

**RESOLUTION OF THE PLANNING COMMISSION
OF THE COUNTY OF HUMBOLDT**

Resolution Number 25-061

**PARCEL MAP SUBDIVISION AND COASTAL DEVELOPMENT PERMIT
PROJECT NUMBER PLN-2025-19199
ASSESSOR PARCEL NUMBER 511-031-018**

MAKING THE REQUIRED FINDINGS FOR CERTIFYING COMPLIANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND CONDITIONALLY APPROVING THE ALVES RESIDENTIAL SUBDIVISION PARCEL MAP SUBDIVISION, COASTAL DEVELOPMENT PERMIT, AND EXCEPTION REQUEST

WHEREAS, the owner submitted an application and evidence in support of approving a Parcel Map Subdivision, Coastal Development Permit, and exception request to the required 50' right of way and submitted an application for an exception request to the requirement to relocate a power pole; 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 Planning Division, the lead Department pursuant to Section 202 of Resolution No. 77-29 of the Humboldt County Board of Supervisors, has determined that impacts of the project were analyzed and addressed during preparation of Environmental Impact Reports (EIR) for the 2017 Humboldt County General Plan (SCH#2007012089), in keeping with the criteria outlined within section 15183 of the CEQA Guidelines; and

WHEREAS, Attachment 2 in the Planning Division staff report includes evidence in support of making all of the required findings for approving the Parcel Map Subdivision, Coastal Development Permit, and exception request (Case Number PLN-2025-19199); and

WHEREAS, a public hearing was held on the matter before the Humboldt County Planning Commission on **October 2, 2025**.

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

PROJECT DESCRIPTION

- 1. FINDING:** A Parcel Map Subdivision (PMS) to divide an approximately 1.09-acre parcel into four parcels and a Remainder, ranging in size from 5,702 square feet (net) to 14,367 square feet (net). The parcel is currently developed with two single-family residences which will remain on proposed Parcels 1 and 2. Proposed Parcel 3 will be created as a flag lot. The project includes an exception to the required right of way width. The parcel is within the Coastal Zone, therefore, a Coastal Development Permit (CDP) is required. The parcel is served with community water and sewer provided by the McKinleyville Community Services District.

EVIDENCE: a) Project File: PLN-2025-19199

CALIFORNIA ENVIRONMENTAL QUALITY ACT

- 2. FINDING:** **CEQA.** The requirements of the California Environmental Quality Act have been met. The Humboldt County Planning Commission has determined the project is not subject to further environmental review pursuant to Section 15183 (Projects Consistent with a Community Plan or Zoning) of Article 12 (Special Situations) of the CEQA Guidelines.

EVIDENCE: a) Section 15183 of the CEQA Guidelines acknowledges CEQA's mandate that projects not be subject to additional environmental review when consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified, noting that subsequent environmental review is only necessary where the Lead Agency determines any of the following circumstances apply:

Project-specific environmental effects:

- are peculiar to the project or the parcel on which it is located
- are significant and were not analyzed as such in a prior EIR
- are off-site and/or cumulative and were not discussed in the prior EIR
- were identified in a prior EIR as significant but due to substantial new information (not known at the time the EIR was certified) are determined to have a more severe adverse impact than what was disclosed.

The residential density specified in the McKinleyville Area Plan (McKAP) was utilized for analysis conducted during development of the Environmental Impact Report prepared for the current Humboldt County General Plan, which includes all of the required elements specified in Section 65302 of the Government Code. The EIR for the General Plan was certified during adoption of the plan in 2017.

- b) There are no environmental effects that are peculiar to the project or the parcel on which the project is located. The parcel being divided was previously host to residential development, adjacent lands in the vicinity are similarly planned and zoned and are also developed and sized consistent with the applicable planned density and minimum lot size. The development pattern and design included in the concept provided by the applicant has been found to be acceptable by the Land Use Division of Public Works and Planning Division provided the subdivision adheres to conditions of approval.
- c) Potential Impacts such as those common to the project were analyzed and addressed during preparation of the Programmatic Environmental Impact Report (SCH #2007012089) certified during adoption of the 2017 General Plan.
- d) There are no potentially significant environmental effects which were not analyzed in the 2017 General Plan EIR. The proposed subdivision would enable future build-out to the currently planned density for the area, which was confirmed during adoption of the 2017 General Plan. The project is also consistent with the applicable policies and standards of the General Plan, which are further discussed below.
- e) There are no potentially significant off-site impacts and cumulative impacts which were not discussed in the above referenced EIR (SCH #2007012089). The proposed subdivision will facilitate build-out consistent with planned densities and applicable policies and standards found in the most recently adopted General Plan.
- f) There is no substantial new information that would cause the project to result in a more severe adverse impact than what was known and disclosed at the time the General Plan EIR was certified.
- g) There is no substantial evidence, given the whole record before the agency, that the project may have a significant effect on the environment as conditioned.
- h) The project site is not located within a scenic vista area and will not

impact visual resources within the County. The proposed subdivision will create four separate parcels and a remainder to accommodate residential uses that are consistent with the assortment of uses and structures on surrounding parcels. The project will result in a less than significant impact on aesthetics.

- i) To date no cultural resources have been documented on the project site or its vicinity. The "Inadvertent Archaeological Discovery Protocol" condition has been placed on the project, as requested by Tribal agencies. Project referrals were sent to both the Northwest Information Center and the Tribal Historic Preservation Officers (THPO's) for the Wiyot Tribe, Blue Laker Rancheria, and Bear River Band of the Rohnerville Rancheria. Per referral comments, recommended conditions include adherence to standard protocols for handling inadvertent discovery of cultural resources encountered during future ground disturbance.
- j) The project site is not included on a list of hazardous material sites, nor does the proposed project involve routine transport, use or disposal of hazardous materials. The California Redwood Coast-Humboldt County Airport serves as the closest airport, located approximately .7 miles north of the project site. The project site is located in Airport Review Area 1 which represents areas where noise and/or safety concerns may require limitations on the type of land uses that may be developed in the future. The project area is located outside of existing mapped noise contours, suggesting a CNEL of less than 55, and appropriate for residential uses. There are no safety concerns associated with the airport, however overflight notification policies shall be recorded on the development plan as well as submitted on a Recorded Deed Notice, as conditioned in Attachment 1A.
- k) The subject parcel is located within a Local Responsibility Area for fire protection and is served by the Arcata Fire Protection District, who provides structural fire protection as well as responding to medical emergencies. The Department finds no evidence that the project will create, or expose people or property to, hazardous materials, or impair implementation of or physically interfere with, an adopted emergency response plan.
- l) The project will not violate any water quality standards or waste discharge requirements or substantially degrade surface or groundwater quality or degrade groundwater supplies. Water and

sewer services are provided to the existing residences via McKinleyville Community Services District, and new water and sewer utilities for all future residences will be provided by MCSD

A preliminary hydrology report was prepared by Whitchurch Engineering and was submitted with the application. The project will be required to detain stormwater such that no additional water will leave the site at a rate greater than the pre-development 2-year (Q2) storm flows. Lastly, because the site is located in an urban MS4 stormwater area, future development will be required to incorporate measures to further enhance and detain stormwater runoff.

The project has been conditioned to adhere to all recommendations found in the Public Works referral response dated July 03, 2025 (Attachment 1C).

- m) The project will not conflict with any adopted program, ordinance, or policy addressing transportation systems within the County or result in inadequate emergency access and there is no evidence that the proposed subdivision will result in significant changes in vehicle miles traveled not already contemplated in the EIR prepared during adoption of the 2017 General Plan. The proposed project will not result in a change in air traffic patterns and will not result in vehicle miles traveled beyond that anticipated.
- n) The project is consistent with the development density of 3-7 units per acre of the Residential Low Density (RL) land use designation established during adoption of the McKAP and upheld in 2017 following adoption of the General Plan update (GPU). The establishment and future development of one additional parcel is consistent with mitigations for induced population growth as described in Impact 3.1.3.4. of the 2017 Environmental Impact Report (EIR) to reasonably obtain the projected goals of the Regional Housing Needs Allocation (RHNA) using alternative subdivision standards and the facilitation of opportunities for second residential units. The growth impacts of this project are not anticipated to create peculiar, specific, or more severe impacts effects which the GPU EIR failed to analyze as significant effects or failed to evaluate.

- o) The California Natural Diversity Database indicates that the parcel is within mapped occurrences of northern clustered sedge and Lyngbye's sedge. The accuracies of these occurrences are mapped as a one-mile radius and a three fifths mile radius, respectively. Per CNDDDB metadata larger radii do not indicate larger occupied areas, but rather greater uncertainty of the exact location. Notes in the CNDDDB indicate the northern clustered sedge is located in a sedge swamp, and Lyngbye's sedge is located along an estuary shore, neither description appears to match areas on the subject property. The project site is in an area of relatively dense residential developments, and the site itself has been regularly mowed and landscaped. There are no wetlands or coastal natural resources on the project site as depicted on the County's natural resources GIS database, nor any natural features of concern or that might be at risk. California Department of Fish and Wildlife (CDFW) noted that the area would not be considered a Sensitive Natural Community and is unlikely to provide habitat for special status plants, with a primary recommendation that removal of trees or shrubs occur outside of nesting season (generally March 15 – August 15). Additionally, a condition prohibiting the use of invasive species in landscaping would prevent further degradation and discourage the spread and propagation of the most problematic species and is included in Attachment 1A.

LEGAL LOT REQUIREMENT – SECTION 312-1.1.2

- 3. **FINDING:** The lot was created in compliance with all applicable state and local subdivision regulations.
- EVIDENCE:** a) The subject parcel has been determined to be one legal parcel created prior to 1964.

SUBDIVISION FINDINGS - Title III Division 2 of the Humboldt County Code

- 4. **FINDING:** All lots are suitable for their intended uses.
- EVIDENCE:** a) The project will result in a total of five (5) parcels. All proposed parcels will be in conformance with the land use designation (Residential Low Density, RL) and zoning standards (Residential Single Family, RS-5).
- 5. **FINDING:** Improvements shall be required for the safe and orderly movement

of people and vehicles.

