

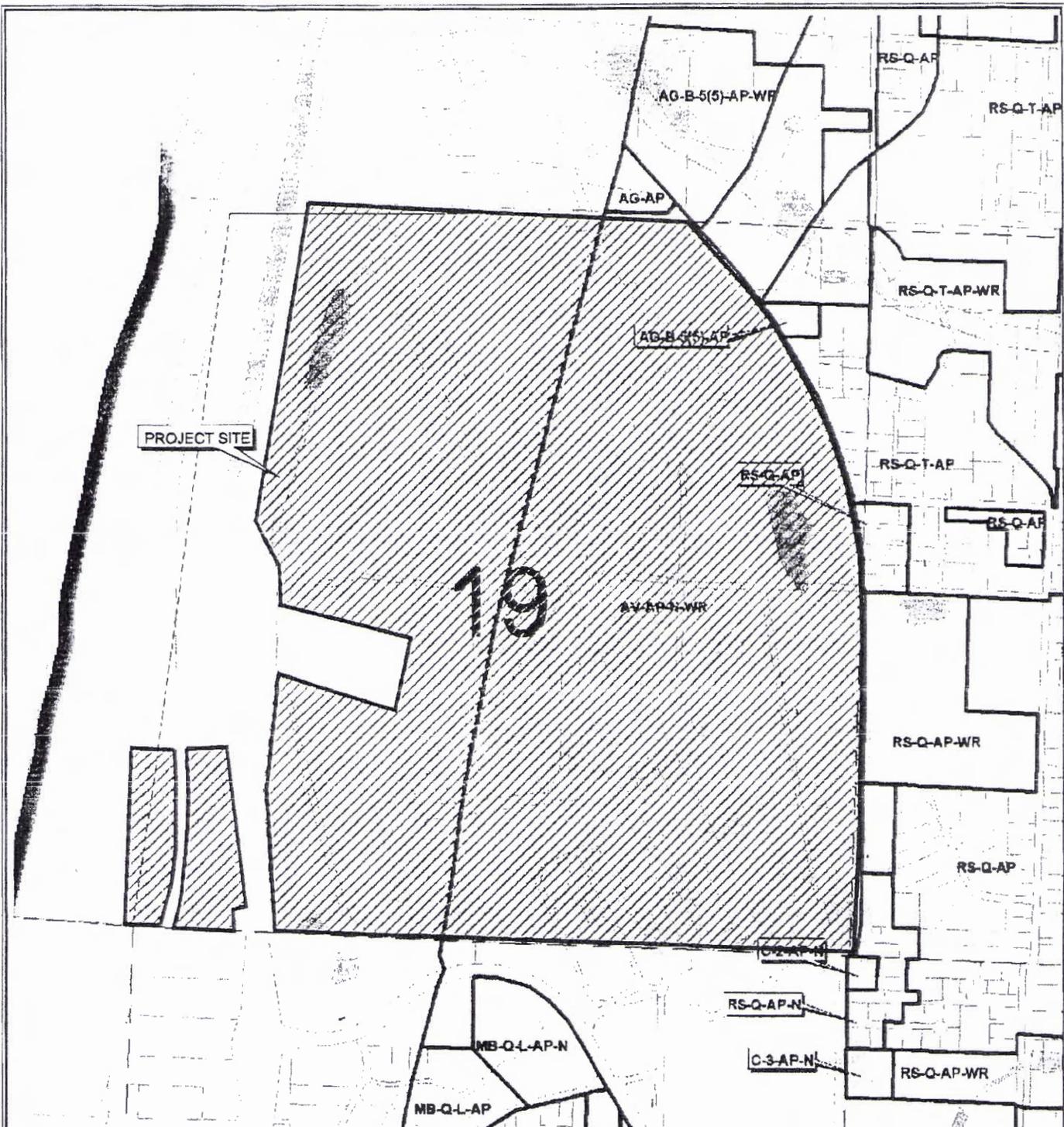
PROJECT SITE = 

ZONING MAP

**PROPOSED HUMBOLDT TRAP & SKEET CLUB
 COASTAL DEVELOPMENT PERMIT
 MCKINLEYVILLE AREA
 CDP-07-37
 APN: 511-351-11
 T07N R01E S19 H B & M**



