



COUNTY OF HUMBOLDT
PLANNING AND BUILDING DEPARTMENT
CURRENT PLANNING DIVISION

3015 H Street Eureka CA 95501
Phone: (707)445-7541 Fax: (707) 268-3792

Hearing Date: April 6, 2017

To: Humboldt County Planning Commission

From: John H. Ford, Director of Planning and Building Department

Subject: **Day Final Map Subdivision, Coastal Development Permit Extension**
Application Number 11259
Case Number FMS-07-004X, CDP-07-016X
Assessor Parcel Number (APN) 508-081-061-000
1092 Griffith Road, McKinleyville area

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Please contact Trevor Estlow at (707) 268-3740, or by email at trestlow@co.humboldt.ca.us if you have any questions about the scheduled public hearing item.

AGENDA ITEM TRANSMITTAL

Hearing Date April 6, 2017	Subject Final Map Subdivision and Coastal Development Permit Extension	Contact Trevor Estlow
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Project: A two-year extension of a Major Subdivision and a Coastal Development Permit (FMS-07-004, CDP-07-016) originally approved on September 4, 2008 and automatically extended by several Assembly Bills. The project consists of a subdivision of an approximately 1.5 acre parcel into 8 parcels of between 5,280 and 7,500 square feet. Phase 1 will consist of Lots 1-6 and Phase 2 will consist of Lots 7 and 8. A mobile home and garage will ultimately be removed as part of Phase 2. A Coastal Development will be required. The parcels are and will be served by the McKinleyville Community Services District. **No change to the original project is proposed. This is the first extension requested and if approved, the extension will expire on October 2, 2018.**

Project Location: The project is located in the McKinleyville area, on the south side of Griffith Road, approximately 250 feet west of the intersection of Griffith Road and Salmon Avenue, on the property known as 1092 Griffith Road.

Present Plan Designation: Residential, Low Density (RL). McKinleyville Area Plan (MCAP), Density: 3 – 7 units per acre. Slope Stability: Relatively Stable.

Present Zoning: Residential Single Family with a 5,000 square foot minimum parcel size and a combining zone for Alquist-Priolo Fault Hazard (RS-5/G).

Case Numbers: FMS-07-004X, CDP-04-016X

Application Number: 11259

Assessor Parcel Number: 508-081-061-000

Applicant

Bo Day
4761 Dows Prairie Road
McKinleyville, CA 95519

Owner(s)

same as applicant

Agent

Environmental Review: Project requires environmental review.

Major Issues: None

State Appeal Status: Project is appealable to the California Coastal Commission.

DAY FINAL MAP SUBDIVISION AND COASTAL DEVELOPMENT PERMIT EXTENSION

Case Numbers FMS-07-004X, CDP-04-016X

Assessor Parcel Number 508-081-061-000

RECOMMENDED COMMISSION ACTION:

1. Describe the application as part of the Consent Agenda;
2. Survey the audience for any person who would like to discuss the application;
3. If no one requests discussion, make the following motion to approve the application as a part of the consent agenda:

"I move to make all of the required findings, based on evidence in the staff report, and approve the application(s) on the Consent Agenda subject to the recommended conditions of approval."

Staff Analysis of the Evidence Supporting the Required Findings

Sections 66452.6(e) and 66463.5(c) of the California Government Code (Subdivision Map Act) and Sections 326-21 and 326-31 (Filing of Final and Parcel Maps) of the Humboldt County Code Zoning Regulations establishes the authority to grant time extensions for approved or conditionally approved tentative maps when it can be found that the findings and conditions of the original project have not changed significantly. In addition, recent legislation (AB 116, AB 208, AB 333) added sections to the Subdivision Map Act that granted automatic extensions to a tentative subdivision or parcel map which met certain criteria.

Recommendation:

The findings and conditions of the original project have not changed significantly based on the following analysis.

Staff Analysis:

A two-year extension, in addition to three automatic two-year extensions as allowed by three State Assembly Bills (AB 116, AB 208 and AB 333) of a Final Map Subdivision and Coastal Development Permit (FMS-07-004, CDP-07-016) originally approved September 4, 2008. The project consists of a subdivision of an approximately 1.5 acre parcel into 8 parcels of between 5,280 and 7,500 square feet. Phase 1 will consist of Lots 1-6 and Phase 2 will consist of Lots 7 and 8. A mobile home and garage will ultimately be removed as part of Phase 2. A Coastal Development will be required. The parcels are and will be served by the McKinleyville Community Services District. **No change to the original project is proposed.**

The applicant states that the conditions of the property have not changed since the original application/approval of FMS-07-004, CDP-07-016. This is the first applicant requested extension and, if approved, the tentative map will expire on October 2, 2018.

The Planning Department has circulated requests for input relative to the extension petition and has received no comments against the petition being granted. It is staff's opinion that **the findings and conditions of the original project, effective October 2, 2008, have not changed significantly based on the following staff analysis, and are applicable to the proposed extension because:**

1. The parcel's zoning, Residential One-Family with a 5,000 square foot minimum parcel size and a combining zone for Alquist-Priolo Fault Hazards (RS-5/G), for which a conformance finding was made, has not changed.