EVIDENCE: a) Four (4) of the proposed parcels (1,2,3 and 5) will utilize frontage on Myers Road, and Parcel 4 will utilize frontage on Halfway Avenue - both roads are County maintained and subject to PW conditions of approval. The referral response provided by the Land Use Division of Public Works includes frontage and access improvement recommendations. Further, the project has been conditioned to adhere to all recommendations found in the Public Works referral response dated July 3, 2025, found in Attachment 1A.

6. FINDING: Flood control and drainage facilities affording positive storm water disposal shall be designed and provided by the subdivider.

EVIDENCE: a) Satisfaction of the requirements found in the July 3, 2025 memo from the Land Use Division of Public Works (PW) is required by the project Conditions of Approval. PW has reviewed the hydrology report submitted by the applicant and has approved the drainage plans associated with the proposed subdivision. The project will be required to detain stormwater such that no additional water will leave the site at a rate greater than the pre-development 2-year (Q2) storm flows. Further, because the site is located in an urban MS4 stormwater area, future development will be required to incorporate measures to further enhance and detain stormwater runoff.

7. FINDING: Sewer and water systems are constructed to appropriate standards.

EVIDENCE: a) The existing residential units already receive water and sewer service provided by the McKinleyville Community Services District and MCSD has recommended approval of the proposed subdivision.

8. FINDING: The size and shape of lots are proper for the locality in which the subdivision is situated, and in conformance with the requirements of the current zoning regulations and the Humboldt County General Plan.

EVIDENCE: a) The size and configuration of the proposed parcels complies with width requirements of the RS-5 zone. All proposed parcels will be larger than the required 5,000 sq. ft. standard. Parcels meet minimum parcel width and are within maximum parcel depth as prescribed in the zone.

b) Four of the resultant parcels will utilize frontage from County maintained roads, each with adequate space for driveways and curb/gutter/sidewalk facilities. Parcel 3 will be established as a flag

lot, and as development is proposed in the future, appropriate vehicle turnaround space (as well as other setback standards) will be confirmed by PW.

FINDINGS FOR EXCEPTIONS – Title III Division 2 Chapter 5 of the Humboldt County Code

9. FINDING: Conditions exist that allow an exception to the required 50' right of way width.

- EVIDENCE:**
- a) Myers Road has a width of 22 feet with a right of way width of 38 feet directly north of the project parcel. The existing subdivision to the west of the parcel has a road width of approximately 32 feet and a right of way width of 40 feet. The project proposes to widen the road to match the existing road conditions to the west.
 - b) Based upon limited development potential and previously approved exception requests on Meyers Road for a reduced right of way width, the Public Works Department supports a reduced right of way exception.
 - c) Based on the submitted exception request and the Public Works response there is evidence to demonstrate there are special circumstances affecting the property (reduced right of way width adjacent to the development), the exception is necessary for the preservation and enjoyment of substantial property rights (denying the exception request would deprive the property owner of the ability to subdivide the property to the maximum potential described by the General Plan and Zoning Regulations), and the granting of the exception will not be detrimental to the public welfare or injurious to other property in the vicinity (the exception granted will allow development to match existing features in the vicinity).

10. FINDING: Conditions do not exist that allow an exception to the requirement to relocate the utility pole fronting parcel 5.

- EVIDENCE:**
- a) Halfway Avenue is a collector road, and the Public Works Department cannot support the exception request as full buildout of Halfway Avenue requires a uniform curb to curb width without bulb-outs. This will allow bike lanes in the future, and the utility pole remaining in the roadway would limit the ability of the County to achieve the ultimate buildout, as well as place the burden of relocating the utility pole on the taxpayers.

COMMUNITY PLAN FINDINGS – MCKINLEYVILLE AREA PLAN

11. FINDING: The proposed development is consistent with the McKinleyville Area Plan

EVIDENCE: a) §3.21 Urban Limit - The proposed project will create four (4) new parcels within the urban limit and will allow for development at a density of 3-7 units per acre and will not have significant effects on coastal resources. McKinleyville Community Services District provides community water and sewer, and Halfway Avenue and Myers Road are County maintained and sufficient to support the existing and potential dwellings. PW provided comments regarding orderly development, including sidewalks, curbs and gutters, and are conditioned in Attachment 1A.

b) §3.24 Recreational and Visitor Serving Uses – Parkland Dedication: Within areas planned for residential development, new subdivisions containing less than fifty (50) parcels shall provide an in-lieu fee at a level determined by the County to be sufficient to provide an appropriate contribution to public parks or recreation and at a level that is economically feasible for small projects. The fee is calculated below, and payment is conditioned in Attachment 1A.

130	Sq. ft. of dedication per person for new subdivision
X 2.578	Avg. persons in McKinleyville household (2020 Census)
= 335.14	Sq. ft. of parkland dedication per average household
/ 43,560	Sq. ft. per acre
= .0077	Acres of parkland dedication per average household
X 8	Number of new units created by the subdivision
X100% (1)	Percentage of parcels in McKinleyville Area Plan
= .062	Acres of parkland for subdivision
X\$160,000	Value of 1 acre of land in vicinity of subdivision
= \$9,848.00	In-lieu fee for the Alves minor subdivision

c) §3.25 Housing - The proposed project is a Parcel Map Subdivision and will create four (4) additional parcels with existing and potential housing developed in conformity with the goals, policies, standards, and programs of the County Housing Element.

d) §3.28 Hazards - The subject parcel is located in an area of relative

stability, site is not located within an Alquist-Priolo Fault Hazard Zone, nor is it within an area of potential liquefaction.

The project site is not located in a tsunami hazard zone and does not reside within an area susceptible to coastal inundation related to sea level rise (1 meter).

The parcel is not located within a FEMA 100-year Flood Zone.

The subject parcel is located within a Local Responsibility Area for fire protection and is served by the Arcata Fire Protection District, who provides structural fire protection as well as responding to medical emergencies.

- e) §3.29 Archaeological and Paleontological Resources - The project was referred to NWIC, the Wiyot Tribe, Bear River Band of the Rohnerville Rancheria and the Blue Lake Rancheria. There were no concerns with the project details raised by Tribal Historic Preservation Officers, however inadvertent archaeological discovery protocols are conditioned to be in place for any ground-disturbing activities that may take place.
- f) §3.40 Resource Protection - There are no wetlands or coastal natural resources on the project site as depicted on the County's natural resources GIS database, nor any natural features of concern or that might be at risk. The California Natural Diversity Database indicates that the parcel is within mapped occurrences of northern clustered sedge and Lyngbye's sedge. The accuracies of these occurrences are mapped as a one-mile radius and a three fifths mile radius, respectively. Per CNDDDB metadata larger radii do not indicate larger occupied areas, but rather greater uncertainty of the exact location. Notes in the CNDDDB indicate the northern clustered sedge is located in a sedge swamp, and Lyngbye's sedge is located along an estuary shore, neither description appears to match areas on the subject property. The project site is in an area of relatively dense residential developments, and the site itself has been regularly mowed and landscaped. There are no wetlands or coastal natural resources on the project site as depicted on the County's natural resources GIS database, nor any natural features of concern or that might be at risk. California Department of Fish and Wildlife (CDFW) noted that the area would not be considered a Sensitive Natural Community and is unlikely to provide habitat for special status plants, with a primary recommendation that removal of

trees or shrubs occur outside of nesting season (generally March 15 – August 15). Additionally, a condition prohibiting the use of invasive species in landscaping would prevent further degradation and discourage the spread and propagation of the most problematic species and is included in Attachment 1A.

- g) §3.42 Visual Resource Protection - The proposed project is not within a Coastal Zone Scenic View Area, nor within a Coastal Zone Scenic Area, as depicted on the County's GIS database. The project conforms to all setbacks and building height requirements.
- h) §3.50 Access - The proposed project will not interfere with right of access to the sea, as there are no coastal access points on the subject parcel.
- i) §5.20 Urban Plan Designations - The proposed project conforms with the Residential Low Density designation which allows for the development of detached single-family residences with a gross density of 3-7 units per acre.

FINDINGS APPLICABLE TO ALL PERMITS

12. FINDING: The proposed development is in conformance with the County General Plan.

- EVIDENCE:**
- a) The property is planned for residential development at a density of 3-7 units per acre and is consistent with the Residential Low Density land use designation.
 - b) The proposed subdivision would result in the creation of four (4) new parcels and a remainder which contain sufficient area outside the setbacks for residential development and outside of any potential sensitive wetland or riparian zones. The two existing residences will become the primary residences on Parcel 1 and Parcel 2, and the remaining three parcels are in conformance with the General Plan. See discussion below regarding Airport Safety Review.

13. FINDING: The proposed development is consistent with the purposes of the existing zone (RS-5/AP,N) and combining zone overlays in which the site is located and conforms with all applicable standards and requirements of the zoning regulations.

- EVIDENCE:**
- a) Residential Single-Family is a principally permitted use within the RS-5 zone; The proposed project meets the density requirements of one unit per lawfully created lot; All buildings on the existing property are

compliant with setbacks and the proposed subdivision will establish suitable properties and residential units that comply with all required setbacks; The proposed project would not increase ground coverage exceeding the maximum coverage allowed on the lot.

- b) "AP" combining zone establishes regulations to maintain compatibility between proposed land uses and development and Humboldt County airports. The California Redwood Coast-Humboldt County Airport serves as the closest airport, located approximately .7 miles northwest of the project site. Per Section 313-16, the location of the property is not located in a review zone that would prohibit the proposed subdivision or subsequent development of residences. The project site is located within Airport Influence Area 1 and Safety Zone 3, and as determined by the Humboldt County Airport Land Use Compatibility Plan, there are no safety concerns associated with the airport, however overflight notification policies shall be recorded on the development plan as well as submitted on a Recorded Deed Notice, as conditioned in Attachment 1A.
- c) "N" combining zone – Due to the property's proximity to the airport, new construction of single family and multifamily structures and structures designed for transient habitation shall conform to the applicable requirements of the Humboldt County Building Code, limiting noise levels to 45 dB CNEL-Ldn in all habitable rooms.

14. FINDING:

The proposed parcel map subdivision of an approximately 1.09-acre parcel into four parcels and a remainder will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.

