

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

**Resolution Number 24-011**

**MINOR SUBDIVISION  
PROJECT NUMBER PLN-2023-18300  
ASSESSOR PARCEL NUMBER 303-121-034**

**MAKING THE REQUIRED FINDINGS FOR CERTIFYING COMPLIANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND CONDITIONALLY APPROVING THE FELMLEE TENTATIVE PARCEL MAP SUBDIVISION**

**WHEREAS**, the owner submitted an application and evidence in support of approving a Minor Subdivision; 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 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 Tentative Map subdivision (Case Number PLN-2023-18300); and

**WHEREAS**, a public hearing was held on the matter before the Humboldt County Planning Commission on March 7, 2024.

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

**PROJECT DESCRIPTION**

1. **FINDING:** A Parcel Map Subdivision of an approximately 7.93-acre parcel into three parcels of approximately 0.40 acres (Parcel 1), 0.80 acres (Parcel 2) and 6.74 acres (Parcel 3). A Special Permit is requested to allow Parcel 1 to be less than the 20,000 square foot minimum lot size for the B-3 zone, and to allow proposed Parcel 3 to exceed the maximum lot size. The property is currently vacant and will be served with community water provided by Humboldt Community Services District and on-site wastewater treatment systems. The project will include widening of the shoulder of Eggert Road along the front of the parcel, prior to issuance of the first building permit for residential development on any of the resulting parcels.

**EVIDENCE:** a) Project File: PLN-2022-18300

**CEQA**

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 Eureka Community Plan 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.
- 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 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 proposed.
- h) The project site is not located within a scenic vista area and will not impact visual resources within the County. The parcel is currently vacant. The proposed minor subdivision will create two new parcels that can accommodate future residential development consistent with the assortment of uses and structures on surrounding parcels. The area of the property where Parcel 2 is proposed was previously host to a residence. The project will result in a less than significant impact to 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 Lake Rancheria, and Bear River Band of the Rohnerville Rancheria. No objections to the proposal were received and the Blue Lake Rancheria THPO supported approval of the project subject to compliance with standard protocols for handling inadvertent discovery of cultural resources encountered during future ground disturbance. This notation will be included on the Development Plan.
- 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 project site is not located in an Airport Review Area. Murray Field is the closest airport and is located approximately 5 miles northeast of the project site.
- k) According to the Humboldt County Fire Hazard Severity map, the parcel is located in a moderate fire hazard severity area. The surrounding lands are all mapped as being with an area of High Fire hazard Severity. The parcel and neighboring lands are all served by Humboldt #1 Protection District for structural fire protection. Future development of the site will require compliance with the Uniform Fire Code and Uniform Building Code. 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. Residential development located on the parcels being created already receives water and sewer service provided by the Humboldt Community Services District.
- m) A Drainage Report and access road improvement plans are required to be prepared by a Civil Engineer registered within the State of California and will be submitted for review and approval prior to commencement of the project. This is noted in the current Department of Public Works memo dated 02/20/2024.
- n) The project will not conflict with any adopted program, ordinance, or policy addressing transportation systems within the County or result in inadequate emergency access. Department finds there is no evidence that the proposed subdivision and future residential development 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, will not result in vehicle miles traveled beyond that anticipated, and has adequate on-site circulation and parking capacity.
- o) The project is consistent with the development density of 1-7 units per acre of the Residential Low Density (RL) land use designation established during adoption of the Eureka Community Plan (ECP) and upheld in 2017 following adoption of the General Plan update (GPU). The establishment and development of two (2) additional parcels 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) through the use of 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.

