

SUPPLEMENTAL INFORMATION #1

For Planning Commission Agenda of:
November 16, 2023

- Consent Agenda Item
- Continued Hearing Item
- Public Hearing Item No. F-1
- Department Report
- Old Business

Project Title: **Dane Valadao – Final Map Subdivision, Conditional Use Permit, Planned Unit Development**

Record Number: PLN-2021-17560
Assessor Parcel Number: 510-381-021
Address: 1820 Pickett Road, McKinleyville Area

Attached for the Planning Commission's record and review is the following supplementary information:

A. Letter from Applicant – received November 14, 2023

The applicant is proposing to install the neighborhood cluster mailboxes within the interior of the property. They are also committing to include locked ground-level bicycle storage, install up/down lighting along the rear of the buildings, develop the driveways along Gwin and Pickett Roads to the Urban Driveway No. 1 standard, limit construction traffic to Pickett Road, and install new sidewalk along the north side of Gwin Road near the Teen Center, to complete the break in the network. They are also committing to work with Public Works and the neighborhood on developing additional traffic and safety measures. Additionally, they are requesting permission to be allowed to divide and develop the project in two phases with the single-family units being completed under the first phase and the multi-family units and parcels being divided and developed under the second phase. Additionally, they are requesting flexibility to reduce the width of the two-bedroom units to 64 feet instead of the 80 feet shown on the current plans if determined preferable.

B. Additional Recommended Conditions of Approval:

Staff believe the applicant's request for flexibility in setting the width of the 2-bedroom units and for permission to complete the project in two phases can both be supported. The following additional Conditions offered for the Commission's consideration and are designed to reflect support for phasing and design flexibility while addressing development timing considerations:

- 18. Where subdivision and/or development is pursued in a phased fashion, prior to completion of each phase, all necessary improvements and infrastructure must be installed to the satisfaction of the Planning & Building Department and Land Use Division of Public Works.
- 19. The two-bedroom townhome style apartments proposed on Lots 5, 6, 7, 17, 18, & 19 may be constructed to a width ranging from 80 feet (maximum) to 64 feet (minimum).

November 14, 2023

Dear Steve-

Thank you for the follow up call yesterday. As you are aware, we held an open house on Sunday, November 12, 2023 to answer any questions or concerns people may have as well as ask for input on safety measures. In addition to the requirements in the conditions of approval, below are commitments we are making:

- Install Neighborhood cluster mailboxes within the development. These will not be installed on Pickett or Gwin Roads;
- Locked bike storage on the ground level of the 1-bedroom apartment buildings;
- Improve the break in the sidewalk on Gwin near the teen center for student safety;
- Construct "Urban Driveway No. 1" for access onto Gwin and Pickett Roads;
- Up/Down lighting in the rear of the buildings;
- Work with public works and the neighborhoods on traffic and pedestrian safety measures (Crosswalk(s), Speed hump(s), Bulb-outs, etc.)
- we will require our contractors to use Pickett Rd during construction.

Proposed requests:

- We would like to request that we be able to phase the project. Phase 1 would be developing lots 1 through 4 and phase 2 would be completing the balance of the subdivision.
 - If this is allowed, Mike proposed phase 1 be recorded as a "Parcel Map" and phase 2 as a "Final Subdivision Map"
 - If this requires re-noticing the neighbors, we will withdraw this request.
- We would like to ask for flexibility on the size of the proposed buildings on lots 5, 6, 7, 17, 18, & 19 (the two-bedroom townhome style apartments). The current proposed width is 80' wide buildings, we may want to reduce them down as much as 64'.

Please do not hesitate to reach out to me with any questions.

Dane Valadao

Dane Valadao

dane@reprop.net

707-834-6282



COUNTY OF HUMBOLDT

For the meeting of: 11/2/2023

File #: 23-1481

To: Planning Commission

From: Planning and Building Department

Agenda Section: Public Hearing

SUBJECT:

Valadao - Final Map Subdivision, Conditional Use Permit, Planned Unit Development
Application Number: PLN-2021-17560
Assessor Parcel Number (APN) 510-381-021
McKinleyville area

A Major Subdivision of an approximately 2.47-acre parcel into nineteen (19) parcels. The parcel is currently developed with a single-family residence which will be sited on its own parcel along with shared parking facilities, a laundry building, and a storage building and accessory dwelling unit. An existing detached garage and two other outbuildings are proposed to be removed. A Planned Development Permit is also being requested to allow for clustered development of approximately 61 units, and to allow for shared parking facilities, reduced setbacks from interior lot lines, reduced lot size, and a reduced road right-of-way width. The proposed development includes three different housing types: thirty-two (32) one-bedroom units and twenty-four (24) two-bedroom townhouse units configured in a four-plex fashion, and four (4) single-family dwelling units. A Conditional Use Permit is requested to allow four (4) of the proposed parcels to host single-family dwelling units. The site will be served with community water and sewer provided by the McKinleyville Community Services District.

RECOMMENDATION(S):

That the Planning Commission:

Adopt the resolution (Attachment 1) which does the following:

- a. Find that the project is consistent with the development density and policies established by an existing community plan and General Plan for which an EIR was certified, and that no additional environmental review is required per section 15183 of the State CEQA Guidelines; and
- b. make all of the required findings for approval of the Final Map Subdivision, Conditional Use Permit, and Planned Unit Development; and

- c. approve the Valadao Major Subdivision, Conditional Use Permit, and Planned Unit Development subject to the recommended conditions.

DISCUSSION:

Executive Summary: This project seeks approval of a major subdivision together with a Planned Unit Development Proposal and Conditional Use Permit. The Planned Development approach and Use Permit are being pursued in order to allow clustering of development and greater flexibility in establishing parcel boundaries and smaller lot sizes. This can aid in financing the development and improving affordability of the resulting parcels.

The applicant is proposing a subdivision of an approximately 2.47-acre parcel into nineteen (19) lots typically ranging from approximately 2,100 square feet to 6,300 square feet in size. One (1) larger parcel (Lot 8) will host the existing residence and some shared parking and laundry facilities would be 15,571 square feet in size -a future Accessory Dwelling Unit is also planned for this parcel. The majority of the proposed lots will be developed with four-plex style attached dwellings. Six (6) of the larger parcels proposed would host 2-bedroom fourplex-style units. The eight (8) smaller parcels would be developed with 1-bedroom fourplexes. Four (4) proposed parcels fronting on Pickett Road would be developed with attached one-family dwellings -essentially a side-by-side duplex using a zero side-yard setback and a common wall built along a proposed shared property line.

Planned Unit Development & Use Permit

The applicant is requesting to use the Planned Development Permit provisions of the code to allow deviation from the minimum and maximum lot size, minimum lot width, minimum right-of-way width, and standard setbacks prescribed in the zoning code. The Planned Development provisions of the code allow for all of this and more and can be found within the “P” Combining Zone section (314-31.1 of the Zoning Regulations). The purpose of the Planned Development provisions is to “allow flexibility in the administration of the development standards” and “provide for clustered development in concert with residential amenities” to “encourage a more creative approach to land development through waiver of development standards and application of less rigid development criteria”. They may be invoked wherever a site is 20,000 square feet or larger in size and is being developed with more than four (4) dwelling units, commercial buildings, or industrial buildings or on any site where or development proposal where application of the “P” provisions would provide a better means of carrying out the intent of the County General Plan.

In the case of the current proposal, use of the “P” provisions is appropriate as it will enable a more creative development footprint and facilitate maximum density and parcelization through use of shared parking and other infrastructure. It is important to note that with the exception of the four (4) one-family dwelling units proposed on lots 1 through 4, all of the multi-family development proposed would be principally permitted under the parcels current R-3 zoning. The primary reason for the PUD approach is to allow greater flexibility in subdivision of the development proposal.

Access: Access to the subdivision is available via both Pickett Road (on the north side) and Gwin Road (on the south side). The project proposes to construct a twenty-four foot wide road to be known

as Jack Way which will connect between both of these of access roads. The Land Use Division of Public Works is requiring that both Gwin and Pickett Road be improved to include two 12-foot wide driving lanes, an 8-foot wide parking lane, a 5-foot wide landscape strip, and 5-foot wide sidewalk. The Land Use Division is requiring that Jack Way be constructed 24-feet in width with a 3-foot wide concrete valley gutter in the center of the roadway. Where parking stalls are provided, the road will have a 16-foot deep parking stall and 7 foot wide sidewalk. The applicant has worked closely with the Land Use Division on the design of the access road and related improvements. The sidewalks are separated from the access road and parking areas by a landscape strip buffer. This is consistent with the following policies (4230.10 and 4230.11) in the McKinleyville Community Plan (MCCP):

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.

Drainage: A preliminary drainage study was prepared for the project. Given the density of development and footprint of impervious surfaces, development of underground stormwater detention facilities is expected. In addition, Low Impact Development (LID) techniques will be utilized to convey and improve stormwater quality before reaching the detention area. The Department of Public Works is requiring that a complete hydraulic report and drainage plan be prepared by a Civil Engineer for the proposed detention basin and other drainage improvements.

The site is in an area of mixed development within McKinleyville. Development along the north side of Pickett Road and south side of Gwin Road is primarily composed of single-family homes at a density of approximately 3 units per acre. To the west of the parcel lie several mobile home parks developed to medium densities (ranging from 10-12 units per acre) consistent with the range of the RM land use designation (7-30 units per acre). Further to the west lies the commercial corridor along Central Avenue.

The site is generally flat, sloping gradually from south to north. 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 northern portion of the parcel is located within Airport Safety Zone 6. This zone does not include any restrictions on density.

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.

All referral agencies have recommended approval or conditional approval of the project. Project approval is conditioned upon meeting their requirements. The applicant has provided will-serve letters from the McKinleyville Community Services District (MCSD) and Pacific Gas & Electric (PG&E). Parkland Fees have been assessed based on the number of units proposed and total \$76,322.06.