EVIDENCE:

- a) The property is planned and zoned for residential use.
- b) The parcel is currently developed with two single-family residences. One of the units will be located on resultant Parcel 1 and the other unit on resultant Parcel 2, with the remaining 3 parcels vacant. The proposed subdivision will be consistent with the surrounding parcels (primarily Residential Low Density, RL, with RS-5 zoning).
- c) The project has been conditioned to adhere to all recommendations found in the Public Works referral response dated July 3, 2025. Other reviewing referral agencies have approved, conditionally approved or not responded to the proposed development, with conditions listed in Attachment 1A. There is no evidence that the project will be detrimental to public health, safety or welfare.

- d) The project is conditioned to record a Conditional Certificate of Compliance for the remainder parcel that identifies all of the improvements that must be completed before the remainder parcel can be legally developed.
- e) Relocating the power pole is necessary to ensure that the full buildout of Halfway Avenue meets county standards.

15. FINDING:

The proposed project does not reduce the residential density for the parcel below that utilized by the Department of Housing and Community Development in determining compliance with housing element law.

EVIDENCE:

- a) The property being divided was not targeted for residential development in the current Housing Inventory and therefore has no targeted density for development.
- b) The project is proposing a subdivision which will establish four (4) new residential parcels. The resultant subdivision will create a net benefit to the local housing stock.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Humboldt County Planning Commission does hereby:

1. Adopts the findings set forth in this resolution; and
2. Conditionally approves the Parcel Map Subdivision, Coastal Development Permit, and right of way width exception request (Record Number: PLN-2025-19199) for a reduced right-of way width, subject to the conditions of approval and denies the exception request to the requirement to relocate the power pole on Halfway Avenue.

Adopted after review and consideration of all the evidence on **October 2, 2025**.

The motion was made by COMMISSIONER THOMAS MULDER and seconded by COMMISSIONER LORNA MCFARLANE and the following vote:

AYES: Commissioners: Thomas Mulder, Lorna McFarlane, Iver Skavdal, Peggy O'Neill

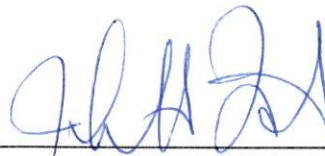
NOES: Commissioners:

ABSTAIN: Commissioners:

ABSENT: Commissioners: Jerome Qiriaz, Sarah West, Noah Levy

DECISION: Motion carried 4/0

I, John H. Ford, Secretary 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.



John H. Ford, Director
Planning and Building Department

**CONDITIONS OF APPROVAL
PLN-2025-19199**

APPROVAL OF THE PARCEL MAP SUBDIVISION AND COASTAL DEVELOPMENT PERMIT IS CONDITIONED ON THE FOLLOWING TERMS AND REQUIREMENTS WHICH MUST BE SATISFIED BEFORE THE PARCEL MAP MAY BE FILED WITH THE COUNTY RECORDER.

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. All conditions on the Department of Public Works referral dated **July 3, 2025**, included herein as Attachment 1C, as may be modified by the decision maker, 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 Parcel Map be submitted for review and approval. Gross and net lot area shall be shown for each parcel.
4. To better accommodate circulation and siting of future building sites, minor adjustments to the design of the tentative map (parcel boundaries, driveway & road locations, etc.) may be performed, subject to review and approval by the Planning Division and Public Works Land Use Division.
5. Prior to filing of the Parcel 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.
6. Prior to filing of the Parcel 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.
7. Prior to filing of the Parcel Map, the applicant shall submit a letter from Pacific Gas and Electric Company stating that the project meets their requirements, including

appropriate labeling and description of Public Utility Easements. This requirement shall be administered by the Department of Public Works.

8. Prior to filing of the Parcel Map, 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.
9. Prior to filing of the Final Map, the Applicant shall make payment for all outstanding Humboldt County Planning Department fees. A Cost report will be made available at the Humboldt County Planning Department.
10. 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 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.
11. Parkland dedication fees of \$9,848 shall be paid to the Humboldt County Planning and Building Department, 3015 "H" Street, Eureka. Alternately, a parkland dedication fee of \$3,693 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. Release from the Conveyance and Agreement may be pursued upon payment of the \$1,231 parkland dedication fee balance per parcel. 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 Parcel 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 will be required.

Parkland dedication in-lieu fees were calculated by the Assessor's Office to be \$160,000/acre. The dedication fee calculation per Section 313-110 of the Humboldt County Code is as follows: $8((130 \times 2.578)/43,560) \times \$160,000 = \$9,848$

12. Any vegetation removal shall be done outside of the nesting bird season (generally March 15 August 15). Alternatively, although discouraged due to the potential for project delays and associated costs, a qualified biologist shall survey for active bird nests no more than seven days prior to the start of any project-related activities with the potential to impact nesting birds. If an active nest is found, the permittee shall

consult with CDFW regarding appropriate site-specific avoidance measures and buffer distances. If there is a lapse in project-related activities of seven days or more, the biologist should re-survey the area before work resumes.

13. 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 the following site development details:

A. Mapping

- (1) Topography of the land in 1-foot contour intervals; and
- (2) Proposed access, parking lanes and pedestrian ways; and
- (3) Building envelopes and easements consistent with the submitted tentative map; and
- (4) The location of all drainage improvements and related easements; and
- (5) Off-street parking spaces consistent with Section 314-109.1 of the Humboldt County Code.

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 archaeological resources are encountered during construction activities, the contractor or operator on-site shall cease all work in the immediate area within a 50-foot buffer of the discovery location. A qualified archaeologist as well as the appropriate Tribal Historic Preservation Officer(s) are to be contacted to evaluate the discovery and, in consultation with the applicant and lead agency, develop a treatment plan in any instance where significant impacts cannot be avoided.
 - The Native American Heritage Commission (NAHC) can provide information regarding the appropriate Tribal point(s) of contact for a specific area; the NAHC can be reached at (916)653-4082. Prehistoric materials may include obsidian or chert flakes, tools, locally darkened midden soils, groundstone artifacts, shellfish or faunal remains, and human burials. If human remains are found, California Health and Safety Code

7050.5 requires that the County Coroner be contacted immediately at (707)445-7242. If the Coroner determines the remains to be Native American, the NAHC will then be contacted by the Coroner to determine appropriate treatment of the remains pursuant to PRC 5097.98. Violators shall be prosecuted in accordance with PRC Section 5097.99

The applicant and successors are ultimately responsible for ensuring compliance with this condition."

- (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 activity shall be limited to Monday through Friday from 7:00 am to 6:00 pm."
- (4) "Any vegetation removal shall be done outside of the nesting bird season (generally March 15 August 15). Alternatively, although discouraged due to the potential for project delays and associated costs, a qualified biologist shall survey for active bird nests no more than seven days prior to the start of any project-related activities with the potential to impact nesting birds. If an active nest is found, the permittee shall consult with CDFW regarding appropriate site-specific avoidance measures and buffer distances. If there is a lapse in project-related activities of seven days or more, the biologist should re-survey the area before work resumes."
- (5) "NOTICE OF AIRPORT IN VICINITY: This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (e.g., noise, vibration, or odors). Individual sensitivities to those annoyances can vary from

person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you."

- (6) "Landscaping shall utilize native plants appropriate to coastal northern California. At minimum, the planting palette shall avoid invasive species listed in the California Invasive Plant Council Inventory."
 - (7) "Notice is given pursuant to Government Code Section 66411.1 that the improvement requirements in Attachment 1D for the subdivision shall be completed to the satisfaction of the Department of Public Works pursuant to Section 2.10 of the above-mentioned Subdivision Requirements."
 - (8) "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 superseded 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."
14. The applicant shall submit a recorded deed notice pertaining to the Airport Influence Area, as outlined in the Humboldt County Airport Land Use Compatibility Plan, Sections 3.5.2 OP-1 and OP-2, Real Estate Disclosure and Overflight Notification.
15. 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 will be required. The Development Plan shall also be noticed on the Parcel Map.
16. A Conditional Certificate of Compliance shall be recorded that identifies the specific improvements that must be completed before development is permitted to occur on the designated remainder parcel. The required improvements are specified in the Public Works referral response, section 2.13(f).
17. The applicant is required to pay for permit processing on a time and material basis as set forth in the latest schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors. The Department will provide a bill to the applicant after the decision and upon file close out. Any and all outstanding Planning fees to cover the processing of the application to decision by the Hearing Officer shall be paid to the Humboldt County Planning Division, 3015 "H" Street, Eureka.

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 Attachment that are administered by the Planning Division (Namely: Conditions 3-11). 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. 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. If archaeological resources are encountered during construction activities, the contractor or operator on-site shall cease all work in the immediate area within a 50-foot buffer of the discovery location. A qualified archaeologist as well as the appropriate Tribal Historic Preservation Officer(s) are to be contacted to evaluate the discovery and, in consultation with the applicant and lead agency, develop a treatment plan in any instance where significant impacts cannot be avoided.