MAP NOT TO SCALE



PROJECT SITE = 

ZONING MAP

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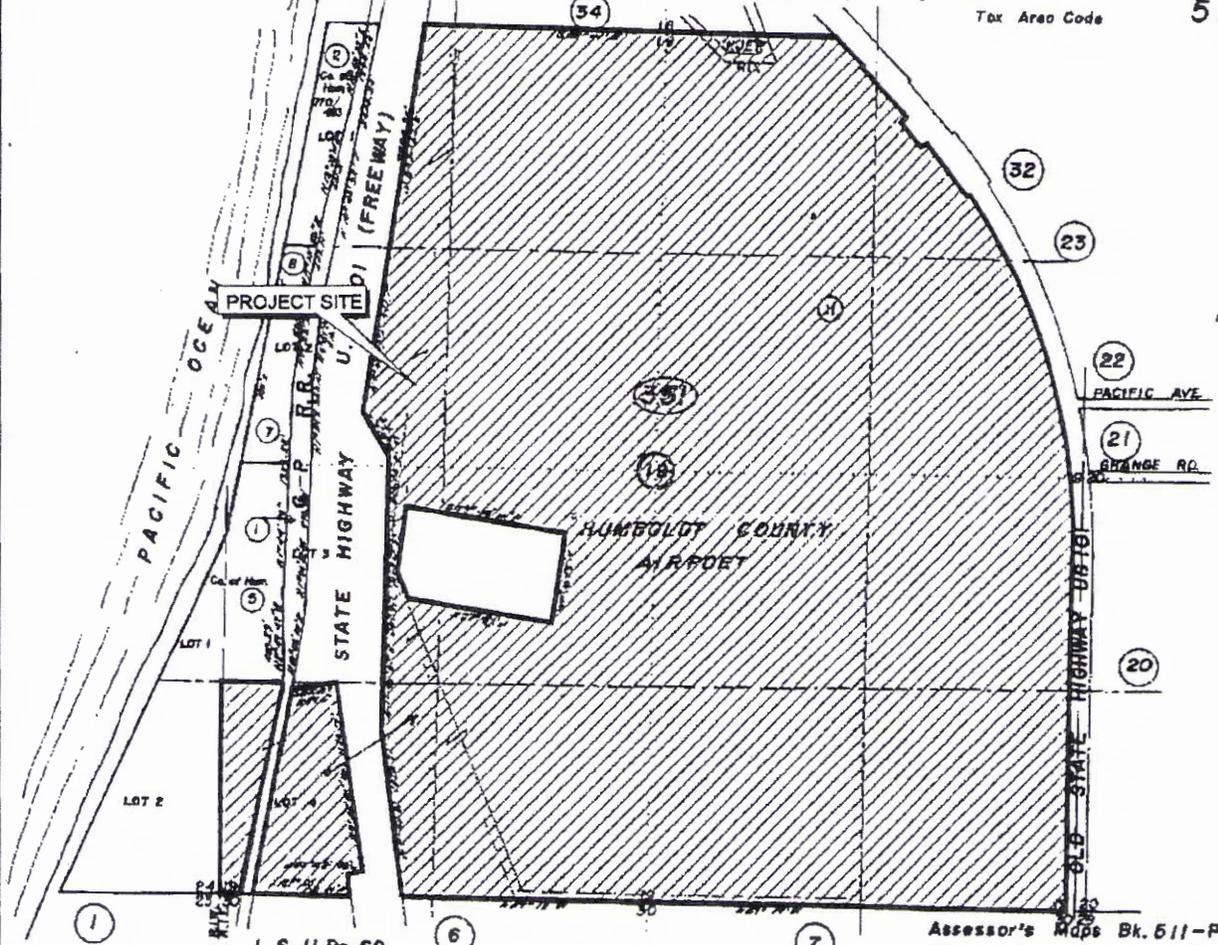


MAP NOT TO SCALE

SEC. 24, T.7N, R.1W, & POR. SEC.19, T.7N, R.1E.