2. The General Plan Land Use designation, Residential Low Density (RL), for which a consistency finding was made, has not changed.
3. The applicable development standards, for which the original project was evaluated, have not changed.
4. The applicable design standards, for which the project was evaluated, have not changed.
5. All other standards and requirements to which the project is subject and as administered by other departments or agencies have not changed.
6. The original project was subject to environmental review and a Mitigated Negative Declaration (SCH# 2008052077) was adopted by the Planning Commission as required by Section 15074 (b) of the CEQA Guidelines. The County has received no evidence indicating that additional review under CEQA is necessary.

Referral agencies have recommended approval of the extension.

ALTERNATIVES: The Planning Commission could elect not to approve the extension. This alternative should be implemented if your Commission is unable to make all of the required findings per H.C.C. Sections 326-21 or 326-31. Planning Division staff has found that the required findings can be made. Consequently, planning staff does not recommend further consideration of this alternative.

Note: If the extension is denied, a fifteen calendar day appeal begins the next business day. Appeals must be filed with both the Planning Division and the Clerk of the Board of Supervisors. There is no appeal period for approved map extensions.

**RESOLUTION OF THE PLANNING COMMISSION
OF THE COUNTY OF HUMBOLDT
Resolution Number 17-**

**MAKING THE REQUIRED FINDINGS FOR CERTIFYING COMPLIANCE WITH THE CALIFORNIA
ENVIRONMENTAL QUALITY ACT AND CONDITIONALLY APPROVING THE DAY FINAL MAP SUBDIVISION
AND COASTAL DEVELOPMENT PERMIT EXTENSION APPLICATION.**

CASE NUMBERS: FMS-07-004X, CDP-07-016X; ASSESSOR PARCEL NUMBER: 508-081-061-000

WHEREAS, Bo Day submitted an application and evidence in support of approving the Final Map Subdivision and Coastal Development Extension; and

WHEREAS, the County Planning Division has reviewed the submitted application and evidence and has referred the application and evidence to involved reviewing agencies for site inspections, comments and recommendations; and

WHEREAS, the project is subject to environmental review pursuant to the California Environmental Quality Act (CEQA); and

WHEREAS, the County Planning Commission on September 4, 2008 adopted a Mitigated Negative Declaration; and

WHEREAS, the Planning Division staff report includes evidence in support of making all of the required findings for approving the proposed Final Map Subdivision and Coastal Development Extension request;

NOW, THEREFORE, be it resolved, determined, and ordered by the Planning Commission that:

1. The Planning Commission did adopt a Mitigated Negative Declaration for the original project on September 4, 2008 pursuant to CEQA and finds that there is no substantial evidence that the proposed project extension will have a significant effect on the environment;
2. The Planning Commission makes the findings in H.C.C. [§ 326-21] in the Planning Division staff report for Case Numbers: FMS-07-004X, CDP-07-016X based on the submitted evidence.
3. The Planning Commission approves the proposed Final Map Subdivision and Coastal Development Extension as recommended and conditioned in the Planning Division staff report for Case Numbers: FMS-07-004X, CDP-07-016X.