CEQA

The project is consistent with the development density established by an existing general plan for which an EIR was certified, and a determination that no further environmental review is required is being made pursuant to section 15183 of the State CEQA Guidelines. The Department has determined that further environmental review is not required as the project is consistent with a development density established under the 2002 McKinleyville Community Plan and the 2017 Humboldt County General Plan for which EIR's were certified. The residential density specified in the McKinleyville Community Plan was utilized for analysis conducted during development of the Environmental Impact Report prepared for the current Humboldt County General Plan, which includes all of the required elements specified in Section 65302 of the Government Code. The EIR for the General Plan was certified during adoption of the plan in 2017. Section 15083 of the CEQA Guidelines discourages lead agencies from performing additional environmental review where an earlier EIR was prepared, unless there are environmental effects peculiar to the project or the parcel on which it is located, or in situations where the earlier EIR(s) did not include analysis of significant effects or where previously identified significant effects could become more severe. Neither of these circumstances apply to the proposal. Further discussion of the basis for this determination can be found in Section 2 of the Draft Resolution.

Project Location: The property proposed for subdivision is located in the McKinleyville area, bound by Pickett Road on the north side and Gwin Road on the south side, approximately 0.25 miles east of the intersection of Pickett Road with Central Avenue, on the property known as 1820 Pickett Road.

Present General Plan Land Use Designation: Residential Medium Density (RM). McKinleyville Community Plan (MCCP). Density: 7 to 30 dwelling units per acre. Slope Stability: Relatively Stable.

Present Zoning: Residential Multiple-Family / Design Review Combining Zone (R-3/D).

State Appeal: The project is not located within the Coastal Zone.

Major concerns: None

OTHER AGENCY INVOLVEMENT:

The Planning Department has circulated requests for input relative to the tentative map and has received approval from the Division of Public Works, the Environmental Health Division, and McKinleyville Community Services District, as well as from Tribal Historic Preservation Officers from the Wiyot Tribe, Blue Lake Rancheria, and Bear River Band of the Rohnerville Rancheria. All responding agencies have either recommended approval or conditional approval. (Attachment 4) Comments from McKinleyville Union School District are included with Attachment 4A and express concern about risks to student safety from increased traffic on Pickett and Gwin Roads, which are used to access the nearby Teen Center. They recommend installation of speed humps, crossing lights, and sidewalks on Gwin Rd. to improve student safety from the increase in traffic. The Land Use Division of Public Works views this level of off-site improvements as unwarranted given the nature of the project and scale of the development proposed. However, the Commission has the discretion to require

the developer complete off-site road improvements to improve pedestrian safety along Gwin or Pickett Roads.

ALTERNATIVES TO STAFF RECOMMENDATIONS:

1. 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 per H.C.C. Sections 326-21 or 326-31. Planning Division staff has found that the required findings can be made. Consequently, planning staff does not recommend further consideration of this alternative.

ATTACHMENTS:

1. Draft Resolution
 - A. Recommended Conditions of Approval
 - B. Public Works Department Recommended Conditions of Approval
 - C. Tentative Map
 - D. Grading Plan
 - E. Elevations & Floor Plans
 - F. Solar Shading Exhibit
2. Location Map
3. Applicant's Evidence in Support of the Required Findings
 - A. Letter from Applicant with Development Information
4. Referral Agency Comments and Recommendations
 - A. Comments from McKinleyville Union School District

Applicant/Owner

Dane Valadao
1904 Pickett Road
McKinleyville, CA 95519

Agent

Kelly-O'Hern Associates
Mike O'Hern
3240 Moore Avenue
Eureka, CA 95501

Please contact Steven Lazar, Senior Planner, at slazar@co.humboldt.ca.us or (707)268-3741, if you have any questions about the scheduled item.

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

Resolution Number 23-

**VALADAO SUBDIVISION
PROJECT NUMBER PLN-2021-17560
ASSESSOR PARCEL NUMBER 510-381-021**

MAKING THE REQUIRED FINDINGS FOR CERTIFYING COMPLIANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND CONDITIONALLY APPROVING THE VALADAO SUBDIVISION, CONDITIONAL USE PERMIT AND PLANNED UNIT DEVELOPMENT

WHEREAS, the owners submitted an application and evidence in support of approving the Subdivision, Conditional Use Permit, and Planned unit 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 Department pursuant to Section 202 of Resolution No. 77-29 of the Humboldt County Board of Supervisors, has determined that impacts from projects of this sort were analyzed and addressed during preparation of Environmental Impact Reports (EIR's) for the McKinleyville Community Plan (SCH# 1998082024) and 2017 Humboldt County General Plan (SCH#2007012089), in keeping with the criteria outlined within section 15183 of the Guidelines; and

WHEREAS, a public notice was sent via mail to all owners and occupants of property within 300 feet of the boundaries of the project; and

WHEREAS, on November 2, 2023 a public hearing was held before the Humboldt County Planning Commission during which the Planning Commission reviewed, considered, and discussed the application and reviewed and considered all evidence and testimony presented at the hearing; and

NOW, THEREFORE, be it resolved, determined, and ordered that the Planning Commission makes the following findings:

PROJECT DESCRIPTION

- 1. FINDING:** A Major Subdivision of an approximately 2.47-acre parcel into 19 parcels. The parcel is currently developed with a single-family residence which will be sited on its own parcel along with shared

parking facilities, a laundry building, and a storage building and accessory dwelling unit. An existing detached garage and two other outbuildings are proposed to be removed. A Planned Development Permit is also being requested to allow for clustered development of approximately 61 units, and to allow for shared parking facilities, reduced setbacks from interior lot lines, reduced lot size, and a reduced road right-of-way width. The proposed development includes three different housing types: thirty-two (32) one-bedroom units and twenty-four (24) two-bedroom townhouse units configured in a four-plex fashion, and four (4) single-family dwelling units. A Conditional Use Permit is requested to allow four (4) of the proposed parcels to host single-family dwelling units. The site will be served with community water and sewer provided by the McKinleyville Community Services District. The property proposed for subdivision is located in the McKinleyville area, bound by Pickett Road on the north side and Gwin Road on the south side, approximately 0.25 miles east of the intersection of Pickett Road with Central Avenue, on the property known as 1820 Pickett Road.

EVIDENCE: a) Project File: PLN-2021-17560

CEQA

2. FINDING: **CEQA.** The requirements of the California Environmental Quality Act have been met. The Humboldt County Planning Commission has considered the project and finds the proposed subdivision is exempt from the provisions of CEQA per Section 15183 (Projects Consistent with a Community Plan or Zoning) of Article 12 (Special Situations) of the CEQA Guidelines.

EVIDENCE: a) Section 15183 of the CEQA Guidelines acknowledges CEQA's mandate that projects be exempt from additional environmental review when consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified, noting that subsequent environmental review is only necessary where the Lead Agency determines any of the following circumstances apply:

project-specific environmental effects:

- are peculiar to the project or the parcel on which it is located
- are significant and were not analyzed as such in a prior EIR

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

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

- b) There are no environmental effects that are peculiar to the project or the parcel on which the project is located. Neighboring development on adjacent parcels is composed of a mixture of densities. The proposal is consistent with the planned density and is seeking a Planned Development Permit to allow reduction of the minimum lot size and enable clustering of development. The property is not host to any sensitive habitat and is currently developed with a mixture of agricultural and low-density residential uses. The development pattern and design included in the concept provided by the applicant has been found to be acceptable by the Land Use Division of Public Works and Planning Division.
- c) Potential Impacts such as those common to projects of this sort were analyzed and addressed during preparation of Environmental Impact Reports (EIR's) for the McKinleyville Community Plan (SCH# 1998082024) and 2017 Humboldt County General Plan (SCH#2007012089).
- d) There are no potentially significant environmental effects which were not analyzed in the above referenced EIR's. The proposed subdivision would enable future build-out to the currently planned density for the area, which was re-confirmed during adoption of the 2017 General Plan. The project is also consistent with the applicable policies and standards of the General Plan, which are further discussed below.

- e) There are no potentially significant off-site impacts and cumulative impacts which were not discussed in the above referenced EIR's (SCH# 1998082024 & SCH#2007012089). The proposed subdivision will facilitate build-out consistent with planned densities and applicable policies and standards found in the recently adopted General Plan.
- f) There is no substantial new information that would cause the project to result in a more severe adverse impact than what was known and disclosed at the time the General Plan EIR was certified.
- g) There is no substantial evidence, given the whole record before the agency, that the project may have a significant effect on the environment, as proposed.
- h) The project site is not located within a scenic vista area and will not impact visual resources within the County. The proposed minor subdivision will create a total of four (4) parcels that can accommodate future residential development consistent with the assortment of uses and structures on surrounding parcels. The project will result in a less than significant impact to aesthetics.
- i) Project referrals were sent to both the Northwest Information Center and the Tribal Historic Preservation Officers (THPO's) for the Wiyot Tribe, Blue Lake Rancheria, and Bear River Band of the Rohnerville Rancheria. Two of the THPO's declined to comment on the proposal. The "Inadvertent Archaeological Discovery Protocol" condition has been placed on the project, as requested by the THPO for the Bear River Band of the Rohnerville Rancheria.
- j) The project site is not included on a list of hazardous material sites, nor does the proposed project involve routine transport, use or disposal of hazardous materials. The project site is not located in an Airport Review Area. Murray Field is the closest airport and is located approximately 1.59 miles northwest of the project site.
- k) According to the Humboldt County Fire Hazard Severity map, the parcel is located adjacent to the westernmost boundary of the nearest moderate fire hazard severity area. The site is within the Arcata Protection District. Future development of the site will

require compliance with the Uniform Fire Code and Uniform Building Code. The Department finds no evidence that the project will create, or expose people or property to, hazardous materials, or impair implementation of or physically interfere with, an adopted emergency response plan.

- l) The project will not violate any water quality standards or waste discharge requirements or substantially degrade surface or groundwater quality or degrade groundwater supplies. Future residential development of the parcels being created will receive water and sewer service provided by the McKinleyville Community Services District. Subsurface detention systems will be created to handle the increase in stormwater runoff that will result from the introduction of new impervious
- m) A Drainage Report and access road improvement plans are required to be prepared by a Civil Engineer registered within the State of California, and will be submitted for review and approval prior to commencement of the project. This is noted in the section 3.2 of the current Department of Public Works memo dated 12/01/2022.
- n) The project will not conflict with any adopted program, ordinance, or policy addressing transportation systems within the County or result in inadequate emergency access. There is no evidence that the proposed subdivision and future residential development will result in significant changes in vehicle miles traveled not already contemplated in the EIR prepared during adoption of the 2017 General Plan. The proposed project will not result in a change in air traffic patterns, will not result in vehicle miles traveled beyond that anticipated during the analysis conducted during preparation of the EIR prepared for the 2017 General Plan. The proposed design has adequate on-site circulation and parking capacity to accommodate the degree of development proposed.