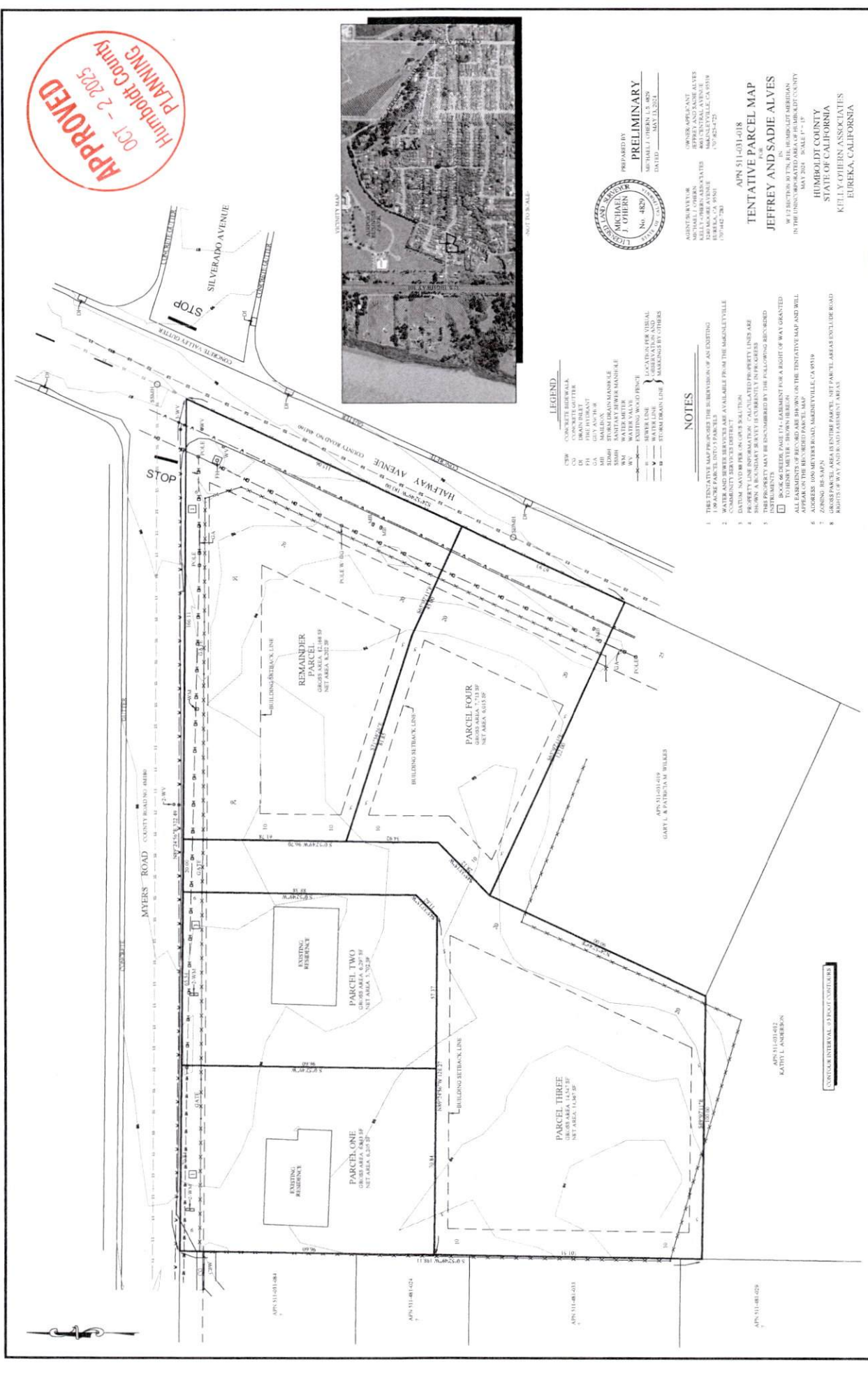
The Native American Heritage Commission (NAHC) can provide information regarding the appropriate Tribal point(s) of contact for a specific area; the NAHC can be reached at (916)653-4082. Prehistoric materials may include obsidian or chert flakes, tools, locally darkened midden soils, groundstone artifacts, shellfish or faunal remains, and human burials. If human remains are found, California Health and Safety Code 7050.5 requires that the County Coroner be contacted immediately at (707)445-7242. If the Coroner determines the remains to be Native American, the NAHC will then be contacted by the coroner to determine appropriate treatment of the remains pursuant to PRC 5097.98. Violators shall be prosecuted in accordance with PRC Section 5097.99

The applicant and successors are ultimately responsible for ensuring compliance with this condition.

3. Under state planning and zoning law (CGC §66000 *et seq.*), a development project applicant who believes that a fee or other exaction imposed as a condition of project approval is excessive or inappropriately assessed may, within 90 days of the applicable

date of the project's approval, file a written statement with the local agency stating the factual basis of their payment dispute. The applicant may then, within 180 days of the effective date of the fee's imposition, file an action against the local agency to set aside or adjust the challenged fee or exaction.

4. As a reminder, before any digging or excavation occurs, please contact Underground Service Alert (USA) by dialing 811 a minimum of 2 working days prior to commencing any work. This free and independent service will ensure that all existing underground utilities are identified and marked on-site.
5. The term of the approved Tentative Parcel Map shall be 24 months from the effective date of the action except where otherwise provided by law. An extension may be requested prior to the date in accordance with Section 326-21 and 326-31 of the Humboldt County Code.
6. The Parcel Map Subdivision and 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 the provisions of the Humboldt County Code.



PREPARED BY: _____
MICHAEL J. OBERN, L.S. 4829
DATED: MAY 13, 2024
PRELIMINARY

AGENT SURVEYOR
MICHAEL J. OBERN
KELLY OBERN ASSOCIATES
3240 MOORE AVENUE
EUREKA, CA 95501
707/442-7283

OWNER/APPLICANT
JEFFREY AND SACHE ALVES
4001 CENTRAL AVENUE
MCKINLEYVILLE, CA 95519
707/825-4725

APN 511-031-018
FOR
TENTATIVE PARCEL MAP
IN
JEFFREY AND SADIE ALVES
W/2 SECTION 30 T1E, R1E, HUMBOLDT MERIDIAN
IN THE UNINCORPORATED AREA OF HUMBOLDT COUNTY
1" = 200' SCALE 1" = 10'

HUMBOLDT COUNTY
STATE OF CALIFORNIA
KELLY O'HORN ASSOCIATES
EUREKA, CALIFORNIA

NOTES

- [illegible]

June 4th, 2025

Deputy Director Robert Bronkall, P.E., L.S.
Land Use Division
County of Humboldt
3015 H St.
Eureka, CA 95501



RE: Petition for Exception Request
Jeffrey Alves Subdivision
1050 Myers Road, McKinleyville, CA 95519
APN: 508-091-039

JN: ALV2401

Dear Mr. Bronkall,

Pursuant to Humboldt County Code Section 325-9, I am requesting an exemption to the following items.

1. Minimum 50' right of way width requirement, as specified in the Appendix to Title IV, Division 2, Humboldt County Code Section 7-2 to allow road access to the proposed parcels 1, 2, and 5.
2. Planning department request to relocated Pole #4 (Figure 1).
3. Engineering Geology Report pursuant to Humboldt County Code 331-14 (E)(6) and 331-14 (H)(6)(b)(3).

Exceptions to the requirement and regulations of the Code may be granted if the following conditions exist:

- 1) That there are special circumstances or condition affecting said property.
- 2) That the exception is necessary for the preservation and enjoyment of a substantial property right of the petitioner.
- 3) That the granting of the exception will not be detrimental to the public welfare or injurious to other property in the territory in which said property is situated.

In addition, in granting such exceptions, the Advisory Agency must secure, substantially, the objectives of the regulations to which the exceptions are granted as to light, air and public health, safety, convenience and general welfare.

The proposed Parcels, as shown in the Tentative Map, are consistent with the prescribed density, minimum parcel size and building setbacks, parking regulations, and other development criteria of the applicable regulations. This proposed subdivision is consistent with planned growth of the area, and is General Plan supported in-fill development.

Item 1

The subject property gains access via Myers Road, off Halfway Avenue. There are currently two residences on APN:511-031-019. Myers Road has a width of 22 feet within a right of way width of 38 feet directly north of the project parcel. The existing subdivision to the west of the project has road width of approximately 32 feet and a right of way width of 40 feet.



Whitchurch Engineering, Inc.
Alves Subdivision
ALV2401
6/04/2025

This project proposes to widen the existing road width directly to the north of the subdivision to match the existing roadway conditions to the west. The new right of way consists of a 32-foot-wide asphalt road, relocation of the road center line to create 2 uniform 12-foot-wide travel lanes, and a single 8-foot-wide parking lane on the south side of the road. Adjacent to this right of way is a proposed 10-foot-wide pedestrian access easement and public utilities easement upon which is to be constructed a 3-foot landscape strip, and a 5-foot concrete sidewalk which will match the existing sidewalk to the west.

Item 2

In regards to the commission request to move Pole #4 (Figure 1), the existing pole currently acts as a drop pole to provide power services across Halfway Avenue to two residences. Relocation of the power pole would be prohibitively expensive including PG&E fees and engineering, and cost of physical work.

This project proposes a bulb out for Pole #4 to match the bulb out requirements within the current subdivision requirements in a similar arrangement to School Road, west of Highway 101. There are multiple power poles featuring both pole mount transformers and underground services within parking lane bulb outs. These bulb outs act both as protection for the pole itself and as speed calming features on high traffic roads.

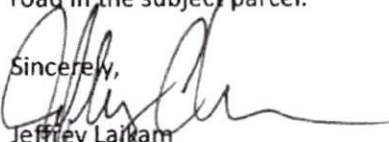
Item 3

In regards to the planning department request for an Engineering Geology Report, large amounts of grading, soil removal and replacement, or construction of potentially hazardous slopes are not anticipated for this project. The area is not within an Alquist-Priolo fault hazard zone, nor is it within the 100-year flood plain. This project includes an engineering soils report to inform the design of asphalt roads, foundations, and other hardscape features.

Since the project, as proposed, satisfies other requirements for land subdivision, granting these exceptions does not provide special privileges not available to others; but upholds the preservation and enjoyment of a substantial property right of the landowner. Denying the exception request would deprive the property owner of the ability to subdivide the subject property to the maximum potential as described in the existing General Plan and Zoning Regulations.

The granting of these exceptions is not detrimental to the public welfare or injurious to other properties in the vicinity. Based on the above, I respectfully petition that this exception request be granted.

Please do not hesitate to contact the Whitchurch Engineering, Inc Fortuna office with any questions or concerns regarding this petition to grant an exception to the minimum right of way width requirement for the proposed road in the subject parcel.

Sincerely,

Jeffrey Laikam
RCE# 68586

JTL/ntn



EXHIBIT A

DEPARTMENT OF PUBLIC WORKS

COUNTY OF HUMBOLDT

MAILING ADDRESS: 1106 SECOND STREET, EUREKA, CA 95501-0579
AREA CODE 707

ON-LINE
WEB: CO.HUMBOLDT.CA.US

PUBLIC WORKS BUILDING
SECOND & L ST., EUREKA
FAX 445-7409

ADMINISTRATION	445-7491	NATURAL RESOURCES	445-7741
BUSINESS	445-7652	NATURAL RESOURCES PLANNING	267-9540
ENGINEERING	445-7377	PARKS	445-7651
FACILITY MANAGEMENT	445-7493	ROADS	445-7421

CLARK COMPLEX
HARRIS & H ST., EUREKA
FAX 445-7388

LAND USE	445-7205
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LAND USE DIVISION INTEROFFICE MEMORANDUM

TO: Cliff Johnson, Supervising Planner

FROM: Kenneth Freed, Assistant Engineer 

RE: **SUBDIVISION REQUIREMENTS - IN THE MATTER OF THE ALVES,
PLN-2025-19199 PMS, APN 511-031-018, FOR APPROVAL OF A TENTATIVE
MAP, CONSISTING OF 1.10 ACRES INTO 4 PARCELS & REMAINDER**

05/14/2025

07/01/2025 *revised*

07/03/2025 *revised*



The following requirements and standards are applicable to this project and must be completed to the specifications and satisfaction of the Department of Public Works (Department) before the subdivision map may be filed with the County Recorder. If there has been a substantial change in the project since the last date shown above, an amended report must be obtained and used in lieu of this report. Prior to commencing the improvements indicated below, please contact the Subdivision Inspector at 445-7205 to schedule a pre-construction conference.