### **SUBDIVISION FINDINGS**

#### **(Section 66474 of the State Subdivision Map Act and Title III Division 2 of the Humboldt County Code)**

3. **FINDING:** All lots shall be suitable for their intended uses.
- EVIDENCE:** a) The project will result in a total of three (3) parcels.
- Proposed Parcel 1 will be 0.40 acres (net) in size, proposed Parcel 2 will be 0.80 acres (net) in size, and proposed Parcel 3 will be 6.74 acres (net) in size.
- A Special Permit is being requested to allow for proposed Parcel 1 to be less than the 20,000 square foot minimum parcel size of the R-1-B-3 zone in which the property is located. Additionally, Parcel 3 is proposed to be over 1.8 times larger than the minimum parcel size of the zone. The design and sizing of these two parcels is partly being driven by steep terrain at the rear of the property. The design also matches the rough configuration of neighboring parcels on Eggert Road in the vicinity of the project.
4. **FINDING:** Improvements shall be required for the safe and orderly movement of people and vehicles.
- EVIDENCE:** a) All three of the proposed parcels enjoy forty or more feet of frontage on Eggert Road. According to the Humboldt County Public Works road log, the first 0.58 miles of the road are maintained by the county.
- b) The Recommended Conditions of Approval prepared by the Land Use Division of Public Works include the minimum requirement that Eggert Road be constructed having a typical section comprised of two 10 foot wide travel lanes, and a 5 foot paved shoulder along the frontage of the property.
- c) The development timing provisions of the Recommended Conditions require that all of the frontage improvements be completed prior to issuance of the first building permit for residential development. This will help ensure that the roads are sufficiently designed and improved prior to new residential development occurring.
5. **FINDING** Flood control and drainage facilities affording positive storm water disposal shall be designed and provided by the subdivider.
- EVIDENCE:** a) Section 3.0 of the Public Works Conditions of Approval Memo informs the applicant of their responsibility to correct any drainage problems associated with subdivision to the satisfaction of DPW and requires that a hydraulic report and drainage plan be prepared by a California-licensed Civil Engineer for the subdivision and be submitted to DPW for review and approval.
6. **FINDING:** Sewer and water systems shall be constructed to appropriate standards.
- EVIDENCE:** a) Residential development located on the parcels being created will receive water service provided by the Humboldt Community Services District. This is confirmed and clarified in a letter from HCS D dated September 7, 2023.

- b) Soil testing for future individual on-site waste treatment systems on each parcel was completed by Pacific Affiliates. The report identifies potential primary and reserve leachfield locations on each of the parcels being created. The testing and system designs have been reviewed and approved by the Environmental Health Division, who are recommending approval of the proposed subdivision.

7. **FINDING:** The size and shape of lots shall be such as is 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, depth requirements of the R-1 zone.
  - b) A Special Permit is being requested to allow for proposed Parcel 1 to be less than the 20,000 square foot minimum parcel size of the R-1-B-3 zone in which the property is located. Additionally, Parcel 3 is proposed to be over 1.8 times larger than the minimum parcel size of the zone. The design and sizing of these two parcels is partly being driven by steep terrain at the rear of the property. The design also matches the rough configuration of neighboring parcels on Eggert Road in the vicinity of the project.

#### **Govt. Code §66474.02 Structural Fire Protection**

8. **FINDING:** Where approving subdivision of land (not for open space purposes) within a State Responsibility Area (SRA) or Very High Fire Hazard Severity Zone, the project must be consistent with state or local Fire Safe Regulations and be located within an area where structural fire protection and suppression services will be available from a qualified entity (County, City, Special District, or other political subdivision or entity) that is monitored and funded by a County or other public entity, and organized solely to provide fire protection services, or through contract with the Department of Forestry and Fire Protection pursuant to Section 4133, 4142, or 4144 of the Public Resources Code.

- EVIDENCE:**
- a) The property is not located in a State Responsibility Area for Fire Protection and is located in an area of Moderate Fire Hazard Severity and is within the boundaries of Humboldt #1 Fire Protection District, who provide structural fire protection. The project was referred to the district for review and did not result in any comments or issues being raised with the proposal.

#### **Community Plan Findings - Eureka Community Plan**

9. **FINDING:** The proposed development is consistent with the Eureka Community Planning Area (ECP). New construction shall be built to help protect occupants from geologic hazards (ECP 3200-3220).

- EVIDENCE:**
- a) Humboldt County Geologic Hazard maps show that the upper portions of the property (above the break in slope) are located in a zone of low instability.
  - b) A site visit was conducted on September 20, 2023 with staff from the Planning Division and California Department of Fish & Wildlife, during which the entirety of the property was traversed and no evidence of instability was observed.

