

NOTICE OF PREPARATION

To:

From: **Humboldt County Department
of Community Development Services
3015 H Street
Eureka, CA 95501**

Subject: *Notice of Preparation of a Draft Supplemental Environmental Impact Report (SEIR) For The Moss Parcel Map Subdivision in the Trinidad Area* of an approximately 94 acre vacant parcel, into four parcels ranging in size from 20.11 acres to 32.11 with all parcels served by on-site water and septic systems.

Humboldt County Department of Community Development Services will be the Lead Agency and will prepare a supplemental environmental impact report for the project identified below. The Court of Appeal, in its ruling of May 7, 2008, determined that the County may require a supplemental review under section 21166 *only* with respect to the project's environmental impacts on (1) water supply to the City of Trinidad (including sufficiency for fire suppression activities), and (2) the population of coastal cutthroat trout in Luffenholtz Creek. We need to know the views of your agency as to the scope and content of the environmental information (with respect to these two issues only) which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the SEIR prepared by our agency when considering your permit or other approval for the project.

The project description, location, and surrounding land uses and setting are described below. A copy of the Initial Study is not attached. *The Court of Appeal has determined that the project has the potential to have significant effects on water supply for the City of Trinidad and coastal cutthroat trout in Luffenholtz Creek only, and that a Supplemental EIR will clearly be required to address only these two issues. The potential environmental effects to be addressed in the SEIR are limited to these two issues in accordance with the Court of Appeal decision.*

Due to the time limits mandated by State law, your response must be sent at the earliest possible date but not later than 30 days after receipt of this notice.

Please send your response to Michael E. Wheeler at the address shown above. We will need the name, phone number, and email address of a contact person in your **agency**. Your comments may also be transmitted electronically to mwheeler@co.humboldt.ca.us. We may wish to directly contact NOP respondents for assistance in preparing the Draft EIR. Please identify the name(s) of the person(s) to contact in the event there are questions about your agency's comments.

Location: Moss Parcel Map Subdivision, PMS-03-14 / APN 515-131-23. The project site is located in Humboldt County, in the Trinidad area, on both sides of Fox Farm Road, approximately 0.91 mile northeast from the intersection of Fox Farm Road with North Westhaven Drive, on the properties known as 900, 1180, 1190 and 1199 Fox Farm Road.

Project Description: A new application for a Parcel Map Subdivision of an approximately 94 acre vacant parcel, into four parcels. Proposed Parcel 1 will be approximately 20.11 acres, proposed Parcel 2 will be approximately 21.02 acres, proposed Parcel 3 will be approximately 32.11 acres and proposed Parcel 4 will be approximately 21 acres. All parcels will be served by on-site water and septic systems. The developer lost all rights to subdivide under a previous tentative map approved for this site in 1997. The Court of Appeal ruled in 2003 that the previous map expired. Pursuant to that ruling, when a tentative map expires the developer must start the subdivision process again (in order to pursue the project). This new application represents a new project and requires preparation of a Supplemental Environmental Impact Report. However, the Court of Appeal additionally ruled that the SEIR review under section 21166 shall *only* address the project's environmental impacts on (1) water supply to the City of Trinidad (including sufficiency for fire suppression activities), and (2) the population of coastal cutthroat trout in Luffenholtz Creek.

Surrounding land uses and setting: The project site is located on the north side of Fox Farm Road, a 20' wide paved County-maintained road within a 40' r/w. The road was improved to a road category 4 standard as a condition of the 1997 tentative map, which has since expired by order of the Court. In 2004 the developer submitted a new application. Adjoining parcels to the east range in size from 1.5 – 20 acres with larger commercial timber properties further to the east and adjacent to the Moss property on the west and north. Lands adjacent to the Moss ownership are zoned AE and are designated for timber and rural housing with a density of 1 unit per 20 acres. The neighborhood is a mix of rural residential parcels, especially closer to Westhaven Drive and large timber holdings. The proposed parcels will be served by on-site sewage disposal and water systems. Luffenholtz Creek, the City of Trinidad's main water source, flows through the parcel from the NE to the SW. Luffenholtz Creek has been identified as being located in a designated Critical Water Supply Area for the City of Trinidad and may contain recently listed endangered salmonid species.

Project Applicant: Michael Moss

Date

Signature _____

Title:

Senior Planner

Telephone

(707) 268-3730

Reference: California Code of Regulations, Title 14, (CEQA Guidelines) Sections 15082(a), 15103, 15375.