The project is consistent with the development density of unit per 7-30 acres of the Residential Multi-family (RM) land use designation affirmed during the adoption of the McKinleyville Community Plan (MCCP) in 2002 and reaffirmed during adoption of the current General Plan in 2017. The creation and development of nineteen (19) additional parcels is consistent with mitigations for induced population growth as described in Impact

3.1.3.4. of the 2017 Environmental Impact Report (EIR) to reasonably obtain the projected goals of the Regional Housing Needs Allocation (RHNA) through the use of alternative subdivision standards and the facilitation of opportunities for second residential units.

The growth impacts of this project are not anticipated to create peculiar, specific, or more severe effects which the GPU EIR failed to evaluate or analyze as significant effects.

- o) The parcel has been planned and zoned for multi-family residential development for over twenty years. The property's zoning designation of Residential Multiple-Family (R-3) allows multi-family development of four or fewer units per building and Accessory Dwelling Units as principally permitted uses. The Use Permit and Planned Development Permit are primarily being processed to allow zero lot line attached single-family dwellings to be constructed on the four parcels fronting on Pickett Rd, in order to serve as a buffer between the lower density along Pickett Rd. and the higher density proposed within the southern portion of the parcel. At buildout, cumulative density would be approximately 25 units per acre, below the maximum density (30 units/acre) set by the RM land use designation. Adding subdivision and development of four (4) attached one-family dwellings does not introduce new potential impacts or result in a greater density of development than what could already be achieved without subdividing or securing approval of a Use Permit.

312-1.1.2 Legal Lot Requirement

3. FINDING: The lot that was created in compliance with all applicable state and local subdivision regulations.

EVIDENCE: A review of past and current Assessor Parcel Mapping reveals that the parcel being divided was lawfully created prior to the advent of local review of subdivision. The Department has issued several building permits re-roofing and electrical work associated with existing residential development on the parcel.

SUBDIVISION FINDINGS - Section 66474 of the State Subdivision Map Act and Title III Division 2 of the Humboldt County Code

4. **FINDING:** All lots shall be suitable for their intended uses.
- EVIDENCE:** a) The project will result in a total of seventeen (17) parcels ranging in size from 2,096 square feet to 15,571 square feet. Though twelve (12) of the proposed parcels sizes are less than the 5,000 square foot minimum size ordinarily required in the R-3 zone reduction of lot size, this is permissible under the Planned Development Permit being requested. The proposed smaller parcel sizes will help ensure a greater chance of affordability amongst the parcels being created. The property is of sufficient size (2.5 acres) to accommodate the number of parcels being requested. The applicant has submitted development plans showing the future building footprints and access road, as well as elevations and floorplans for the different building types.
5. **FINDING:** Improvements shall be required for the safe and orderly movement of people and vehicles.
- EVIDENCE:** a) Access to the parcel being divided is currently provided by Pickett Road (County Road No. 4M030) and Gwin Road, a private road. The Draft Conditions provided by the Land Use Division of Public Works include a request that easements for public road and sidewalk purposes be granted as part of the filing of the map.
6. **FINDING:** Flood control and drainage facilities affording positive storm water disposal shall be designed and provided by the subdivider.
- EVIDENCE:** a) Satisfaction of the requirements found in the Memo from the Land Use Division of Public Works (DPW) is required by the project Conditions of Approval. Sections 3.1 and 3.2 of their memo informs the applicant of their responsibility to correct any drainage problems associated with subdivision to the satisfaction of DPW and requires that a hydraulic report and drainage plan for the subdivision be submitted to DPW for review and approval. Additionally, the project will be required to detain stormwater such that no additional water will leave the site at a rate greater than the pre-development 2-year (Q_2) storm flows. This will likely be achieved by developing on-site detention facilities. Lastly, because the site is located in an urban MS4 stormwater area, future development will be required to incorporate measures to further enhance and detain stormwater runoff.

7. **FINDING:** Sewer and water systems shall be constructed to appropriate standards.

EVIDENCE: a) The McKinleyville Community Services District supports approval of the project and is prepared to provide water and sewer service to future development of the parcels. Residential development located on the parcels being created already receives water and sewer service provided by the McKinleyville Community Services District.

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

EVIDENCE: a) The size and configuration of the proposed parcels complies with width, depth, requirements of the AG zone. While three of the proposed parcels sizes are less than the 2.5-acre minimum size ordinarily required in the AG zone, reduction of lot size is permissible under the Planned Development Permit being requested. The proposed smaller parcel sizes will enable clustering of future development and protection of nearby wetlands and riparian areas from impacts.

Govt. Code §66474.02 Structural Fire Protection

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

EVIDENCE: a) The property is not located in a State Responsibility Area for Fire Protection and is located outside of any mapped Fire Hazard areas. The property lies within the boundaries of the Arcata Fire Protection District, who provide structural fire protection. The

project was referred to the district for review and did not result in any comments or issues being raised with the proposal.

FINDINGS APPLICABLE TO ALL PERMITS

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

EVIDENCE: a) The proposed development is consistent with the Residential Medium Density (RM) land use designation. The project will allow for the creation of a total of 18 parcels and multi-family residential development. The RM designation (Chapter 4.8.1 Land Use Designations) is used in areas with full urban services and where common-walled units and apartments are appropriate. The Density Range is 7-30 units per acre. The Use Permit and Planned Development Permit are primarily being processed to allow zero lot line attached single-family dwellings to be constructed on the four parcels fronting on Pickett Rd, in order to serve as a buffer between the lower density along Pickett Rd. and the higher density proposed within the southern portion of the parcel. At buildout, cumulative density would be approximately 25 units per acre, below the maximum density (30 units/acre) set by the RM land use designation. Therefore, the project is in conformance with the County General Plan (Chapter 4, Land Use Element).

b) *McKinleyville Community Plan – Stormwater*

The project will be required to detain stormwater such that no additional water will leave the site at a rate greater than the pre-development 2-year (Q₂) storm flows. This will likely be achieved by developing on-site detention facilities. Because the site is located in an urban MS4 stormwater area, future development will be required to incorporate measures to further enhance and detain stormwater runoff.

Parkland §4420 (MCCP)

c) *Parkland Dedication Fee Calculations*

130.00	McKinleyville Community Plan requires 130 square feet of parkland dedication per person for new subdivisions
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X	2.578	Persons per average McKinleyville household (Source: 2020 U.S. Census)
	335.14	Parkland dedication per average household in square feet
/	43,560	Square feet per acre
	0.00769	Parkland dedication per average household in acres
X	62	Number of new units being created by the subdivision and Planned Unit Development,
X	100% (1.0)	Percentage of these parcels within the McKinleyville Community Planning Area

	0.47701	Acres of parkland for subdivision
X	\$160,000	Value of one acre of land in the vicinity of the subdivision project
	\$76,322.06	Parkland Dedication In-lieu Fee for the Valadao Subdivision & PUD

11. FINDING: The proposed development is consistent with the purposes of the existing Residential Multiple-Family (R-3) zone in which the site is located, and meets all of the applicable development standards.

EVIDENCE: a) The property zoning designation of Residential Multiple-Family (R-3) allows multi-family development of four or fewer units per building and Accessory Dwelling Units as principally permitted uses. One-family dwellings may be permitted with a Use Permit where it can be shown that they wouldn't prevent the property from being developed with multifamily dwellings in the future. The Planned Development concept provided for the project shows a future buildout of fourteen (14) four-plexes spread across 14 separate parcels, retention of the one (1) legal non-conforming residence on a single parcel, and construction of four (4) zero lot line attached single-family dwellings to be constructed across four parcels (lots 1-4). The R-3 zone specifies a 5,000 square foot minimum parcel size. The Planned Unit Development provisions of the code are being utilized to deviate beyond the minimum and maximum lot sizes otherwise provided for under the code. Lots 1 and 4 will be considerably smaller than 50% of the minimum lot size (approximately 2,100 square feet) and Lot 8 will be larger than 1.8x the minimum lot size (approximately 15,571 square feet). Lots 5,6,7,17,18 & 19 all modestly exceed the minimum lot size (6,295.50 square feet). Lots 2,3 and 9-16

are all less than the minimum lot size but are larger than 2,500 square feet, thereby complying with the 50% limit specified under the 314-99.1 of the code (exceptions to the development standards). With the exception of lots 1-4, all of the proposed parcels comply with the minimum width and maximum depth requirements for the zone. Deviation from the development standards including width and depth is permitted under the Planned Development provisions of the code. Lots 1-4 range from 29.95 to 40.00 feet, are the only ones that fall below the 50-foot minimum width requirement of the R-3 zone. Lots 1-4 are also seeking authorization under the PUD provisions to reduce the interior lot line setback to zero to accommodate development featuring one-family dwellings with a common wall situated along the shared property line. All development planned for the remaining lots (5-17) will comply with the standard minimum setback requirements of the R-3 zone.

- b) The applicant has provided a Planned Development Concept showing that each parcel from the subdivision has sufficient area to accommodate residential development.

12. FINDING:

Planned Developments - §314-31.1 – Eligibility Criteria & Purpose

Planned developments are intended to allow flexibility in the administration of the development standard of the principal zone: 1) to cope with topographic and other natural or manmade features; or 2) provide for clustered development with the provision of residential amenities such as open space; or 3) where the modification to development standards will better provide for protection and enhancement of sensitive habitats and cultural resources.

Planned Development may only be permitted on lots 20,000 square feet or larger and must be tied to one or more of the following scenarios:

- a site where four (4) or more dwelling units, commercial buildings, industrial buildings are proposed
- the development proposal is within a residential zone and includes residential and non-residential development
- a site or proposal where use of the PUD provisions provide a better means of carrying out the General Plan

EVIDENCE: a) The project parcel is 2½ acres in size and seeks to utilize the Planned Development provisions of the code to allow for clustered development of approximately 62 units, and to allow for shared parking facilities, reduced setbacks from interior lot lines, deviations from standard lot size requirements, reduced lot width and a reduced road right-of-way width. This results in a better overall design and helps maximize the residential density achieved while also resulting in the creation of a greater number of potentially affordable units. This is in keeping with the purpose of the PUD provisions of the code.