#### **FINDINGS APPLICABLE TO ALL PERMITS**

10. **FINDING:** The proposed development is in conformance with the County General Plan.
- EVIDENCE:**
- a) The property is planned and zoned for residential development at a density of up to 7 units per acre.
  - b) The proposed subdivision would result in the creation of three new parcels with the potential for up to six (6) new dwelling units or a total of nine when should each be host to a junior accessory dwelling unit (JADU). This would result in a maximum density of 1.13 units per acre under the current proposal.
  - c) Each resulting parcel contains sufficient area above the break in slope to accommodate future residential development outside of the gulch, greenway and open space portions of the property.
  - d) A Condition of Approval is included requiring that a Detailed Development Plan map be prepared and submitted for review and approval by the Planning and Building Department. This plan will be kept on file with the Department. The Conditions of Approval also require that a Notice of Development Plan be filed with the Recorder's Office to alert future owners of the presence of the Development Plan and its potential bearing on future development of the parcels.

**ZONE PURPOSE**

11. **FINDING:** The proposed development is consistent with the purposes of the existing zone in which the site is located.

**314-6.2 Residential One-Family (R-1)**

The R-1 Zone is intended to be applied in areas of the County in which topography, access, utilities and public services make the area suitable and desirable for low density residential development.

- EVIDENCE:**
- a) The project will result in a total of three parcels for residential development, with possibility for re-subdivision in the future should sewer service be extended to the area.

**314-22.2 Greenway and Open Space (GO)**

The GO Combining Zone is intended to be applied to sensitive habitat areas historically known as gulches. The regulations are intended to set forth standards for development and to retain the lush vegetation and habitat values for numerous wildlife species through retaining these areas in a relatively undeveloped state.

- b) Eastern portions of the property being divided are characterized by steeper slopes and the headwaters of seasonal watercourses connecting to the upper reaches of Ryan Creek, which drains into Freshwater and Eureka sloughs east of Myrtle town.
- c) Each resulting parcel contains sufficient area above the break in slope to accommodate future residential development outside of the gulch, Greenway and Open Space portions of the property.
- d) Approximately 6 acres of the eastern part of the property are composed of Greenway and Open Space gulch features, including a greenway bench area. A Biological Assessment was prepared for the project site and presented to the California Department of Fish & Wildlife (CDFW) for review. On September 20, 2023 a site visit was conducted with staff from the Planning Division and CDFW, during which the entirety of the property was traversed. The Department of Fish & Wildlife saw no plants or areas of concern within the

upper non-gulch areas of the property. Portions of the site below the break in slope showed evidence of recent timber harvest activities.

- e) A Condition of Approval is included requiring that a Detailed Development Plan map be prepared and submitted for review and approval by the Planning and Building Department. This plan will be kept on file with the Department. The Conditions of Approval also require that a Notice of Development Plan be filed with the Recorder's Office to alert future owners of the presence of the Development Plan and its potential bearing on future development of the parcels.

12. **FINDING:** The proposed development is consistent with the parkland dedication policies of the Eureka Community Plan (ECP).

**Section 4420 Parkland**

|                  |  |   |
|------------------|--|---|
| <b>EVIDENCE:</b> | a) <i>Parkland Dedication Fee Calculations</i> |   |
|                  | 130.00   | Eureka Community Plan requires 130 square feet of parkland dedication per person for new subdivisions |
|                  | X 2.30   | Persons per average Eureka household<br>(Source: 2020 U.S. Census)                                    |
|                  | 299.0  | Parkland dedication per average household in square feet  |
|                  | / 43,560                                       | Square feet per acre  |
|                  | 0.00686  | Parkland dedication per average household in acres  |
|                  | X 6  | Number of potential new units being created by the subdivision,                                       |
|                  | X 100% (1.0)                                   | Percentage of these parcels within the Eureka Community Planning Area                                 |
|                  | -----  |   |
|                  | 0.04118  | Acres of parkland for subdivision   |
|                  | X \$150,000                                    | Value of one acre of land in the vicinity of the subdivision project                                  |
|                  | \$6,177.69                                     | Parkland Dedication In-lieu Fee for the Felmlee Subdivision   |

13. **FINDING:** The proposed development conforms with all applicable standards and requirements of the zoning regulations.

**EVIDENCE:** a) All parcels being created by the proposed subdivision are of sufficient size to accommodate essential infrastructure, parking areas, and residential development while meeting the minimum required setbacks from property lines, rights of way, and riparian areas, including setbacks for defensible space.