These recommendations are based on the tentative map prepared by Kelly-O'Hern Associates. dated May 2024 and dated as received by the Humboldt County Planning Division on February 28, 2025.

NOTE: All correspondence (letters, memos, faxes, construction drawings, reports, studies, etc.) with this Department must include the Assessor Parcel Number (APN) shown above.

**READ THE ENTIRE REPORT BEFORE COMMENCING WORK ON THE
PROJECT**

1.0 MAPPING

1.1 EXPIRATION OF TENTATIVE MAP

Applicant is advised to contact the Planning & Building Department to determine the expiration date of the tentative map and what time extension(s), if any, are applicable to the project. Applicant is responsible for the timely filing of time extension requests to the Planning & Building Department.

Applicant is responsible for completing all of the subdivision requirements prior to expiration of the tentative map. Applicant is advised to promptly address all of the subdivision requirements in order to avoid the tentative map expiring prior to completion of the subdivision requirements. Applicants are encouraged to contact a land development professional for advice on developing a realistic schedule for the processing of the project.

1.2 MAP TYPE

Applicant must cause to be filed a subdivision map showing monumentation of all property corners to the satisfaction of this Department in compliance with County Code §326-31. Subdivision map checking fees shall be paid in full at the time the subdivision map is submitted for checking. County Recorder fees shall be paid prior to submittal of the map to the County Recorder for filing. The subdivision map must be prepared by a Land Surveyor licensed by the State of California -or- by a Civil Engineer registered by the State of California who is authorized to practice land surveying.

All Department charges associated with this project must be paid in full prior to the subdivision map being submitted to the County Recorder for filing.

Applicant shall submit to this Department an electronic copy of the subdivision map, in pdf format, as filed by the County Recorder. [Reference: Government Code §66466(f)]

Prior to submitting the subdivision map to the County Surveyor for map check, applicant shall submit the subdivision map to the utility providers to provide input on necessary public utility easements. Copies of the responses from the utility providers shall be included with the first submittal of the subdivision map to the County Surveyor.

1.3 DEPOSIT

Applicant shall be required to place a security deposit with this Department for inspection and administration fees as per County Code §326-13 prior to review of the improvement plans, review of the subdivision map, or the construction of improvements, whichever occurs first.

1.4 EASEMENTS

All easements that encumber or are appurtenant to the subdivision shall be shown graphically on the subdivision map. Those easements that do not have a metes and bounds description shall be noted on the subdivision map and shown as to their approximate location.

1.5 EASEMENT COORDINATION AND SIGN-OFF

Provide sign-off from all utility companies that existing and proposed public utility easements shown on the subdivision map are adequate for their needs.

1.6 FURTHER SUBDIVISION

At least some of the parcels may be further divided; therefore, the applicant shall conform to Humboldt County Code §323-6(a)(5), Statements to Accompany a Tentative Subdivision Map.

1.7 DEDICATIONS

The following shall be dedicated on the subdivision map, or other document as approved by this Department:

(a) PUBLIC ROAD: HALFWAY AVENUE (County Road No. C4M160)

Public Road: Applicant shall cause to be dedicated on the subdivision map to the County of Humboldt an easement for public road purposes lying within 25 feet of the center line of the County road. The applicant is only responsible to cause to be dedicated lands that are included within the boundary of the proposed subdivision.

Sidewalks: Applicant shall cause to be dedicated on the subdivision map to the County of Humboldt a 10 foot wide easement for public sidewalk purposes lying adjacent to the right of way of the County road. The applicant is only responsible to cause to be dedicated lands that are included within the boundary of the proposed subdivision. This easement may overlap a public utility easement.

PUE: Applicant shall cause to be dedicated to the County of Humboldt on the subdivision map a 10 foot wide public utility easement (PUE) adjacent to the right of way for the road or as otherwise approved by this Department. Additional PUEs shall be dedicated in a manner, width, and location approved by this Department.

(b) PUBLIC ROAD: MYERS ROAD (County Road No. 4M180)

Public Road: Applicant shall cause to be dedicated on the subdivision map to the County of Humboldt an easement for public road purposes lying within 20 feet of the center line of the County road. The applicant is only responsible to cause to be dedicated lands that are included within the boundary of the proposed subdivision.

Sidewalks: Applicant shall cause to be dedicated on the subdivision map to the County of Humboldt a 10 foot wide easement for public sidewalk purposes lying adjacent to the right of way of the County road. The applicant is only responsible to cause to be dedicated lands that are included within the boundary of the proposed subdivision. This easement may overlap a public utility easement.

PUE: Applicant shall cause to be dedicated to the County of Humboldt on the subdivision map a 10 foot wide public utility easement (PUE) adjacent to the right of way for the road or as otherwise approved by this Department. Additional PUEs shall be dedicated in a manner, width, and location approved by this Department.

(c) NON-VEHICULAR ACCESS

Applicant shall cause to be dedicated to the County of Humboldt on the subdivision map a 1-foot wide non-vehicular access strip adjacent to Halfway Avenue along Remainder Parcel. The location shall be as shown on the tentative map, or as otherwise approved by this Department. Said easement shall be dedicated in manner and location as approved by this Department.

(d) DRAINAGE EASEMENT

To ensure orderly development of adjacent upland properties, applicant shall provide drainage easements to upstream property owners and/or the County as required by this Department. (Also see DRAINAGE section for improvement requirements.)

(e) CLUSTER BOX UNIT (CBU) MAILBOXES

Prior to submittal of the subdivision map, provide a sign-off from the Post Office on the location of the neighborhood box unit. Applicant shall cause to be dedicated on the subdivision map additional sidewalk easements as necessary to accommodate the CBU.

Note: The Post Office may not require an CBU for this project.

1.8 LINES OF OCCUPATION

Applicant shall provide prospective buyers with notice of any fences that are not on the property lines.

2.0 IMPROVEMENTS

2.1 CONSTRUCTION PLANS

Pursuant to County Code §326-3, construction plans shall be submitted for any required road, drainage, landscaping, and pedestrian improvements. Construction plans must be prepared by a Civil Engineer registered by the State of California. Construction plans shall be on a sheet size of 22" x 34", unless approved otherwise by this Department. Construction of the improvements shall not commence until authorized by this Department. This Department will require the submittal of 1 full size (22" x 34") set and 1 reduced (11" x 17") set of the approved construction plans prior to start of work.

The construction plans shall show the location of all sensitive areas and required mitigation measures.

The construction plans shall show the location of all proposed new utilities and any existing utilities within 10 feet of the improvements. The plans shall be signed as approved by the local fire response agency and public utility companies having any facilities within the subdivision prior to construction authorization by this Department.

Construction plans shall be tied into elevation datum approved by this Department. Projects located within McKinleyville Community Services District (MCSD) area shall be tied to MCSD elevation datum unless waived by this Department.

Unless otherwise waived by this Department, record drawing ("As-Built") plans shall be submitted for any road, drainage, landscaping, and pedestrian improvements that are constructed as part of this project. Record drawing plans must be prepared by a Civil Engineer registered by the State of California. Once approved by this Department, one (1) set of "wet stamped" record drawings on 22" x 34" mylar sheets shall be filed with this Department.

2.2 CONSTRUCTION PERIOD

Construction of improvements for this project will not be allowed to occur between October 15 and April 15 without permission of this Department.

2.3 ADA FACILITIES

All pedestrian facilities shall be ADA compliant. This includes, but is not limited to, providing curb ramps at intersections and sidewalks behind driveway aprons (or ADA compliant driveway aprons).

Fire hydrants, neighborhood box units for mail, utility poles (including down guys), streetlights, or other obstructions will not be allowed in sidewalks unless approved by this Department.

Applicant shall replace/retrofit to meet current standards any non-ADA compliant pedestrian improvements within the public right of way (or access easements that the subject property has a legal right to use) contiguous to the project.

2.4 TRAFFIC CONTROL DEVICES & SIGNS

Traffic control devices and signs may need to be placed as required and approved by this Department. All signs and striping on County maintained roads shall be installed by the County at the expense of the developer, unless otherwise approved by the Department.

- (a) Fire hydrants shall be identified with a retroreflective blue colored raised pavement marker.
- (b) Additional signing and striping may be required by the Department upon review of the improvement plans. This includes, but is not limited to, centerline striping, two way left turn lane striping, bicycle lane striping, edge lines, dead end road signs, no outlet signs, speed limit signs, warning signs, etc....

2.5 ACCESS ROADS

The access road(s) serving the subdivision shall be constructed to the satisfaction of this Department as follows:

- (a) All intersections (including driveways) must conform to Humboldt County Code §341 regarding visibility.
- (b) The intersection of the two County roads shall be constructed in conformance with the standards for a public road intersection as required by this Department. A curb return with a minimum curb radius of 20 feet shall be provided at the intersection of Halfway Avenue and Myers Road. An ADA compliant curb ramp shall be provided.
- (c) Along the subject property's entire frontage of **Halfway Avenue (County Road No. C4M160)** applicant shall be required to widen the existing road by constructing an asphalt concrete (AC) parking lane, a three and half foot (3.5) wide landscape strip (3 foot useable), and a five foot (5') wide pedestrian sidewalk with Caltrans Type A2-6 Portland cement concrete (PCC) curb and gutter(s).

All utility poles shall be relocated out of the County roadway. The Department does not support the construction of a bulb-outs on the collector roads.

- (d) Along the subject property's entire frontage of **Myers Road (County Road No. 4M180)** applicant shall be required to widen the existing road by constructing an asphalt concrete (AC) parking lane, a three and half foot (3.5') wide landscape strip (3 foot useable), and a five (5') foot wide useable pedestrian sidewalk with Caltrans Type A2-6 Portland cement concrete (PCC) curb and gutter, in a manner and location satisfactory to this Department.