Design Guidelines for Planned Developments - §314-31.1

13. **FINDING:** (1) Maintain prominent natural features by:
- retaining major trees and shrubs
 - concentrate development on level areas retaining ridgeline silhouettes, and leaving slopes greater than 25% undisturbed revegetating disturbed areas

EVIDENCE: a) Some of the existing mature trees and vegetation currently found on the property will be sited on proposed Lot 8. Others will be removed to accommodate the planned new residential development. Slopes on the parcel are fairly flat and minimal alteration of natural landforms and grading are expected to be necessary

14. **FINDING:** (2) Circulation Considerations:
- residences to take access from local roads, limiting frontage on collector streets
 - divide road where possible to preserve natural features
 - limit width of roadways, including paved shoulders
 - utilize alley development for secondary vehicle access

EVIDENCE: a) The project proposes to develop a twenty-four foot wide access road (Jack Road) running through the center of the parcel and providing connection between Pickett Road and Gwin Road. The road jogs to the west to allow for retention of an existing single-family residence on proposed Lot 8. Retention of this existing residence provides multiple benefits. The change in the road alignment will help the project preserve existing housing stock and provide for a mixture of different housing types while also having a traffic calming effect on local traffic patterns.

- 15. FINDING:** (3) *Parking Considerations:*
- develop shared parking areas and limit visual impact of rows of cars
 - place parking along side and rear of buildings
 - for parking areas of 5 or more vehicles, use landscaping, berms and screening to minimize visual impacts, unwanted light/glare and noise

EVIDENCE: a) On-site parking is being accommodated using perpendicular street parking along the frontage of most parcels, with the exception of Lots 15 and 16. Ten (10) shared spaces will be provided on Lot 8 which will be available for use by occupants of Lots 14-16, and Lot 8. Landscaping will be provided (see below).

- 16. FINDING:** (4) *Architectural Considerations:*
- buildings to be of compatible design and style with nearby development
 - living areas should face toward gardens and open areas

EVIDENCE: a) The proposed new multi-family dwellings are consistent with similar multi-family developments in the McKinleyville area, such as those that can be found south of Sutter Road. Neighboring development to the west consists of several existing mobile home parks.

- 17. FINDING:** (5) *Other Considerations:*
- landscaping should be used to enhance privacy and give visual order to the development
 - multifamily developments of 4 or more units should have laundry facilities
 - areas should be set aside within the development for trash collection and recycling
 - utilities should be underground; retention swales should be used to collect runoff

a) Though no landscaping is proposed at this time, it is expected that rear yards associated with western and eastern portions of the parcel being divided. A shared laundry facility is proposed to be developed on Parcel 8. Runoff will be addressed in accordance with a drainage plan approved by the Department of Public Works.

- 18. FINDING:** *Roads & Driveways for Planned Unit Developments (PUDs)*
(1) Access
- Locate appropriate to streets and transportation facilities; exits/entrances should encourage smooth traffic flow; merging and turnout lanes shall be provided where necessary
- EVIDENCE:** a) Access will be from Jack Road which is connect between Pickett and Gwin Roads. The access road encroachment and driveways will be designed to County standards.
- 19. FINDING:** *Roads & Driveways for Planned Unit Developments (PUDs)*
(2) Internal Circulation
- Integrated system of roads, pedestrian and bike paths
 - Developments designed to limit length of roads, control turning movements and minimize hazards
- EVIDENCE:** a) The development includes a new 24-foot wide private road and an internal system of sidewalks providing for pedestrian connectivity to neighboring public streets.
- 20. FINDING:** (3) Siting of Roads and Driveways
- Roads and driveways shall be consistent with terrain, minimizing excessive cuts and fills
- EVIDENCE:** a) A minimum amount of cut and fill is projected to accommodate site development.
- 21. FINDING:** (4) Parking Standards
- Number of spaces shall conform to off-street parking regulations
 - Parking to be designed and located as per regulations, except that spaces may be clustered in parking pods in proximity to dwelling units they serve, and parking for guests may be required up to a maximum of 1 space per 2 dwelling units
- EVIDENCE:** a) A total of 90 parking spaces are being provided across the parcels being created/developed. This accounts to an overall ratio of roughly 1.45 spaces per unit, without giving credit for additional off-site parking along Pickett and Gwin Roads.
- 22. FINDING:** (5) Recreational Vehicle Parking

- Parking for recreational vehicles may be required based on anticipated needs of the particular development;
- if developed, RV parking shall be on the fringe of the development and appropriately screened from adjacent properties

EVIDENCE: a) Given the limited size of the parcels and density of development proposed, reservation of land for RV parking would not be practical.

23. FINDING: Owner's Association for PUDs

A nonprofit incorporated owners association or alternative acceptable to County Counsel shall be required for improving, operating and maintaining common facilities, including open space, streets, drives, service and parking areas, and recreation areas.

EVIDENCE: a) Public Works recommended conditions include a requirement that a maintenance association be formed and maintenance plan developed for all shared facilities as well as the proposed new private access road (Jake Way).

FINDINGS APPLICABLE TO ALL PERMITS

24. FINDING: The proposed subdivision will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.

EVIDENCE: a) The proposed subdivision and planned development will divide a 2.5-acre parcel into nineteen (19) parcels and build out with a total of 62 units. The proposed parcel sizes are permitted with the proposed Planned Development Permit and the resulting density is consistent with that planned for the area.

b) The parcel being divided is currently host to an existing residence and garage. The residence is proposed to be retained and the garage will be removed as part of the proposed development of the parcel. Removal of several trees will likely be required although some will be preserved and retained within the boundaries of proposed lot 8. Public water and sewer service is available through the McKinleyville Community Services District. The parcel has been planned and zoned for multi-family residential development for over 30 years and is bordered to the

south by mobile home parks with medium densities within a similar range to what is currently proposed. It is not anticipated to have negative impacts on the public health, safety and welfare, and will not be materially injurious to properties or improvements in the vicinity. Multi-family residential development of the sort proposed is principally permitted under the parcel's current zoning. Adding subdivision and development of four (4) attached one-family dwellings does not introduce new potential impacts or result in a greater density of development than what could already be achieved without subdividing or securing approval of a Use Permit. None of the referral agencies oppose the project and there is no information to suggest that approval of the project would potentially be detrimental to the public health, safety, and welfare or materially injurious to properties or improvements in the vicinity.

25. FINDING: The proposed subdivision with possible future 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.

EVIDENCE: a) The parcel's General Plan land use designation (RM) and zoning (R-3) allow multi-family residential development. The project will positively impact compliance with Housing Element law. The project will increase the available separately owned housing in the McKinleyville Community Plan area and will comply with the density range of the RM land use designation, which includes a maximum density of 30 units per acre. The proposed development is consistent with the Humboldt County General Plan (Section 4.8.1, Residential Multi-Family (RM)). The parcel is not included within the latest (2019) Housing Element inventory so there is no risk of the density falling short of a target required by HCD.

DECISION

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

1. Adopt the findings set forth in this resolution; and
2. Approves the Final Map Subdivision, Conditional Use Permit, and Planned Development Permit (Record Number; PLN-2021-17560) based on the approved tentative map on file for the project dated May 10, 2023, as well as evidence referenced, described, and provided herein and all those materials found within the project record, subject to the attached conditions of approval.

Adopted after review and consideration of all of the evidence on **November 2, 2023**.

The motion was made by Commissioner _____
and Seconded by Commissioner _____ and the following ROLL CALL vote:

AYES: COMMISSIONERS:
NOES: COMMISSIONERS:
ABSTAIN: COMMISSIONERS:
ABSENT: COMMISSIONERS:
DECISION:

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

John H. Ford, Director
Planning and Building Department

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

Resolution Number 23-102

**VALADAO SUBDIVISION
PROJECT NUMBER PLN-2021-17560
ASSESSOR PARCEL NUMBER 510-381-021**

MAKING THE REQUIRED FINDINGS FOR CERTIFYING COMPLIANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND CONDITIONALLY APPROVING THE VALADAO SUBDIVISION, CONDITIONAL USE PERMIT AND PLANNED UNIT DEVELOPMENT

WHEREAS, the owners submitted an application and evidence in support of approving the Subdivision, Conditional Use Permit, and Planned unit 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 Department pursuant to Section 202 of Resolution No. 77-29 of the Humboldt County Board of Supervisors, has determined that impacts from projects of this sort were analyzed and addressed during preparation of Environmental Impact Reports (EIR's) for the McKinleyville Community Plan (SCH# 1998082024) and 2017 Humboldt County General Plan (SCH#2007012089), in keeping with the criteria outlined within section 15183 of the Guidelines; and

WHEREAS, a public notice was sent via mail to all owners and occupants of property within 300 feet of the boundaries of the project; and

WHEREAS, on November 16, 2023 a public hearing was held before the Humboldt County Planning Commission during which the Planning Commission reviewed, considered, and discussed the application and reviewed and considered all evidence and testimony presented at the hearing; and

NOW, THEREFORE, be it resolved, determined, and ordered that the Planning Commission makes the following findings:

PROJECT DESCRIPTION

- 1. FINDING:** A Major Subdivision of an approximately 2.47-acre parcel into 19 parcels. The parcel is currently developed with a single-family residence which will be sited on its own parcel along with shared

parking facilities, a laundry building, and a storage building and accessory dwelling unit. An existing detached garage and two other outbuildings are proposed to be removed. A Planned Development Permit is also being requested to allow for clustered development of approximately 61 units, and to allow for shared parking facilities, reduced setbacks from interior lot lines, reduced lot size, and a reduced road right-of-way width. The proposed development includes three different housing types: thirty-two (32) one-bedroom units and twenty-four (24) two-bedroom townhouse units configured in a four-plex fashion, and four (4) single-family dwelling units. A Conditional Use Permit is requested to allow four (4) of the proposed parcels to host single-family dwelling units. The site will be served with community water and sewer provided by the McKinleyville Community Services District. The property proposed for subdivision is located in the McKinleyville area, bound by Pickett Road on the north side and Gwin Road on the south side, approximately 0.25 miles east of the intersection of Pickett Road with Central Avenue, on the property known as 1820 Pickett Road.

