



COUNTY OF HUMBOLDT
PLANNING AND BUILDING DEPARTMENT
CURRENT PLANNING DIVISION

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

Hearing Date: December 3, 2015

To: Humboldt County Planning Commission

From: Kevin R. Hamblin, Director of Planning and Building Department

Subject: **Lynn Pettlon Final Map Subdivision and Planned Development Permit**
Application Number 6464
Case Numbers FMS-14-001, PDP-14-001
Assessor Parcel Number (APN) 510-121-026-000
1417 Railroad Drive, McKinleyville area

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

AGENDA ITEM TRANSMITTAL

Hearing Date	Subject	Contact
December 3, 2015	Final Map Subdivision and Planned Development Permit	Trevor Estlow

Project: A Major Subdivision of an approximately 1.58 acre parcel into seven residential lots utilizing a Planned Unit Development. The Planned Unit Development requests reduced front yard setbacks on proposed Lot 7, a reduced right of way width and a reduced minimum lot width on proposed Lots 1, 2 and 3. The parcel is currently vacant and will be served with community water and sewer by the McKinleyville Community Services District.

Project Location: The project site is located in the McKinleyville area, on the north side of Railroad Drive, approximately 250 feet northeast of the intersection of Railroad Drive and Silverbrook Court, on the property known as 1417 Railroad Drive.

Present Plan Designation: Residential Low Density (RL). McKinleyville Community Plan (MCCP). Density: one to seven dwelling units per acre. Slope Stability: Relatively Stable.

Present Zoning: Residential One-Family (R-1).

Application Number: 6464

Case Numbers: FMS-14-001, PDP-14-001

Assessor Parcel Number: 510-121-026-000

Applicant

Lynn Pettlon
2937 Springer Drive
McKinleyville, CA 95519

Owner(s)

same as applicant

Agent

Points West Surveying Co.
Jesse Buffington
5201 Carlson Park Dr., Ste. 3
Arcata, CA 95521

Environmental Review: Project requires environmental review.

Major Issues: None

State Appeal Status: Project is not appealable to the California Coastal Commission.

PETTLON FINAL MAP SUBDIVISION AND PLANNED DEVELOPMENT PERMIT

Case Numbers FMS-14-001, PDP-14-001
Assessor Parcel Number 510-121-026-000

RECOMMENDED COMMISSION ACTION:

1. Describe the application as a public hearing.
2. Allow the staff to present the project.
3. Open the public hearing; and
4. After receiving testimony, close the hearing and make a motion to:

Adopt the Mitigated Negative Declaration and make all of the required findings for approval of the Final Map Subdivision and Planned Development Permit based on evidence in the staff report, and adopt the resolution approving the Pettlon project subject to the recommended conditions.

Executive Summary: The applicant is proposing a subdivision of an approximately 1.58 acre parcel into seven lots between 6,006 square feet and 8,528 square feet. The parcel is currently vacant. Also included is a Planned Unit Development to allow reduced front yard setbacks, a reduced right of way width and reduced minimum lot widths. All parcels will be served with water and sewer by the McKinleyville Community Services District (MCSD).

The Planned Development Permit proposes a reduced front yard setback on Parcel 7. The setback will be reduced to 18 feet to the garage where the code requires a 20-foot setback. This is due to the narrow shape of the lot in this location. The code does allow residences to be constructed with a 10-foot setback, however, the garage is required to adhere to the 20-foot standard. On this parcel, the garage is not accessed directly off of the access road and tandem parking is proposed such that all parking will remain outside of the front yard setback. Also, included in the Planned Development Permit is a reduced right of way width that varies between 30 and 35 feet. This request is due to the physical configuration of the existing parcel and will provide two, 10-foot travel lanes consistent with the recommendation of the Arcata Fire Department. Finally, the Planned Development Permit proposes three lots below the minimum 50-foot requirement. Lots 1, 2, 3 and 7 will have a lot width of between 25 and 40 feet measured at the front yard setback (definition of lot width). These lots will have an average lot width of between 45 and 65 feet, just below or exceeding the minimum width. The Department of Public Works has indicated that they can support the three exception requests as stated in their memo dated October 8, 2015 (Attachment 5).

All parcels will be served by a private road with a right of way that varies between 30 and 40 feet. Although the Department of Public works supports the reduced right of way width, they do not support the proposal to not provide a parking lane along the road. The Department of Public Works has required two, 10-foot travel lanes and an 8-foot parking lane, consistent with the policies of the McKinleyville Community Plan (MCCP) and the Subdivision Ordinance. Policies 4230.10 and 4230.11 of the MCCP state the following:

10. *In subdivisions creating new interior roads, bikeways, off-street pedestrian ways, or sidewalks separate from roadways shall be incorporated when warranted into the design of the subdivision.*
11. *Landscape buffer strips shall be used to segregate pedestrian walkways from arterial and busy connector travelways.*

In addition, Appendix 4-2(a) states:

If on-street parking is expected, then a parking lane must be provided.

The applicant proposes just the two, 10-foot travel lanes in order to minimize impervious surfaces. Should the Commission choose the applicant's design without the parking lane, Alternative 1

should be chosen. A preliminary drainage study was prepared and proposes to utilize an on-site stormwater detention basin located on the open space lot. In addition, Low Impact Development (LID) techniques will be utilized to convey stormwater to the detention basin. The Department of Public Works has required a complete hydraulic report and drainage plan for the proposed detention basin.

The site is in an area of mixed development within McKinleyville. There are some larger lots as well as smaller residential subdivision lots in the immediate area. The site is generally flat, with slight slope to the west. There were no sensitive resources found on site. The geologic hazards map for this area shows that the soils have a relatively stable rating. The parcel is located outside of any flood hazard areas. There are no mapped archaeological resources on the property. The parcel is not within any Airport Compatibility Zones.

The applicant has prepared a Solar Shading Study and found that all new parcels will comply with the County's Solar Shading Ordinance of the Subdivision Regulations. The average hourly shading between 10:00 am and 2:00 pm on December 21st of all proposed structures will not exceed 20% of wall area on the south side of the structures provided all lots do not exceed 16 feet in height. This height limit will be noted on the Development Plan.

All referral agencies have recommended approval or conditional approval of the project. Project approval is conditioned upon meeting their requirements. The Department has prepared and circulated a draft Mitigated Negative Declaration and has determined that the project, as proposed, mitigated and conditioned, will not have a significant effect on the environment.

Based on the on-site inspection, a review of Planning Division reference sources, and comments from all involved referral agencies, Planning staff has found that the project will not result in a significant impact on the environment as proposed, and that the applicant has submitted evidence in support of making all of the required findings for approving the proposed subdivision per the Recommended Commission Action.

Alternative 1: The Planning Commission could elect to approve the road section proposed by the applicant that does not include a parking lane along the access road. Should the Commission choose this alternative, the alternative typical section identified in the Department of Public Works memo dated October 8, 2015 (Attachment 5) shall be required.

Alternative 2: The Planning Commission could elect not to approve the project. This alternative should be implemented if your Commission is unable to make all of the required findings. Planning Division staff has found that the required findings can be made. Consequently, planning staff does not recommend further consideration of this alternative.

**RESOLUTION OF THE PLANNING COMMISSION
OF THE COUNTY OF HUMBOLDT
Resolution Number 15-**

**Case Numbers FMS-14-001, PDP-14-001
Assessor Parcel Number 510-121-026-000**

Makes the required findings for certifying compliance with the California Environmental Quality Act and conditionally approves the Pettlon Final Map Subdivision and Planned Development Permit.

WHEREAS, Points West Surveying Company, on behalf of Lynn Pettlon submitted an application and evidence in support of approving the Final Map Subdivision and Planned Development Permit; 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 agency, has prepared a draft Mitigated Negative Declaration for the subject proposal in accordance with the California Environmental Quality Act (CEQA); and

WHEREAS, Attachment 2 in the Planning Division staff report includes evidence in support of making all of the required findings for approving the proposed Major Subdivision (Case Numbers: FMS-14-001, PDP-14-001);

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

1. The Planning Commission adopts the proposed Mitigated Negative Declaration in Attachment 4 as required by Section 15074(b) of the CEQA Guidelines, and finds that there is no substantial evidence that the proposed project will have a significant effect on the environment;
2. The Planning Commission makes the findings in Attachment 2 of the Planning Division staff report for a Major Subdivision (Case Numbers: FMS-14-001, PDP-14-001) based on the submitted evidence; and
3. The Planning Commission approves the proposed project as applied for as recommended and conditioned in Attachment 1 for Case Numbers FMS-14-001, PDP-14-001.

Adopted after review and consideration of all the evidence on December 3, 2015.

The motion was made by Commissioner and seconded by Commissioner .

AYES: Commissioners:

NOES: Commissioners:

ABSTAIN: Commissioners:

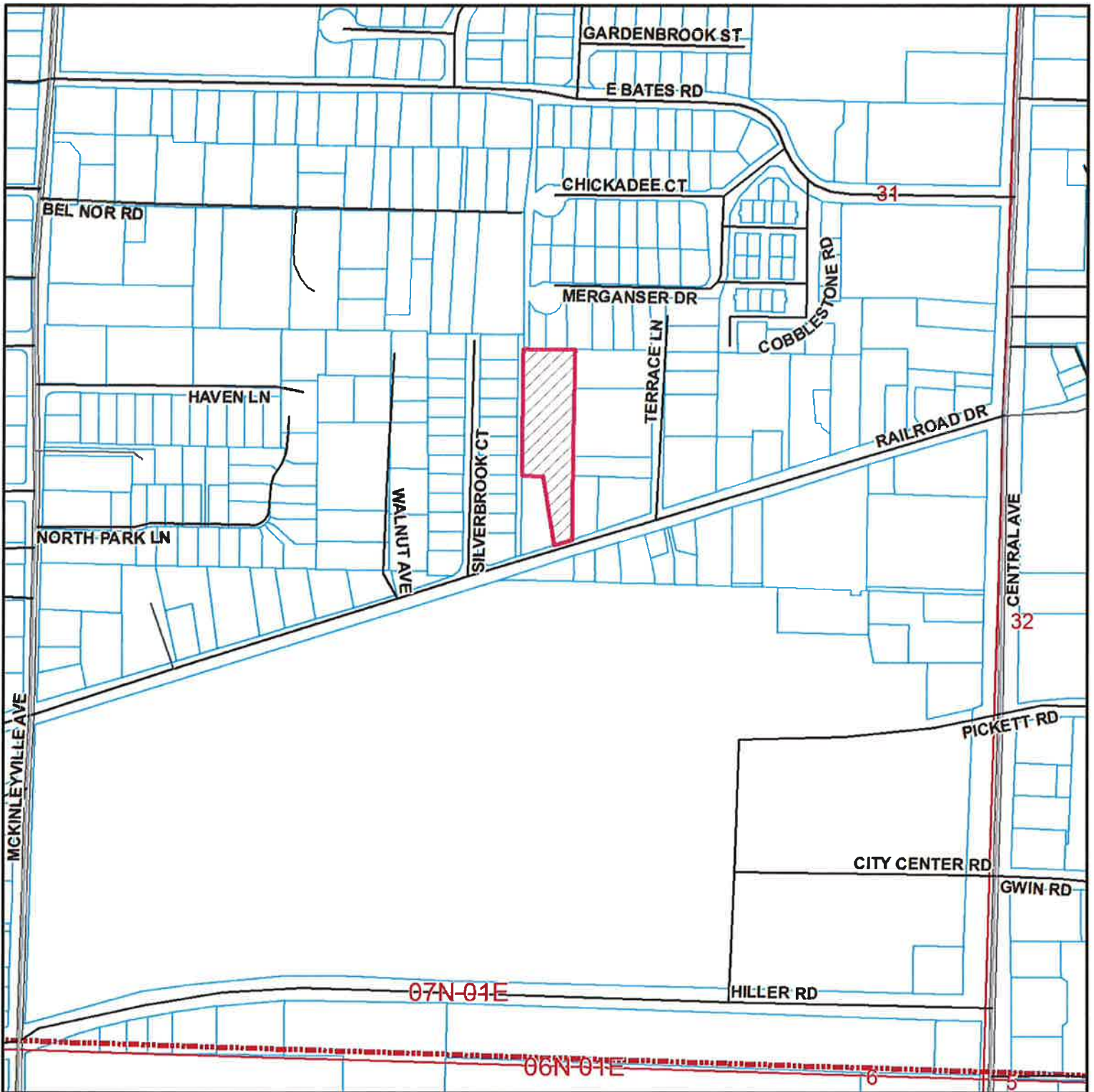
ABSENT: Commissioners:

DECISION:

Robert Morris, Chair

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

Catherine Munsee, Clerk



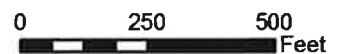
LOCATION MAP

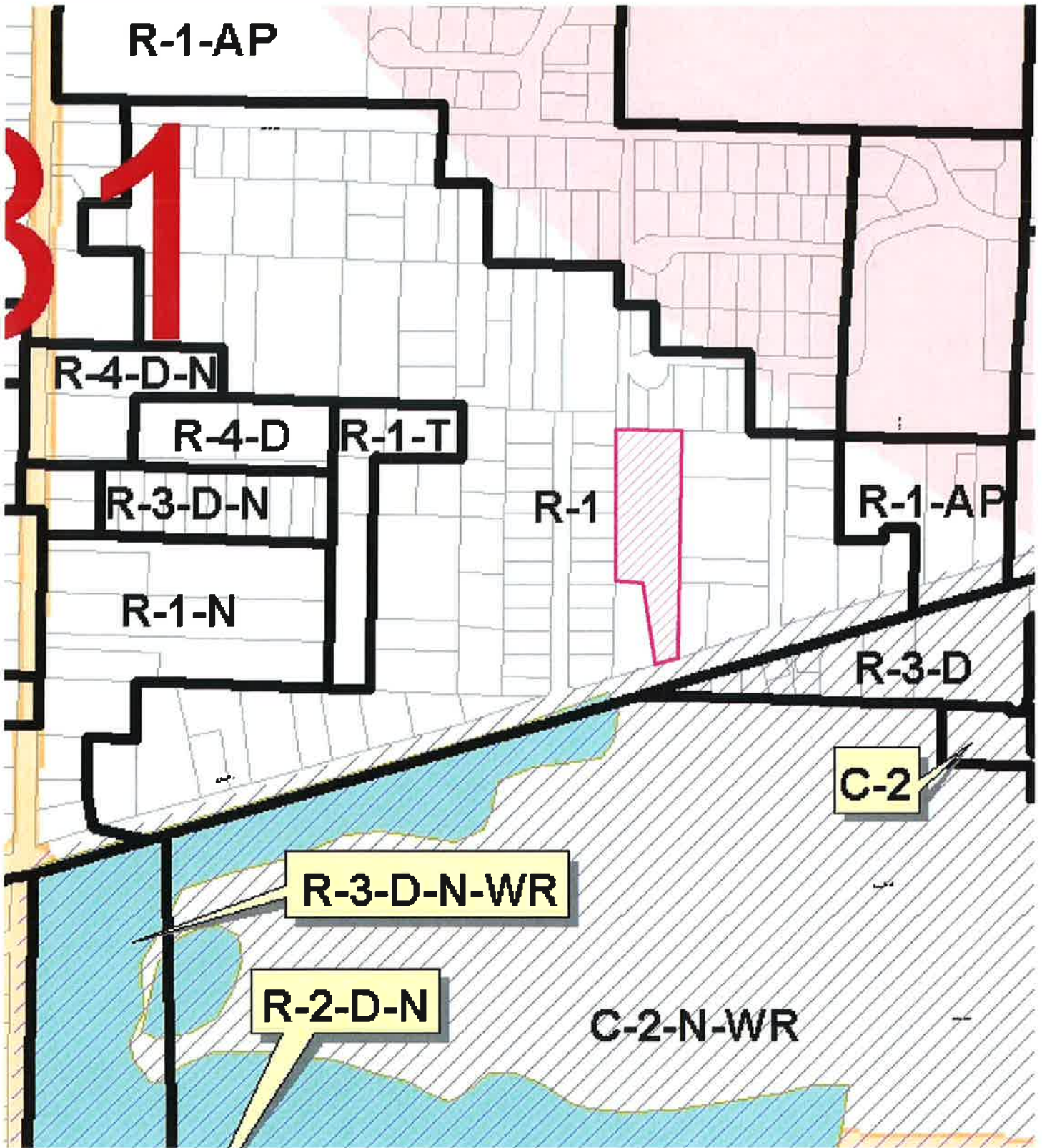
**PROPOSED PETTLON
FINAL MAP SUBDIVISION &
PLANNED DEVELOPMENT PERMIT
MCKINLEYVILLE AREA
FMS-14-001/PDP-14-001
510-121-026**

T07N R01E S31 HB&M (Arcata North)

Project Area = 

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





ZONING MAP

**PROPOSED PETTLON
 FINAL MAP SUBDIVISION &
 PLANNED DEVELOPMENT PERMIT
 MCKINLEYVILLE AREA
 FMS-14-001/PDP-14-001
 510-121-026
 T07N R01E S31 HB&M (Arcata North)**

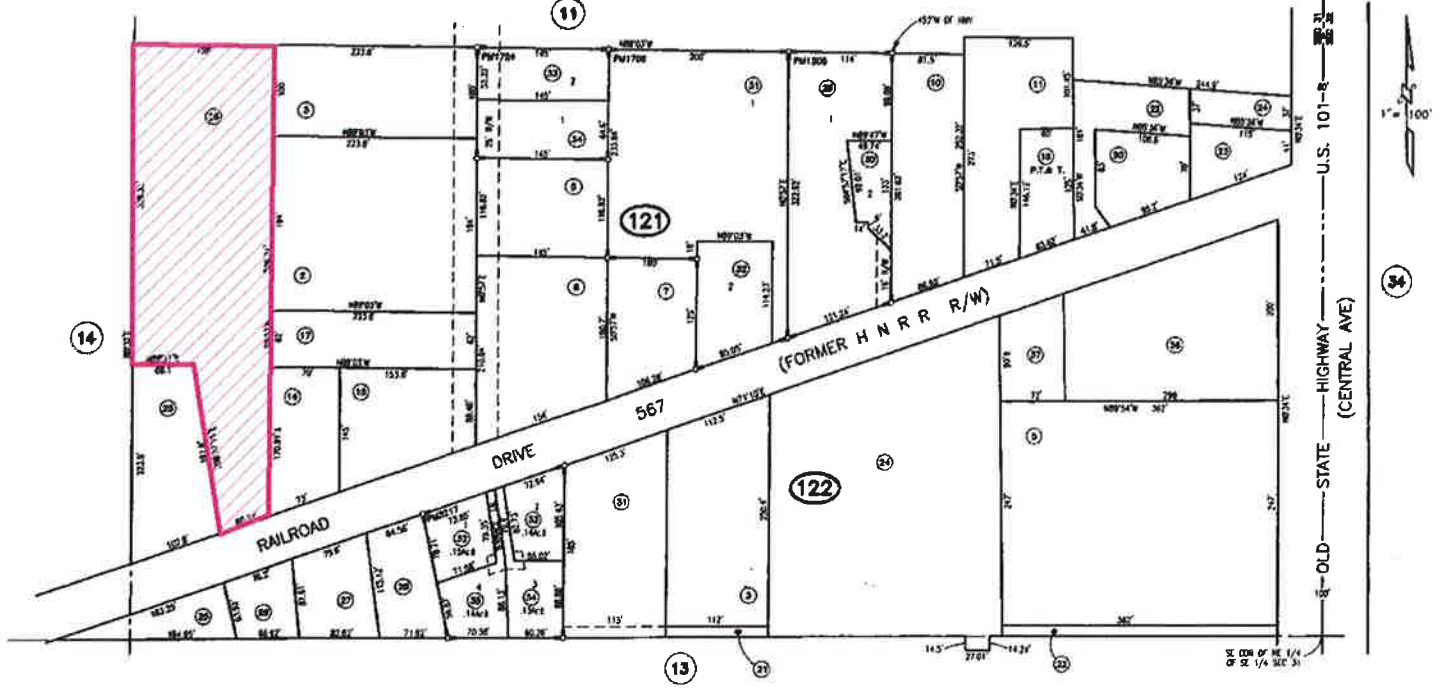
PROJECT SITE = 



MAP NOT TO SCALE

PTN SE1/4 SEC 31 T7N, R1E H.B.& M.

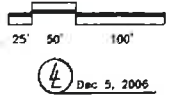
510-12



LS, Bk 12 of surveys, Pg 2
 LS, Bk 17 of surveys, Pg 113
 PM1305 of PM Bk 17, Pg 105
 PM1706 of PM Bk 15, Pg 18
 PM1724 of PM Bk 15, Pg 39
 PM3217 of PM Bk 30, Page 59-60
 RS, Bk 56 of surveys, Pg 89

ASSESSOR'S PARCEL MAP
 1. THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY.
 2. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN.
 3. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

NOTE - Assessor's Block Numbers Shown in Ellipses
 Assessor's Parcel Numbers Shown in Circles
 Assessor's Map Bk. 510, Pg.12
 County of Humboldt, CA.



ASSESSOR PARCEL MAP

PROJECT SITE = 

**PROPOSED PETTLON
 FINAL MAP SUBDIVISION &
 PLANNED DEVELOPMENT PERMIT
 MCKINLEYVILLE AREA
 FMS-14-001/PDP-14-001
 510-121-026
 T07N R01E S31 HB&M (Arcata North)**

MAP NOT TO SCALE



AERIAL MAP

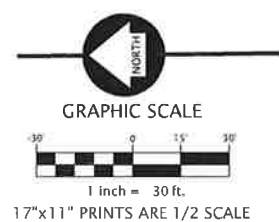
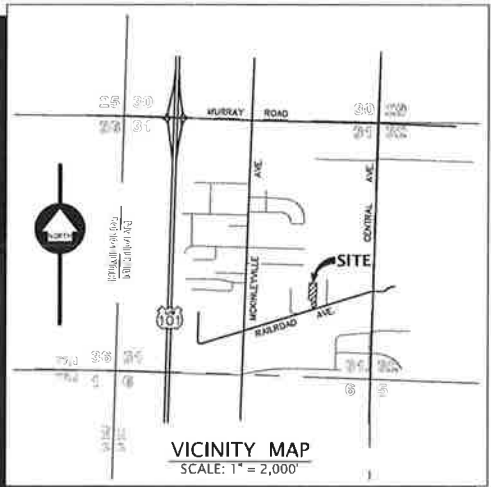
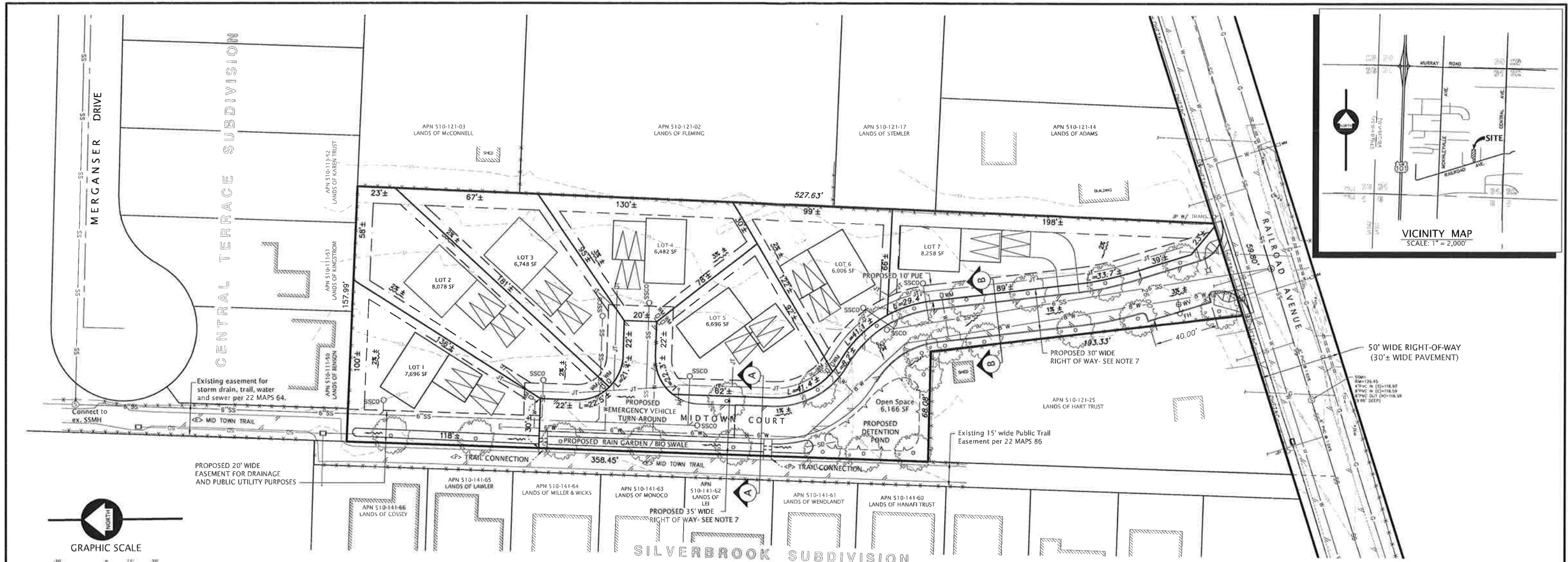
**PROPOSED PETTLON
FINAL MAP SUBDIVISION &
PLANNED DEVELOPMENT PERMIT
MCKINLEYVILLE AREA
FMS-14-001/PDP-14-001
510-121-026**

Project Area = 

T07N R01E S31 HB&M (Arcata North)

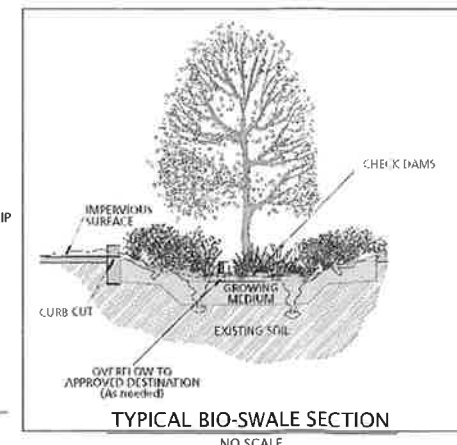
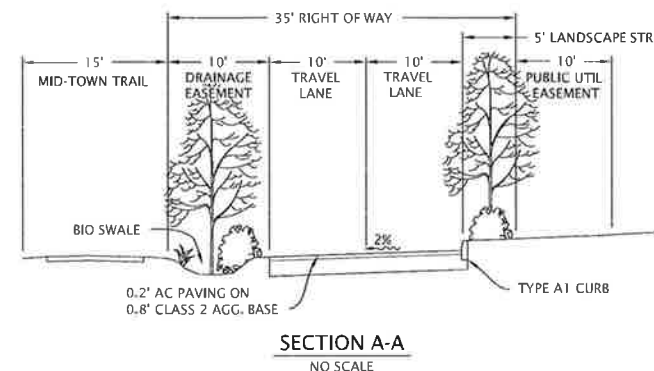
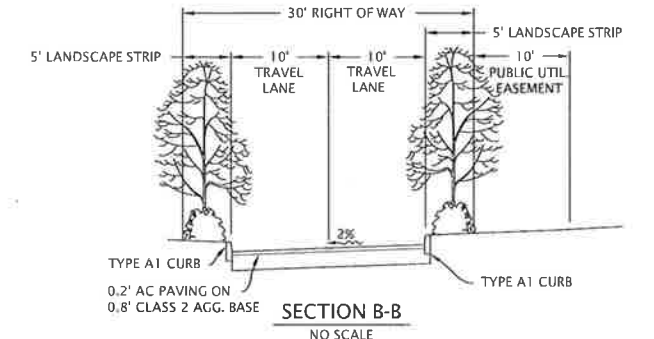
This map is intended for display purposes and should not be used for precise measurement or navigation. Data has not been completely checked for accuracy.