Adopted after review and consideration of all the evidence on April 6, 2017

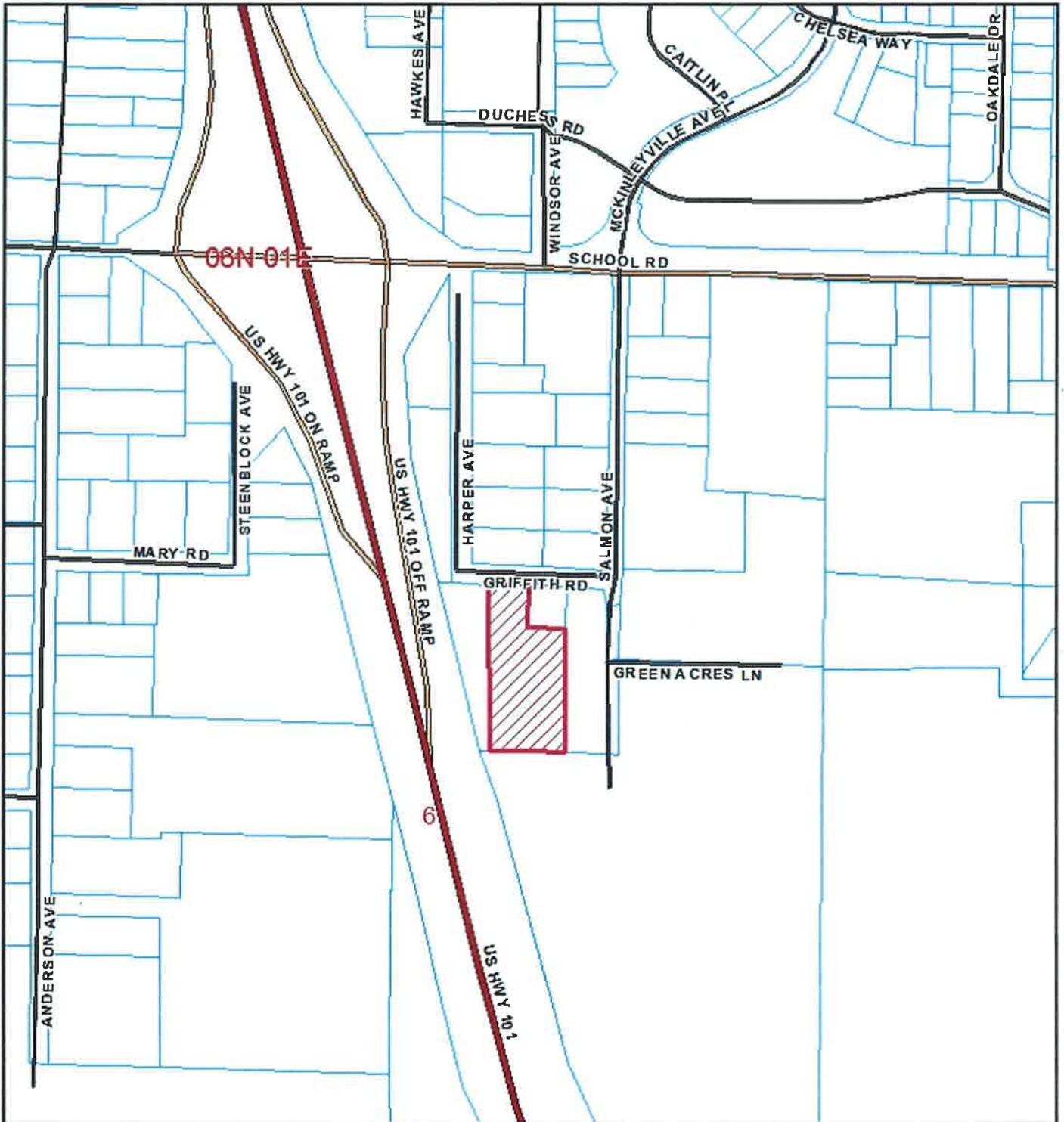
The motion was made by Commissioner _____ and seconded by
Commissioner _____.

AYES: Commissioners:
NOES: Commissioners:
ABSTAIN: Commissioners:
ABSENT: Commissioners:
DECISION:

Robert Morris, Chair

I, Suzanne Lippre, Clerk to the Planning Commission of the County of Humboldt, do hereby certify the foregoing to be a true and correct record of the action taken on the above entitled matter by said Commission at a meeting held on the date noted above.