EVIDENCE: a) Project File: PLN-2021-17560

CALIFORNIA ENVIRONMENTAL QUALITY ACT

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

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

project-specific environmental effects:

- are peculiar to the project or the parcel on which it is located

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

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

- b) There are no environmental effects that are peculiar to the project or the parcel on which the project is located. Neighboring development on adjacent parcels is composed of a mixture of densities. The proposal is consistent with the planned density and is seeking a Planned Development Permit to allow reduction of the minimum lot size and enable clustering of development. The property is not host to any sensitive habitat and is currently developed with a mixture of agricultural and low-density residential uses. The development pattern and design included in the concept provided by the applicant has been found to be acceptable by the Land Use Division of Public Works and Planning Division.
- c) Potential Impacts such as those common to projects of this sort were analyzed and addressed during preparation of Environmental Impact Reports (EIR's) for the McKinleyville Community Plan (SCH# 1998082024) and 2017 Humboldt County General Plan (SCH#2007012089).
- d) There are no potentially significant environmental effects which were not analyzed in the above referenced EIR's. The proposed subdivision would enable future build-out to the currently planned density for the area, which was re-confirmed during adoption of the 2017 General Plan. The project is also consistent with the applicable policies and standards of the General Plan, which are further discussed below.

- e) There are no potentially significant off-site impacts and cumulative impacts which were not discussed in the above referenced EIR's (SCH# 1998082024 & SCH#2007012089). The proposed subdivision will facilitate build-out consistent with planned densities and applicable policies and standards found in the recently adopted General Plan.
- f) There is no substantial new information that would cause the project to result in a more severe adverse impact than what was known and disclosed at the time the General Plan EIR was certified.
- g) There is no substantial evidence, given the whole record before the agency, that the project may have a significant effect on the environment, as proposed.
- h) The project site is not located within a scenic vista area and will not impact visual resources within the County. The proposed minor subdivision will create a total of four (4) parcels that can accommodate future residential development consistent with the assortment of uses and structures on surrounding parcels. The project will result in a less than significant impact to aesthetics.
- i) Project referrals were sent to both the Northwest Information Center and the Tribal Historic Preservation Officers (THPO's) for the Wiyot Tribe, Blue Lake Rancheria, and Bear River Band of the Rohnerville Rancheria. Two of the THPO's declined to comment on the proposal. The "Inadvertent Archaeological Discovery Protocol" condition has been placed on the project, as requested by the THPO for the Bear River Band of the Rohnerville Rancheria.
- j) The project site is not included on a list of hazardous material sites, nor does the proposed project involve routine transport, use or disposal of hazardous materials. The project site is not located in an Airport Review Area. Murray Field is the closest airport and is located approximately 1.59 miles northwest of the project site.
- k) According to the Humboldt County Fire Hazard Severity map, the parcel is located adjacent to the westernmost boundary of the nearest moderate fire hazard severity area. The site is within the Arcata Protection District. Future development of the site will

require compliance with the Uniform Fire Code and Uniform Building Code. The Department finds no evidence that the project will create, or expose people or property to, hazardous materials, or impair implementation of or physically interfere with, an adopted emergency response plan.

- l) The project will not violate any water quality standards or waste discharge requirements or substantially degrade surface or groundwater quality or degrade groundwater supplies. Future residential development of the parcels being created will receive water and sewer service provided by the McKinleyville Community Services District. Subsurface detention systems will be created to handle the increase in stormwater runoff that will result from the introduction of new impervious

- m) A Drainage Report and access road improvement plans are required to be prepared by a Civil Engineer registered within the State of California, and will be submitted for review and approval prior to commencement of the project. This is noted in the section 3.2 of the current Department of Public Works memo dated 12/01/2022.

- n) The project will not conflict with any adopted program, ordinance, or policy addressing transportation systems within the County or result in inadequate emergency access. There is no evidence that the proposed subdivision and future residential development will result in significant changes in vehicle miles traveled not already contemplated in the EIR prepared during adoption of the 2017 General Plan. The proposed project will not result in a change in air traffic patterns, will not result in vehicle miles traveled beyond that anticipated during the analysis conducted during preparation of the EIR prepared for the 2017 General Plan. The proposed design has adequate on-site circulation and parking capacity to accommodate the degree of development proposed.

The project is consistent with the development density of unit per 7-30 acres of the Residential Multi-family (RM) land use designation affirmed during the adoption of the McKinleyville Community Plan (MCCP) in 2002 and reaffirmed during adoption of the current General Plan in 2017. The creation and development of nineteen (19) additional parcels is consistent with mitigations for induced population growth as described in Impact

3.1.3.4. of the 2017 Environmental Impact Report (EIR) to reasonably obtain the projected goals of the Regional Housing Needs Allocation (RHNA) through the use of alternative subdivision standards and the facilitation of opportunities for second residential units.

The growth impacts of this project are not anticipated to create peculiar, specific, or more severe effects which the GPU EIR failed to evaluate or analyze as significant effects.

- o) The parcel has been planned and zoned for multi-family residential development for over twenty years. The property's zoning designation of Residential Multiple-Family (R-3) allows multi-family development of four or fewer units per building and Accessory Dwelling Units as principally permitted uses. The Use Permit and Planned Development Permit are primarily being processed to allow zero lot line attached single-family dwellings to be constructed on the four parcels fronting on Pickett Rd, in order to serve as a buffer between the lower density along Pickett Rd. and the higher density proposed within the southern portion of the parcel. At buildout, cumulative density would be approximately 25 units per acre, below the maximum density (30 units/acre) set by the RM land use designation. Adding subdivision and development of four (4) attached one-family dwellings does not introduce new potential impacts or result in a greater density of development than what could already be achieved without subdividing or securing approval of a Use Permit.

312-1.1.2 Legal Lot Requirement

3. FINDING: The lot that was created in compliance with all applicable state and local subdivision regulations.

EVIDENCE: A review of past and current Assessor Parcel Mapping reveals that the parcel being divided was lawfully created prior to the advent of local review of subdivision. The Department has issued several building permits re-roofing and electrical work associated with existing residential development on the parcel.

SUBDIVISION FINDINGS - Section 66474 of the State Subdivision Map Act and Title III Division 2 of the Humboldt County Code

4. **FINDING:** All lots shall be suitable for their intended uses.
- EVIDENCE:** a) The project will result in a total of seventeen (17) parcels ranging in size from 2,096 square feet to 15,571 square feet. Though twelve (12) of the proposed parcels sizes are less than the 5,000 square foot minimum size ordinarily required in the R-3 zone reduction of lot size, this is permissible under the Planned Development Permit being requested. The proposed smaller parcel sizes will help ensure a greater chance of affordability amongst the parcels being created. The property is of sufficient size (2.5 acres) to accommodate the number of parcels being requested. The applicant has submitted development plans showing the future building footprints and access road, as well as elevations and floorplans for the different building types.
5. **FINDING:** Improvements shall be required for the safe and orderly movement of people and vehicles.
- EVIDENCE:** a) Access to the parcel being divided is currently provided by Pickett Road (County Road No. 4M030) and Gwin Road, a private road. The Draft Conditions provided by the Land Use Division of Public Works include a request that easements for public road and sidewalk purposes be granted as part of the filing of the map.
6. **FINDING:** Flood control and drainage facilities affording positive storm water disposal shall be designed and provided by the subdivider.
- EVIDENCE:** a) Satisfaction of the requirements found in the Memo from the Land Use Division of Public Works (DPW) is required by the project Conditions of Approval. Sections 3.1 and 3.2 of their memo informs the applicant of their responsibility to correct any drainage problems associated with subdivision to the satisfaction of DPW and requires that a hydraulic report and drainage plan for the subdivision be submitted to DPW for review and approval. Additionally, the project will be required to detain stormwater such that no additional water will leave the site at a rate greater than the pre-development 2-year (Q_2) storm flows. This will likely be achieved by developing on-site detention facilities. Lastly, because the site is located in an urban MS4 stormwater area, future development will be required to incorporate measures to further enhance and detain stormwater runoff.

7. **FINDING:** Sewer and water systems shall be constructed to appropriate standards.

EVIDENCE: a) The McKinleyville Community Services District supports approval of the project and is prepared to provide water and sewer service to future development of the parcels. Residential development located on the parcels being created already receives water and sewer service provided by the McKinleyville Community Services District.

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

EVIDENCE: a) The size and configuration of the proposed parcels complies with width, depth, requirements of the AG zone. While three of the proposed parcels sizes are less than the 2.5-acre minimum size ordinarily required in the AG zone, reduction of lot size is permissible under the Planned Development Permit being requested. The proposed smaller parcel sizes will enable clustering of future development and protection of nearby wetlands and riparian areas from impacts.

Govt. Code §66474.02 Structural Fire Protection

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

EVIDENCE: a) The property is not located in a State Responsibility Area for Fire Protection and is located outside of any mapped Fire Hazard areas. The property lies within the boundaries of the Arcata Fire Protection District, who provide structural fire protection. The

project was referred to the district for review and did not result in any comments or issues being raised with the proposal.

FINDINGS APPLICABLE TO ALL PERMITS

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

EVIDENCE: a) The proposed development is consistent with the Residential Medium Density (RM) land use designation. The project will allow for the creation of a total of 18 parcels and multi-family residential development. The RM designation (Chapter 4.8.1 Land Use Designations) is used in areas with full urban services and where common-walled units and apartments are appropriate. The Density Range is 7-30 units per acre. The Use Permit and Planned Development Permit are primarily being processed to allow zero lot line attached single-family dwellings to be constructed on the four parcels fronting on Pickett Rd, in order to serve as a buffer between the lower density along Pickett Rd. and the higher density proposed within the southern portion of the parcel. At buildout, cumulative density would be approximately 25 units per acre, below the maximum density (30 units/acre) set by the RM land use designation. Therefore, the project is in conformance with the County General Plan (Chapter 4, Land Use Element).

b) *McKinleyville Community Plan – Stormwater*

The project will be required to detain stormwater such that no additional water will leave the site at a rate greater than the pre-development 2-year (Q₂) storm flows. This will likely be achieved by developing on-site detention facilities. Because the site is located in an urban MS4 stormwater area, future development will be required to incorporate measures to further enhance and detain stormwater runoff.