Bulb-outs to accommodate existing utility poles may be allowed where determined to be appropriate by this Department and constructed to the satisfaction of this Department; otherwise, the utility pole(s) must be relocated out of the travelled way.

- (e) **UTILITY POLES:** Bulb-outs to accommodate existing utility poles may be allowed where determined to be appropriate by this Department and constructed to the satisfaction of this Department; otherwise, the utility poles must be relocated. Bulb-outs must be designed so that the water flows along the curb line of the bulb-out (not through a channel or other opening behind the pole).

Bulb-outs, when approved by the Department, shall be constructed with reverse curves having a curb radius of 15 feet to accommodate street sweeping equipment.

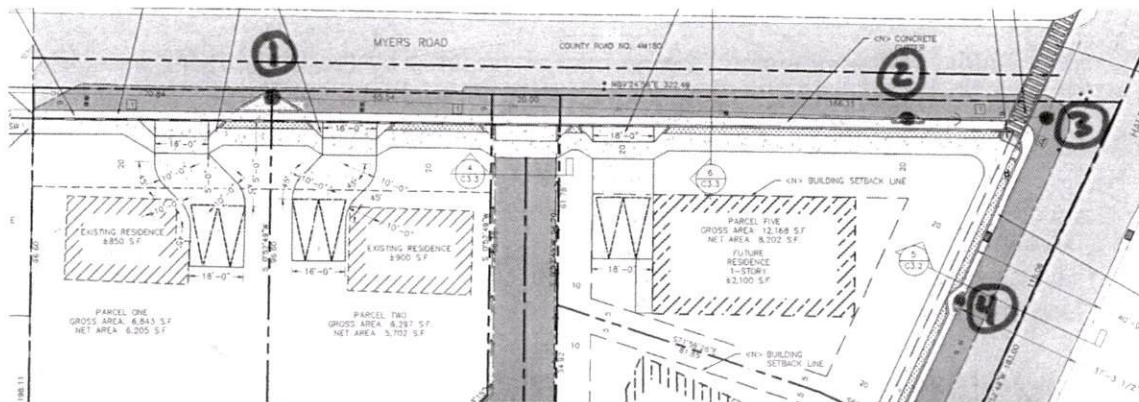
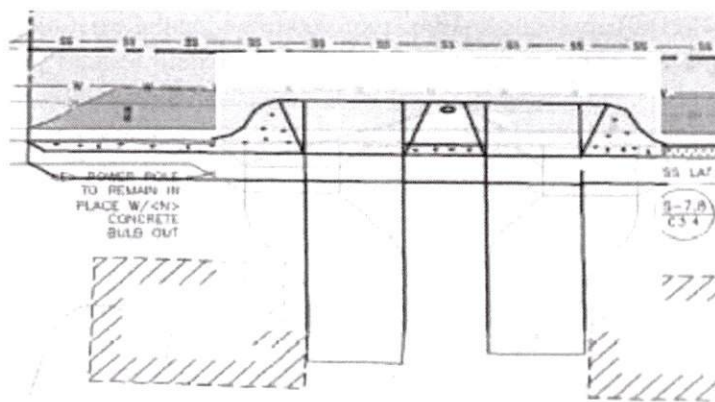


Figure 1: Utility pole locations showing pole identification numbers

- (i) Pole #1: The westerly utility pole bulb-out on Myers Road shall be constructed with the two Urban driveways within the bulb-out. This allows for a more functional driveway than proposed in submitted documents with the tentative map.



- (ii) Pole #2: The easterly utility pole (fronting Remainder Parcel) on Myers Road shall be constructed with a bulb-out or relocated out of the travelled way.

- (iii) Pole #3: The utility pole at the intersection of Myers Road and Halfway Avenue shall be relocated to construct the intersection to County standards. **No bulb-out is supported.**
- (iv) Pole #4: The utility pole (fronting Remainder Parcel) on Halfway Avenue shall be relocated out of the traveled way. **No bulb-out is supported.**
- (f) When the landscape strip is four and half feet or larger, install street trees fifty feet on center (approximately one street tree per lot). This requirement is based upon the recommendation of the Planning Commission.
- (g) Intersection corner radii at the curb face shall be provided at the intersection of roads based upon the following, unless otherwise approved by this Department:

Intersection Corner Radii AASHTO, Chapter 9, “Corner Radii into Local Urban Streets”				
Road Classification – Road “B”	Road Classification – Road “A”			
		local roads	collector roads & arterial roads	Industrial use areas & truck routes
	local roads	15'	20'	N/A
	collector roads & arterial roads	20'	25'	40'
	Industrial use areas & truck routes	N/A	40'	40'

- (h) The widening of Halfway Avenue and Myers Road may require the reconstruction of the existing road to provide a uniform centerline grade compatible with the proposed curb grade. This is necessary in order to provide an adequate cross slope to the proposed gutter. Engineering plans showing existing and proposed conditions for both the centerline grade and roadway cross sections will be necessary to ensure proper drainage. In addition, existing utilities may need to be adjusted and/or relocated at the expense of the applicant.
- (i) Nothing is intended to prevent the applicant from constructing the improvements to a greater standard.
- (j) Nothing is intended to prevent this Department from approving alternate typical sections, structural sections, drainage systems, and road geometrics based upon sound engineering principals as contained in, but not limited to, the Humboldt County Roadway Design Manual, Caltrans Highway Design Manual, Caltrans Local Programs Manual, Caltrans Traffic Manual, California Manual on Uniform Traffic Control Devices (MUTCD), and AASHTO’s A Policy of Geometric Design of Highways and Streets (AKA “The Green Book”). Engineering must not be in conflict with Humboldt County Code or County adopted guidelines and policies.
- (k) Applicant shall remove and replace any public curb, gutter, sidewalk, flowline drain, or pavement found by this Department to be broken, uplifted, or damaged that fronts or is within the subdivision.

- (l) The surface of the access road(s) shall conform to the *Structural Section* requirements within this document.

2.6 DRIVEWAYS

The location of existing and proposed driveway aprons (access openings) shall be shown on the construction plans. Existing driveways shall be relocated/ retrofitted/ improved as necessary to meet the following:

- (a) **GEOMETRY:** Existing and proposed driveways shall intersect the road at a 90° angle, unless otherwise approved by this Department.

- (b) **GRADE:** Driveway grades shall conform to the following:

When concrete curb is present, the maximum grade of the driveway shall be 16%.

When concrete curb is not present, the maximum grade within the right of way shall be 2%. Outside of the right of way, maximum grade shall be 16%

- (c) **VISIBILITY:** All driveways shall conform to Humboldt County Code §341 regarding visibility.

- (d) **DRIVEWAY SURFACE:** The surface of the driveway shall conform to the *Structural Section* requirements within this document.

Existing and proposed driveways shall be surfaced for the entire width of the driveway. The driveway shall be surfaced for a minimum length of 25 feet. (20' from the back of ADA sidewalk)

When a concrete curb is present, a Portland cement concrete driveway apron (Urban Driveway No. 1 Standard Plan) shall be constructed.

- (e) **DRIVEWAY WIDTHS:** The width of the driveway shall be as approved by this Department.

Driveway Widths (W)			
Type	Minimum	Recommended	Maximum
Residential	10'	18'	20'
Non-Residential	12'	24	29'

- (f) **SETBACK TO GARAGES:** That portion of a structure used for the parking of vehicles must be setback a minimum of 20 feet from easements created as a condition of tentative map approval for the purpose of moving automotive vehicles, bicycles, pedestrians, or animals. A development plan must be created as a condition of approval of the tentative map. The development plan must note this minimum setback condition and indicate graphically the location of the setback line on the parcels.

- (g) **ENCROACHMENT PERMIT:** Any new driveways (access openings) from the County road will require encroachment permit from this Department.

2.7 STRUCTURAL SECTION

The access road(s) shall be constructed to a structural section recommended in the soils report and as approved by this Department.

- (a) **For paved road surfaces**, the structural section shall include a minimum of 0.2 feet of Caltrans Type A 1/2" hot mix ("asphalt") over 0.67 foot of Caltrans Class 2 aggregate base. If required by this Department, the structural section of all roads shall be determined by Caltrans R-Value method using a Traffic Index (T.I.) approved by this Department. Based upon soil conditions, this Department may also require a geotextile fabric to be placed on top of the sub grade.
- (b) When widening hot mix ("asphalt") roads, the widened road shall be paved with hot mix. A sawcut is required to ensure a uniform joint between the existing and new pavements. The location of the sawcut shall be approved by this Department based upon the condition of the existing road surface.

Access roads and driveways may include decorative accent treatments such as, but not limited to, stamped concrete or decorative brick pavers. Decorative accent treatments must provide appropriate traction for pedestrians, bicycles, and vehicles. **Decorative access treatments are not permitted within the public right of way**, unless approved in writing by this Department.

2.8 UNKNOWN IMPROVEMENTS

Other on-site and/or off-site improvements may be required which cannot be determined from the tentative map and/or preliminary improvement plans at this time. These improvements will be determined after more complete improvement plans and profiles have been submitted to the County for review.

2.9 UTILITIES

The proposed improvements may require the undergrounding or relocation of existing facilities at the expense of the applicant. Undergrounding of existing facilities, relocation of existing facilities, or construction of new facilities shall be completed prior to constructing the structural section for the roadway.

If any utilities are required to be installed as a condition of tentative map, the utility work shall be completed prior to constructing the structural section for the road. All laterals shall be extended onto each lot and marked in a manner that they will be easily located at the time of individual hookups. A letter of completion of all work from each involved utility company shall be submitted prior to constructing the roadway structural section. Any utilities that need to be relocated shall be done solely at the subdivider's expense.

Applicant shall remove any abandoned utilities (natural gas, electrical, cable tv, etc.) within the public right of way fronting the subdivision or within the subdivision as directed by this Department.

2.10 PERMITS

Pursuant to County Code §411-11 (a)&(b), an encroachment permit is required to be obtained prior to construction from this Department for all work within the right of way of a County maintained road.