Tax Area Code

511-35



L.S. 11 Pg. 69
L.S. 11 Pg. 84

Assessor's Maps Bk. 511-Pg. 35
County of Humboldt, Calif.

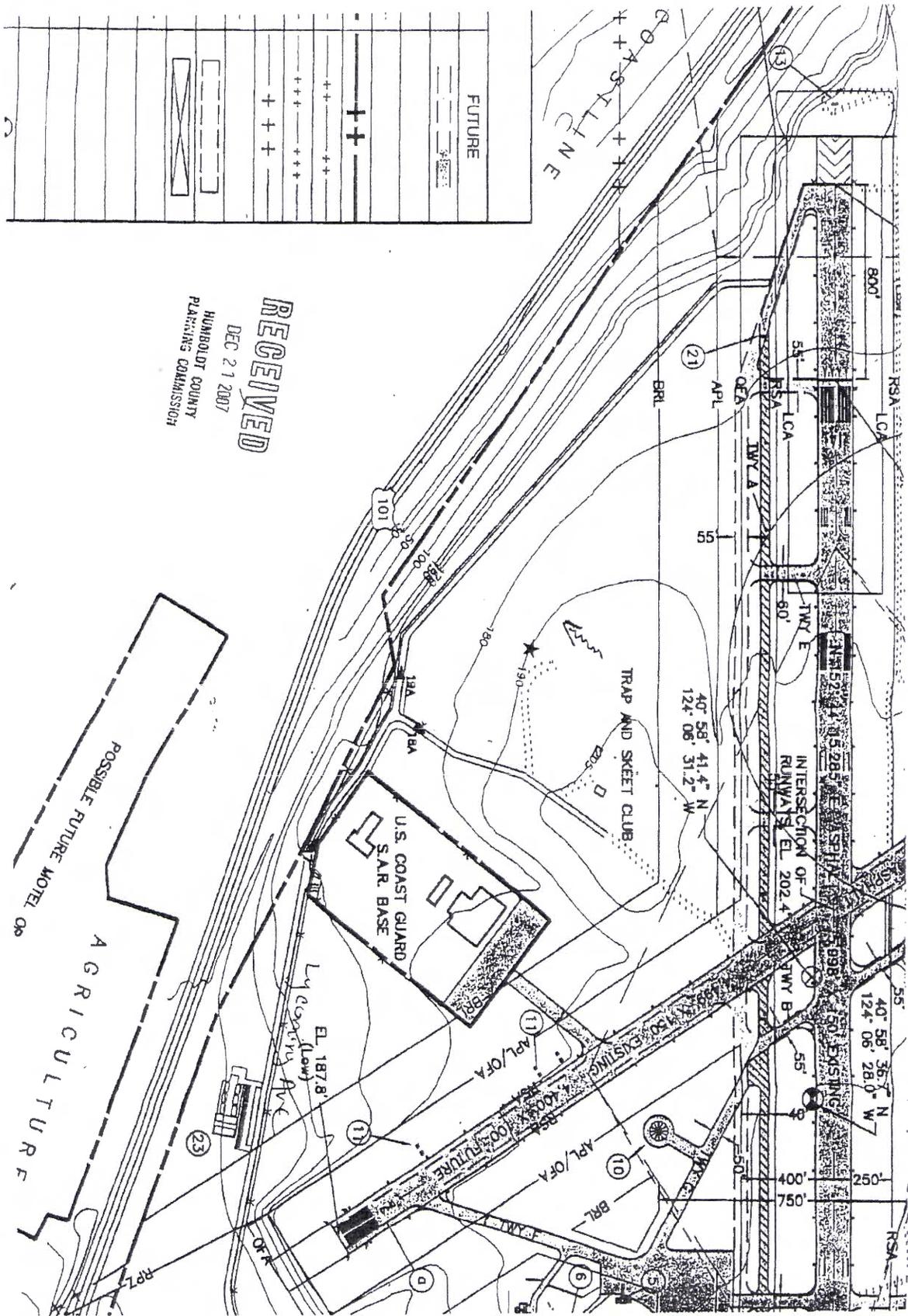
NOTE - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