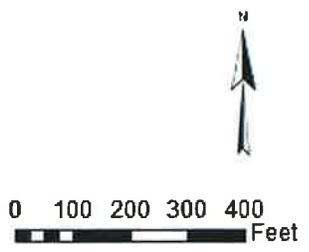
Suzanne Lippre Clerk

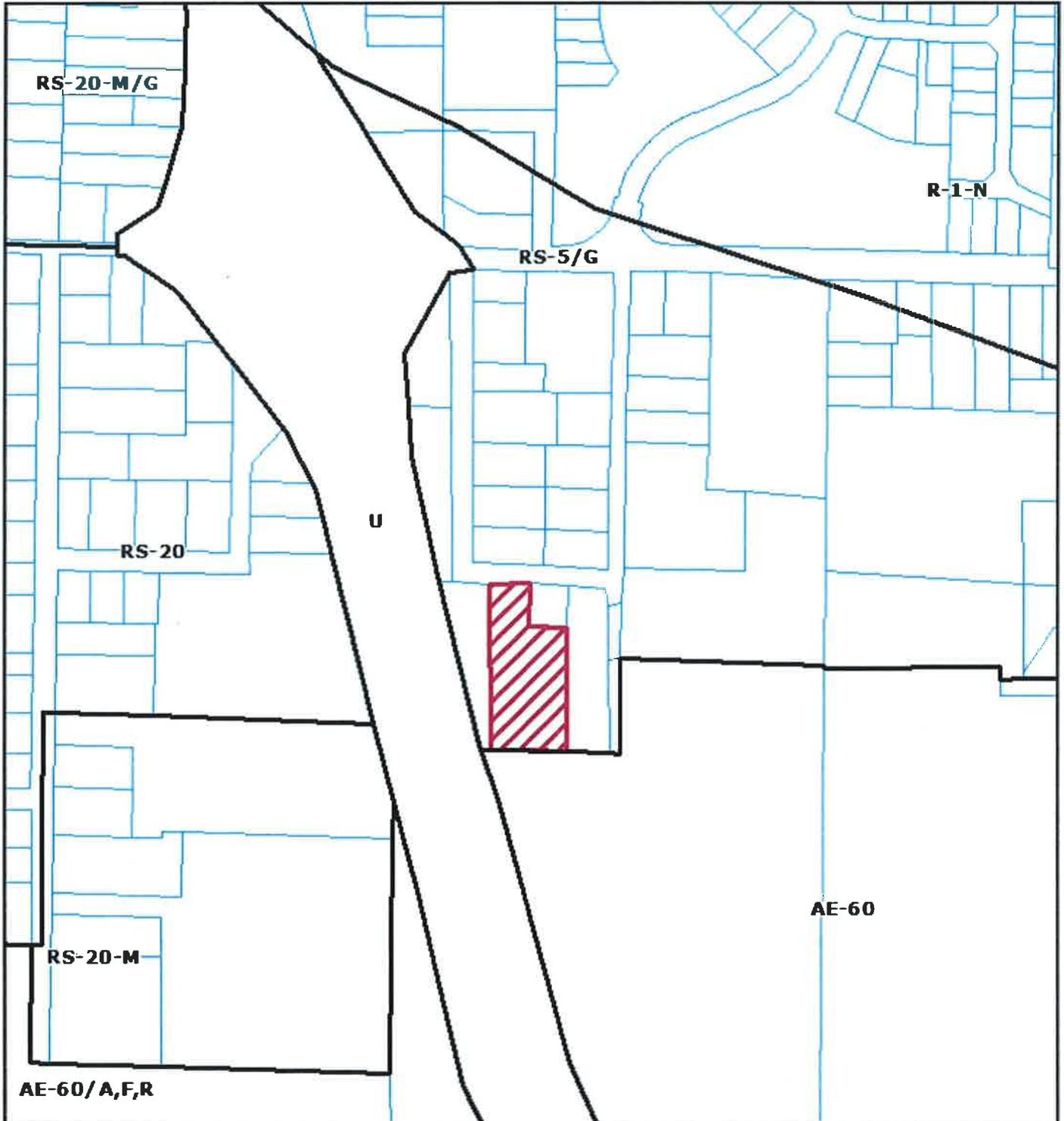


Project Area = 

LOCATION MAP
PROPOSED DAY
FINAL MAP SUBDIVISION &
COASTAL DEVELOPMENT PERMIT EXTENSION
MCKINLEYVILLE AREA
FM S-07-004X/CDP-07-016X
APN: 508-081-061
T06N R01E S06 HB&M (Arcata North)

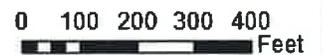
This map is intended for display purposes and should not be used for precise measurement or navigation. Data has not been completely checked for accuracy.





Project Area = 

ZONING MAP
PROPOSED DAY
FINAL MAP SUBDIVISION &
COASTAL DEVELOPMENT PERMIT EXTENSION
MCKINLEYVILLE AREA
FM S-07-004X/CDP-07-016X
APN: 508-081-061
T06N R01E S06 HB&M (Arcata North)