LEGEND

---	SUBJECT BOUNDARY LINES
---	ADJACENT BOUNDARY LINES
---	PROPOSED LOT LINES
---	PROPOSED BUILDING SETBACK LINES
---	EXISTING EASEMENT LINES
---	PROPOSED EASEMENT LINES
---	EXISTING FENCE LINE
---	PROPOSED FENCE LINE
---	EXISTING EDGE OF PAVEMENT
---	PROPOSED EDGE OF PAVEMENT
---	OVERHEAD ELECTRIC, PHONE & CATV LINES
---	EXISTING GAS LINE
---	EXISTING WATER LINE
---	EXISTING SANITARY SEWER LINE
---	EXISTING STORM DRAIN LINE
---	PROPOSED JOINT TRENCH
---	PROPOSED SANITARY SEWER LINE
---	PROPOSED WATER LINE
---	PROPOSED STORM DRAIN LINE
DI	DRAIN INLET
FH	FIRE HYDRANT
JP	JOINT UTILITY POLE
SSCO	SANITARY SEWER CLEANOUT
WM	WATER METER
WV	WATER VALVE
OR	OFFICIAL RECORDS, HUMBOLDT COUNTY RECORDS
PM	PARCEL MAPS, HUMBOLDT COUNTY RECORDS
□	PARKING SPACE
□	CONCEPTUAL 1,000 S.F. DWELLING WITH 20' X 24' GARAGE (TYPICAL)



Notes:

- This map represents a subdivision of the lands described in Document No. 1998-4854 into seven lots. This property is vacant, with no existing structures. The proposed use is residential single family. The existing use on adjacent parcels is residential. The house and garage foot prints shown represent a conceptual layout; the attached Solar Shading Diagram, based on this conceptual layout, demonstrates compliance with Solar Shading requirements. Total gross area of property is 1.58 acres.
- The existing boundary lines and easements are based on a Title Report prepared by Humboldt land Title Company, Order No. 00142882-D5, dated 1/16/2014. All easements of record and new easements shown on the Tentative Map and will appear on the Final Map.
- The property is in Flood Zone C, as shown Firm Community Panel No. 060060 0625B, dated 7/19/1982 and falls outside the 100 year flood zone. No marsh areas exist on site and the property is not subject to inundation.
- This property is to be served by the following Utilities:

Water and Sewer	McKinleyville Community Services District
Electric and Gas	Pacific Gas and Electric
Telephone	AT&T
Cable TV	Sudden Link
- Topography is shown at 1 foot contour intervals based on field survey performed by Points West Surveying in January 2013.
- The site slopes gently from east to west, proposed grading will be minimal and take advantage of this natural drainage pattern. A detention pond to collect concentrated storm runoff is proposed. Grading of the site is proposed with an outfall to connect to existing storm drain system. See Preliminary Drainage Study by All Points North accompanying this Tentative Map for additional details.
- The Planned Unit Development presented proposes a 30-35 foot wide right of way. Additionally, the front setback is proposed to be ten feet from the right of way to allow flexibility in home citing and to facilitate solar exposure. An Exception Request per Section 325-9 accompanies this application.

PROJECT DATA

Owner / Applicant: Lynn Pettlon
APN: 510-121-026
Address: 1417 Railroad Avenue
 McKinleyville, CA 95519

Agent: Jesse Buffington
 Points West Surveying

General Plan: RL (MCCP) Residential Low Density
Principal Zoning: R-1 Residential Single Family
 5000 sf minimum lot size

Building Setbacks: Front: 10'
 Interior Side: 5'
 Exterior Side: 5'
 Rear: 10'

APN 510-121-026
TENTATIVE MAP
 for
Midtown Court Tract
 A PLANNED UNIT DEVELOPMENT
 SECTION 31, T7N, R1E,
 HUMBOLDT MERIDIAN

IN THE UNINCORPORATED AREA OF
 HUMBOLDT COUNTY, STATE OF CALIFORNIA
 SCALE: 1" = 30' APRIL 2015 SHEET 1 OF 1

POINTS WEST SURVEYING CO.
 5201 Carlson Park Dr., Suite 3 - Arcata, CA 95521
 707-840-9510 - Phone 707-840-9542 - Fax

Attachment 1

Conditions of Approval

Approval of the Tentative Map and Planned Development Permit is conditioned on the following terms and requirements which must be satisfied before the final map may be recorded.

Conditions of Approval:

1. All taxes to which the property is subject shall be paid in full if payable, or secured if not yet payable, to the satisfaction of the County Tax Collector's Office, and all special assessments on the property must be paid or reapportioned to the satisfaction of the affected assessment district. Please contact the Tax Collector's Office approximately three to four weeks prior to filing the parcel or final map to satisfy this condition. This requirement will be administered by the Department of Public Works.
2. The conditions on the Department of Public Works referral dated **October 8, 2015** included herein as Exhibit A, 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 Final Map be submitted for review and approval. Gross and net lot area shall be shown for each parcel.
4. Prior to recordation of the Final Map, the applicant shall submit a letter from the McKinleyville Community Services District stating that the project meets their requirements. This condition shall be administered by the Department of Public Works.
5. Prior to recordation of the Final Map, the applicant shall submit a letter from the Arcata Fire Protection District stating that the project meets their requirements. This condition shall be administered by the Department of Public Works.
6. A map revision fee as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors (currently \$103.00 per parcel) as required by the County Assessor's Office shall be paid to the County Planning Division, 3015 H Street, Eureka. The check shall be made payable to the "Humboldt County Planning Division". The fee is required to cover the Assessor's cost in updating the parcel boundaries.
7. A review fee for Conformance with Conditions as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors (currently \$95.00) shall be paid to the Humboldt County Planning Division, 3015 "H" Street, Eureka. This fee is a deposit, and if actual review costs exceed this amount, additional fees will be billed at the County's current burdened hourly rate. Please see Informational Note #1 below for suggestions to reduce the cost for this review.
8. Parkland dedication fees of \$10,737.72 shall be paid to the Humboldt County Planning Division, 3015 "H" Street, Eureka. Alternately, a parkland dedication fee of \$5,368.86 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 Lots 1 - 7. Release from the Conveyance and Agreement may be pursued upon payment of the \$5,368.86 parkland dedication fee balance. A copy of the Conveyance and Agreement form with *pro-rata* dedication payments amounts for each lot calculated will be provided by the Planning Department upon the election of this option by the applicant once the Final Map is prepared and approved for recordation. These

fees may be paid for by individual lot owners on a *pro-rata* basis at the time individual lot owners apply for a permit to construct a second or secondary dwelling unit. Should the applicant elect to enter into a Conveyance and Agreement, legal document review fees as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors (currently \$295.00) will be required.

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

A. Mapping

- (1) Topography of the land in 1-foot contour intervals;
- (2) Proposed access, parking lanes and pedestrian ways;
- (3) Building envelopes and easements consistent with the submitted tentative map;
- (4) The location of all drainage improvements and related easements;
- (5) Four (4) off-street parking spaces on all lots consistent with Section 314-109.1 Humboldt County Code;
- (6) Height limits, plan-, sectional-view and/or elevation details to demonstrate conformance with the Solar Access requirements of HCC Section 322.5. The Solar Shade Study dated November 13, 2007 (received) illustrates that adequate solar access can be provided by limiting the height of the residences to 16 feet (one story). Development, including second dwelling units, additions at a greater height or different footprint, other than that specified in the Solar Shade Study, requires a site-specific solar shading analysis to show conformance.

B. Notes to be placed on the Development Plan:

- (1) "The project site is not located within an area where known cultural resources have been located. However, as there exists the possibility that undiscovered cultural resources may be encountered during construction activities, the following mitigation measures are required under state and federal law:
 - If cultural resources are encountered, all work must cease and a qualified cultural resources specialist contacted to analyze the significance of the find and formulate further mitigation (e.g., project relocation, excavation plan, protective cover).
 - Pursuant to California Health and Safety Code §7050.5, if human remains are encountered, all work must cease and the County Coroner contacted."
- (2) "The project is located in a designated non-attainment area for the state's health-based particulate matter (PM10) air quality standard. As such, additional emission from the project could exacerbate air quality problems, including non-attainment of ambient air quality standards. In order to address potential effects to air quality the District recommends:

- Prohibition of open fireplaces.
 - Heating should be provided using clean fuels (electricity or natural gas), when feasible.
 - If wood heating must be used, only US Environmental Protection Agency (EPA) certified heating appliances should be permitted in new construction."
- (3) "Hours of construction activity shall be limited to Monday through Friday from 7:00 am to 6:00 pm, Saturday from 9:00 am to 5:00 pm with no construction activity on Sunday."
- (4) (If applicable) "Development rights for secondary dwelling units have been conveyed by the subdivider to the County of Humboldt. The terms and conditions of the Conveyance and Agreement must be satisfied in order for the County to accept an application for a secondary dwelling unit on any of the involved parcels. Please refer to the recorded Conveyance and Agreement for the specific requirements. Questions regarding this note should be directed to the Humboldt County Planning Division."
- (5) "One- and two-story residential structures up to a maximum height of 35 feet are normally permitted in the R-1 zone. However, State and local subdivision requirements require that, to the greatest extent feasible, adequate solar access be provided to new building sites. Specifically, sunlight must reach at least 80% of the south-facing wall of a primary building between the hours of 10:00 am and 2:00 pm on December 21st. A Solar Shading Plat dated October 6, 2015 (received) was submitted to illustrate solar exposure. The Solar Shade Study illustrates that adequate solar access consistent with HCC Section 322.5 is possible by limiting these residences to a ridge height of 16 feet. Development, including second dwelling units, detached accessory buildings and/or additions, at a height, different footprint or location other than that specified in the Solar Shade Plat, shall require a site-specific solar shading analysis to demonstrate conformance with this standard."
- (6) "Please note that the information and requirements described and/or depicted on this Development Plan are current at the time of preparation but may be superceded or modified by changes to the laws and regulations governing development activities. Before commencing a development project, please contact the Planning Division to verify if any standards or requirements have changed."
10. The applicant shall cause to be recorded a "Notice of Development Plan and Geologic Report" for all parcels on forms provided by the Humboldt County Planning Division. Document review fees as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors (currently \$295.00 plus applicable recordation fees) will be required. The Development Plan shall also be noticed on the Parcel Map.
11. The applicant shall submit a check to the Planning Division payable to the Humboldt County Recorder in the amount of \$2,260.00. [Note: In order to comply with the time limits for filing the Notice of Determination per CEQA, this payment will be requested from the applicant prior to hearing and will be held by the Planning Division pending a decision on the permit.] Pursuant to Section 711.4 of the Fish and Game Code, the amount includes the Department of Fish and Wildlife (DFW) fee plus a \$50 document handling

fee. This fee is effective through December 31, 2015 at such time the fee will be adjusted pursuant to Section 713 of the Fish and Game Code. Alternatively, the applicant may contact DFW by phone at (916) 651-0603 or through the DFW website at www.wildlife.ca.gov for a determination stating the project will have *no effect* on fish and wildlife. If DFW concurs, a form will be provided exempting the project from the \$2,210.00 fee payment requirement. In this instance, only a copy of the DFW form and the \$50.00 handling fee is required.

Note: If a required filing fee is not paid for the project, the project will not be operative, vested or final and any local permits issued for the project will be invalid (Section 711.4(c)(3) of the State Fish and Game Code).

12. Prior to the Final Map recordation, the applicant shall submit a letter from the United States Postal Service stating that the project meets their requirements for mailbox units. This condition shall be administered by the Department of Public Works.
13. The applicant is required to pay for permit processing on a time and material basis as set forth in the 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 upon file close out after the Planning Commission decision. 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 Exhibit that are administered by the Planning Division (Namely: Condition(s) 3-12). The applicant should submit the listed item(s) for review as a package as soon as possible before the desired date for final map checking and recordation. Post application assistance by the Planner on Duty, or by the Assigned Planner, with prior appointment, will be subject to a review fee for Conformance with Conditions billed at the County's current burdened hourly rate with an initial deposit as set forth in the Planning Division's schedule of fees and charges (currently \$95.00). Copies of all required forms and written instructions are included in the final approval packet.

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

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

2. If cultural resources are encountered during construction activities, the contractor on site shall cease all work in the immediate area and 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 is 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. The applicant is required to pay for permit processing on a time and material basis as set forth in the 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. 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.
5. The Planned Development Permit shall be effective for 24 months to coincide with the term of the approved Tentative Map. Extensions of this term may be requested in conformance with provisions of the Humboldt County Code.

EXHIBIT A



DEPARTMENT OF PUBLIC WORKS
COUNTY OF HUMBOLDT

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

ARCATA-EUREKA AIRPORT TERMINAL
McKINLEYVILLE
FAX 839-3596

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

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

AVIATION 839-5401

ADMINISTRATION 445-7491
BUSINESS 445-7652
ENGINEERING 445-7377
FACILITY MAINTENANCE

NATURAL RESOURCES 445-7741
PARKS 445-7651
ROADS & EQUIP MAINT 445-7421
445-7493

LAND USE 445-7205
NATURAL RESOURCES 445-7205
PLANNING

LAND USE DIVISION INTEROFFICE MEMORANDUM

TO: Trevor Estlow, Senior Planner

FROM: Robert W. Bronkall, Deputy Director



RE: SUBDIVISION REQUIREMENTS - IN THE MATTER OF THE
APPLICATION OF PETTLON, APN 510-121-026, FMS 14-001, PDP 14-001
APPROVAL OF A TENTATIVE MAP, CONSISTING OF 1.6 ACRES INTO 7
LOTS

DATE: 08/08/2014
10/08/2015 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 Points West Surveying dated 04/2015, and received by the Land Use Division on 08/11/2015.