2.11 CLUSTER BOX UNIT (CBU) MAILBOXES

When clustered mailboxes (cluster box units) are required by the Post Office, applicant shall obtain approval for the location of the mailbox unit from the Postmaster. The pad for the mailbox unit shall be constructed as part of the subdivision and shall be encompassed by a sidewalk easement or other easement, as approved by this Department. If the CBUs will not be installed by the Post Office, the subdivider shall install the CBUs as part of the subdivision.

Note: The Post Office may not require an CBU for this project. (Use this note when it is questionable whether or not an CBU will be required by the post office.)

2.12 GATES

Gates are not permitted on County right of way for public roads without authorization of the Board of Supervisors. Gates must not create a traffic hazard and must provide an appropriate turnaround in front of the gate. Existing gates shall be evaluated for conformance.

2.13 COMPLETION OF IMPROVEMENTS ON PARCEL MAP SUBDIVISION

When improvements are not constructed before the subdivision map is filed with the County Recorder, the following apply:

- (a) ***Deferment tied to Parcel Map filing:*** Pursuant to Government Code §66411.1 (improvement timing), fulfillment of reasonable on-site and off-site construction requirements may be imposed prior to Parcel Map filing with the County Recorder if found necessary for (1) public health and safety, or (2) orderly development of the area. The following improvements are necessary for the public health and safety, or orderly development of the area and shall be completed: (1) within two (2) years after the filing date of the Parcel Map, or (2) prior to issuance of a building permit on any property subject to this notice, or (3) prior to any other grant of approval for any property subject to this notice, whichever occurs first:

Along the frontage of Parcels 1 and 2, complete:

- Item 2.5 (d) – Meyers road improvements
- Item 2.6 – Driveways
- Item 2.5(e)(i) – Utility pole/bulb-out
- Item 3.2 – resolve drainage issues

- (b) ***Deferment tied to issuance of building permit:*** The following improvements shall be completed: (1) prior to issuance of a building permit on any property subject to this notice, or (2) prior to any other grant of approval for any property subject to this notice, whichever occurs first:

- Item 2.5 - road improvements
- Item 2.11 - mailboxes
- Item 3.0 - drainage
- Item 4.0 – grading

- (c) ***Deferment tied to building final or occupancy:*** The following improvements shall be completed: (1) within two (2) years after the issuance of a Building Permit on any property subject to this notice, or (2) prior to issuance of an Occupancy Permit for any property subject to this notice, whichever occurs first:

<NONE>

- (d) ***Deferment of sidewalk:*** Sidewalk improvements on vacant lots may be deferred until such time as a building permit is pulled. Each building permit pulled will require that an ADA accessible sidewalk be constructed to connect the subject lot to the existing pedestrian network outside of the subdivision. Depending on the lot being built upon, this may include constructing sidewalk in front of numerous vacant lots within the subdivision. Sidewalk improvements must be completed prior to the "final" of the building permit. Any sidewalk damaged during construction will need to be replaced prior to the "final" of the building permit.

Sidewalks on lots with multiple road frontages can only defer the sidewalk on the frontage where the driveway is proposed.

- (e) ***Notice of Deferment:*** When improvements are deferred, the Department shall cause to be recorded at the time of filing of the parcel map with the County Recorder a *Notice of Construction Requirements*. In addition, the following note shall be placed on the development plan submitted to the Planning & Building Department:

"This subdivision was approved with requirements to construct improvements. At the time the parcel map was filed, the improvements were not completed. The subdivision improvements must be completed within the timelines specified in the *Notice of Construction Requirements*. Building permits or other development permits cannot be obtained until the required improvements are constructed to the satisfaction of the County. The improvements required in the *Notice of Construction Requirements* are shown on the improvement plans prepared by _____, dated _____, and are signed as approved by the County on _____. Contact the Land Use Division of the Department of Public Works for details."

- (f) ***Deferment of Remainder Parcel improvements:*** Pursuant to Government Code §66424.6, fulfillment of construction requirements on the remainder parcel may be imposed within a reasonable time following approval of the subdivision map and prior to the issuance of a permit or other grant of approval for the development of a remainder parcel upon a finding by the local agency that fulfillment of the construction requirements is necessary for reasons of (1) public health and safety, or (2) orderly development of the area. The following improvements are necessary for the public health and safety, or orderly development of the area and shall be completed: (1) within two (2) years after the filing date of the subdivision map, or (2) prior to issuance of a building permit on any property subject to this notice, or (3) prior to any other grant of approval for any property subject to this notice, whichever occurs first:

<NONE>

3.0 DRAINAGE

3.1 PRELIMINARY DRAINAGE REPORTS

Any submitted reports have not been through a thorough engineering review. Detailed review and approval will be provided after the tentative map has been approved. This also applies to low impact development submittals.

3.2 DRAINAGE ISSUES

Applicant shall be responsible to correct any involved drainage problems associated with the subdivision to the satisfaction of this Department.

3.3 DRAINAGE REPORT

Applicant must submit a complete hydraulic report and drainage plan regarding the subdivision for review and approval by this Department. The report and plan must be prepared by a Civil Engineer registered by the State of California. This may require the construction of drainage facilities on-site and/or off-site in a manner and location approved by this Department. In the preparation of drainage plans, applicant shall comply with the Community of McKinleyville County Storm Water Management Program.

3.4 STORM WATER QUALITY

Applicant shall include within the project site the implementation of Best Management Practices (BMPs) to prevent storm water pollution. BMPs include, but are not limited to, stenciling drainage inlets.

3.5 DETENTION FACILITIES

Pursuant to McKinleyville Community Plan Policy 3310 (5) and Humboldt County General Plan Policy WR-P37, this project is required to construct detention facilities in a manner and location approved by this Department. In general, storm flows from the 100-year (Q_{100}) storm shall be detained so as to release water from the site at a rate no greater than the predevelopment 2-year (Q_2) storm flows. Contact this Department regarding any questions.

- In McKinleyville, the drainage report shall address increased runoff from all development that occurred after 12/10/2002.
- If the site conditions do not allow for detention, then infiltration may be considered by the Department as an alternative.
- Applicant may construct individual facilities on each lot or may provide a consolidated facility to serve the entire subdivision.

3.6 DRAINAGE FEES

Applicant must conform to Humboldt County Code §328.1-16 regarding McKinleyville Drainage Area Fees.

3.7 LOW IMPACT DEVELOPMENT (LID)

The subdivision is required to comply with County Code §337-13. The applicant shall submit a Storm Water Information Sheet for review and approval by the County. The improvement plans must incorporate LID strategies for the entire subdivision, including roads, lots, and other areas.

At the time that the subdivision improvements are constructed, the LID elements related to an individual lot may be deferred until such time as the lot is developed. It is intended that any deferred LID strategies shown on the improvement plans for a lot are conceptual in nature and subject to adjustment/refinement at the time that the building permit is applied for. Any deferred LID improvements must be shown and identified on the Development Plan.

When there will be deferred LID improvements, a separate sheet in the improvement plans shall be provided for the LID concepts proposed for the individual lots. It is intended that this sheet will be attached to the development plan to facilitate issuance of a building permit at a later time.

Each lot in the subdivision is considered a regulated project.

4.0 GRADING

4.1 GRADING PLAN

Pursuant to Humboldt County Code § 331-14 (H)(6)(b)(1), the applicant shall submit an engineered preliminary (rough) grading plan addressing the entire project construction area to this Department for review and approval. The purpose of the grading plan is to establish building pads that will drain to the roads (or other approved drainage course) without creating lot drainage from one lot to flow across the buildable area of adjacent lots.

4.2 GRADING CRITERIA

Each lot shall have a building pad graded to a maximum of 2% per Humboldt County Code § 331-14 (H)(3)(d), unless waived by this Department. Building pads shall be of a sufficient size to accommodate anticipated future structures.

The elevation of the building pad shall be established so that a driveway from the building pad to the back of sidewalk will have a minimum slope of 1% and a maximum slope of 16%.

If sidewalk is not required, then the driveway slope will be measured to the back of driveway apron.

4.3 CONSTRUCTION TIMING

Grading within the subdivision or off-site rights of way shall **not** occur prior to approval of a grading plan by this Department. Construction of improvements or grading for this project will not be allowed to occur between October 15 and April 15 without permission of this Department.

4.4 DATUM

Grading plans shall be tied into elevation datum approved by this Department. Projects located within McKinleyville Community Services District (MCSD) area shall be tied to MCSD elevation datum unless waived by this Department.

4.5 EROSION CONTROL

Pursuant to Humboldt County Code § 331-14 (H)(6)(d)(1) and 337-13(c), an erosion control plan (aka, sediment control plan, Storm Water Pollution Prevention Plan, etc.) addressing erosion from storm water runoff and wind shall accompany the grading plan.

For construction sites equal to or greater than one (1) acre of ground disturbance, a Notice of Intent (NOI) and permit registration documents are required to be filed with the State Water

Quality Control Board. A copy of the State's receipt of the approved NOI shall be provided to this Department prior to the start of construction.

5.0 MAINTENANCE

5.1 MAINTENANCE OF IMPROVEMENTS

The improvements to be constructed as part of this subdivision will not be maintained by the County. Pursuant to Humboldt County Code § 324-2 (b) regarding Private Lanes, the Applicant must provide a permanent maintenance plan acceptable to this Department for all improvements including, but not limited to, the following: roads, drainage systems (pipes, drainage inlets, detention basins), pedestrian facilities, and landscape areas. An engineer's estimate for the cost of yearly maintenance must be approved by this Department. Maintenance shall be provided by a maintenance association, district, or other means as approved by this Department. More than one maintenance plan may be required.

Based upon the tentative map, it appears that the following will need to be maintained by a maintenance plan:

- A maintenance plan for all detention facilities within the proposed subdivision.

A maintenance plan for projects that contain consolidated detention facility(ies) shall include, but is not limited to, the following:

- (a) A schedule for the periodic monitoring of the detention facilities. At a minimum, the detention facilities shall be monitored at least once each year between April 15 and October 15.
- (b) A system to monitor the basins in a timely manner after significant rain fall events.
- (c) Monitoring shall be done by a qualified professional as approved by this Department.
- (d) Monitoring shall include an annual written report identifying (1) the condition of the facilities; (2) the recommended maintenance needed for the facilities to function as originally constructed or as required by subsequent regulation; and (3) certification that the maintenance was completed to the satisfaction of a qualified professional. The report shall be submitted no later than October 31 of each year to this Department.
- (e) A financially secured procedure that will ensure that maintenance is identified and subsequently performed in a timely manner.
- (f) For infiltration basins, wet weather testing of the percolation rate of the basin consistent with Department of Environmental Health standards for determining the percolation rates for septic systems. Percolation rate testing shall be done every five (5) years.