Parkland §4420 (MCCP)

c) *Parkland Dedication Fee Calculations*

130.00	McKinleyville Community Plan requires 130 square feet of parkland dedication per person for new subdivisions
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X	2.578	Persons per average McKinleyville household (Source: 2020 U.S. Census)
	335.14	Parkland dedication per average household in square feet
/	43,560	Square feet per acre
	0.00769	Parkland dedication per average household in acres
X	62	Number of new units being created by the subdivision and Planned Unit Development,
X	100% (1.0)	Percentage of these parcels within the McKinleyville Community Planning Area

	0.47701	Acres of parkland for subdivision
X	\$160,000	Value of one acre of land in the vicinity of the subdivision project
	\$76,322.06	Parkland Dedication In-lieu Fee for the Valadao Subdivision & PUD

11. FINDING: The proposed development is consistent with the purposes of the existing Residential Multiple-Family (R-3) zone in which the site is located, and meets all of the applicable development standards.

EVIDENCE: a) The property zoning designation of Residential Multiple-Family (R-3) allows multi-family development of four or fewer units per building and Accessory Dwelling Units as principally permitted uses. One-family dwellings may be permitted with a Use Permit where it can be shown that they wouldn't prevent the property from being developed with multifamily dwellings in the future. The Planned Development concept provided for the project shows a future buildout of fourteen (14) four-plexes spread across 14 separate parcels, retention of the one (1) legal non-conforming residence on a single parcel, and construction of four (4) zero lot line attached single-family dwellings to be constructed across four parcels (lots 1-4). The R-3 zone specifies a 5,000 square foot minimum parcel size. The Planned Unit Development provisions of the code are being utilized to deviate beyond the minimum and maximum lot sizes otherwise provided for under the code. Lots 1 and 4 will be considerably smaller than 50% of the minimum lot size (approximately 2,100 square feet) and Lot 8 will be larger than 1.8x the minimum lot size (approximately 15,571 square feet). Lots 5,6,7,17,18 & 19 all modestly exceed the minimum lot size (6,295.50 square feet). Lots 2,3 and 9-16

are all less than the minimum lot size but are larger than 2,500 square feet, thereby complying with the 50% limit specified under the 314-99.1 of the code (exceptions to the development standards). With the exception of lots 1-4, all of the proposed parcels comply with the minimum width and maximum depth requirements for the zone. Deviation from the development standards including width and depth is permitted under the Planned Development provisions of the code. Lots 1-4 range from 29.95 to 40.00 feet, are the only ones that fall below the 50-foot minimum width requirement of the R-3 zone. Lots 1-4 are also seeking authorization under the PUD provisions to reduce the interior lot line setback to zero to accommodate development featuring one-family dwellings with a common wall situated along the shared property line. All development planned for the remaining lots (5-17) will comply with the standard minimum setback requirements of the R-3 zone.

- b) The applicant has provided a Planned Development Concept showing that each parcel from the subdivision has sufficient area to accommodate residential development.

12. FINDING:

Planned Developments - §314-31.1 – Eligibility Criteria & Purpose

Planned developments are intended to allow flexibility in the administration of the development standard of the principal zone: 1) to cope with topographic and other natural or manmade features; or 2) provide for clustered development with the provision of residential amenities such as open space; or 3) where the modification to development standards will better provide for protection and enhancement of sensitive habitats and cultural resources.

Planned Development may only be permitted on lots 20,000 square feet or larger and must be tied to one or more of the following scenarios:

- a site where four (4) or more dwelling units, commercial buildings, industrial buildings are proposed
- the development proposal is within a residential zone and includes residential and non-residential development
- a site or proposal where use of the PUD provisions provide a better means of carrying out the General Plan

EVIDENCE: a) The project parcel is 2½ acres in size and seeks to utilize the Planned Development provisions of the code to allow for clustered development of approximately 62 units, and to allow for shared parking facilities, reduced setbacks from interior lot lines, deviations from standard lot size requirements, reduced lot width and a reduced road right-of-way width. This results in a better overall design and helps maximize the residential density achieved while also resulting in the creation of a greater number of potentially affordable units. This is in keeping with the purpose of the PUD provisions of the code.

Design Guidelines for Planned Developments - §314-31.1

13. FINDING: (1) Maintain prominent natural features by:

- retaining major trees and shrubs
- concentrate development on level areas retaining ridgeline silhouettes, and leaving slopes greater than 25% undisturbed revegetating disturbed areas

EVIDENCE: a) Some of the existing mature trees and vegetation currently found on the property will be sited on proposed Lot 8. Others will be removed to accommodate the planned new residential development. Slopes on the parcel are fairly flat and minimal alteration of natural landforms and grading are expected to be necessary

14. FINDING: (2) Circulation Considerations:

- residences to take access from local roads, limiting frontage on collector streets
- divide road where possible to preserve natural features
- limit width of roadways, including paved shoulders
- utilize alley development for secondary vehicle access

EVIDENCE: a) The project proposes to develop a twenty-four foot wide access road (Jack Road) running through the center of the parcel and providing connectivity between Pickett Road and Gwin Road. The road jogs to the west to allow for retention of an existing single-family residence on proposed Lot 8. Retention of this existing residence provides multiple benefits. The change in the road alignment will help the project preserve existing housing stock and provide for a mixture of different housing types while also having a traffic calming effect on local traffic patterns.

- 15. FINDING:** (3) Parking Considerations:
- develop shared parking areas and limit visual impact of rows of cars
 - place parking along side and rear of buildings
 - for parking areas of 5 or more vehicles, use landscaping, berms and screening to minimize visual impacts, unwanted light/glare and noise

EVIDENCE: a) On-site parking is being accommodated using perpendicular street parking along the frontage of most parcels, with the exception of Lots 15 and 16. Ten (10) shared spaces will be provided on Lot 8 which will be available for use by occupants of Lots 14-16, and Lot 8. Landscaping will be provided (see below).

- 16. FINDING:** (4) Architectural Considerations:
- buildings to be of compatible design and style with nearby development
 - living areas should face toward gardens and open areas

EVIDENCE: a) The proposed new multi-family dwellings are consistent with similar multi-family developments in the McKinleyville area, such as those that can be found south of Sutter Road. Neighboring development to the west consists of several existing mobile home parks.

- 17. FINDING:** (5) Other Considerations:
- landscaping should be used to enhance privacy and give visual order to the development
 - multifamily developments of 4 or more units should have laundry facilities
 - areas should be set aside within the development for trash collection and recycling
 - utilities should be underground; retention swales should be used to collect runoff

EVIDENCE: a) Though no landscaping is proposed at this time, it is expected that rear yards associated with western and eastern portions of the parcel being divided. A shared laundry facility is proposed to be developed on Parcel 8. Runoff will be addressed in accordance with a drainage plan approved by the Department of Public Works.

- 18. FINDING:** *Roads & Driveways for Planned Unit Developments (PUDs)*
(1) Access
- Locate appropriate to streets and transportation facilities; exits/entrances should encourage smooth traffic flow; merging and turnout lanes shall be provided where necessary
- EVIDENCE:** a) Access will be from Jack Road which will connect between Pickett and Gwin Roads. The access road encroachment and driveways will be designed to County standards.
- 19. FINDING:** *Roads & Driveways for Planned Unit Developments (PUDs)*
(2) Internal Circulation
- Integrated system of roads, pedestrian and bike paths
 - Developments designed to limit length of roads, control turning movements and minimize hazards
- EVIDENCE:** a) The development includes a new 24-foot wide private road and an internal system of sidewalks providing for pedestrian connectivity to neighboring public streets.
- 20. FINDING:** (3) Siting of Roads and Driveways
- Roads and driveways shall be consistent with terrain, minimizing excessive cuts and fills
- EVIDENCE:** a) A minimum amount of cut and fill is projected to accommodate site development.
- 21. FINDING:** (4) Parking Standards
- Number of spaces shall conform to off-street parking regulations
 - Parking to be designed and located as per regulations, except that spaces may be clustered in parking pods in proximity to dwelling units they serve, and parking for guests may be required up to a maximum of 1 space per 2 dwelling units
- EVIDENCE:** a) A total of 90 parking spaces are being provided across the parcels being created/developed. This accounts to an overall ratio of roughly 1.45 spaces per unit, without giving credit for additional off-site parking along Pickett and Gwin Roads.
- 22. FINDING:** (5) Recreational Vehicle Parking

- Parking for recreational vehicles may be required based on anticipated needs of the particular development;
- if developed, RV parking shall be on the fringe of the development and appropriately screened from adjacent properties

EVIDENCE: a) Given the limited size of the parcels and density of development proposed, reservation of land for RV parking would not be practical.

23. FINDING: Owner's Association for PUDs

A nonprofit incorporated owners association or alternative acceptable to County Counsel shall be required for improving, operating and maintaining common facilities, including open space, streets, drives, service and parking areas, and recreation areas.

EVIDENCE: a) Public Works recommended conditions include a requirement that a maintenance association be formed and maintenance plan developed for all shared facilities as well as the proposed new private access road (Jake Way).

FINDINGS APPLICABLE TO ALL PERMITS

24. FINDING: The proposed subdivision will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.

EVIDENCE: a) The proposed subdivision and planned development will divide a 2.5-acre parcel into nineteen (19) parcels and build out with a total of 62 units. The proposed parcel sizes are permitted with the proposed Planned Development Permit and the resulting density is consistent with that planned for the area.

b) The parcel being divided is currently host to an existing residence and garage. The residence is proposed to be retained and the garage will be removed as part of the proposed development of the parcel. Removal of several trees will likely be required although some will be preserved and retained within the boundaries of proposed lot 8. Public water and sewer service is available through the McKinleyville Community Services District. The parcel has been planned and zoned for multi-family residential development for over 30 years and is bordered to the

south by mobile home parks with medium densities within a similar range to what is currently proposed. It is not anticipated to have negative impacts on the public health, safety and welfare, and will not be materially injurious to properties or improvements in the vicinity. Multi-family residential development of the sort proposed is principally permitted under the parcel's current zoning. Adding subdivision and development of four (4) attached one-family dwellings does not introduce new potential impacts or result in a greater density of development than what could already be achieved without subdividing or securing approval of a Use Permit. None of the referral agencies oppose the project and there is no information to suggest that approval of the project would potentially be detrimental to the public health, safety, and welfare or materially injurious to properties or improvements in the vicinity.