PROJECT SITE = 

ASSESSOR PARCEL MAP

**PROPOSED HUMBOLDT TRAP & SKEET CLUB
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MAP NOT TO SCALE



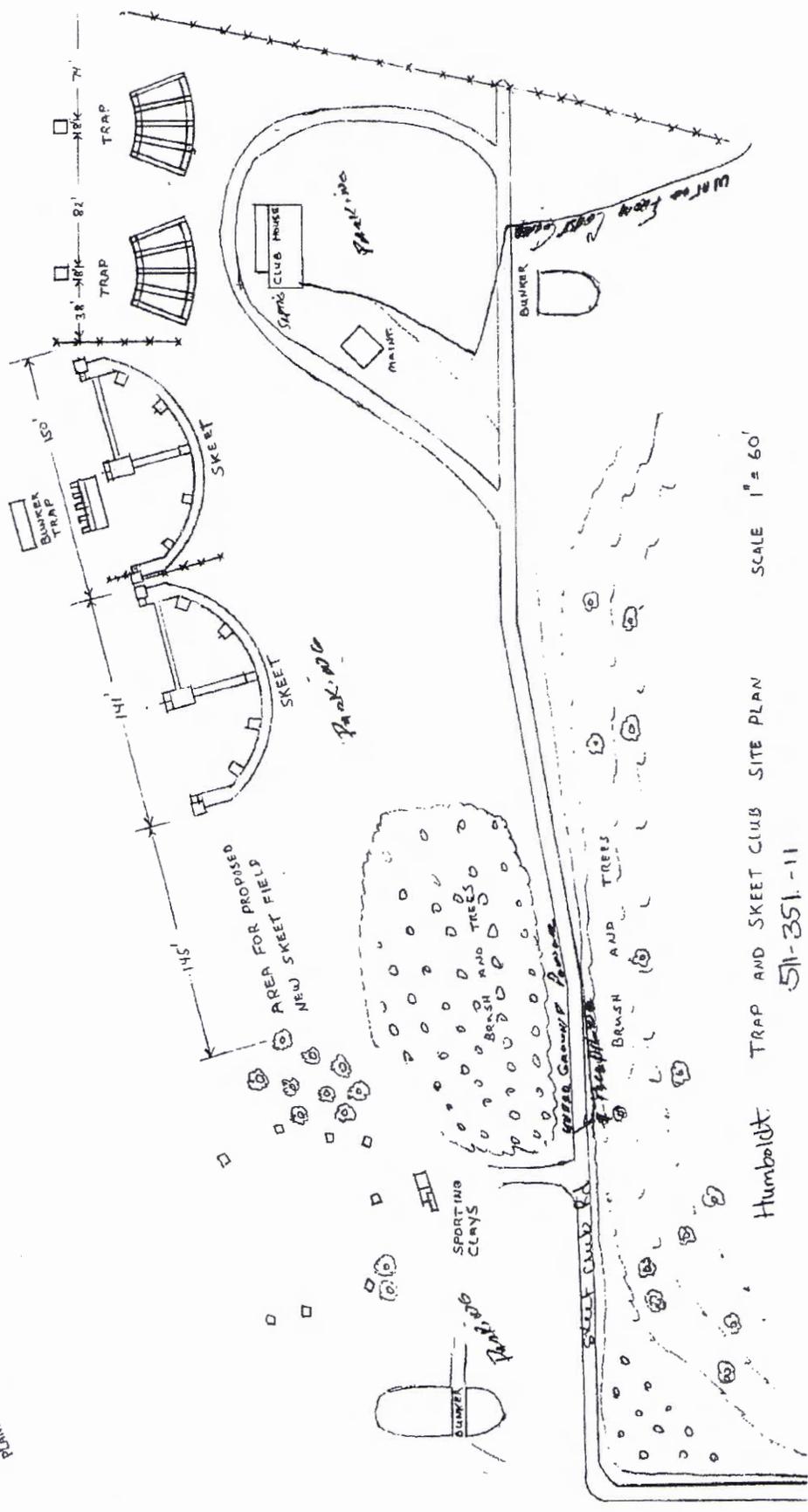
RECEIVED
 DEC 21 2007
 HUMBOLDT COUNTY
 PLANNING COMMISSION