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 Section 326-15. 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 four (4) full-size copies of the subdivision map as filed by the County Recorder.

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

(a) **Railroad Drive (County Road No. 4M020):**

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) **Midtown Court (Not County Maintained):**

Access: Applicant shall cause to be dedicated on the subdivision map a non-exclusive easement for ingress, egress, and public utilities for the benefit of the lots within the subdivision in a manner approved by this Department. The easement is variable in width and ranges from 30 to 35 feet in width.

A turn-around area shall be provided at the end of road.

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.

The applicant shall cause to be dedicated to the County of Humboldt a PUE over the entire area of the access easement for the road.

Sidewalks: Applicant shall cause to be dedicated on the subdivision map a non-exclusive 10 foot wide easement for sidewalk purposes lying adjacent to the right of way of the access roads within the subdivision. Said easement shall be for the benefit of the lots within the subdivision and shall be dedicated in manner, width, and location as approved by this Department. This easement may overlap a public utility easement.

(c) **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.

1.6 PRIVATE ROAD: Pursuant to County Code Section 323-2(c)(3), the subdivision map shall show the lanes clearly labeled "Non-County Maintained Lane" or "Non-County Maintained Road".

Pursuant to County Code Section 323-2(c)(5), the following note shall appear on the map or instrument of waiver, which shall read substantially as follows:

"If the private lane or lanes shown on this plan of subdivision, or any part thereof, are to be accepted by the County for the benefit of the lot owners on such lane rather than the benefits of the County generally, such private lane or lanes or parts thereof shall first be improved at the sole cost of the affected lot owner or owners, so as to comply with the specification as contained in the then applicable subdivision regulations relating to public streets."

[County Code Section 323-2 appears after Section 324-1 in County Code]

2.0 IMPROVEMENTS

- 2.1 **CONSTRUCTION PLANS:** 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 2 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 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), 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.

The construction of curb ramps also requires the upgrade of non-ADA compliant companion curb ramps that may be off-site.

- 2.4 **ROAD NAMES:** The access road(s)/street(s) shall be named as approved by the Planning & Building Department - Planning Division.

- 2.5 **TRAFFIC CONTROL DEVICES:** Street name and traffic control devices may need to be placed as required and approved by this Department.

A stop sign will be required on Midtown Court at its intersection with Railroad Drive.

In addition, pursuant to County Code Section 323-2(c)(4), non-county maintained roads shall be posted with a sign of at least 2 square feet in size containing substantially the following words in 2" high black letters on a yellow background: "Not a County Maintained Road" or "Not a County Maintained Street". The sign shall be approved by the Department prior to installation.

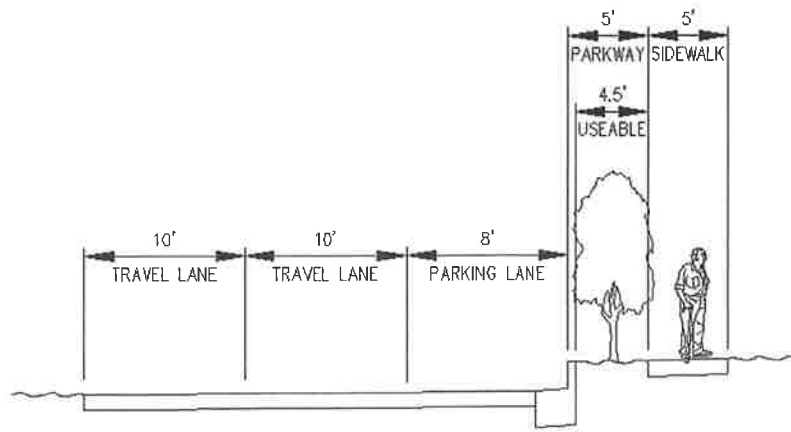
- 2.6 **ACCESS ROADS:** The surface of the access road(s) shall conform to the *Structural Section* requirements within this document. The access road(s) serving the subdivision shall be constructed to the satisfaction of this Department as follows:

- (a) The intersection of Midtown Court and the Railroad Drive (County Road No. 4M020) shall be constructed in conformance with the standards for a private road intersection as illustrated in Caltrans standards; and shall have 20 foot radius curb returns due to the narrow lanes on Midtown Court. The access opening must conform to Humboldt County Code Section 341 regarding visibility.

Curb ramps shall be provided at the intersection of Midtown Court and Railroad Drive.

- (b) **MIDTOWN COURT (Not County Maintained):** Midtown Court shall be constructed having a typical section comprised of two 10 foot wide travel lanes, an eight foot wide parking lane, a PCC Caltrans Type A1-6 curb [or APWA A3-150(6) curb], a 5 foot wide landscape strip (4.5 feet useable); and a 5 foot wide PCC sidewalk. The parking lane, landscape strip and sidewalk shall be located on the east side of the road. The sidewalk shall be constructed along the east side of the road from as shown on the tentative map ends at Lot 2; the sidewalk shall be extended to the southwest to connect to the Midtown Trail. The turn around and west side of the road shall be signed/stripped for "no parking".

The road is proposed to be cross sloped to the west to drain to the storm water detention basin. A Caltrans Type A2-6 PCC curb and gutter may be needed along the west side of the road from Railroad Drive (County Road No. 4M020) to the storm water detention basin.



Above: Typical Section for Midtown Court



Above: location of sidewalk improvements

A turnaround area as approved by this Department shall be constructed at the end of the access road serving the subdivision. It shall have the same structural section as the roadway serving the parcels/lots. If the turnaround area does not include a parking lane, then the turnaround area shall be signed/striped for "no parking".

A minimum of one street tree shall be planted in front of each lot, spaced approximately 50 feet apart. It is noted that it may be impractical to plant a street tree in front of lots 1, 2 and 3 due to narrow lot width and utility conflicts at the turn around. It is noted that Lot 7 has sufficient frontage for approximately 4 street trees.

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

- (e) 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.
- (f) All road intersections shall conform to Humboldt County Code Section 341 regarding visibility.

2.7 **DRIVEWAYS:** All access openings (existing and proposed) shall conform to Humboldt County Code Section 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 road.

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 lots.

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

2.8 **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 foot of Caltrans Type B 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.

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.

- (b) 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.

2.9 **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.

- 2.10 **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.

- 2.11 **PERMITS:** 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.
- 2.12 **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.
- 2.13 **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.
- 2.14 **COMPLETION OF SIDEWALK IMPROVEMENTS:** Sidewalk improvements 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.

3.0 DRAINAGE

- 3.1 **DRAINAGE ISSUES:** Applicant shall be responsible to correct any involved drainage problems associated with the subdivision to the satisfaction of this Department.
- 3.2 **DRAINAGE REPORT:** Applicant must submit a complete hydraulic report and drainage plan regarding the subdivision for review and approval by this Department. This may require the construction of drainage facilities on-site and/or off-site in a manner and location approved by this Department.

- 3.3 **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.
- 3.4 **DETENTION FACILITIES:** Pursuant to McKinleyville Community Plan Policy 3310(5), 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.

- 3.5 **DRAINAGE FEES:** Applicant must conform to Humboldt County Code Section 328.1-16 regarding McKinleyville Drainage Area Fees.

4.0 GRADING

- 4.1 **SOILS REPORT:** Pursuant to Humboldt County Code Section 331-14 (E)(5), applicant shall provide a soils engineering report that addresses the entire subdivision. The report shall include sufficient detail to enable the Building Official to issue building permits for each lot within the subdivision.

Pursuant to Humboldt County Code Section 331-14 (H)(6)(b)(3), the Applicant shall file a copy of the soils engineering report with the Chief Building Official.

- 4.2 **GRADING PLAN:** Pursuant to Humboldt County Code Section 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 Section 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. Projects located within McKinleyville Community Services District (MCSD) area shall be tied to MCSD elevation datum unless waived by this Department.
- 4.6 **EROSION CONTROL:** Pursuant to Humboldt County Code Section 331-14 (H)(6)(d)(1), 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, 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 Section 323-2 (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 needed

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

- A maintenance plan for all facilities within the proposed subdivision.
- A maintenance plan for the non-county maintained road known as Midtown Court.
- A maintenance plan for the storm water detention basin.

If a maintenance association currently exists for the access road, applicant shall attempt to the satisfaction of this Department to annex the subdivision into the existing road maintenance association. That portion of this condition regarding road maintenance may be waived if the applicant provides evidence satisfactory to this Department that the subject property already belongs to a maintenance association for the access road(s).

A maintenance plan is not required for driveways; as driveways serve only one parcel. A maintenance plan is *optional* for roads that serve only two parcels. A maintenance plan is required for roads serving three or more parcels.

A maintenance plan for projects that contain detention facilities 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:

- 6.1 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.
- 6.2 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."
- 6.3 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) For projects with a subdivision agreement, include the following note: "This subdivision was approved with requirements to construct improvements. At the time the subdivision map was filed, the improvements were not completed. The developer has entered into a subdivision agreement with the County to defer construction of these improvements. **Subdivision improvements must be completed within the timelines specified in the agreement. In general, building permits cannot be obtained until the required improvements are constructed to the satisfaction of the County.** The improvements required in the subdivision agreement 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."

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

6.5 The development plan shall be signed off by this Department prior to official filing with the Planning Division. The plan shall include a signoff block for this Department to sign substantially similar to:

Reviewed by:

Department of Public Works

Date

6.6 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.

7.0 LANDSCAPING

7.1 **LANDSCAPING PLAN:** A landscape plan is required for all landscaping within the right of way. 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.

// END //

ATTACHMENT 2

STAFF ANALYSIS OF THE EVIDENCE SUPPORTING THE REQUIRED FINDINGS

Required Findings: To approve this project, the Planning Commission must determine that the applicants have submitted evidence in support of making **all** of the following required findings.

A. Subdivision Findings: §66474 of the State Subdivision Map Act and Title III Division 2 of the Humboldt County Code (H.C.C.) specifies the findings that must be made to approve parcel subdivision maps. Basically, the Hearing Officer may approve a parcel map if the applicants have submitted evidence that supports making all of the following findings:

1. That the proposed subdivision, together with the provisions for its design and improvements, is consistent with the County's General Plan.
2. That the tentative subdivision map conforms to the requirements and standards of the County's subdivision regulations.
3. That the proposed subdivision conforms to all requirements of the County's zoning regulations.
4. The proposed subdivision is not likely to cause substantial environmental damage.
5. The proposed subdivision does not reduce the residential density for any parcel below that utilized by the Department of Housing and Community Development in determining compliance with housing element law (the mid-point of the density range specified in the plan designation), unless the following written findings are made supported by substantial evidence: 1) the reduction is consistent with the adopted general plan including the housing element; and 2) the remaining sites identified in the housing element are adequate to accommodate the County share of the regional housing need; and 3) the property contains insurmountable physical or environmental limitations and clustering of residential units on the developable portions of the site has been maximized.

B. Planned Development Permit: The Zoning Ordinance, Section 312-17.1 of the Humboldt County Code (Required Findings for All Discretionary Permits) specifies the findings that are required to grant a Planned Development Permit:

1. The proposed development is in conformance with the County General Plan;
2. The proposed development is consistent with the purposes of the existing zone in which the site is located;
3. The proposed development conforms with all applicable standards and requirements of these regulations;
4. That the proposed location of the use and conditions under which it may be operated or maintained will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity; and
5. The proposed development does not reduce the residential density for any parcel below that utilized by the Department of Housing and Community Development in determining compliance with housing element law.

C. CEQA: In addition, the California Environmental Quality Act (CEQA) states that one of the following findings must be made prior to approval of any development which is subject to the regulations of CEQA. The project either:

- a) is categorically or statutorily exempt; or
- b) has no substantial evidence that the project will have a significant effect on the environment and a negative declaration has been prepared; or
- c) has had an environmental impact report (EIR) prepared and all significant environmental effects have been eliminated or substantially lessened, or the required findings in Section 15091 of the CEQA Guidelines have been made.

Staff Analysis:

A1/B1. General Plan Consistency: The following table identifies the evidence which supports finding that the proposed subdivision is in conformance with all applicable policies and standards in Chapters 2-4 of the Framework Plan (FP) and McKinleyville Community Plan (MCCP).

Plan Section(s)	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the General Plan Conformance Finding
Land Use: §2732 (MCCP)	Residential Low Density (RL) Primary and compatible uses include single family residential use. Density Range – 1 - 7 dwelling units per acre.	The existing parcel is currently vacant. The proposal will create seven lots suitable for residential development and consistent with the prescribed density for the Residential Low Density plan designation.
Urban Limits: §2600 (MCCP)	New development shall be located within existing developed areas or in areas with adequate public services.	All proposed parcels are within the Urban Limit line and are served by public water and sewer. The parcels will be served by Midtown Court, a private road off of Railroad Drive which is County maintained. The applicant has submitted an exception request to allow a reduced right of way width. DPW has reviewed and approved this request to allow a right of way width of between 30 and 35 feet.
Housing: §2400 (MCCP)	Housing shall be developed in conformity with the goals, policies and standards of the Humboldt County Housing Element.	The proposal results in seven lots (parcels) for residential development. The mid-point density for the RL designation is 4 dwellings per acre. Seven units on approximately 1.58 acres results in a density of 4.4 dwellings per acre, just above the midpoint density.
Hazards: §3200 (MCCP)	New development shall minimize risk to life and property in areas of high geologic, flood and fire hazards. Geologic Fire Flood Hazards	The area of the proposed building site is within Geologic Hazard Rating 0 - "Relatively Stable" and is not within the Alquist-Priolo Fault Hazard Area. A Soils Report was prepared for this subdivision and was reviewed and approved by the Building Division. The proposed subdivision site is in an area of low fire hazard. Conditions of approval require approval of the Arcata Fire Department. According to FIRM Map #625, the parcel is within Flood Zone c, areas outside the 100-year flood.
Sensitive and Critical Habitats: §3420 (MCCP)	To protect designated sensitive and critical resource habitats.	Based on the California Natural Diversity Database, the site is not in an area of sensitive resources. Additionally, the California Department of Fish and Wildlife did not respond with any concerns.