25. FINDING: The proposed subdivision with possible future 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.

EVIDENCE: a) The parcel's General Plan land use designation (RM) and zoning (R-3) allow multi-family residential development. The project will positively impact compliance with Housing Element law. The project will increase the available separately owned housing in the McKinleyville Community Plan area and will comply with the density range of the RM land use designation, which includes a maximum density of 30 units per acre. The proposed development is consistent with the Humboldt County General Plan (Section 4.8.1, Residential Multi-Family (RM)). The parcel is not included within the latest (2019) Housing Element inventory so there is no risk of the density falling short of a target required by HCD.

26. FINDING: The four halfplexes on Pickett do not include adequate space to allow Accessory Dwelling Units. In order to maintain the integrity of the design being approved it is necessary to include a condition to prohibit an Accessory Dwelling Unit on these parcels.

EVIDENCE: a) There is insufficient space to allow for additional development on Lots 1 thru 4. After accounting for setbacks, less than 500

square feet of space remains available for development on these lots.

- b) There is insufficient space to accommodate off-street parking for additional units and on-street parking is limited.

DECISION

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

1. Adopt the findings set forth in this resolution; and
2. Approves the Final Map Subdivision, Conditional Use Permit, and Planned Development Permit (Record Number; PLN-2021-17560) based on the approved tentative map on file for the project dated May 10, 2023, as well as evidence referenced, described, and provided herein and all those materials found within the project record, subject to the attached conditions of approval.

Adopted after review and consideration of all of the evidence on **November 16, 2023**.

The motion was made by Commissioner Thomas Mulder
and Seconded by Commissioner Brian Mitchell and the following ROLL CALL vote:

AYES: COMMISSIONERS: Thomas Mulder, Brian Mitchell, Lonyx Landry
Noah Levy, Iver Skavdal, , Sarah West

NOES: COMMISSIONERS: Peggy O'Neill

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

DECISION: Motion Carries 6/1

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



John H. Ford, Director
Planning and Building Department

CONDITIONS OF APPROVAL

APPROVAL OF THE FINAL MAP SUBDIVISION, CONDITIONAL USE PERMIT, AND PLANNED DEVELOPMENT PERMIT IS CONDITIONED ON THE FOLLOWING TERMS AND REQUIREMENTS WHICH MUST BE SATISFIED BEFORE THE TRACT MAP MAY BE FILED WITH THE COUNTY RECORDER.

Conditions of Approval:

1. All taxes to which the property is subject shall be paid in full if payable, or secured if not yet payable, to the satisfaction of the County Tax Collector's Office, and all special assessments on the property must be paid or reapportioned to the satisfaction of the affected assessment district. Please contact the Tax Collector's Office approximately three to four weeks prior to filing the parcel or final map to satisfy this condition. This requirement will be administered by the Department of Public Works.
2. The conditions on the Department of Public Works referral dated **January 9, 2023**, included herein as Attachment 1B, 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. To better accommodate circulation and siting of future building sites, minor adjustments to the design of the tentative map (parcel boundaries, driveway & road locations, etc.) may be performed, subject to review and approval by the Planning Division and Public Works Land Use Division.
5. Prior to filing of the 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.
6. Prior to filing 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.
7. Prior to filing of the Final Map, the applicant shall submit a letter from Pacific Gas and Electric Company stating that the project meets their requirements. This requirement shall be administered by the Department of Public Works.

8. 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.
9. Prior to filing of the Final Map, the Applicant shall make payment for all outstanding Humboldt County Planning Department fees. A Cost report will be made available at the Humboldt County Planning Department.
10. A map revision fee as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors (currently \$129.00 per parcel) as required by the County Assessor's Office shall be paid to the County Planning Division, 3015 H Street, Eureka. The check shall be made payable to the "Humboldt County Planning Division". The fee is required to cover the Assessor's cost in updating the parcel boundaries.
11. A Condition & Mitigation Monitoring deposit as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors (currently \$750.00) shall be paid to the Humboldt County Planning Division, 3015 "H" Street, Eureka. This fee is a deposit, and if actual review costs exceed this amount, additional fees will be billed at the County's current burdened hourly rate. Please see Informational Note #1 below for suggestions to reduce the cost for this review.
12. Parkland dedication fees of \$76,322.06 shall be paid to the Humboldt County Planning Division, 3015 "H" Street, Eureka. Parkland fees to be paid were based on the number of new units planned to be developed on each parcel under the Planned Development Permit; with a total of 62 new residential units planned spread across 18 parcels.

Parkland dedication in-lieu fees were calculated by the Assessor's Office to be \$160,000/acre. The dedication fee calculation per Section 314-110 of the Humboldt County Code is as follows: $62(130 \times 2.578/43,560) \times \$160,000 = \$76,322.06$

13. If tree removal proves necessary, it must be done outside of the nesting bird season (generally March 15 – August 15). Alternately, although discouraged due to the potential for project delays and associated costs, a qualified biologist shall survey for active bird nests no more than seven days prior to the start of any project-related activities with the potential to impact nesting birds. If an active nest is found, the permittee should consult with CDFW regarding appropriate site-specific avoidance measures and buffer distances. If there is a lapse in project-related activities of seven days or more, the biologist should re-survey the area before work resumes.
14. 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) off-street parking spaces consistent with the approved tentative map;
- (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 September 19, 2022 (received) illustrates that adequate solar access can be provided. 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 archaeological resources are encountered during construction activities, the contractor or operator on-site shall cease all work in the immediate area within a 50-foot buffer of the discovery location. A qualified archaeologist as well as the appropriate Tribal Historic Preservation Officer(s) are to be contacted to evaluate the discovery and, in consultation with the applicant and lead agency, develop a treatment plan in any instance where significant impacts cannot be avoided.
 - The Native American Heritage Commission (NAHC) can provide information regarding the appropriate Tribal point(s) of contact for a specific area; the NAHC can be reached at (916)653-4082. Prehistoric materials may include obsidian or chert flakes, tools, locally darkened midden soils, groundstone artifacts, shellfish or faunal remains, and human burials. If human remains are found, California Health and Safety Code 7050.5 requires that the County Coroner be contacted immediately at (707)445-7242. If the Coroner determines the remains to be Native American, the NAHC will then be contacted by the Coroner to determine

appropriate treatment of the remains pursuant to PRC 5097.98. Violators shall be prosecuted in accordance with PRC Section 5097.99

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

- (2) “The project is located in a designated non-attainment area for the state’s health-based particulate matter (PM10) air quality standard. As such, additional emission from the project could exacerbate air quality problems, including non-attainment of ambient air quality standards. In order to address potential effects to air quality the District recommends:
 - Prohibition of open fireplaces.
 - Heating should be provided using clean fuels (electricity or natural gas), when feasible.
 - If wood heating must be used, only US Environmental Protection Agency (EPA) certified heating appliances should be permitted in new construction.”
- (3) “Hours of construction activity shall be limited to Monday through Friday from 7:00 am to 6:00 pm, Saturday from 9:00 am to 5:00 pm with no construction activity on Sunday.”
- (4) “One- and two-story residential structures up to a maximum height of 35 feet are normally permitted in the R-3 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 June 16, 2023 was submitted to illustrate solar exposure. The Solar Shade Study illustrates that adequate solar access consistent with HCC Section 322.5 is possible for the proposed development configuration, height, and footprint. 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.”
- (5) Landscaping shall utilize native plants appropriate to coastal northern California. At minimum. The planting palette shall avoid invasive species listed in the Cal-IPC Inventory.
- (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.”

- (7) Accessory Dwelling Units on Lots 1-4 are prohibited. Each of the four half-plexes on Lots 1-4 are limited to the existing footprint.
15. The applicant shall cause to be recorded a "Notice of Development Plan" for all parcels on forms provided by the Humboldt County Planning Division. Document review fees as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors will be required. The Development Plan shall also be noticed on the Final Map.
16. To the satisfaction of the County Aviation Department, the property owner shall execute an aviation and/or overflight easement on forms provided by the County.
17. The applicant is required to pay for permit processing on a time and material basis as set forth in the latest schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors. The Department will provide a bill to the applicant after the decision and upon file close out. Any and all outstanding Planning fees to cover the processing of the application to decision by the Hearing Officer shall be paid to the Humboldt County Planning Division, 3015 "H" Street, Eureka.
18. Where subdivision and/or development is pursued in a phased fashion, prior to completion of each phase, all necessary improvements and infrastructure must be installed to the satisfaction of the Planning & Building Department and Land Use Division of Public Works.
19. The two-bedroom townhome style apartments proposed on Lots 5, 6, 7, 17, 18, & 19 may be constructed to a width ranging from 80 feet (maximum) to 64 feet (minimum).
20. The following are requirements of the Planned Unit Development:
 - A. Mailboxes for the development shall be clustered in the center of the site.
 - B. One bike storage locker shall be provided on the ground level for each of the two-story one-bedroom units.
 - C. All lighting shall be directed downward and shall not allow light spill over onto adjacent property or create a glow in the sky above the lights.
 - D. Construction traffic access shall be limited to Pickett Road.
 - E. A common screened trash enclosure shall be constructed on the common lot and be of sufficient size to adequately serve all multifamily units. The design of the

enclosure area shall include features to ensure that it is secure from access by wildlife.

21. The following improvements shall be required prior to issuance of any construction permits for the second phase of the project (excluding half-plexes on Pickett Road):

- A. An Urban Driveway shall be constructed at the entry on both Pickett Road and Gwin Road.
- B. Two speed bumps shall be installed on both Pickett Road and on Gwin Road, located at streetlights subject to approval by Public Works. Alternatives to speed bumps may be used instead of speed bumps or with speed bumps if they are more effective in reducing traffic speed subject to review and approval of Public Works. A crosswalk shall be installed on Pickett Road at a location approved by Public Works.
- C. In the event the applicant is unable to form a Road Maintenance Association for Gwin Road, the applicant shall contribute their fair share of improvements to Gwin Road by making improvements to the condition of Gwin Road based on a cost estimate from a licensed engineer.