Humboldt Trap & Skeet Club

511-351-09

RECEIVED
 JUN 27 1907
 HUMBOLDT COUNTY
 PLANNING COMMISSION

12/21/07
 ↑ N



Trap and Skeet Club Site Plan
 Humboldt
 511-351-11
 SCALE 1" = 60'

Attachment 1

Staff Analysis of the Evidence Supporting the Required Findings

Required Findings: To approve this project, the Hearing Officer must determine that the applicant has submitted evidence in support of making all of the following required findings.

The Zoning Ordinance, Section 312-17.1 of the Humboldt County Code (Required Findings for All Discretionary Permits) specifies the findings that are required to grant a Coastal Development Permit and Special Permit:

1. The proposed development is in conformance with the County General Plan;
2. The proposed development is consistent with the purposes of the existing zone in which the site is located;
3. The proposed development conforms with all applicable standards and requirements of these regulations; and
4. The proposed development and conditions under which it may be operated or maintained will not be detrimental to the public health, safety, or welfare; or materially injurious to property or improvements in the vicinity.
5. The proposed development does not reduce the residential density for any parcel below that utilized by the Department of Housing and Community Development in determining compliance with housing element law (the mid point of the density range specified in the plan designation), unless the following written findings are made supported by substantial evidence: 1) the reduction is consistent with the adopted general plan including the housing element; and 2) the remaining sites identified in the housing element are adequate to accommodate the County share of the regional housing need; and 3) the property contains insurmountable physical or environmental limitations and clustering of residential units on the developable portions of the site has been maximized.
6. In addition, the California Environmental Quality Act (CEQA) states that one of the following findings must be made prior to approval of any development which is subject to the regulations of CEQA. The project either:
 - a) is categorically or statutorily exempt; or
 - b) has no substantial evidence that the project will have a significant effect on the environment and a negative declaration has been prepared; or
 - c) has had an environmental impact report (EIR) prepared and all significant environmental effects have been eliminated or substantially lessened, or the required findings in Section 15091 of the CEQA Guidelines have been made.

Staff Analysis of the Evidence Supporting the Required Findings

To approve this project, the Hearing Officer must determine that the applicant has submitted evidence in support of making **all** of the following required findings.

1. The proposed development must be consistent with the General Plan. The following table identifies the evidence which supports finding that the proposed development is in conformance with all applicable policies and standards of the McKinleyville Area Plan (MCAP).