Cultural Resource Protection: §3500 (FP)	New development shall protect cultural, archeological and paleontological resources.	The Northwest Information Center identified no historical resources and recommends no further study. In addition, the local Tribal Historic Preservation Officers (THPOs) recommended no further study. Nonetheless, conditions of approval put the applicant on notice that if archaeological resources are found during excavation on the property, all work is to be stopped and a qualified archaeologist is to be consulted for recommendations.
Parkland: §4420 (MCCP)	To establish recreational facilities to meet the needs of Eureka residents.	<u>Parkland dedication in-lieu fees were calculated by the Assessor's Office to be \$100,000/acre or: 7(2(130 x 2.57/43,560)) x \$100,000 = \$10,737.72 without the conveyance of secondary dwelling unit rights; or \$5,368.86 with the conveyance of secondary dwelling unit rights on all parcels.</u>

Parkland Dedication Fee Calculations

	130.00	McKinleyville Community Plan requires 130 square feet of parkland dedication per person for new subdivisions
X	<u>2.57</u>	Persons per average McKinleyville household (Source: 2000 U.S. Census)
	334.10	Parkland dedication per average household in square feet
/	<u>43,560</u>	Square feet per acre
	0.007	Parkland dedication per average household in acres
X	7	Number of parcels being created by the subdivision,
X	2	Number of dwellings per legal parcel or lot, including potential second units
X	100%	Percentage of these parcels within the McKinleyville Community Planning Area
X	<u>\$100,000</u>	Value of one acre of land in the vicinity of the subdivision project
	\$10,737.72	Parkland Dedication In-lieu Fee for the Pettlon Subdivision

A2. Subdivision Regulations: The following table identifies the evidence which supports finding that the proposed subdivision is in conformance with all applicable policies and standards in Section 66474 of the State Subdivision Map Act and Title III Division 2 of the Humboldt County Code (H.C.C.).

Section(s)	Applicable Subdivision Requirements	Evidence Supporting Subdivision Requirement Finding
Lot Suitability 322-3	All lots shall be suitable for their intended uses.	The applicant has submitted information demonstrating that the seven proposed lots will be suitable for single family residential development.
Access and Drainage 324-1	Improvements shall be required for the safe and orderly movement of people and vehicles.	<p>The applicant has submitted an exception request to allow the parcels to be served by a reduced right of way. The right of way that will serve the parcels will come off of Railroad Drive, a County maintained road with a 50 foot right of way. The private road will have a right of way width of between 30 and 35 feet wide. The Department of Public Works has reviewed this request and supports it.</p> <p>Per the Department of Public Works Exhibit A, dated October 8, 2015 they reviewed a preliminary drainage study and placed a condition on the project that a complete hydraulic report and drainage plan be approved by their department. Drainage improvements were installed with the previous subdivision to accommodate this subdivision.</p>
Sewer & Water 324-1 (d)	Sewer and water systems shall be constructed to appropriate standards.	The parcels will be served by community water and sewer. Upon the development of the proposed parcel, the owner will be required to contact the McKinleyville Community Services District for hook-up upon the payment of fees.
Access Road Appendix 4-1	Roadway design must incorporate a 40-foot right of way unless an exception is granted.	See above.
Adequate Solar Access 322.5-5	Subdivision to provide adequate solar access.	The applicant has prepared a Solar Shading Study and found that all new parcels will comply with the County's Solar Shading Ordinance of the Subdivision Regulations. The average hourly shading between 10:00 am and 2:00 pm on December 21 st of all proposed structures will not exceed 20% of wall area on the south side of the structures provided they do not exceed 16 feet in height. This will be further identified on the Development Plan.

Section(s)	Applicable Subdivision Requirements	Evidence Supporting Subdivision Requirement Finding
314-17.1.5 and 322-3.1 Housing Element Densities	<p>The proposed development does not reduce the residential density for any parcel below that utilized by the Department of Housing and Community Development in determining compliance with housing element law, except where:</p> <p>1) the reduction is consistent with the adopted general plan including the housing element; and 2) the remaining sites identified in the housing element are adequate to accommodate the County share of the regional housing need; and 3) the property contains insurmountable physical or environmental limitations and clustering of residential units on the developable portions of the site has been maximized.</p>	<p>The project will divide one parcels totaling approximately 1.58 acres into seven parcels. The mid-point density for the RL designation is four dwellings per acre. Seven units on approximately 1.58 acres results in a density of 4.4 dwellings per acre, just above the midpoint density. In addition, the most recent Housing Element (2014) identified four dwelling units on this parcel. Given that the proposal is for seven units, the proposed development exceeds the density utilized by the Department of Housing and Community Development in determining compliance with housing element law.</p>

Exceptions to Right of Way Width Requirements, Appendix of Title III, Div. 2, §4-1(d):	
Minimum of 20-foot road surface within a 40-foot right of way width	<p>The proposal includes a 20-foot roadway, however, it is proposed within a right of way that varies between 30 and 35 feet in width. Due to odd shape of the parcel, including the narrow access point off of Railroad Drive, the Department of Public Works was supportive of the varied right of way width.</p>

Further, pursuant to H.C.C. Section 325-9, to grant the exception to the Subdivision Regulations the Planning Commission must find the following:

Summary of Applicable Requirement	Evidence
That there are special circumstances or conditions affecting said property.	<p>The narrow access point and shape of the parcel constitute special circumstances that affect the property. In addition, the interior access road will not serve parcels beyond the subdivision. A 40-foot right of way would utilize a considerable amount of the parcel, limiting the development potential. The exception will allow for division of the parcel such that the buildout promoted by the Plan and Zoning may be achieved.</p>
That the exception is necessary for the preservation and enjoyment of a substantial property right of the petitioner.	<p>The proposed subdivision will result in seven parcels consistent with the General Plan and the R-1 zoning. Furthermore, the resultant parcel sizes will not be atypical for the neighborhood, will facilitate in-filling an established development pattern in support of the densities established by the Plan and Zoning, and will provide more housing opportunities.</p>

Summary of Applicable Requirement	Evidence
<p>That the granting of the exception will not be detrimental to the public welfare or injurious to other property in the territory in which the subject property is located.</p>	<p>There is no indication that the development of the surrounding lands will be adversely impacted by this exception. All referral agencies have recommended approval. Furthermore, the resultant parcel sizes are not atypical for the neighborhood, as the parcel is surrounded by various lot sizes. The lots will be similar to other lots within the neighborhood, and the subdivision is in keeping with the configuration of the site and the character of the immediate area.</p>

A3./B.2. Zoning Compliance and Development Standards: The following table identifies the evidence which supports finding that the proposed development is in conformance with all applicable policies and standards in the Humboldt County Zoning Regulations.

Zoning Section	Summary of Applicable Zoning Requirement	Planned Development Allowances	Evidence That Supports the Zoning Finding
<i>Residential One Family (R-1), §314-6.1. & Planned Unit Development, §314-31 et seq. H.C.C.</i>			
Principally permitted uses	One family dwellings and secondary dwelling units.	The principally and conditionally permitted uses in the applicable zoning district shall also be permitted in the Planned Development.	As shown on the Tentative Map, the applicant is proposing to divide the parcel into seven lots suitable for single family residential development.
Applicability of Planned Development regulations.		Planned Development regulations shall be applied to areas designated "P" on the Zoning Map and may be applied where the "application of these regulations would provide a better means of carrying out the intent of the County General Plan."	The project proposes exceptions to setback and lot width requirements.
Minimum Parcel Size	20,000 square feet.	Provided the site is 20,000 square feet in size or larger at the out-set, there is no minimum lot size in the Planned Development ordinance for the resultant parcels, provided the parcel size carries out the intent of the Planned Development regulations.	All parcels will be over the 5,000 square foot minimum parcel size required by the R-1 zone.

Zoning Section	Summary of Applicable Zoning Requirement	Planned Development Allowances	Evidence That Supports the Zoning Finding
Minimum Lot Width	50 feet	The Planned Development ordinance allowance for variations to the lot size, which also allow variation in lot width.	Lots 1, 2, 3 and 7 will have a lot width of between 25 and 40 feet measured at the front yard setback (definition of lot width). These lots will have an average lot width of between 45 and 65 feet, just below or exceeding the minimum width.
Maximum Lot Depth	3 times lot width	The Planned Development ordinance allowance for variations to the lot size, which, similar to lot width, allow variation in lot depth.	Lot 7 will exceed the lot width to depth ratio as it averages approximately 45 feet wide and is 198 feet in length.
Maximum Ground Coverage	35%	Lot coverage standards shall apply to the entire development rather than each individual lot.	Lot 1: 22% Lot 2: 21% Lot 3: 26% Lot 4: 26% Lot 5: 25% Lot 6: 28% Lot 7: 20%
Minimum Yard Setbacks per Zoning:	Front: 20 feet Interior Side: 5 feet Rear: 10 feet	Setback standards may be modified provided lot coverage requirements are met and setbacks for property lines on residential parcels adjoining the development conform with the setbacks stipulated for the zone.	Proposed Lot 7 will have a reduced setback of 18 feet to the garage where the code requires a 20-foot setback. All other setbacks on the remaining lots will meet the requirements of the R-1 zone.
Maximum Structure Height	35 feet	n/a	All lots will be developed to a maximum of 16 feet in order to comply with solar shading requirements. Heights other than that specified in the Solar Shade Plat, shall require a site-specific solar shading analysis to demonstrate conformance with this standard.
Parking §314-109 of the Zoning	Zoning Ordinance: One-Family and Two-Family Dwellings: Within	Parking spaces shall be provided in accordance with	All parking is proposed to be on site. Two spaces will be provided in the garage and

Zoning Section	Summary of Applicable Zoning Requirement	Planned Development Allowances	Evidence That Supports the Zoning Finding
Ordinance	mapped Housing Opportunity Zones, the parking is reduced to one (1) parking space for each dwelling unit 1,000 square feet or less.	the parking regulations. Parking areas are required to be sited consistent with the character of the site, avoiding excessive cuts and fills.	two spaces will be provided directly in front (tandem). No parking lane will be provided.

B4. Public Health, Safety and Welfare:

The project will not be detrimental to the public health, safety and welfare nor will it be materially injurious to properties or improvements in the area because:	Evidence supporting the finding:
All reviewing referral agencies have approved or conditionally approved the proposed project design.	See Attachment 4 - Agency Recommendations
The proposed project is consistent with the general plan.	See previous discussion
The proposed project is consistent with the zoning.	See previous discussion
The proposed project will not cause environmental damage.	See following discussion

A5/B5. Impact on Residential Density Target: See discussion under Section 2 above.

A4/C. Environmental Impact:

Please see the attached draft Mitigated Negative Declaration.

As required by the California Environmental Quality Act, the initial study conducted by the Planning and Building Department, Planning Division (Attachment 4) evaluated the project for any adverse effects on the environment. Based on a site inspection, information in the application, and a review of relevant references in the Department, staff has determined that there is no evidence before the Department that the project will have any potential adverse effect, either individually or cumulatively, on the environment. The environmental document on file in the Department includes a detailed discussion of all relevant environmental issues.

Because the project was found subject to CEQA and a Mitigated Negative Declaration was prepared, the provisions of Section 711.4 of the California Fish and Game Code apply to this project. Within five (5) days of the effective date of the approval of this tentative map, the applicant shall submit a check to the Planning Division payable to the Humboldt County Recorder in the amount of \$2,260.00. Pursuant to Section 711.4 of the Fish and Game Code, the amount includes the Department of Fish and Wildlife (DFW) fee plus the \$50 document handling fee. This fee is effective through December 31, 2015 at such time the fee will be adjusted pursuant to Section 713 of the Fish and Game Code. Alternatively, the applicant may contact DFW by phone at (916) 651-0603 or through the DFW website at www.wildlife.ca.gov for a determination stating the project will have no effect on fish and wildlife. If DFW concurs, a form will be provided exempting the project from the \$2,210.00 fee payment requirement. In this instance, only a copy of the DFW form and the \$50.00 handling fee is required. This requirement appears as Condition #11 of Attachment 1.

ATTACHMENT 3

Applicants' Evidence In Support of the Required Findings

Document	Date Received by Planning	Location
Revised Tentative Subdivision Map	August 5, 2015	Attached
Application Form	February 4, 2014	On file with Planning
Preliminary Title Report	February 4, 2014	On file with Planning
Preliminary Drainage Report	February 4, 2014	On file with Planning
Updated Exception Request for Right of Way Width	October 6, 2015	Attached
Planned Development Request	February 4, 2014	Attached
Soils Report	February 4, 2015	On file with Planning
Solar Shading Analysis	October 6, 2015	On file with Planning



POINTS WEST SURVEYING Co.

5201 Carlson Park Drive, Suite 3 Arcata, CA 95521

707.840.9510 Phone 707.840.9542 Fax

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October 6, 2015

Mr. Trevor Estlow
Humboldt County Planning Division
3015 H Street
Eureka, CA 95501



Re: Updated Request for Right of Way Width Modification
Pettlon Subdivision – Midtown Court Tract (APN: 510-121-026)

Dear Trevor,

Pursuant to Humboldt County Code Section 325-9, I am requesting an exception to the road width as specified in the Appendix to Title IV, Division 2, H.C.C. Section 7-2, administered by the Public Works Land Use Division for the above mentioned tentative map. A reduced right-of-way width of 35 feet is proposed for the first 50 feet; and then taper down to 30 feet along the frontage of Lot 7 and part of Lot 6.