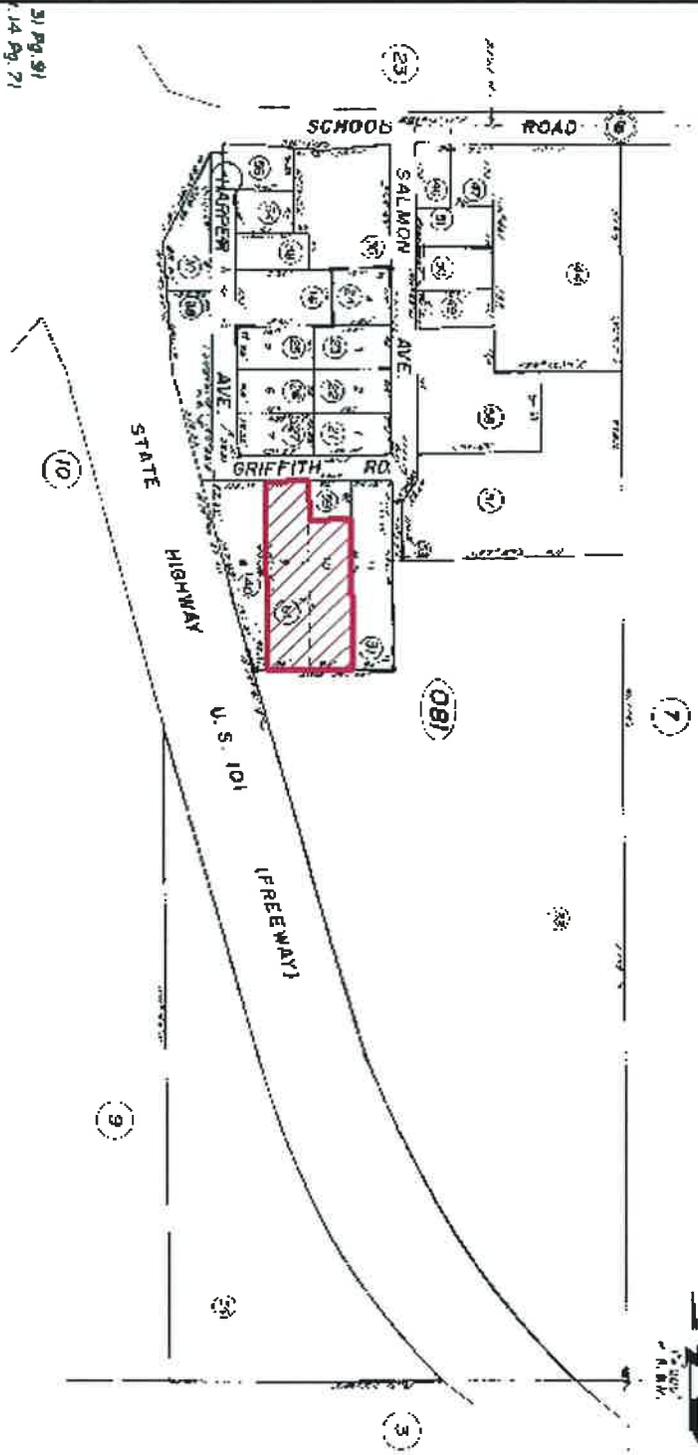


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POR. SW 1/4, SEC. 6, T6N, R1E.

Tax Area Code

508-08



Harper Sub. Tract 40
MS. Bk 24, Pg. 20
S.S. 94, 251, 252, 253

Assessor's Maps Bk. 508 - Pg. 08
County of Humboldt, Calif.
NOTE - Assessor's Aerial Aerials Taken in 1998
Assessor's Aerial Aerials Taken in 1998

ASSESSOR PARCEL MAP

PROPOSED DAY FINAL MAP SUBDIVISION & COASTAL DEVELOPMENT PERMIT EXTENSION MCKINLEYVILLE AREA FMS-07-004X/CDP-07-016X

APN: 508-081-061

T06N R01E S06 HB&M (Arcata North)

Project Area = 



MAP NOT TO SCALE

This map is intended for display purposes and should not be used for precise measurement or navigation. Data has not been completely checked for accuracy.

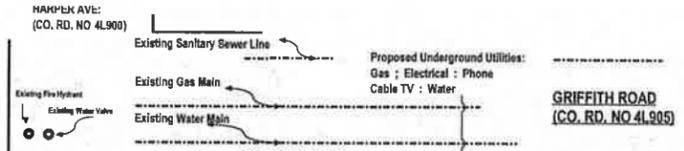


Project Area = 

AERIAL MAP
PROPOSED DAY
FINAL MAP SUBDIVISION &
COASTAL DEVELOPMENT PERMIT EXTENSION
MCKINLEYVILLE AREA
FM S-07-004X/CDP-07-016X
APN: 508-081-061
T06N R01E S06 HB&M (Arcata North)



This map is intended for display purposes and should not be used for precise measurement or navigation. Data has not been completely checked for accuracy.



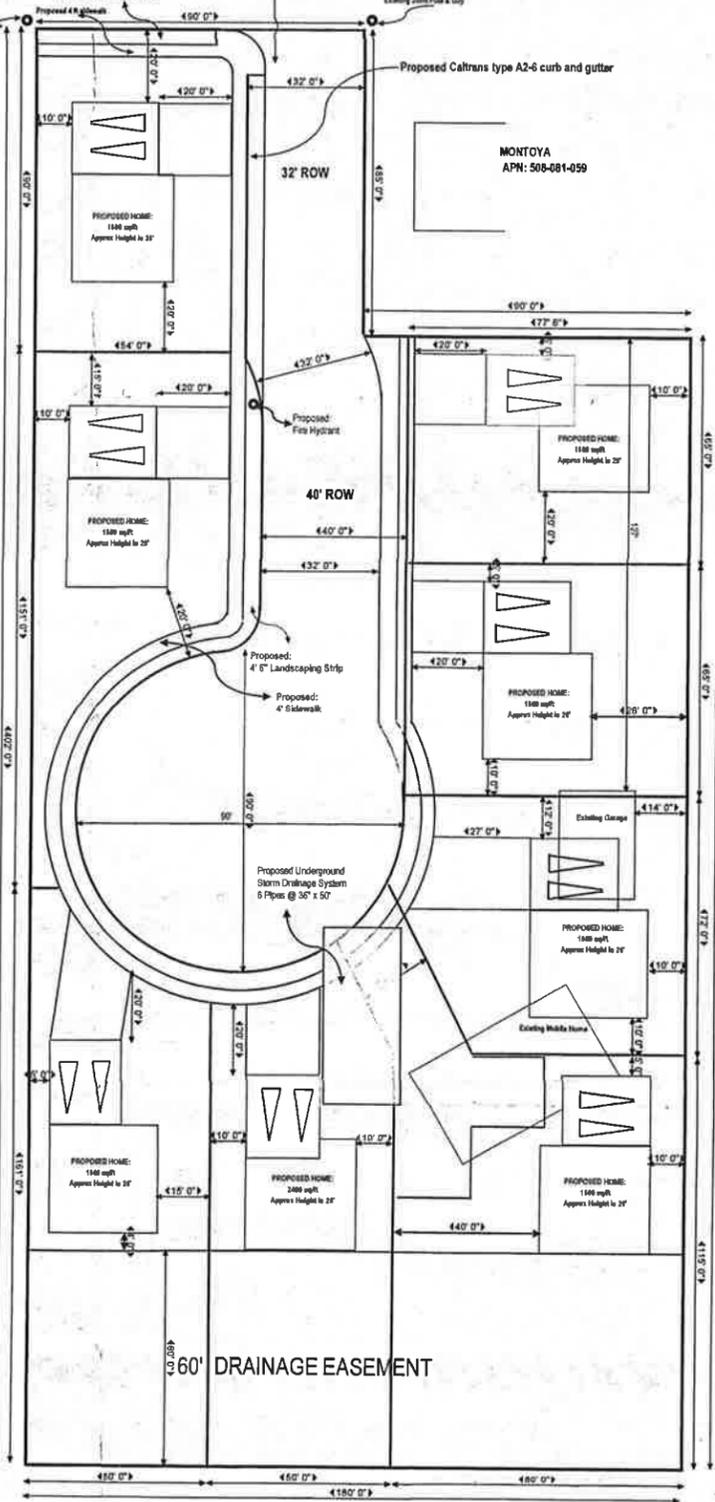
- NOTES:
- All easements of record are shown or referenced on the Tentative Parcel Map and will appear on the recorded subdivision map.
 - The property is currently zoned for residential single family use with a minimum parcel size of 5000 sqft
 - A sound mitigation wall has been constructed along the highway 101 frontage of parcel #508-081-040 (Abeyta)
 - The property is currently fenced with 6' cedar fencing along the Eastern and Western boundaries. Fully developed vegetation is also present along the Northern and Northeastern boundary.
 - Proposed Parcels #1- #5 are currently undeveloped. Parcel #6 (which the second phase of this project will further divide) is currently developed with a mobile home and a permanent garage.
 - Existing utilities servicing the mobile home are underground.