**PUBLIC HEALTH, SAFETY, & WELFARE**

14. **FINDING:** The proposed subdivision 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 being divided is bordered on all sides by existing residential development of a similar density.
  - c) Conditions of approval are included requiring dedication and improvement of the access road.
  - d) A Development Plan will be created identifying the precise location of the Gulch and Greenway areas on the parcel which will serve as notice to future development of the resulting parcels.

#### HCD MINIMUM DENSITY

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. The proposed subdivision would result in the creation of three new parcels with the potential for up to six (6) new dwelling units or a total of nine when should each be host to a junior accessory dwelling unit (JADU). This would result in a density of 1.13 units per acre. Future re-subdivision may be possible should sewer service be extended to this area.

**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 Minor Subdivision (Record Number: PLN-2022-18300) based on the tentative map on file for the project dated July 2023 and dated as received by the Humboldt County Planning Division on January 17, 2024, subject to the conditions of approval.

Adopted after review and consideration of all the evidence on **March 7, 2024**.

The motion was made by Commissioner Thomas Mulder and seconded by Commissioner Jerome Qirazi, and the following vote,

AYES:            COMMISSIONERS: Iver Skavdal, Thomas Mulder, Noah Levy, Jerome Qirazi, Peggy O'Neill, Sarah West, Lorna McFarlane

NOES:            COMMISSIONERS:

ABSENT:        COMMISSIONERS:

ABSTAIN:       COMMISSIONERS:

DECISION: Motion carried 7/0

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.



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John H. Ford,  
Director, Planning and Building Department

## Conditions of Approval

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

### Conditions of Approval:

1. All taxes to which the property is subject shall be paid in full if payable, or secured if not yet payable, to the satisfaction of the County Tax Collector's Office, and all special assessments on the property must be paid or reapportioned to the satisfaction of the affected assessment district. Please contact the Tax Collector's Office approximately three to four weeks prior to filing the parcel or final map to satisfy this condition. This requirement will be administered by the Department of Public Works.
2. The conditions on the enclosed Department of Public Works referral dated **February 20, 2024**, 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, said map to identify net and gross acreage 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 recordation of the Parcel Map, the applicant shall submit a letter from the Humboldt Community Services District indicating that the project conforms to its requirements dated November 24, 2010. This condition shall be administered by the Department of Public Works.
6. Prior to recordation of the Parcel Map, the applicant shall submit a letter from Humboldt Fire District No. 1 stating that the project meets their requirements. This condition shall be administered by the Department of Public Works.
7. Prior to recordation of the Parcel Map, the applicant shall submit a letter from Pacific Gas and Electric Company stating that the project meets their requirements. This condition shall be administered by the Department of Public Works.
8. The applicant shall reimburse the Planning Division for any processing costs that exceed the application deposit.
9. A Condition & Mitigation Monitoring deposit as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors (currently \$750.00) shall be paid to the Humboldt County Planning Division, 3015 "H" Street, Eureka. This fee is a deposit, and if actual review costs exceed this amount, additional fees will be billed at the County's current burdened hourly rate. Please see Informational Note #1 below for suggestions to reduce the cost for this review.
10. 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.
11. 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.

12. The applicant shall submit at least three (3) copies of a Development Plan to the Planning Division for review and approval. The map shall be drawn to scale and give detailed specifications as to the development and improvement of the site, and shall include the following site development details:

A. Mapping

- (1) Topography of the land in 1-foot contours.
- (2) Proposed access, parking lanes and pedestrian ways
- (3) Two (2) off-street parking spaces on both lots consistent with Section 314-109.1 Humboldt County Code.
- (4) Building locations and easements
- (5) Future on-site waste treatment locations

ON PROPOSED PARCEL 3

- (5) The slope break (greater than 15%)
- (6) Delineation of the Greenway and Open Space gulch feature
- (7) The dripline of any riparian vegetation adjacent to nearby gulch features