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

- 1) That there are special circumstances or conditions affecting said property;
- 2) That the exception is necessary for the preservation and enjoyment of a substantial property right of the petitioner; or
- 3) That the granting of the exception will not be detrimental to the public welfare or injurious to the property in the neighborhood 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 project initially requested an exception to the right of way width requirement due to the physical configuration of the existing parcel being subdivided. In the Preliminary Subdivision Report, Robert Bronkall states that regarding the Request for Right of Way Width, the "Department can support the proposed exception request." We are now requesting that the LUD support the following revised right of way width: along Lots 6 and 7 the right of way width will be 30 feet to allow for a more logical development on Lot 7. Along the frontage of Lot 6 the right of way will transition to 35 feet.

The proposed road section will consist of two 10 foot wide travel lanes with 5 foot wide landscape strips on each side of the road. The on-street parking is no longer a part of this design due to the client's wish to minimize impervious surfaces. All required parking will be provided on-site.

The proposed road section eliminates unnecessary pavement and provides a natural traffic calming effect. Current trends in New Urbanism have shown that narrower streets provide a safer environment for pedestrians. In addition, the elimination of on-street parking will make the

neighborhood safer for children as data suggests that many accidents occur as a result of kids running out from behind parked vehicles.

The project no longer proposes a sidewalk along the east side of Midtown Court. The main objective of this is to provide landscaping on both sides of the street and to eliminate redundant impervious surfaces. This project borders the Midtown Trail, a paved 10 foot wide bicycle and pedestrian route that bisects McKinleyville. The proposed subdivision has two proposed access points to this trail, both of which will be handicap accessible. The only lot that will not be near an access point to the trail is Lot 7, which has direct frontage on Railroad Avenue.

This project demonstrates a creative design, one which meets the County's midpoint density requirement on a difficult shaped parcel. Successful subdivisions have been designed without sidewalks in many areas, especially those providing access to an alternate trail system like the Midtown Trail. Village Homes, designed by Michael Corbett in Davis has become a model for this type of intelligent design and shows that neighborhoods without sidewalks can, in some cases, be safer than those with sidewalks.

In the Appendix to Title III, Division 2, H.C.C, Section 7-1 states: "Nothing in the Humboldt County Subdivision Division is intended to inhibit the use of imagination and ingenuity on the part of the subdivision designer. It is the policy of Humboldt County to encourage subdivision design which will create pleasant places to live and work and which will reflect credit upon the designer." This project is the collaboration of the property owner and her design team, which meets the basic safety standards required by the fire department while demonstrating a creative design employing landscaping in excess of the minimum required.

The most effective way to maintain our County's rural character, while still providing affordable housing, is through this type of infill development. Creating new parcels in areas currently providing existing services, such as sewer, water and power keeps down the overall cost of development- a benefit passed on to both the consumer as well as the County. This project demonstrates sustainable design elements in the form of the bio-swale/rain garden, tree plantings and generous landscaped areas.

Since the project, as proposed, satisfies other requirements for subdivisions, granting this exception does not provide special privileges unavailable to others, but rather is upholding the preservation and enjoyment of a substantial property right of the land owner. Denying the exception requests would deprive the property owner of the ability to utilize the subject property to the maximum potential as described in the existing General Plan and zoning regulations.

The granting of this exception does not appear to be 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.

Sincerely,



Jesse Buffington
Planner/LSIT

January 31, 2014

Mr. Trevor Estlow
Humboldt County Planning Division
3015 H Street
Eureka, CA 95501



Re: Request for Planned Unit Development
Pettlon Subdivision – Midtown Court Tract (APN: 510-121-026)

Dear Trevor,

Pursuant to Humboldt County Code Section 314-31.1, I am requesting a Planned Unit Development for the above mentioned Tentative Map. These regulations may be applied where any of the following conditions prevail, provided the Director and the applicant agree that to do so would be in the public interest and best interests of the applicant:

31.1.2.2.1 Any site where more than four (4) dwelling units, commercial buildings, or industrial buildings or combination thereof are proposed;

31.1.2.2.2 The development proposal is within a residential zone and includes residential and nonresidential development;

31.1.2.2.3 Any site or development proposal where application of these regulations would provide a better means of carrying out the intent of the County General Plan.

The Planned Unit Development in this situation will allow for greater design flexibility and allow the project to meet the General Plan specified density. The Planned Unit Development requests reduced front yard setbacks on proposed Lots 6 and 7, a reduced Right-of-Way width and a reduced minimum lot width on proposed Lots 2 and 3. Beneficial elements of the PUD include a proposed rain garden bioswale and tree plantings integrated throughout the parking lane along Midtown Court. The reduced right-of-way reduces the total area of pavement, in addition the sidewalk is separated from the walkway by a 2 foot wide landscape area.

The specific condition that necessitates the reduced front yard setback is the narrow configuration of the existing parcel near the frontage along Railroad Avenue. In order to meet the General Plan specified density, the project has two lots that are narrower than the other proposed lots. Proposed Lot 7 would have a building footprint less than 20 feet wide without this setback reduction and Lot 6 would shade more than 20% of the house on Lot 5 to the north. The necessary 20 foot setbacks will be maintained to the entrances of the garages on both proposed Lots 6 and 7.

The condition affecting this property that warrants a Right-of-Way width modification is the physical configuration of the existing parcel being subdivided. The frontage of the parcel on Railroad Avenue is only 59.8' wide. The proposed right-of-way width will be 34 feet wide and will allow for the development of Lot 7. The proposed 34 wide Right-of-Way will only be along the frontage of proposed Lots 6 and 7 and will accommodate a 24 wide road. The road section as shown on the Tentative map will be maintained, with two eight foot travel lanes, an eight foot

parking strip and a four foot wide sidewalk separated from the parking lane by a two foot planter. This narrow road section reduces eliminates unnecessary pavement and provides a natural traffic calming effect. Adequate on-street parking will be provided but the tree planters interspersed throughout the parking lane and two foot landscape strip will soften the visual impact of cars parked on the street.

The Planned Unit Development designation will allow for the creation of Lots 2 and 3 which do not meet the zone specified width of 50 feet. This width is measured at the building setback line and the lots have a proposed width of 28 and 35 feet, respectively. Both proposed lots are pie-shaped due to their frontage near the end of Midtown Court. The lots as shown meet all other solar shading, building and development standards.

The County Housing Element has as its goal; "To provide for the projected future housing needs of the community." The policies outlined to facilitate this goal are favorable to development of this type in areas where public services already exist. Policy H-P1 states: "Promote Infill, Reuse and Redevelopment. The County shall prioritize infill, re-use and redevelopment of vacant and under-developed land within Urban Development Areas as a strategy to create affordable housing, provide an economic stimulus and re-vitalize community investment."

The most effective way to maintain our County's rural character, while still providing affordable housing, is through this type of infill development. Creating new parcels in areas currently providing existing services, such as sewer, water and power keeps down the overall cost of development- a benefit passed on to both the consumer as well as the County. This project demonstrates sustainable design elements in the form of the rain garden, tree plantings and generous landscaped areas.

Since the project, as proposed, satisfies other requirements for subdivisions, granting this Planned Unit Development Request does not provide special privileges unavailable to others, but rather is upholding the preservation and enjoyment of a substantial property right of the land owner. Denying this request would deprive the property owner of the ability to utilize the subject property to the maximum potential as described in the existing General Plan and zoning regulations.

The granting of this request does not appear to be 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.

Sincerely,



Jesse Buffington

ATTACHMENT 4

Draft Initial Study and Mitigated Negative Declaration

Project Information

Project Title: Pettlon Minor Subdivision

Lead Agency

Humboldt County Planning and Building Department – Planning Division
3015 H Street
Eureka, CA 95501
(707) 445-7541

Property Owner

Lynn Pettlon
2937 Springer Drive
McKinleyville, CA 95519

Project Applicant

Same as owner

Project Location

The project site is located in the McKinleyville area, on the north side of Railroad Drive, approximately 250 feet northeast of the intersection of Railroad Drive and Silverbrook Court, on the property known as 1417 Railroad Drive.

General Plan Designation

Residential Low Density (RL). McKinleyville Community Plan (MCCP). Density: one to seven dwelling units per acre. Slope Stability: Relatively Stable.

Zoning

Residential One-Family (R-1).

Project Description

A Major Subdivision of an approximately 1.58 acre parcel into seven residential lots utilizing a Planned Unit Development. The Planned Unit Development requests reduced front yard setbacks on proposed Lot 7, a reduced right of way width and a reduced minimum lot width on proposed Lots 1, 2 and 3. The parcel is currently vacant and will be served with community water and sewer by the McKinleyville Community Services District.

Baseline Conditions: Surrounding Land Uses and Setting

The project site is located in the urban part of McKinleyville, along Railroad Drive. The parcel is surrounded by similar sized urban residentially-zoned parcels served by community water and sewer.


Other Public Agencies Whose Approval Is or May Be Required (permits, financing approval, or participation agreement): Humboldt County Public Works Department, Division of Environmental Health, Building Division.

Environmental Factors Potentially Affected: The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|---|--|--|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agricultural and Forestry Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology/Soils |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards/Hazardous Materials | <input type="checkbox"/> Hydrology/Water Quality |
| <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Noise | <input type="checkbox"/> Population/Housing | <input type="checkbox"/> Utilities/Service |
| <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation/Traffic | |
| <input type="checkbox"/> Mandatory Findings of Significance | | |

Determination: On the basis of this initial evaluation:

- I find that the proposed project **could not** have a significant effect on the environment, and a **Negative Declaration** will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **Mitigated Negative Declaration** will be prepared.
- I find that the proposed project **may** have a significant effect on the environment, and an **Environmental Impact Report (EIR)** is required.
- I find that the proposed project **may** have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **Environmental Impact Report** is required, but it must analyze only those effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier **EIR** or **Negative Declaration** pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier **EIR** or **Negative Declaration**, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



 Signature

OCT. 30, 2015

 Date

Trevor Estlow, Senior Planner

 Printed Name

Humboldt County Planning
 and Building Department
 For

Evaluation of Environmental Impacts

- (1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- (2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- (3) Once the lead agency has determined that a particular physical impact may occur, the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- (4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
- (5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. (California Code of Regulations, title 14 Section 15063(c) (3) (D)). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review. **N/A**
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis. **N/A**
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project. **N/A**

Environmental Checklist

Checklist and Evaluation of Environmental Impacts: An explanation for all checklist responses is included, and all answers take into account the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts. The explanation of each issue identifies (a) the significance criteria or threshold, if any, used to evaluate each question; and (b) the mitigation measure identified, if any, to reduce the impact to less than significance. In the **Checklist**, the following definitions are used:

"Potentially Significant Impact" means there is substantial evidence that an effect may be significant.

"Potentially Significant Unless Mitigation Incorporated" means the incorporation of one or more mitigation measures can reduce the effect from potentially significant to a less than significant level.

"Less Than Significant Impact" means that the effect is less than significant and no mitigation is necessary to reduce the impact to a lesser level.

"No Impact" means that the effect does not apply to the proposed project, or clearly will not impact nor be impacted by the project.

I. Aesthetics. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?			X	
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			X	
c) Substantially degrade the existing visual character or quality of the site and its surroundings?			X	
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?			X	

Discussion:

(a-d) Less Than Significant Impact: The project site is not within an area mapped or designated with scenic vistas or resources nor is it in the Coastal Zone where specified areas of scenic values are mapped and certified by the state. The proposed subdivision infills an established development pattern, and is consistent with the planned build-out of the area. The parcels will be served by a private access road off of Railroad Drive. The Department finds no evidence that the creation of seven parcels within an area characterized as urban residential will have a substantial adverse aesthetic impact. There is no indication that the future development likely to occur on the site will significantly increase light or glare or effect nighttime views in the vicinity.

II. Agriculture and Forestry Resources. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				X
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				X

Discussion:

(a-e) No Impact: Neither the subject property nor adjacent lands are within a Williamson Act contract. The site is not considered prime or unique farmland and is not used for agricultural purposes. The neighborhood is characterized by urban residential development with services provided by the McKinleyville Community Services District. The proposed subdivision infills an established development pattern. One-family residential is a primary and compatible use within the RL designation and is principally permitted in the R-1 zoning district. General agriculture is not a use allowed in the R-1 zone, nor are there any intensive agricultural uses in the immediate vicinity. The Department finds no evidence that the project will result in a significant adverse impact on agricultural resources.

III. Air Quality. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?			X	
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			X	

c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?			X	
d) Expose sensitive receptors to substantial pollutant concentrations?			X	
e) Create objectionable odors affecting a substantial number of people?			X	

Discussion:

(a-e) Less than Significant: The parcel is currently vacant and the project will create seven lots suitable for residential development. According to recent studies by the North Coast Unified Air Quality Management District (NCUAQMD), the most significant contributors to PM-10 are residential wood burning stoves. Also, according to the NCUAQMD, all of Humboldt County is in non-attainment of the State's PM-10 (particulate matter of 10 microns in size) standard, but complies with all other State and Federal air quality standards. The area is characterized as urban residential with similar sized lots in the surrounding areas. The Department finds no evidence that the project that is consistent with the planned build-out of the area will have a significant adverse impact on air quality.

IV. Biological Resources. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			X	
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			X	
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?			X	
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			X	
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			X	
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?			X	

Discussion:

(a-e) Less Than Significant: Per County resource maps, there are no sensitive biological resources on, or in the vicinity of, the project site. There are no wetlands or wetland habitat present on the site. The project does not involve any development within a streamside management area. The project site is not within an adopted or proposed habitat conservation plan. The project was referred to the Eureka office of the California Department of Fish and Wildlife which did not respond with concerns. The area is developed to urban residential levels. The Department finds no evidence that the project will result in a significant adverse impact on biological resources.

V. Cultural Resources. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?				X
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?		X		
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X
d) Disturb any human remains, including those interred outside of formal cemeteries?		X		

Discussion:

(a) No Impact: No historical resources have been documented on site. The site is currently vacant. Therefore, the project will have no impact on historical resources defined in California Environmental Quality Act (CEQA) §15064.5.