LOT #1
 90'x85'x12.5'x102.5'x90'
 8180 total sqft
 Less 2940 for ROW
 NET Sqft = 5220 sqft

ABEYTA
 APN: 508-081-040

LOT #2
 102.5'x151'
 15477.5 total sqft
 Less 10257 for ROW
 NET Sqft = 5220.5 sqft

LOT #3
 50'x161'
 8650 total sqft
 Less 541.5 for ROW
 NET sqft = 7,509.5 sqft



LOT #5
 77.5'x85'
 NET Sqft = 6037.5 sqft

LOT #6A
 77.5'x65'
 NET Sqft = 5037.5 sqft

LOT #6B
 77.5'x72'x80'x42'x39'
 NET Sqft = 5299.5 sqft

LOT #6C
 30'x9'x2'x50'x115'x80'x115'x54'
 10,165 Total sqft
 Less 210 sqft for ROW
 NET Sqft = 9955 sqft

McGarvie
 APN 508-081-031

- Notes on Phase Two of Project:
- This subdivision will be completed in two phases.
 - Phase #1 creates 6 lots wherein lots #1-5 are as shown on this map and Lot #6 includes lots 6A, 6B, & 6C as shown.
 - During construction for Phase #1 all utilities will be installed, all sewer mains and laterals will be installed, all paving for the roadway will be completed, the storm water management system will be built, and all curbs and gutters will be installed.
 - At completion of the above mentioned improvements a final map showing lots #1-6 will be recorded and new APNs will be issued.
 - Phase #2 will involve the removal of the existing mobile home and garage. After this work is completed an additional final map will be recorded showing Lots 6A, 6B, & 6C as separate parcels and new APNs will be issued.

SCALE: 1" = 20'

LOT #4
 22'x60'x115'x50'x161'
 7537 total sqft
 Less 1805 for ROW
 NET Sqft = 6532 sqft

TENTATIVE MAP
PROPOSED SUBDIVISION OF PARCEL NUMBER 508-081-061-000

Owner/ Subdivider: Bo Day : Lucas Day
 4761 Dow's Prairie Rd
 McKinleyville, CA, 95519
 707-496-3095

Original Submittal Date: December 28, 2007
 Revision submitted on July 25th, 2008



Utilities:
 SEWER: McKinleyville Community Services District
 WATER: McKinleyville Community Services District
 ELECTRICITY: PG&E
 PHONE: AT&T
 CABLE: Suddenlink

ATTACHMENT 1

Conditions of Approval

The conditions of approval effective October 2, 2008, shall remain in full force and effect and are not affected by this extension.

NOTE: THE ORIGINAL STAFF REPORT AND SUPPORTING DOCUMENTATION IS ON FILE WITH THE PLANNING DIVISION AND AVAILABLE FOR PUBLIC INSPECTION.