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 suspected archaeological resources are encountered during the project: 1. Stop work within 100 feet of the find; 2. Call a professional archaeologist, the representatives from the Blue Lake Rancheria, Bear River Band of the Rohnerville Rancheria and the Wiyot Tribe, and the County Planning and Building Department; 3. The professional archaeologist, Tribes and County officials will coordinate and provide an assessment of the find and determine the significance and recommend next steps.
- If human remains are encountered: 1. All work shall stop and per CA Health and Safety Code Section 7050.5: 2. Call the Humboldt County Coroner at (707) 445-7242; 3. The Coroner will determine if the remains are of prehistoric/historic Native American origin. If the remains are Native American Heritage Commission within 24 hours. 4. The NAHC is responsible under CA PRC 5097.98. (a) for identifying the most likely descendent (MLD) immediately and providing contact information. The MLD may, with the permission of the owner of the land, or his or her authorized representative, inspect the site of the discovery of the Native American human remains and may recommend to the owner or the person responsible for the excavation work means for treatment or disposition, with appropriate dignity, of the human remains and any associated grave goods. The descendants shall complete their inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the site.

- (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 (construction potential of six (6) single family residences) 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) "Construction activities shall be restricted to hours between 7:00 a.m. and 6:00 p.m. Monday through Friday. All proposed uses must comply with the noise standards identified in Figure 3-2 of the General Plan."
- (4) "Development rights for accessory dwelling units on Parcels 1, 2, and 3 have been conveyed by the subdivider to the County of Humboldt. The terms and conditions of the Conveyance and Agreement must be satisfied in order for the County to accept an application for an accessory dwelling unit on any of the involved parcels. Please refer to the recorded Conveyance and Agreement for the specific requirements. Questions regarding this note should be directed to the Humboldt County Planning Division."
- (5) "Development below the break in slope on Parcel 3 may require a Special Permit if located within the riparian buffers prescribed under the County Streamside Management Area and Wetlands Ordinance. Prior to considering any proposal to site new development below the break in slope, a Biological Report shall be prepared following completion of a site visit and fieldwork by qualified Biologist evaluating the location and extent of any wetland and riparian areas within lower portions of the property.
- (6) Landscaping shall primarily utilize native plants appropriate to coastal northern California, which provide aesthetic and habitat values while requiring minimal watering and maintenance. Invasive species spread into adjacent natural areas and compete with native plants. Use of invasive plant species in landscaping is prohibited, if listed in the Cal-IPC Inventory of problematic species.
- (7) "Please note that the information and requirements described and/or depicted on this Development Plan are current at the time of preparation but may be 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."
13. The applicant shall cause to be recorded a "Notice of Development Plan" on forms provided by the Humboldt County Community Development Services—Planning Division. Document review fees as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors (currently **\$460.00** plus applicable recordation fees) will be required. The Development Plan shall also be noticed on the Final Map.
14. A review fee for Conformance with Conditions as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors shall be paid to the Humboldt County Community Development Services—Planning Division, 3015 "H" Street, Eureka. This fee is a deposit, and if actual review costs exceed this amount, additional fees will be billed at the County's current burdened hourly rate. Please see Informational Note 1 below for suggestions to minimize the cost for this review.
15. Parkland dedication fees of \$6,177.69 shall be paid to the Humboldt County Planning Division, 3015 "H" Street, Eureka. Alternately, a parkland dedication fee of \$3,088.85 may be paid, provided the applicant enters into a Conveyance and Agreement of development rights with the County of Humboldt for second or secondary dwelling units on Parcels 1 and 2. Release

from the Conveyance and Agreement may be pursued upon payment of the \$3,088.85 parkland dedication fee balance. A copy of the Conveyance and Agreement form with *pro-rata* dedication payments amounts for each lot calculated will be provided by the Planning Division 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, a legal document review and County notary fee (currently \$460.00) shall be paid to the County, along with the applicable recordation fees.

16. Should the applicant elect to enter into a Conveyance and Agreement, the owner shall execute a Conveyance and Agreement of Development rights with the County of Humboldt conveying rights to residential development of accessory dwelling units on each parcel on forms provided by the Planning Division. Terms of the agreement will stipulate that reconveyance of ADU development rights for each parcel shall not occur until such time payment of any outstanding parkland dedication fees has been completed.
17. A map revision fee as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors (currently \$129.00 per parcel) as required by the County Assessor's Office shall be paid to the County Planning Division, 3015 H Street, Eureka. The check shall be made payable to the "Humboldt County Planning Division". The fee is required to cover the Assessor's cost in updating the parcel boundaries.
18. Prior to map recordation, the applicant shall provide an updated exhibit showing the location of primary and reserve leachfields on proposed Parcel 1.
19. CDFW strongly recommends that any vegetation removal 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, removal may be authorized if a qualified biologist has surveyed 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 should 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.
20. Future landscaping shall primarily utilize native plants appropriate to coastal northern California, which provide aesthetic and habitat values while requiring minimal watering and maintenance. Invasive species spread into adjacent natural areas and compete with native plants. Use of invasive plant species in landscaping is prohibited, if listed in the Cal-IPC Inventory of problematic species.

