

## NOTICE OF DETERMINATION

---

**To:**  Office of Planning and Research  
1400 Tenth Street  
PO Box 3044, Sacramento, CA 95812-3044

County of Humboldt  
County Clerk  
825 Fifth Street  
Eureka CA 95501

**From:** County of Humboldt  
Planning and Building Department  
3015 H Street, Eureka, CA 95501

Contact: Michael Richardson  
Telephone: (707) 268-3723

Lead Agency (if different from above):  
Address:

Contact:  
Telephone:

Applicant: Southern Humboldt Community Park  
Attn.: Kathryn Lobato  
PO Box 185, Garberville, CA 95542

APN: 222-091-014 and 222-241-009  
Case No.: GPA-10-02, ZR-10-02, CUP-10-04, SP-6111  
App No.: 6111

*Subject: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.*

State Clearinghouse Number: 2010092037

Project Title: Southern Humboldt Community Park General Plan Amendment, Zone Reclassification, Conditional Use Permit and Special Permit.

Project Location: The project is located in Humboldt County, in the Garberville area, on both sides of Sprowel Creek Road and Camp Kimtu Road, approximately one mile south from the intersection of UH Highway 101 and Sprowel Creek Road, on the property known as Southern Humboldt Community Park located at 1144 Sprowel Creek Road.

Project Description: This project would add a Public Recreation (PR) designation to the Garberville Community Plan, and change the County's General Plan land use designation for the entire site to the Public Recreation (PR) designation. The current land use designation is a combination of Agricultural Rural with a 5- to 20-acre minimum lots size on 256 acres and Agricultural Lands with a 20-acre minimum lot size on 150 acres. The current zoning is Agriculture Exclusive on 393.6 acres, and Qualified Heavy Industrial (MH-Q) on the remaining 12.1 acres. This project would add a Public Facility (PF) Zoning designation to the Zoning Ordinance and change the zoning of 87 acres from Agriculture Exclusive (AE) to Public Facilities (PF). A Qualified (Q) combining zone would be added to 306.7 acres that will continue to be zoned AE to allow certain recreational uses such as trails and temporary event parking in the AE areas. A Recreation (R) combining zone will also be added to expand the allowed uses in the AE Zone. The discretionary entitlements being requested by the applicant include the following: General Plan amendment, Rezoning, Conditional Use Permit for Medium and Large Events, and a Special Permit for cottage industry (value-added farm products, food products, nursery, and seed production), and reduced setbacks from a stream and wetland and the placement of a one-lane bridge. The applicant is also seeking to preserve 54 residential development credits that could be sold in the future if and when the County establishes a Transfer of Development Rights program. The parcel is served by on-site water and sewer.

This is to advise that the Humboldt County Board of Supervisors approved the above described project on April 25, 2017 and has made the following determinations regarding the above described project:

1. The project  will  will not have a significant effect on the environment.
2.  An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.  
 A Negative Declaration was adopted (SCH# 2007062070) pursuant to the provisions of CEQA.
3. Mitigation measures  were  were not made a condition of the approval of the earlier project.
4. A mitigation reporting or monitoring plan  was  was not adopted for this project.
5. A statement of Overriding Considerations  was  was not adopted for this project.
6. An Addendum to the previously adopted Negative Declaration  was  was not adopted for this project.
7. Findings  were  were not made pursuant to the provisions of CEQA.

This is to certify that the final Environmental Impact Report with comments and responses and record of project approval are available to the General Public at: Planning Division, 3015 H St, Eureka, CA 95501

**NOTICE OF DETERMINATION**

---

Signature: Michael Richardson

Title: Planner

Date: 4/25/17

Date Received for filing at OPR: \_\_\_\_\_