(b) Less Than Significant with Mitigation Incorporated: The project was referred to the Northwest Information Center (NWIC), the Blue Lake Rancheria, the Bear River Band of the Rohnerville Rancheria and the Wiyot Tribe. Responses from the NWIC, the Blue Lake Rancheria and the Bear River Band of the Rohnerville Rancheria recommended approval with no further study provided a note regarding inadvertent discovery is included in the project. If archaeological resources are encountered during construction activities, the contractor will execute Mitigation Measure No. 1. by halting construction and coordinating with a professional archaeologist, who meets the Secretary of the Interior's Standards and Guidelines and appropriate tribes so resources can be evaluated so that there is not a substantial adverse change in the significance of an archaeological resource.

(c) No Impact: No paleontological, geologic, or physical features are known to exist on the proposed project site; therefore, the project will not directly or indirectly destroy a unique paleontological resource, site, or unique geologic feature.

(d) Less Than Significant with Mitigation Incorporated: The project is not expected to disturb any human remains, including those interred outside of formal cemeteries. However, implementation of Mitigation Measure No. 2 has been included in the event that human remains are accidentally discovered during construction.

Mitigation Measure No. 1. If cultural resources, such as chipped or ground stone, or bone are discovered during ground-disturbance activities, work shall be stopped within 20 meters (66 feet) of the discovery, as required by CEQA (January 1999 Revised Guidelines, Title 14 CCR 15064.5 (f)). Work near the archaeological finds shall not resume until a professional archaeologist, who meets the

Secretary of the Interior's Standards and Guidelines, has evaluated the materials and offered recommendations for further action.

Mitigation Measure No. 2. If human remains are discovered during project construction, work will stop at the discovery location, within 20 meters (66 feet), and any nearby area reasonably suspected to overlie human remains (Public Resources Code, Section 7050.5). The Humboldt County coroner will be contacted to determine if the cause of death must be investigated. If the coroner determines that the remains are of Native American origin, it will be necessary to comply with state laws relating to the disposition of Native American burials, which fall within the jurisdiction of the North American Heritage Commission (NAHC) (Public Resources Code, Section 5097). The coroner will contact the NAHC. The descendants or most likely descendants of the deceased will be contacted, and work will not resume until they have made a recommendation to the landowner or the person responsible for the excavation work for means of treatment and disposition, with appropriate dignity, of the human remains and any associated grave goods, as provided in Public Resources Code, Section 5097.98. Work may resume if NAHC is unable to identify a descendant or the descendant failed to make a recommendation.

VI. Geology and Soils. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				X
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				X
ii) Strong seismic ground shaking?				X
iii) Seismic-related ground failure, including liquefaction?				X
iv) Landslides?				X
b) Result in substantial soil erosion or the loss of topsoil?			X	
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?				X
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?				X
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				X

Discussion:

(a) No Impact: There are no known earthquake faults located within the site.

(i-iv) No impact: The project site is located outside an Alquist-Priolo Earthquake Fault Zone. The proposed project divides one parcel into seven lots. All of the parcels will be vacant and suitable for residential development. All development associated with the subdivision will not expose people or

structures to potential substantial adverse effects from rupture of a known earthquake fault, strong seismic ground shaking, or seismic-related ground failure, including liquefaction. The project is not within an area subject to landslides; therefore the project will not expose people or structures to risk of lost, injury, or death involving landslides.

(b) Less Than Significant impact: Any future home construction or road improvements will utilize appropriate Best Management Practices (BMPs) which will prevent soil erosion and loss of topsoil.

(c) No impact: The project is not located on geologic units or soils that are unstable or that will become unstable as a result of the project. The project will not result in the creation of new unstable areas either on or off site due to physical changes in a hill slope affecting mass balance or material strength.

(d) No impact: The project site is not located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994); therefore, the project will not create substantial risks to life or property.

(e) No Impact: The project will connect to community sewer provided by the McKinleyville Community Services District.

VII. Greenhouse Gas Emissions. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X	

Discussion:

(a-b) Less Than Significant Impact: The eventual construction of seven residences would contribute temporary, short-term increases in air pollution from equipment usage.

Because of the temporary nature of the greenhouse gas contributions, coupled with the modest quantity of emission, the proposed project would not have a significant impact on the environment, nor conflict with applicable plan, policy, or regulation for the purposes of reducing greenhouse gas emissions.

VIII. Hazards and Hazardous Materials. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X	

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			X	
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?			X	
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?			X	
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?			X	
g) Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X	
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized area or where residences are intermixed with wildlands?			X	

Discussion:

(a-h) Less Than Significant impact: The project site is not included on a list of hazardous material sites, nor does the proposed subdivision involve routine transport, use or disposal of hazardous materials. The project site is approximately one and one-half mile from the nearest airport, California Redwood Coast – Humboldt County Airport. There are no private airstrips within the vicinity of the project site. The site is just outside the D zone (other airport environs), and is not regulated by the Airport Land Use Compatibility Plan. 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. The site is within the Arcata Fire Protection District. Future development of the site will require compliance with the Uniform Fire Code and UBC. According to the Fire Hazard map, the parcel is located in a low fire hazard area. Arcata Fire Protection District approved the proposed project. For these reasons, the Planning Division expects that the major subdivision will not result in significant impacts in terms of hazardous materials.

IX. Hydrology and Water Quality. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?			X	
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g. the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			X	

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site?			X	
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site?			X	
e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?			X	
f) Otherwise substantially degrade water quality?			X	
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary of Flood Insurance Rate Map or other flood hazard delineation map?			X	
h) Place within a 100-year flood hazard area structures, which would impede or redirect flood flows?			X	
i) Expose people or structures to a significant risk or loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?			X	
j) Result in inundation by seiche, tsunami, or mudflow?			X	

(a-j) Less than significant: The proposed subdivision infills an established development pattern, and is consistent with the planned build-out of the area, in terms of both the County's Housing Element and the McKinleyville Community Plan (MCCP) adopted in 2002. The project site is an area served by community water and sewer. The McKinleyville Community Services District (MCSD) has indicated that it is able to provide water and sewer service to the proposed subdivision upon the payment of the appropriate fees. MCSD has not identified any concerns with regard to the project interfering with groundwater recharge. The Department finds no evidence indicating that the subdivision will violate any water quality or waste discharge standards, or otherwise substantially degrade water quality. According to the Flood Insurance Rate Map Panel #625, the project site is located in Flood Zone C, which is defined as "areas of minimal flooding", and is outside the 100- and 500-year floodplains. The project site is not within a mapped dam or levee inundation area, and is outside the areas subject to tsunami run-up. The site is at an elevation of approximately 125 feet.

A preliminary drainage report was prepared and identified a stormwater detention basin that will be created to serve the stormwater runoff created by the buildout of the subdivision. This will assure compliance with the policy in the McKinleyville Community Plan that restricts increases in downstream flows. Furthermore, the applicant is required to submit a complete hydraulic report and drainage plan regarding the subdivision for review and approval by the Department of Public Works. No streams, creeks or other waterways will be altered as a result of this subdivision. The Department finds no evidence that the proposed project will result in significant hydrologic or water quality impacts.

X. Land Use and Planning. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community?				X

b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				X
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				X

Discussion:

(a-c) No Impact: The project site is designated Residential Low Density (RL) by the McKinleyville Community Plan, and is zoned Residential One-Family with a 5,000 square foot minimum parcel size as well as combining zones for manufactured homes and airport safety. One-family residential is a primary and compatible use within the RL designation and is principally permitted in the R-1 zoning district. The neighborhood is characterized as urban residential. The creation of seven lots for residential development is consistent with the zoning and land use density (one to seven dwelling units per acre). The proposed subdivision infills an established development pattern, is consistent with the planned build-out of the area, and is consistent with the policies and regulations specified in the McKinleyville Community Plan and Framework General Plan. There are no habitat conservation or natural community conservation plans proposed or adopted for this area. The Department finds there is no evidence that the project will result in significant adverse impact with regard to land use and planning.

XI. Mineral Resources. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X

Discussion:

(a and b) No Impact: On-site soils and geologic resources are not suitable as commodity materials that would be of value to the region or the state. The site is not designated as an important mineral resource recovery site by a local general plan, specific plan, or other land use plan.

XII. Noise. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Expose persons to or generate noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?				X
b) Expose persons to or generate excessive ground borne vibration or ground borne noise levels?				X
c) Result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				X

d) Result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?				X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?			X	
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?			X	

Discussion:

(a-d) No Impact: Noises generated by the proposed project will result in a temporary increase during construction because the proposed project may require the use of heavy equipment (excavator, grader, loader and backhoe). The construction does not include equipment that would result in groundborne vibration. These activities are consistent with the current uses at the site and no permanent change in noise from the existing conditions would result from this project.

(e and f) Less Than Significant Impact: The project area is approximately one and one-half mile from the California Redwood Coast – Humboldt County Airport, and is not subject to the airport land use compatibility matrix. Therefore, noise impacts will remain less than significant.

XIII. Population and Housing. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (e.g., by proposing new homes and/or businesses) or indirectly (e.g., through extension of roads or other infrastructure)?				X
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X

Discussion:

(a-c) No The proposed project divides a parcel into seven lots that will be vacant and suitable for residential development. One-family residential uses are primary and compatible uses within the plan designation and zoning district. The subdivision is consistent with the planned density of the area, one to seven units per acre. The Department finds no evidence that the project will result in a significant adverse impact on population and housing.

XIV. Public Services. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Fire protection?				X
b) Police protection?				X
c) Schools?				X
d) Parks?				X
e) Other public facilities?				X
<p>Discussion:</p> <p>(a-e) No Impact: The parcels will be accessed via a private road off of Railroad Drive. The Department of Public Works has recommended improvements to the access road to meet current standards. The Arcata Fire Protection District did not identify any fire protection issues. The Department finds no evidence that the project will result in a significant adverse impact on public services.</p>				

XV. Recreation. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			X	
b) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			X	
<p>Discussion:</p> <p>(a-b) Less Than Significant Impact: The project does not include recreational facilities. The project has been conditioned upon payment of parkland dedication fees in lieu of creating a neighborhood park on the site. The Department finds no evidence that the project will require construction or expansion of recreational facilities which might have an adverse physical effect on the environment.</p>				

XVI. Transportation/Traffic. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?			X	
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?			X	
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?			X	
d) Substantially increase hazards due to design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X	
e) Result in inadequate emergency access?			X	
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?			X	
<p>Discussion:</p> <p>(a-f) Less Than Significant Impact: The property is accessed by a private road off of Railroad Drive. The Land Use Division of Public Works has recommended standard conditions of approval including the improvement of the encroachment and construction of the access road.</p> <p>The Department finds there is no evidence that the project will exceed the level of service standard, will result in a change in air traffic patterns, will result in inadequate emergency access, inadequate access to nearby uses or inadequate parking capacity; or will conflict with adopted policies supporting transportation. The project site is approximately one-half mile south of the California Redwood Coast – Humboldt County Airport, the closest airport.</p>				

XVII. Utilities and Service Systems. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X

c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
d) Have insufficient water supplies available to serve the project from existing entitlements and resources (i.e., new or expanded entitlements are needed)?				X
e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it does not have adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X
f) Be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs?				X
g) Violate any federal, state, and local statutes and regulations related to solid waste?				X

Discussion:

(a-g) No Impact: The Department finds there is no evidence that the project will be inconsistent with the planned build-out of the area or will result in a significant adverse to utilities and service systems. The parcel is not zoned for commercial or industrial uses.

The lots will be served by community water and sewer provided by the McKinleyville Community Services District. The Department of Environmental Health has recommended approval of the project. The parcel currently drains southerly towards the Mid Town Trail. A stormwater detention basin will be constructed that will collect stormwater runoff to a level that will comply with the McKinleyville Community Plan requirement of no increase in downstream flows. The Division of Public Works reviewed the project and did not identify any drainage issues. The applicant will be required to provide a complete hydraulic report and drainage plan. The Department finds the project impact to be insignificant.

XVIII. Mandatory Findings of Significance.	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				X
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects).				X

c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?				X
--	--	--	--	---

Discussion:

(a through c) No Impact: The proposed project divides one parcel into seven lots suitable for residential development. Staff finds no evidence that the proposed project will significantly degrade the quality of the environment, nor will it have impacts that are individually limited but cumulatively considerable. Based on the project as described in the administrative record, comments from reviewing agencies, a review of the applicable regulations, and discussed herein, the Department finds there is no significant evidence to indicate the proposed project as mitigated will have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly.

Cultural Resources

Mitigation Measure No. 1. If a cultural resource, such as chipped or ground stone or bone is discovered during ground-disturbance activities, work shall be stopped within 20 meters (66 feet) of the discovery, as required by CEQA (January 1999 Revised Guidelines, Title 14 CCR 15064.5 (f)). Work near the archaeological find shall not resume until a professional archaeologist who meets the Secretary of the Interior's Standards and Guidelines has evaluated the materials and offered recommendations for further action.

Timing for Implementation/Compliance: Throughout project construction

Person/Agency Responsible for Monitoring: Applicant and successors

Monitoring Frequency: Throughout construction

Evidence of Compliance: Visible evidence

Mitigation Measure No. 2. If human remains are discovered during project construction, work will stop at the discovery location, within 20 meters (66 feet), and any nearby area reasonably suspected to overlie human remains (Public Resources Code, Section 7050.5). The Humboldt County coroner will be contacted to determine if the cause of death must be investigated. If the coroner determines that the remains are of Native American origin, it will be necessary to comply with state laws relating to the disposition of Native American burials, which fall within the jurisdiction of the North American Heritage Commission (NAHC) (Public Resources Code, Section 5097). The coroner will contact the NAHC. The descendants or most likely descendants of the deceased will be contacted, and work will not resume until they have made a recommendation to the landowner or the person responsible for the excavation work for means of treatment and disposition, with appropriate dignity, of the human remains and any associated grave goods, as provided in Public Resources Code, Section 5097.98. Work may resume if NAHC is unable to identify a descendant or the descendant failed to make a recommendation.