**Informational Notes:**

1. To minimize costs the applicant is encouraged to bring in written evidence\* of compliance with all of the items listed as conditions of approval in this Exhibit that are administered by the Planning Division. The applicant should submit the listed item(s) for review as a package as early as possible before the desired date for final map checking and recordation. Post application assistance by the Assigned Planner, with prior appointment, will be subject to a Special Services Fee for planning services billed at the County's current burdened hourly rate. Copies of all required forms and written instructions are included in the final approval packet.
  - Each item evidencing compliance except legal documents to be recorded should note in the upper right-hand corner:

Assessor's Parcel No. \_\_\_\_\_ 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. Approval of the tentative map shall expire and become null and void at the expiration of two (2) years after all appeal periods have lapsed (see Effective Date). This approval may be extended in accordance with the Humboldt County Code.

EXHIBIT A



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

|                                   |                              |                                     |   |
|-----------------------------------|------------------------------|-------------------------------------|---|
| ON-LINE<br>WEB: CO.HUMBOLDT.CA.US | ADMINISTRATION 445-7491      | NATURAL RESOURCES 445-7741          | CLARK COMPLEX<br>HARRIS & H ST., EUREKA<br>FAX 445-7388 |
|                                   | BUSINESS 445-7652            | NATURAL RESOURCES PLANNING 267-9540 | LAND USE 445-7205                                       |
|                                   | ENGINEERING 445-7377         | PARKS 445-7651                      |   |
|                                   | FACILITY MANAGEMENT 445-7493 | ROADS 445-7421                      |   |

**LAND USE DIVISION INTEROFFICE MEMORANDUM**

TO: Steve Lazar, Senior Planner

FROM: Ken Freed, Assistant Engineer *KF*

RE: **SUBDIVISION REQUIREMENTS - IN THE MATTER OF THE FELMLEE, APPLICATION # PLN-2023-18300 PMS, APN 303-121-034, FOR APPROVAL OF A TENTATIVE MAP, CONSISTING OF 7.93 ACRES INTO 3 PARCELS**

DATE: 10/10/2023  
02/20/2024 *revised tentative map*

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 Lost Coast Land Surveying – Stephen Drake dated July 2023 and dated as received by the Humboldt County Planning Division on August 15, 2023 and revised January 17, 2024.**

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 Humboldt 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 Humboldt 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 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.

## **1.6 DEDICATIONS**

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

### **(a) EGGERT ROAD (3J340):**

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 30 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) NEIGHBORHOOD BOX UNIT (NBU) 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 NBU.

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

### **1.7 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. (See County code §326-3)

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.

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), street lights, 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 ACCESS ROADS**

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

### **(a) EGGERT ROAD (County Road No. 3J340)**

- If applicant does not require on-street parking, Eggert Road shall be constructed having a typical section comprised of two 10 foot wide travel lanes and a 5 foot paved shoulder along the frontage of the subdivision.
- If applicant requires on-street parking, Eggert Road shall be constructed having a typical section comprised of two 10 foot wide travel lanes, an 8 foot wide parking lane, and a 5 foot wide paved shoulder along the frontage of the subdivision or in a manner satisfactory to this Department.

The widening of Eggert 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.

- (b) Nothing is intended to prevent the applicant from constructing the improvements to a greater standard.
- (c) 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.

- (d) All intersections (including driveways) shall conform to Humboldt County Code §341 regarding visibility.
- (e) The surface of the access road(s) shall conform to the *Structural Section* requirements within this document.

## 2.5 DRIVEWAYS

All access openings (existing and proposed) shall conform to Humboldt County Code §341 regarding visibility. All access openings (existing and proposed) shall intersect the road at a 90° angle, unless otherwise approved by this Department.