Plan Section(s)	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Finding of General Plan Conformance Finding
Land Use, MCAP 5.2	<p>Public Facility (PF): to protect appropriate sites for development of private and public sector civil service facilities.</p> <p>The principal uses are identified as fire and police stations, hospitals, schools, public and private facilities including offices, libraries, cemeteries and clinics.</p>	<p>The Humboldt Trap and Skeet Club have been operating with a lease agreement on the Arcata/ Eureka airport property since 1951. The use is public. The Club provides a training ground for California Department of Fish and Game wardens, Collage of the Redwoods Police Academy, and others in addition to the recreational shooting activities. This demonstrates that it is appropriate that it is sited in an area planned public facilities.</p>
Housing §3.37 (MCAP)	<p>New housing in the coastal zone shall be developed in conformity with the standards, policies, and goals of local housing elements adopted in conformance with the requirements of subdivision (c) of Section 65302 of the Government Code.</p>	<p>This project does not involve any residential development. It will have no effect on the existing housing inventory.</p>

<p>Hazards §3.28 (MCAP)</p>	<p>New development shall minimize risks to life and property and assure stability and structural integrity of the natural landforms found on-site.</p>	<p>The project site is located in an area of low fire hazard. The Arcata Fire Protection District has recommended approval.</p> <p>The subject area is designated as having relative stability according to the County's geologic hazards map. There is an Alquist-Priolo Special Study Zone combining zone on the parcel. The special study zone does not impact the subject area, and is located approximately 500 feet to the south west of the project site.</p> <p>Airport/ Land Use Safety Compatibility Criteria for the Arcata/Eureka airport indicates that the project is located in Airport Zone B1, areas of substantial risk with aircraft commonly below 400 feet above ground level, or within 1,000 feet of the runway and within an area experiencing substantial noise from airport activities. The Trap and Skeet Club has been determined to be a compatible use in this airport zone and the Aviation Division of Public Works has recommended approval of the project.</p> <p>The project site is within flood zone. C, an area of minimal flooding per Firm Map #060060 0625B. The flood hazard is minimal.</p> <p>Additionally, all referral agencies have recommended approval of the project and identified no issues related to hazards.</p>
<p>Archaeological and Paleontological Resources §3.39 (MCAP)</p>	<p>Protect cultural, archeological and paleontological resources.</p>	<p>There are no known cultural resources at the project site. The Wiyot Tribe was referred and recommended approval of the project not indicating that any cultural resources would be affected. Additionally, an informational note has been included with the Conditions of Approval indicating the steps to be taken should cultural resources and/or human remains be discovered during ground disturbing activities.</p>

<p>Resource Protection §3.40 (MCAP)</p>	<p>Protect designated sensitive and critical resource habitats.</p>	<p>The subject area is not located within a coastal wetland or within 100 feet of a coastal wetland. The Trap and Skeet Club lease covers approximately 12 acres with no mapped wetlands. There are mapped wetlands on the greater airport parcel. However these wetlands are more than 900 feet away. This project will not degrade coastal wetlands or other sensitive resource habitats.</p> <p>There are occurrences of coast checkerbloom (<i>Sidalcea oregana</i> ssp. <i>eximia</i>), a CNPS List 1B plant, within the Trap and Skeet Club's lease area. These plants qualify as an Environmentally Sensitive Habitat Area.</p> <p>The activities related to the proposed and existing use include: the additional skeet field (construction and on-going use), mowing the leased area for routine maintenance and removal of lead shot at an interval to be determined by the Regional Water Quality Control Board.</p> <p>The checkerbloom and gun club have been coexisting since 1951. The operation of a new field is not expected to impact the checkerbloom in any new way. Prior to the actual construction the footprint of the high and low house will be surveyed for checkerbloom. If found the location of the structure will be moved slightly to allow the plants to remain.</p> <p>Avoidance of checkerbloom during future lead harvesting will require a survey and fencing of occurrences of the plant and hand removal of lead from sensitive areas. (Attachment 4, Mitigation Measure MM1). Prior inadvertent disturbance of checkerbloom by the 2009 lead harvest will be mitigated by re-establishment of ten (10) plots located outside of future disturbance areas (MM3).</p>
<p>Visual Resource §3.42 (MCAP)</p>	<p>Protect and conserve scenic and visual qualities of coastal areas.</p>	<p>The subject parcel is not located in any designated coastal view/scenic area. The parcel is visible from the Highway 101 corridor. The use has been in existence since 1951 and has at times covered more territory than is occupied now. There will not be a change in the visual character of the area with the addition of a skeet field.</p>
<p>Noise §3240 (FWRK)</p>	<p>Policies and standards identify compatible, conditional and incompatible noise levels for various land uses. Limits interior noise in residential</p>	<p>The Ldn is the only measurement identified in the general plan regarding noise. Ldn is the average day night measurement of noise.</p> <p>The noise compatibility matrix was generated based on noise level contours for state</p>