ATTACHMENT 2

Original Conditions of Approval

Attachment 1

Revised* Recommended Conditions of Approval for Day Final Map Subdivision and Coastal Development Permit

**Revised per Planning Commission Hearing September 4, 2008*

APPROVAL OF THE TENTATIVE MAP IS CONDITIONED ON THE FOLLOWING TERMS AND REQUIREMENTS WHICH MUST BE SATISFIED BEFORE THE FINAL MAP MAY BE RECORDED:

Conditions of Approval:

1. All taxes to which the property is subject shall be paid in full if payable, or secured if not yet payable, to the satisfaction of the County Tax Collector's Office, and all special assessments on the property must be paid or reapportioned to the satisfaction of the affected assessment district. Please contact the Tax Collector's Office approximately three to four weeks prior to filing the parcel or final map to satisfy this condition. This requirement will be administered by the Department of Public Works.
2. The conditions on the Department of Public Works referral dated **April 22, 2008** included herein as Exhibit A shall be completed or secured to the satisfaction of that department. Prior to performing any work on the improvements, contact the Land Use Division of the Department of Public Works.
3. The Planning Division requires that two (2) copies of the Final Map be submitted for review and approval. Gross and net lot area shall be shown for each parcel.
4. Prior to recordation of the Final Map, the applicant shall submit a letter from the McKinleyville Community Services District stating that the project meets their requirements. This condition shall be administered by the Department of Public Works.
5. Prior to recordation of the Final Map, the applicant shall submit a letter from the Arcata Fire Protection District stating that the project meets their requirements. This condition shall be administered by the Department of Public Works.
6. A map revision fee as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors (currently \$87.00 per parcel) as required by the County Assessor's Office shall be paid to the County Planning Division, 3015 H Street, Eureka. The check shall be made payable to the "Humboldt County Planning Division". The fee is required to cover the Assessor's cost in updating the parcel boundaries.
7. A review fee for Conformance with Conditions as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors (currently \$95.00) shall be paid to the Humboldt County Planning Division, 3015 "H" Street, Eureka. This fee is a deposit, and if actual review costs exceed this amount, additional fees will be billed at the County's current burdened hourly rate. Please see Informational Note 1. below for suggestions to reduce the cost for this review.
8. Parkland dedication fees of \$12,271.68 shall be paid to the Humboldt County Planning and Building Department, 3015 "H" Street, Eureka. Alternately, a parkland dedication fee of \$6,135.84 may be paid, provided the applicant enters into a Conveyance and Agreement of development rights with the County of Humboldt for second or secondary dwelling units on Parcels 1 - 8. Release from the Conveyance and Agreement may be pursued upon payment of the

\$6,135.84 parkland dedication fee balance. A copy of the Conveyance and Agreement form with *pro-rata* dedication payments amounts for each lot calculated will be provided by the Planning Department upon the election of this option by the applicant once the Final Map is prepared and approved for recordation. These fees may be paid for by individual lot owners on a *pro-rata* basis at the time individual lot owners apply for a permit to construct a second or secondary dwelling unit. Should the applicant elect to enter into a Conveyance and Agreement, legal document review fees as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors (currently \$156.00) will be required.

9. The applicant shall submit at least three (3) copies of a Development Plan to the Planning Division for review and approval. The map shall be drawn to scale and give detailed specifications as to the development and improvement of the site, and shall include Items 6.1 through 6.6 of the Public Works Memorandum dated April 22, 2008, included herein as Exhibit A of Attachment 1, and the following site development details:

A. Mapping

- (1) Topography of the land in 1-foot contour intervals;
- (2) Proposed access, parking lanes and pedestrian ways;
- (3) The location of all drainage improvements and related easements;
- (4) Two (2) off-street parking spaces on lots 1-3 and four (4) off-street parking spaces on lots 4-8 consistent with Section 314-109.1 Humboldt County Code;
- (5) Location of hydrants as required by the Arcata Fire Protection District
- (6) Height limits, plan-, sectional-view and/or elevation details to demonstrate conformance with the Solar Access requirements of HCC Section 322.5. The Solar Shade Study dated November 13, 2007 (received) illustrates that adequate solar access can be provided by limiting the height of the residences to 26 feet (two story). Development, including second dwelling units, additions at a greater height or different footprint, other than that specified in the Solar Shade Study, requires a site-specific solar shading analysis to show conformance.
- (7)* Location of proposed solid board fencing (or equivalent) to mitigate noise along Highway 101, along the ~~northern~~ and southern property line.
- (8) Phasing Plan (if applicable).

B. Notes to be placed on the Development Plan:

- (1) "The project site is not located within an area where known cultural resources have been located. However, as there exists the possibility that undiscovered cultural resources may be encountered during construction activities, the following mitigation measures are required under state and federal law:
 - If cultural resources are encountered, all work must cease and a qualified cultural resources specialist contacted to analyze the significance of the find and formulate further mitigation (e.g., project relocation, excavation plan, protective cover).