All access openings (existing and proposed) shall be paved with hot mix ("asphalt") for the width of the driveway and a distance of 25 feet from the edge of the County road. The width of the driveway shall be as approved by this Department.

Any proposed access openings to the County road will require encroachment permits from this Department. The proposed access openings will be evaluated after application is received.

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. If a development plan is prepared for this project, the development plan shall note this minimum setback condition and indicate graphically the location of the setback line on the lots. [Source: Humboldt County Code §314-109.1.2.2.5]

All access openings (existing and proposed) shall be shown on the improvement plans.

## 2.6 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.

## **2.7 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.

## **2.8 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.

## **2.9 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.

## **2.10 NEIGHBORHOOD BOX UNIT (NBU) MAILBOXES**

When clustered mailboxes (neighborhood box units) are required by the Post Office, applicant shall obtain approval for the location of the mailbox unit from the Post Master. 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 NBUs will not be installed by the Post Office, the subdivider shall install the NBUs as part of the subdivision.

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

## **2.11 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.

## **2.12 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) 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 the public health or safety or orderly development of the area. The following improvements are necessary for the public health or 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:

NONE

- (b) 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:

See Item 2.4 (a)

- (c) 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

### **2.13 DEVELOPMENT PLAN**

The following note shall be placed on the development plan:

"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."

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*.

### **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.

#### **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 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.

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 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 PRELIMINARY SOILS AND GEOLOGIC ENGINEERING REPORT**

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.

##### **4.2 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.

#### **4.3 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.

#### **4.4 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.

#### **4.5 DATUM**

Grading plans shall be tied into elevation datum approved by this Department.

#### **4.6 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**

<NONE>

#### **6.0 DEVELOPMENT PLAN**

<NONE>

#### **7.0 LANDSCAPING**

<NONE>

// END //

**PROJECT INFORMATION**

OWNER: AARON FELMLEE  
 ADDRESS: 2313 I STREET, EUREKA, CA 95501  
 DRAFTER: STEPHEN DRAKE  
 PROJECT ADDRESS: 6377 COURT DRIVE, EUREKA, CA  
 UNINCORPORATED AREA OF HUMBOLDT COUNTY  
 APN: 303 121 034  
 ZONING: R1 B 300

**PROJECT DESCRIPTION**

PROPOSED SUBDIVISION OF SUBJECT PARCEL INTO 3 PARCELS.

**UTILITIES**

COMMUNITY WATER  
 GAS & ELECTRIC S PISE



VICINITY MAP N.T.S.



**PROJECT NOTES**

1. THE PROPERTY IS NOT IN A FEMA FLOOD HAZARD ZONE
2. NO KNOWN HISTORICAL BUILDINGS ARE LOCATED ON OR NEAR THIS SITE
3. NO KNOWN HAZARDOUS WASTE OR SUBSTANCE SITES ARE LOCATED WITHIN 400 FT. OF THIS PROPERTY
4. CONTOURS SHOWN HEREON ARE APPROXIMATE NAVD 98 DATUM ELEVATIONS AT 1' INTERVALS BASED HUMBOLDT COUNTY GIS
5. THE PROPERTY IS NOT IN THE COASTAL ZONE
6. THE PROPERTY CURRENTLY HAS NO STRUCTURES
7. TENTATIVE MAP AND WILL APPEAR ON THE RECORDED SUBDIVISION MAP

**LEGEND**

- LAND LINE
- LOT LINE
- EASEMENT/TIE LINE
- CENTERLINE
- RECORD MONUMENT
- MONUMENT TO BE SET
- ELEVATION CONTOUR
- SURFACE FLOW

Stephen H. Drake

1-17-2024



TENTATIVE MAP  
 FOR AARON FELMLEE  
 BEING A PORTION OF THE SE 1/4 OF THE NW  
 1/4 OF SECTION 14 TOWNSHIP 4 NORTH,  
 RANGE 1 WEST, HUMBOLDT MERIDIAN,  
 COUNTY OF HUMBOLDT, STATE OF  
 CALIFORNIA  
 JULY 2023

Lost Coast Land Surveying  
 Stephen Drake, PLS, CFeds  
 Professional Land Surveyor

Eureka, CA 95503

LostCoastLandSurveying@gmail.com 707-798-0285