	<p>areas to 45 Ldn, acceptable exterior noise levels for residences is 60 Ldn</p> <p>The noise compatibility matrix establishes requirements for project approval to ensure development is consistent with the General Plan.</p>	<p>highways, elected county roads and county airports. While this measurement is useful for continuous noise sources it will not be an adequate measurement of impulse noise such as gun fire. Because the Ldn is an average and the Trap and Skeet Club operates for limited hours throughout the day, the Ldn will not exceed the General Plan standard.</p> <p>A full discussion of noise hazards as they relate to CEQA compliance is included in the noise section of the initial study.</p>
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2. The proposed development is consistent with the purposes of the existing zone in which the site is located; and 3. The proposed development conforms to all applicable standards and requirements of these regulations. The following table identifies the evidence which supports finding that the proposed development is in conformance with all applicable policies and standards in the Humboldt County Zoning Regulations.

Zoning Section	Summary of Applicable Regulation	By One Fact Support the Zoning Finding
§313-4.2 Public Facility Rural PF2	Essential Services, minor utilities, community assembly and public recreation and open space are principally permitted uses.	The use is public recreation and is principally permitted in this zone.
Min. Lot Size	5,000 square feet	The airport parcel is 745 acres, 12 of which are leased to the Trap and Skeet Club
Min. Lot Width	50'	Approximately 4285'
Max. Density	None Specified	Density is not affected by the proposed project. The parcel is not used residentially nor are any residences proposed.
Max. Lot Depth	3 x lot width (4285) =12855'	Approximately 5185'
Yard Setbacks	Front: none Rear: 15 Interior Side: none	The nearest property line to the proposed skeet field with associated high and low houses is well over 500 feet away.
Max. Lot Coverage	35%	Approximately 1%
Max. Bldg. Height	45'	14 feet

Combining Zones		
<p>§313-22.1, "G" Alquist-Priolo Fault Hazard</p>	<p>Address potential hazards resulting from surface faulting or fault creep.</p>	<p>Subject parcel is not within an Alquist-Priolo Special Studies zone.</p>
<p>§313-19.1 Design Review</p> <p>The purpose of these regulations is to provide design review for conformance of new development with policies.</p>	<p>§313-19.1.5.1 The project is consistent with the General Plan.</p> <p>§313-19.1.5.2 Protection of natural landforms through the minimization of alterations.</p> <p>§313-19.1.5.3 Exterior lighting.</p> <p>§313-19.1.5.4 Screening visual impacts through vegetative plantings.</p> <p>§313-19.1.5.5 New utilities.</p> <p>§313-19.1.5.6 Development standards.</p> <p>§313-19.1.5.7 Off-premise signs.</p>	<p>See discussion General Plan Visual Resource section above. The project is consistent with the General Plan.</p> <p>No natural landforms will be disturbed for this project.</p> <p>No new exterior lighting is proposed with this project.</p> <p>The parcel is visible from the Highway 101 corridor. The use has been in existence since 1951 and has at times covered more territory than is occupied now. There will not be a change in the visual character of the area with the addition of a skeet field, therefore screening is not required.</p> <p>No new utilities are proposed.</p> <p>All development standards for the public facilities zone have been met. See above Zoning discussion.</p> <p>No off premise signs are proposed.</p>
<p>318.38.1 Coastal Wetlands</p>	<p>Establishes regulations to provide that any development in coastal wetlands will not degrade the wetland.</p>	<p>The subject area is not located within a coastal wetland or within 100 feet of a coastal wetland. The Trap and Skeet Club lease covers approximately 12 acres with no mapped wetlands. There are mapped wetlands on the greater 745 acre airport parcel. However these wetlands appear more than 900 feet away. This project will not degrade coastal wetlands.</p> <p>Additionally, the Department of Fish and game was consulted and did not comment on the threat to wetlands.</p>