Timing for Implementation/Compliance: Throughout project construction

Person/Agency Responsible for Monitoring: Applicant and successors

Monitoring Frequency: Throughout construction

Evidence of Compliance: Visible evidence

ATTACHMENT 5

Referral Agency Comments and Recommendation

All referral agencies that the proposed project was sent to for review and comment are listed below. Those agencies that provided written comments are checked off.

Referral Agency	Response	Recommendation	Attached	On File
County Building Inspection	X	Approval		X
County Public Works, the Land Use Division	X	Conditional approval (Exhibit A of Attachment 1)	X	
County Public Works, the Land Use Division	X	Memo dated October 8, 2015	X	
County Division of Environmental Health	X	Approval	X	
Northwest Information Center	X	Recommend approval. No further study		X
Arcata Fire Department	X	Conditional Approval	X	
McKinleyville Community Services District	X	Approval	X	
California Department of Fish and Game				
Wiyot Tribe	X	Conditional Approval		X
Blue Lake Rancheria	X	Conditional Approval		X
Bear River Band of the Rohnerville Rancheria	X	Conditional Approval		X



DEPARTMENT OF PUBLIC WORKS
C O U N T Y O F H U M B O L D T

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

ARCATA-EUREKA AIRPORT TERMINAL
 MCKINLEYVILLE
 FAX 839-3596

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

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

AVIATION 839-5401

ADMINISTRATION 445-7491
 BUSINESS 445-7652
 ENGINEERING 445-7377
 FACILITY MAINTENANCE 445-7493

NATURAL RESOURCES 445-7741
 PARKS 445-7651
 ROADS & EQUIP. MAINT. 445-7421
 445-7493

LAND USE 445-7205
 NATURAL RESOURCES 445-7205
 PLANNING

LAND USE DIVISION INTEROFFICE MEMORANDUM

TO: Trevor Estlow, Senior Planner

FROM: Robert W. Bronkall, Deputy Director *RB*

DATE: 10/08/2015

RE: **PETTLON, APN 510-121-026, FMS 14-001, PDP 14-001**



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

LOW IMPACT DEVELOPMENT (LID): While the subject property is located within the municipal separate storm sewer system (MS4) boundary area, the subdivision itself does not require LID standards to be applied due to the date of the application. However, at the time that building permits are pulled, each lot within the subdivision will be required to comply with the MS4 permit.

- If the proposed impervious area on a lot is less than 2,500 square feet, then that lot is considered "exempt" under the MS4 permit and does not need to implement LID permit requirements.
- If the proposed impervious area on a lot is more than 2,500 square feet, then the project is considered a "small project" under the MS4 permit and does need to implement LID permit requirements. In the case, LID requirements can be achieved by simply planting a tree on the lot.

[references: MS4 permit section E.12.b; *Interim* Humboldt Low Impact Development Stormwater Manual (06/30/2015) Part 1 (Table 1), Part 2, and Part 3 (Section 1.4)]

REQUEST FOR REDUCED FRONT YARD SETBACK: The Department can support the proposed exception request for the living portion of the structure. However, the garages must be set back a minimum of 20 feet from the back of sidewalk in order to provide a useable driveway where vehicles can be parked. Driveways less than 20 feet often result in vehicles obstructing the sidewalk.

Additionally, the reduced setbacks must not create a conflict with the County's Visibility Ordinance.

EXCEPTION REQUEST FOR RIGHT OF WAY WIDTH: The Department can support the proposed exception request.

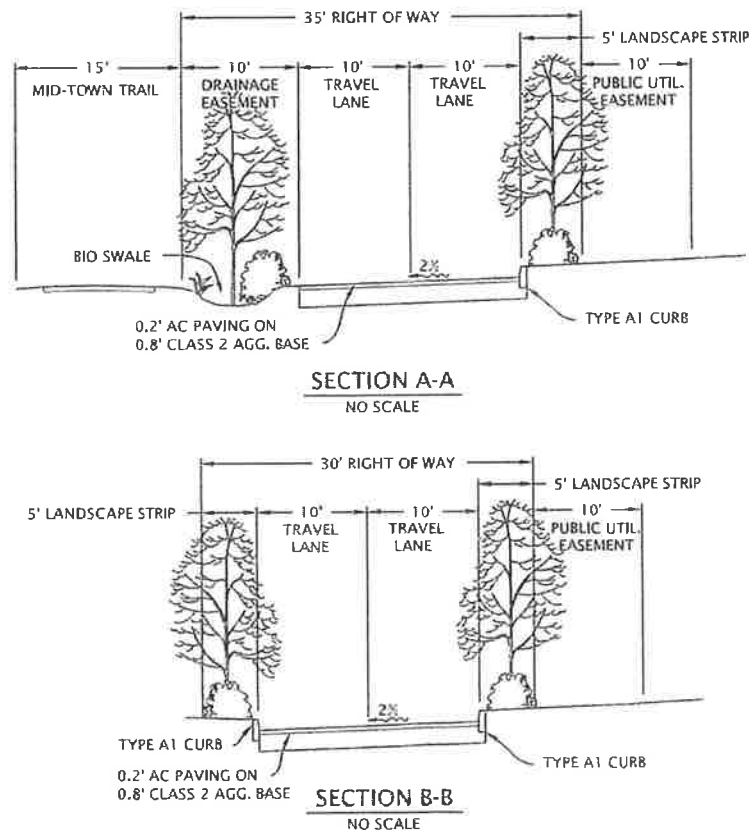
EXCEPTION REQUEST FOR LOT FRONTAGE WIDTH: The Department can support the proposed exception request.

MIDTOWN COURT TYPICAL SECTION: The typical section proposed by the applicant on 4/07/2015 tentative map is inconsistent with the McKinleyville Community Plan Section 4230 (10) and (11) and Subdivision Ordinance Appendix 4-2. It does not provide a parking lane or sidewalks. Due to the density of the subdivision and small size of the lots, the Department does not support the typical section proposed on the tentative map. A parking lane and sidewalk are necessary to provide orderly development of the lots. The project has been conditioned [Item 2.6 (b)] to comply with the McKinleyville Community Plan and the subdivision ordinance.

The applicant's proposed typical section is described below:

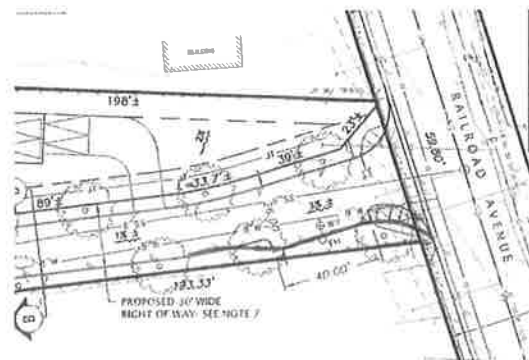
2.6 (b) MIDTOWN COURT (Not County Maintained) [ALTERNATE]: Midtown Court shall be constructed having a typical section comprised of two 10 foot wide travel lanes. The road shall be widened to be 26 feet in width for the first 50 feet; then taper down to 20 feet. The road (including the turn around area) shall be signed/striped for "no parking". The road is proposed to have a tilt section.

The road is proposed to be cross sloped to the west to drain to the storm water detention basin. A Caltrans Type A2-6 PCC curb and gutter may be needed along the west side of the road from Railroad Drive (County Road No. 4M020) to the storm water detention basin.



Above: Typical sections for Midtown Court (Alternate)

The applicant's agent has advised the Department that since no parking is to be provided, the A1 curb shown on the uphill side of the road may not be necessary.



Above: diagram showing the 26' wide road at the intersection of Railroad Drive

// END //

FEB 10 2014



HUMBOLDT COUNTY
PLANNING AND BUILDING DEPARTMENT
CURRENT PLANNING DIVISION
HUMBOLDT CO. DIVISION OF ENVIRONMENTAL HEALTH

3015 H STREET, EUREKA, CA 95501 ~ PHONE (707) 445-7541
HTTP://CO.HUMBOLDT.CA.US/PLANNING

2/6/2014

13/14-0175

PROJECT REFERRAL TO: Health and Human Services Environmental Health Division

Project Referred To The Following Agencies:

Building Inspection Division, Public Works Land Use Division, Health and Human Services Environmental Health Division, Supervising Planner, Current Planning Division, County Counsel, California Department of Fish And Wildlife, Northwest Information Center, Bear River Band Rohnerville Rancheria, Blue Lake Rancheria, Wiyot Tribe, McKinleyville Community Services District, Arcata Fire Protection District, PG&E

Applicant Name Lynn Pettlon **Key Parcel Number** 510-121-026-000

Application (APPS#) 6464 **Assigned Planner** Trevor Estlow (707) 268-3740 **Case Number(s)** AA 11-39
FMS 14-001
PDP 14-001

Please review the above project and provide comments with any recommended conditions of approval. To help us log your response accurately, please include a copy of this form with your correspondence.

Questions concerning this project may be directed to the assigned planner for this project between 8:30am and 5:30pm Monday through Friday.

County Zoning Ordinance allows up to 15 calendar days for a response. If no response or extension request is received by the response date, processing will proceed as proposed.

If this box is checked, please return large format maps with your response.

Return Response No Later Than 2/21/2014 Planning Commission Clerk
County of Humboldt Planning and Building Department
3015 H Street
Eureka, CA 95501
E-mail: PlanningClerk@co.humboldt.ca.us **Fax:** (707) 268-3792

We have reviewed the above application and recommend the following (please check one):

Recommend Approval. The Department has no comment at this time.

Recommend Conditional Approval. Suggested Conditions Attached.

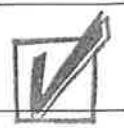
Applicant needs to submit additional information. List of items attached.

Recommend Denial. Attach reasons for recommended denial.

Other Comments: _____

DATE: 2/18/14

PRINT NAME: DAVID SPINOSA





HUMBOLDT COUNTY
 PLANNING AND BUILDING DEPARTMENT
 CURRENT PLANNING DIVISION
 3015 H STREET, EUREKA, CA 95501 ~ PHONE (707) 445-7541
 HTTP://CO.HUMBOLDT.CA.US/PLANNING



2/6/2014

PROJECT REFERRAL TO: Arcata Fire Protection District

Project Referred To The Following Agencies:

Building Inspection Division, Public Works Land Use Division, Health and Human Services Environmental Health Division, Supervising Planner, Current Planning Division, County Counsel, California Department of Fish And Wildlife, Northwest Information Center, Bear River Band Rohnerville Rancheria, Blue Lake Rancheria, Wiyot Tribe, McKinleyville Community Services District, Arcata Fire Protection District, PG&E

Applicant Name Lynn Pettlon **Key Parcel Number** 510-121-026-000

Application (APPS#) 6464 **Assigned Planner** Trevor Estlow (707) 268-3740 **Case Number(s)** AA 11-39
 FMS 14-001
 PDP 14-001

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If this box is checked, please return large format maps with your response.

Return Response No Later Than 2/21/2014 Planning Commission Clerk
 County of Humboldt Planning and Building Department
 3015 H Street
 Eureka, CA 95501
E-mail: PlanningClerk@co.humboldt.ca.us **Fax:** (707) 268-3792

We have reviewed the above application and recommend the following (please check one):

Recommend Approval. The Department has no comment at this time.

Recommend Conditional Approval. ~~Suggested~~ Conditions Attached.

Applicant needs to submit additional information. List of items attached.

Recommend Denial. Attach reasons for recommended denial.

Other Comments: ROADWAY MUST BE 20' WIDE W/NO OBSTRUCTIONS OR PARKING IN 20' WIDTH. TURN AROUND MUST MEET ATTACHED CODE REQUIREMENTS.

DATE: 2-10-14

PRINT NAME: Desmond Rowan





HUMBOLDT COUNTY
PLANNING AND BUILDING DEPARTMENT
CURRENT PLANNING DIVISION
3015 H STREET, EUREKA, CA 95501 ~ PHONE (707) 445-7500
HTTP://CO.HUMBOLDT.CA.US/PLANNING



RECEIVED

2/6/2014

PROJECT REFERRAL TO: McKinleyville Community Services District

FEB 10 2014

McK. C.S.D.

Project Referred To The Following Agencies:

Building Inspection Division, Public Works Land Use Division, Health and Human Services Environmental Health Division, Supervising Planner, Current Planning Division, County Counsel, California Department of Fish And Wildlife, Northwest Information Center, Bear River Band Rohnerville Rancheria, Blue Lake Rancheria, Wiyot Tribe, McKinleyville Community Services District, Arcata Fire Protection District, PG&E

Applicant Name Lynn Pettlon Key Parcel Number 510-121-026-000

Application (APPS#) 6464 Assigned Planner Trevor Estlow (707) 268-3740 Case Number(s) AA 11-39
FMS 14-001
PDP 14-001

Please review the above project and provide comments with any recommended conditions of approval. To help us log your response accurately, please include a copy of this form with your correspondence.

Questions concerning this project may be directed to the assigned planner for this project between 8:30am and 5:30pm Monday through Friday.

County Zoning Ordinance allows up to 15 calendar days for a response. If no response or extension request is received by the response date, processing will proceed as proposed.

If this box is checked, please return large format maps with your response.

Return Response No Later Than 2/21/2014

Planning Commission Clerk
County of Humboldt Planning and Building Department
3015 H Street
Eureka, CA 95501

E-mail: PlanningClerk@co.humboldt.ca.us Fax: (707) 268-3792

We have reviewed the above application and recommend the following (please check one):

Recommend Approval. The Department has no comment at this time.

Recommend Conditional Approval. Suggested Conditions Attached,

Applicant needs to submit additional information. List of items attached,

Recommend Denial. Attach reasons for recommended denial.

Other Comments: _____

DATE: 2/11/2014

PRINT NAME: GREGORY ORSINI