5.2 MAINTENANCE AGREEMENTS

Any agreements regarding the maintenance of the detention facilities between the applicant and a public entity or Homeowners Association may be required to be approved by County Counsel and the County Risk Manager.

6.0 DEVELOPMENT PLAN

The following are required for all development plans:

The development plan shall be legibly drawn to a convenient scale on 22"x34" (or 24"x36") Mylar, in black ink, unless approved otherwise by this Department.

The development plan shall include a note substantially similar to the following: "See the subdivision map on file with the County Recorder for easements that existed at the time the map was filed. Additional easements may have been established after the map was filed. Refer to a current title report for all easements. Refer to the filed subdivision map for exact lot dimensions."

Applicant shall cause a "Notice of Development Plan" to be recorded in the Office of the County Recorder.

The development plan shall be signed off by this Department prior to official filing with the Planning Division.

The development plan shall include the following to the satisfaction of this Department:

- (a) When roads or drainage facilities are not to be maintained by the County, then clearly state next to the facility "NOT COUNTY MAINTAINED".
- (b) When minimum finished floor elevations must be adhered to, the plan shall state the minimum elevation and the referenced benchmark.
- (c) If prepared for the project, reference the soils report; including a statement substantially similar to: "See soils report prepared by _____, Project No. _____, dated _____, for recommendations, inspections, and special requirements required for development of this subdivision."
- (d) A statement substantially similar to: "All pedestrian facilities must be ADA compliant."
- (e) When improvement plans have been prepared in conjunction with proposed subdivision, include a statement substantially similar to: "Improvement plans for roads, driveways, and drainage, etc. are on file with the Department of Public Works".
- (f) For parcels that could be further subdivided: Provide information on the development plan to assist future owners in developing the parcels in a manner that preserves the maximum, future subdivision potential. This may include showing "potential" building setbacks for ultimate development. It is the intent of this condition that any "potential" setbacks are for information only and are not actual setback requirements to be adhered to.
- (g) Show a minimum setback of 20 feet from garage entrances for vehicles from easements created as a condition of tentative map approval or existing for the purpose of moving automotive vehicles, bicycles, pedestrians, or animals. Typically, this is 29 feet from the curb.

- (h) Provide a note identifying the maximum finished floor elevations for garage slabs based upon holding minimum setback of 20 feet to the garage door from back of sidewalk. The slab elevation should be relative to the flowline of the street at the centerline of the driveway. The maximum elevation is typically around 2.5 feet.
- (i) A typical section showing the location of the curbs and sidewalks with respect to the right of way lines.
- (j) Place the following note when landscaping is required along the frontage of lots within street rights of way: "Landscaping within the street right of way along the frontage of a lot shall be the maintenance responsibility of the individual lot owner. The landscaping was required as a condition of the approval of the subdivision and must not be removed without approval of the Planning & Building Department of the County of Humboldt or their successor."
- (k) Typical precise grading/lot drainage details for the lots shall be shown or a reference shall be made to the approved grading plan on file with the Department of Public Works.
- (l) The following note shall be placed on the development plan: "**LOW IMPACT DEVELOPMENT (LID) NOTE:** This subdivision is approved as a regulated project and is required to comply with County Code § 337-13. Each lot within the subdivision is considered a regulated project. The improvement plans prepared for this subdivision show a conceptual plan to address LID for the lots. It is intended that the LID strategies shown on the improvement plans are conceptual in nature and subject to adjustment/refinement at the time that the building permit is applied for."
- (m) The plan shall include a signoff block for this Department to sign substantially similar to:

Reviewed by: _____
 Department of Public Works _____ Date _____

7.0 LANDSCAPING

7.1 LANDSCAPING PLAN

A landscape plan is required for all landscaping within the public right of way pursuant to Section 13 of the Appendix to Title III, Division 2, Humboldt County Code. The plans must show the proposed irrigation facilities. The plan shall be prepared by a landscape architect or other qualified professional as approved by this Department. Monument signs, if proposed, and landscaping shall be shown on the plan and shall conform with Humboldt County Code Section 341 regarding visibility. All work and materials shall be warranted for a minimum of 1 year from filing of the subdivision map, unless otherwise approved by this Department. The landscape plan shall be approved by this Department. It must include a minimum of the following:

- (a) List of species to be planted (common name and scientific name).
- (b) An irrigation system. All landscaping that is not drought tolerant shall be maintained by a permanent automatic irrigation system.
- (c) Planting and fertilization method
- (d) Maintenance Manual
- (e) Staking Method for trees

- (f) The plant types must be approved by this Department
- (g) Landscaping within the right of way shall consider appropriate screening for utilities and structures such as gas meters, electrical meters, telephone pedestal-mounted terminal boxes, surface mounted electrical transformers, etc.

7.2 SPECIES

A list of approved trees and shrubs shall be shown on the development plan as the only trees and shrubs permitted in the parkway area, unless otherwise approved by this Department. Utilize native species when appropriate.

7.3 MAINTENANCE

Landscaping along the frontage of public streets is the responsibility of the adjacent lot owner. Landscaping along the frontage of private roads is the responsibility of the road maintenance association for the private road or is the responsibility of the adjacent lot owner.

This Department may maintain landscaping along collector or arterial roads when permanent funding source is made available.

7.4 LANDSCAPING GOALS

When on-site landscaping is required, any unimproved county right of way contiguous with the property shall be incorporated into the landscaping plan. Any landscaping shown within the County right of way shall be in addition to any required landscaping areas and shall not be counted towards meeting a landscaping goal.

7.5 WATER EFFICIENT LANDSCAPE GOALS

For projects with an aggregate landscape area equal to or greater than 500 square feet, landscaping design and documentation shall be completed in accordance with County Code §331-11(o).

After approval, the applicant shall submit a copy of the Water Efficient Landscape Worksheet to the local water surveyor.

8.0 MITIGATION MEASURES

<NONE>

// END //



DEPARTMENT OF PUBLIC WORKS
COUNTY OF HUMBOLDT
MAILING ADDRESS: 1106 SECOND STREET, EUREKA, CA 95501-0579
AREA CODE 707

ON-LINE
WEB: CO.HUMBOLDT.CA.US

PUBLIC WORKS BUILDING
SECOND & L ST., EUREKA
FAX 445-7409

ADMINISTRATION	445-7491	NATURAL RESOURCES	445-7741
BUSINESS	445-7652	NATURAL RESOURCES PLANNING	267-9540
ENGINEERING	445-7377	PARKS	445-7651
FACILITY MANAGEMENT	445-7493	ROADS	445-7421

CLARK COMPLEX
HARRIS & H ST., EUREKA
FAX 445-7388

LAND USE	445-7205
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LAND USE DIVISION INTEROFFICE MEMORANDUM

TO: Cliff Johnson, Supervising Planner

FROM: Ken Freed, Assistant Engineer

DATE: 05/14/2025
07/01/2025 *Revised*
07/03/2025 *Revised*

RE: **ALVES, 511-031-018, APPS# PLN-2025-19199 FMS**

The proposed improvements may require the undergrounding or relocation of existing facilities at the expense of the applicant.

PRELIMINARY SUBDIVISION REPORT: A *preliminary report* was submitted in lieu of a *preliminary subdivision report* as specified in County Code §323-6(c).

LANDSCAPE STRIP: The Department typically requires a 4.5' wide landscape strip. In this case the Department has reduced the width to 3' to present a cohesive street alignment with the neighborhood. Two subdivisions immediately to the north and one adjacent subdivision to the west all have 3' wide landscape strips. However, the project could be conditioned to provide a 5 foot wide (4.5' useable) landscape strip in order to better accommodate street trees. Landscape strips less than 4.5 feet useable are problematic for providing sufficient room for trees to grow.

UTILITY POLE REMOVAL: The Department has received a County Code §325-9 exception request dated 06/04/2025 not to relocate the utility pole on Halfway Avenue as conditioned in Item 2.5(e)(iv). In many instances, such as on Myers Road, a local road, the Department can support the use of bulb-outs to avoid the need to relocate utility infrastructure when such infrastructure is located in a parking lane on a local road. The Department has already supported bulb-outs for existing utility infrastructure on this project for Myers Road (see DPW Item No. 2.5(e)(i) and 2.5(e)(ii)). In this case Halfway Avenue is a collector road and the Department cannot support the exception request as the ultimate buildout of Halfway Avenue requires a uniform curb to curb width without bulb-outs. This is to allow for bike lanes to be added in the future. Allowing the pole to remain within the roadway would limit the County's ability to move forward with the ultimate build out; as well as place the burden of relocating the utility pole on the taxpayers.

If the planning commission approves the exception request, then Public Works Conditions of Approval Item No. 2.5(e) would read as follows:

- 2.5(e)(iv) ~~Pole #4: The utility pole (fronting Parcel Five) on Halfway Avenue shall be relocated out of the traveled way. No bulb-out is supported.~~
Pole #4: A bulb out shall be constructed around the utility pole (fronting Remainder Parcel) to the satisfaction of the Department.

EXCEPTION REQUEST FOR RIGHT OF WAY WIDTH: Based upon limited development potential and previous approved exception requests on Myers Road for a reduced right of way width, the Department can support the proposed exception request. This has been incorporated into Public Works Conditions of Approval Item No. 1.7(a).

DRAINAGE: The subject property drains southwesterly away from the roads. If drainage discharge from detention basin(s) cannot be returned to sheet flow conditions, the applicant will need to acquire rights to discharge storm water from downstream property owners. All necessary easements must be acquired prior to the map being presented to the Planning Commission for approval.

LID vs DETENTION/RETENTION

A storm water detention facility (or retention facility, if detention cannot be accommodated) is required due to capacity limitations in the storm water conveyance system. The storm water detention system is a separate requirement from LID requirements. Any LID requirements are in addition to storm water detention (or retention) requirements. Because LID features are not required to be maintained and are not effective at reducing storm water volume, they cannot be used to offset the size of the storm water detention basin. The basin is sized assuming that all LID features have failed.

// END //