4. **Public Health, Safety and Welfare, and Environmental Impact:** The following table identifies the evidence which supports finding that the proposed development will not be detrimental to the public health, safety and welfare or materially injurious to properties or improvements in the vicinity, and will not adversely impact the environment.

Code Section	Summary of Public Health Finding	Evidence that supports the finding
§312-17.1.4	Proposed development will not be detrimental to the public health, safety and welfare or materially injurious to properties or improvements in the vicinity.	<p>The project will not be detrimental to the public health, safety and welfare or materially injurious to properties or improvements in the vicinity.</p> <p>Noise and lead shot accumulation are the biggest concerns regarding this finding.</p> <p>The sound study demonstrates that adding an additional shooter will not substantially alter the noise level at the site. The existing level of noise is not, even at the entrance gate to the club, at levels damaging to the human ear. Those using the Club are most susceptible to the high noise levels. Club members have the opportunity to wear protective gear to mitigate any adverse effects.</p> <p>The lead shot accumulation has been greatly reduced by the most recent lead harvesting effort. The Club is currently in the process of working with the Regional Water Quality Control Board to ensure a proper clean up interval is reached to ensure no lead migrates off site.</p>
CEQA Guidelines	Environmental Review Required	<p>As required by the California Environmental Quality Act, the initial study conducted by the Community Development Services, Planning Division (Attachment 4) evaluated the project for any adverse effects on the environment. Based on a site inspection, information in the application, and a review of relevant references in the Department, staff has determined that there is no evidence before the Department that the project will have any potential adverse effect, either individually or cumulatively, on the environment. The environmental document on file in the Department includes a detailed discussion of all relevant environmental issues.</p> <p>Because the project was found subject to CEQA and a Negative Declaration was prepared, the provisions of Section 711.4 of the California Fish and Game Code apply to this project. Within five (5) days of the effective date of this Coastal</p>

		<p>Development Permit and Special Permit, the applicant shall submit a check to the Planning Division payable to the Humboldt County Recorder in the amount of \$2,094.00. Pursuant to Section 711.4 of the Fish and Game Code, the amount includes the Department of Fish and Game (DFG) fee plus the \$50 document handling fee. This fee is effective through December 31, 2011 at such time the fee will be adjusted pursuant to Section 713 of the Fish and Game Code. Alternatively, the applicant may contact DFG by phone at (916) 651-0603 or through the DFG website at www.dfg.ca.gov for a determination stating the project will have <i>no effect</i> on fish and wildlife. If DFG concurs, a form will be provided exempting the project from the \$2,044.00 fee payment requirement. In this instance, only a copy of the DFG form and the \$50.00 handling fee is required. This requirement appears as Condition #1 the Recommended Conditions of Approval.</p>
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ATTACHMENT 2
Applicant's Evidence In Support of the Required Findings

Attachment 2 includes a listing of all written evidence that has been submitted by the applicant in support of making the required findings. The following materials are on file with the Planning Division unless otherwise noted:

- a) Application Form [in file]
- b) Plot Plan/Tentative Map Checklist [in file]
- c) Plot Plan [attached as insert]
- d) Plan of Operations [attached]
- e) Lease Agreement [in file]
- f) Environmental Stewardship Lead Management Plan [attached (on CD)]
- g) Sound Study Report Humboldt Trap and Skeet Club (Winzler & Kelly July 2010) [attached (on CD)]
- h) Sampling and Analysis Plan (Winzler & Kelly August 2011) [attached (on CD)]