- Pursuant to California Health and Safety Code §7050.5, if human remains are encountered, all work must cease and the County Coroner contacted."
- (2) "The project is located in a designated non-attainment area for the state's health-based particulate matter (PM10) air quality standard. As such, additional emission from the project could exacerbate air quality problems, including non-attainment of ambient air quality standards. In order to address potential effects to air quality the District recommends:
- Prohibition of open fireplaces.
 - Heating should be provided using clean fuels (electricity or natural gas), when feasible.
 - If wood heating must be used, only US Environmental Protection Agency (EPA) certified heating appliances should be permitted in new construction."
- (3) "Hours of construction for on- and off-site improvements shall be restricted to Monday thru Friday from 8:00 am to 6:00 pm, Saturday from 9:00 am to 5:00 pm, with no construction activity on Sunday".
- (4) (If applicable) "Development rights for secondary dwelling units have been conveyed by the subdivider to the County of Humboldt. The terms and conditions of the Conveyance and Agreement must be satisfied in order for the County to accept an application for a secondary dwelling unit on any of the involved parcels. Please refer to the recorded Conveyance and Agreement for the specific requirements. Questions regarding this note should be directed to the Humboldt County Planning Division."
- (5) "One- and two-story residential structures up to a maximum height of 35 feet are normally permitted in the R-1 zone. However, State and local subdivision requirements require that, to the greatest extent feasible, adequate solar access be provided to new building sites. Specifically, sunlight must reach at least 80% of the south-facing wall of a primary building between the hours of 10:00 am and 2:00 pm on December 21st. A Solar Shading Plat dated November 13, 2007 (received) was submitted to illustrate solar exposure. The Solar Shade Study illustrates that adequate solar access consistent with HCC Section 322.5 is possible by limiting these residences to a ridge height of 26 feet. Development, including second dwelling units, detached accessory buildings and/or additions, at a height, different footprint or location other than that specified in the Solar Shade Plat, shall require a site-specific solar shading analysis to demonstrate conformance with this standard".
- (6)* "A solid board fence or other barrier a minimum of six (6) feet in height and adequate to mitigate noise from Highway 101 must be installed along the ~~northern and~~ southern property line. These fences shall be maintained for the life of the project."
- (7) "Please note that the information and requirements described and/or depicted on this Development Plan are current at the time of preparation but may be superceded or modified by changes to the laws and regulations governing development activities. Before commencing a development project, please contact the Planning Division to verify if any standards or requirements have changed."

- 10. The applicant shall cause to be recorded a "Notice of Development Plan" for all parcels on forms provided by the Humboldt County Planning Division. Document review fees as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors (currently \$156.00 plus applicable recordation fees) will be required. The Development Plan shall also be noticed on the Final Map.
- 11. **Within five (5) working days of the approval date of this permit**, the applicant shall submit a check to the Planning Division payable to the Humboldt County Recorder in the amount of \$1,926.75. Pursuant to Section 711.4 of the Fish and Game Code, the amount includes the Department of Fish and Game (DFG) fee plus a \$50 document handling fee. This fee is effective through December 31, 2008 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 *no effect* on fish and wildlife. If DFG concurs, a form will be provided exempting the project from the \$1,876.75 fee payment requirement. In this instance, only a copy of the DFG form and the \$50.00 handling fee is required.

Note: If a required filing fee is not paid for the project, the project will not be operative, vested or final and any local permits issued for the project will be invalid (Section 711.4(c)(3) of the State Fish and Game Code).
- 12. Prior to the Final Map recordation, the applicant shall submit a letter from the United States Postal Service stating that the project meets their requirements for mailbox units. This condition shall be administered by the Department of Public Works.
- 13. The applicant shall obtain a stormwater permit from the Regional Water Quality Control Board prior to construction of subdivision improvements.
- 14.* Fences shall be installed along the ~~northern and~~ southern property line in order to reduce the outdoor noise level to a tolerable level. These fences shall be maintained for the life of the project.
- 15. Phasing of the project and filing of multiple final maps is authorized. Completion of phase-specific conditions shall be to the satisfaction of the Planning Director and the Land Use Division of the Department of Public Works (see Condition 1.3 of Exhibit A). Where possible, all conditions shall be satisfied with Phase I.
- 16.* *The landscaping plan shall require street trees spaced approximately one every 20 feet where feasible. Planning staff shall review landscape plan submitted to the Department of Public Works.*

Informational Notes:

- 1. To reduce costs the applicant is encouraged to bring in written evidence* of compliance with all of the items listed as conditions of approval in this Exhibit that are administered by the Planning Division (Namely: Condition(s) 3-16). The applicant should submit the listed item(s) for review as a package as soon as possible before the desired date for final map checking and recordation. Post application assistance by the Planner on Duty, or by the Assigned Planner, with prior appointment, will be subject to a review fee for Conformance with Conditions billed at the County's current burdened hourly rate with an initial deposit as set forth in the Planning Division's schedule of fees and charges (currently \$95.00). Copies of all required forms and written instructions are included in the final approval packet.

* Each item evidencing compliance should note in the upper right hand corner:

Assessor's Parcel No. _____, Exhibit "A", Condition _____.

(Specify)

(Specify)

- 2. The project site is not located within an area where known cultural resources have been located. However, as there exists the possibility that undiscovered cultural resources might be encountered during construction activities, the following mitigation measures are required under state and federal law:

If cultural resources are encountered, all work must cease and a qualified cultural resources specialist contacted to analyze the significance of the find and formulate further mitigation (e.g., project relocation, excavation plan, protective cover).

Pursuant to California Health and Safety Code §7050.5, if human remains are encountered, all work must cease and the County Coroner contacted."

- 3. The Coastal Development Permit shall be effective for 24 months to coincide with the term of the approved Tentative Map. Extensions of this term may be requested in conformance with provisions of the Humboldt County Code.