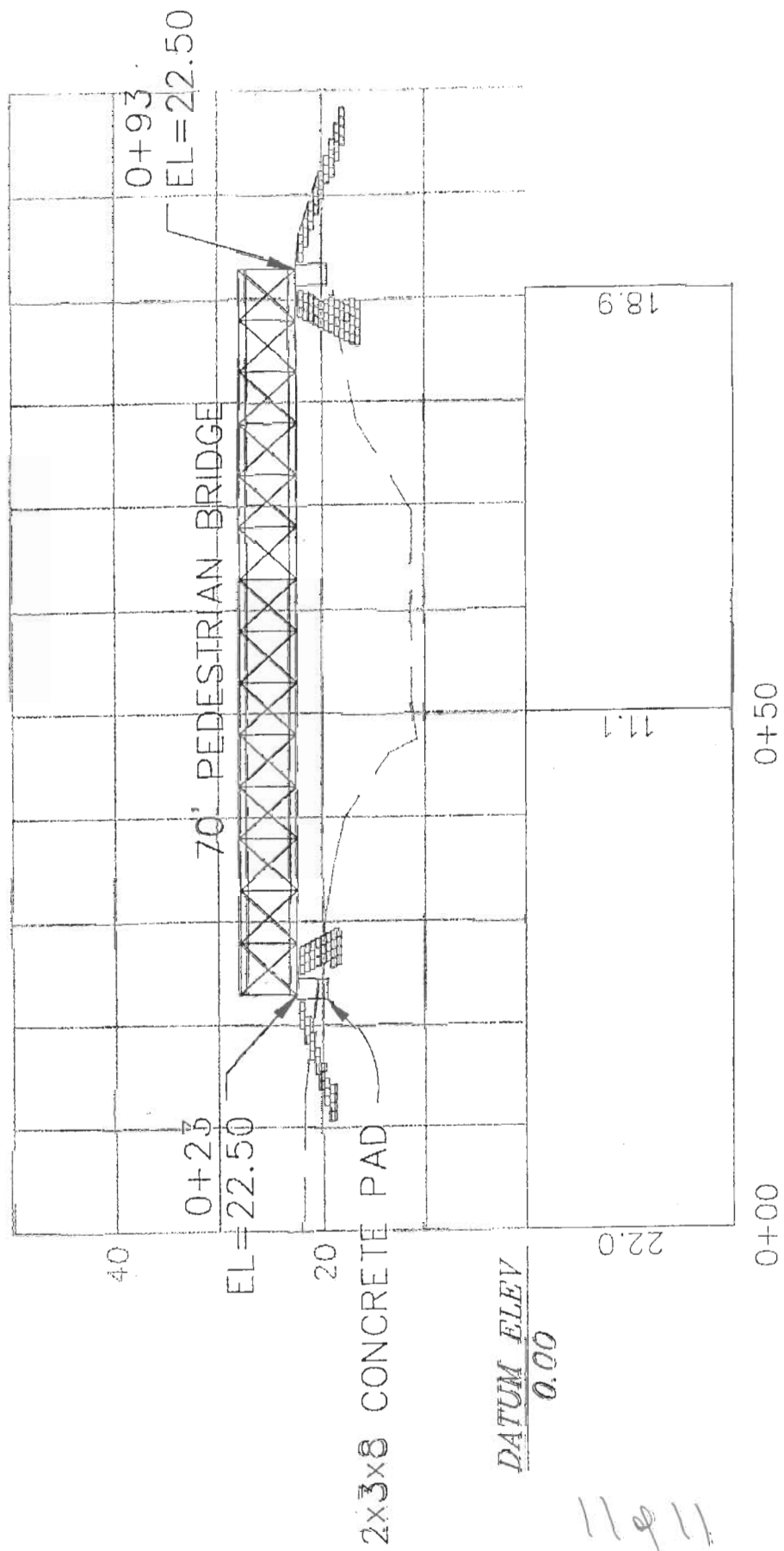
7911

HAMMOND TRAIL
 PRJ# 715090
 WIDOW WHITE
 INTERPRETIVE TRAIL
 PEDESTRIAN BRIDGE
 4-25-2007 *JB*

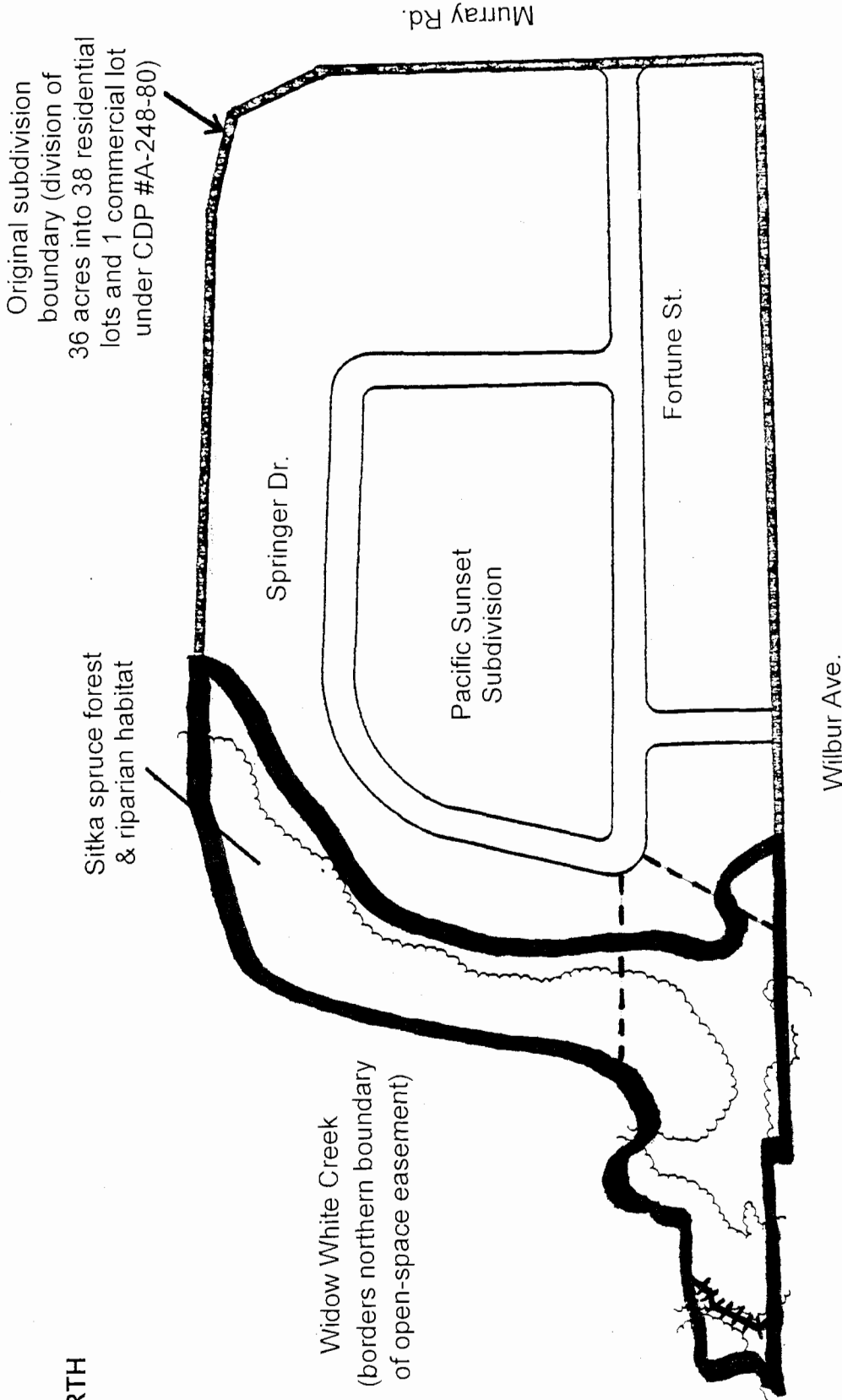


2' x 3' x 8' CONCRETE PAD

10911



← NORTH



Open-space easement boundary

Approximate parcel boundary (Norell APN 511-401-12)

Proposed trail through open-space easement (approximate)
(~200 ft long x 10 ft wide)

NOT TO SCALE

EXHIBIT NO. 11
APPLICATION NO.
80-P-046-A1
HUMBOLDT COUNTY
PORTION OF OPEN-SPACE EASEMENT AFFECTED BY TRAIL