22. The following are restrictions and requirements of the Conditional Use Permit:

- A. The four half-plexes are limited to the existing footprint and Accessory Dwelling Units are prohibited.
- B. Prior to recordation of the final map, the applicant shall create a Homeowners Association with CC&Rs to maintain the common areas and Jack Road.
- C. The multi-family buildings may be modified to be 64 feet wide and have a height of up to 26 feet and the locations of the buildings may be adjusted to address the reductions in footprint and size.

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. Copies of all required forms and written instructions are included in the final approval packet.

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

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

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

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

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

3. Under state planning and zoning law (CGC §66000 *et seq.*), a development project applicant who believes that a fee or other exaction imposed as a condition of project approval is excessive or inappropriately assessed may, within 90 days of the applicable date of the project's approval, file a written statement with the local agency stating the factual basis of their payment dispute. The applicant may then, within 180 days of the effective date of the fee's imposition, file an action against the local agency to set aside or adjust the challenged fee or exaction.
4. The Planned Development Permit and Conditional Use 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
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

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

	PUBLIC WORKS BUILDING SECOND & L ST., EUREKA FAX 445-7409		
ADMINISTRATION	445-7491	NATURAL RESOURCES	445-7741
BUSINESS	445-7652	NATURAL RESOURCES PLANNING	267-9540
ENGINEERING	445-7377	PARKS	445-7651
FACILITY MANAGEMENT	445-7493	ROADS	445-7421

CLARK COMPLEX HARRIS & H ST., EUREKA FAX 445-7388	
LAND USE	445-7205

LAND USE DIVISION INTEROFFICE MEMORANDUM

TO: Steve Lazar, Senior Planner

FROM: Kenneth Freed, Assistant Engineer *KF*

RE: SUBDIVISION REQUIREMENTS - IN THE MATTER OF THE VALADAO, APPLICATION # PLN-2021-17560 FMS, APN 510-381-021, FOR APPROVAL OF A TENTATIVE MAP, CONSISTING OF 2.47 ACRES INTO 17 LOTS

DATE: 01/09/2023
10/25/2023 revised TM

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 revised tentative map prepared by Kelly-O’Hern dated April 2023, revised May 10, 2023 and received electronically by the Humboldt County Planning Division on September 29, 2023.

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 326-21. 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 a “.pdf” scan of the subdivision map as filed by the County Recorder. [Reference: Government Code Section 66466(f)]

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

- 1.3 DEPOSIT:** Applicant shall be required to place a security deposit with this Department for inspection and administration fees as per Humboldt County Code 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 PRIVATE ROADS:** Pursuant to County Code Section 324-2(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 324-2(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."

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

(a) PUBLIC ROAD: PICKETT ROAD (County Road No. 4M030)

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) PRIVATE ROAD: GWIN ROAD

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 shall be 40 feet in width. The applicant is only responsible to cause to be dedicated lands that are included within the boundary of the proposed subdivision.

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 parcels/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.

Irrevocable dedication: Applicant shall cause to be irrevocably dedicated on the subdivision map to the County of Humboldt any access, PUE, sidewalk, and/or slope easements created on the subdivision map. The dedication shall be made in a manner approved by this Department. The County will most likely reject this offer of dedication at this time.

(c) **PRIVATE ROAD: JACK ROAD**

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 shall be 40 feet in width. The applicant is only responsible to cause to be dedicated lands that are included within the boundary of the proposed subdivision.

PUE: 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. Additional PUEs shall be dedicated in a manner, width, and location approved by this Department.

Sidewalks: Applicant shall cause to be dedicated on the subdivision map a non-exclusive sidewalk easements as necessary.

(d) **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.

1.7 LINES OF OCCUPATION: Applicant shall provide prospective buyers with notice of any fences that are not on the property lines.

2.0 IMPROVEMENTS

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

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

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

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

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

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

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

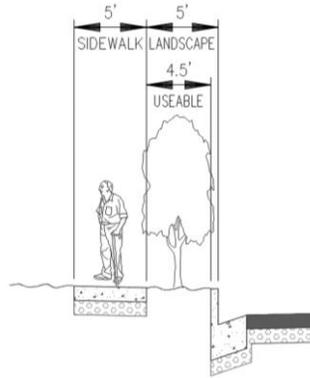
Applicant shall replace/retrofit to meet current standards any non-ADA compliant pedestrian improvements within the public right of way (or access easements that the subject property has a legal right to use) contiguous to the project.

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

- (a) A stop sign shall be installed on Jack Way at its intersection with Pickett Road. A stop sign shall be installed on Jack Way at its intersection with Gwin Road. When the road is paved, a "stop" pavement marking and limit line shall be installed.
- (b) Pursuant to County Code Section 324-2(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. (last paragraph for private roads)
- (c) Fire hydrants shall be identified with a retroreflective blue colored raised pavement marker.
- (d) Additional signing and striping may be required by the Department upon review of the improvement plans. This includes, but is not limited to, centerline striping, two way left turn lane striping, bicycle lane striping, edge lines, dead end road signs, no outlet signs, speed limit signs, warning signs, etc....

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

- (a) **Pickett Road (County Road No. 4M030)** shall be constructed having a typical section comprised of two 12 foot wide driving lanes, an 8 foot wide parking lane, a 5' wide landscape strip (4.5' wide useable) and 5' wide pedestrian sidewalk with Caltrans Type A2-6 portland cement concrete (PCC) curb and gutter fronting the subject parcel.

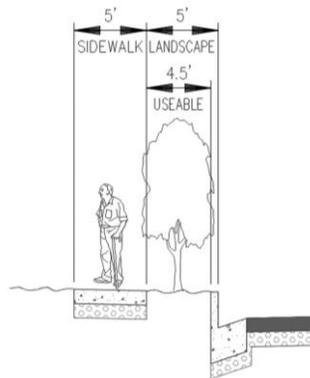


Above: Typical section for widening Pickett Road

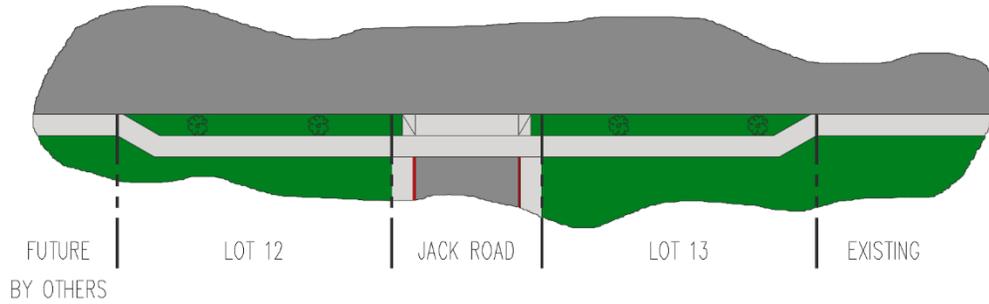


Above: Plan view of Pickett Road widening and Jack Road intersection. Alternatively, driveways for Lot 1&2 and Lot 3&4 may be combined.

- (b) **Pickett Road (County Road No. 4M030) OFFSITE:** construct in fill curb, gutter, sidewalk, and urban driveway No. 1 across the frontage of APN 510-381-028. (This was the former access to the subject property.)
- (c) **Gwin Road** shall be constructed having a typical section comprised of two 12 foot wide driving lanes, an 8 foot wide parking lane, a 5' wide landscape strip (4.5' wide useable) and 5' wide pedestrian sidewalk with Caltrans Type A2-6 portland cement concrete (PCC) curb and gutter fronting the subject parcel.



Above: Typical section for widening Gwin Road



Above: Plan view of Gwin Road widening and Jack Road intersection

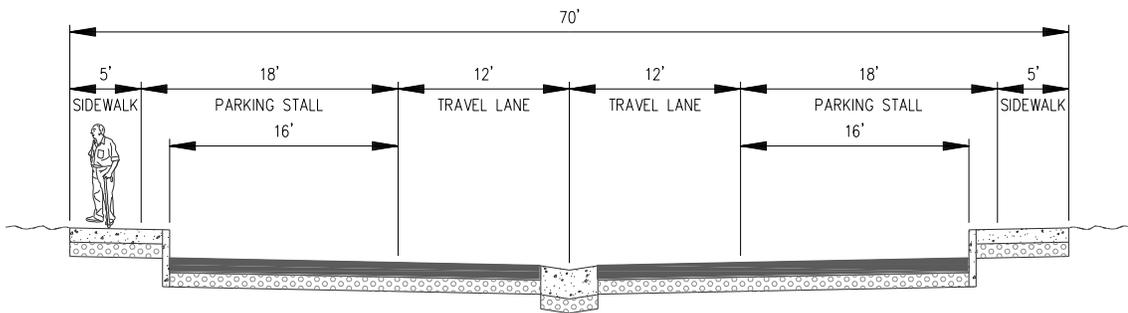
- (d) **Jack Way** shall be constructed 24' in width with a 3' wide concrete valley gutter in the center of the roadway. A 5' wide sidewalk shall be provided along both sides of the road. Where parking stalls are provided, the road shall have a 16' deep parking stall with Caltrans Type A1-6 curb and 7 foot wide sidewalk.

Parking stalls shall be a minimum of 9 feet wide in order to utilize a 24 foot wide roadway. A wider roadway is necessary if narrower parking stalls are desired.

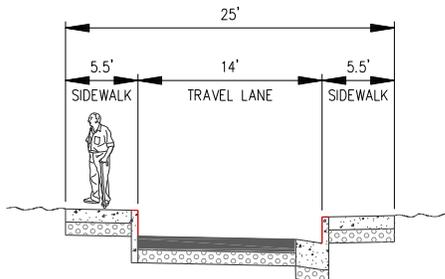
At its intersection with Pickett Road and at its intersection with Gwin Road, construct Urban Dwy No. 1.

The road is not designed for on-street parallel parking. In all areas where perpendicular parking is not provided, the curb shall be painted red or otherwise posted for no parking.

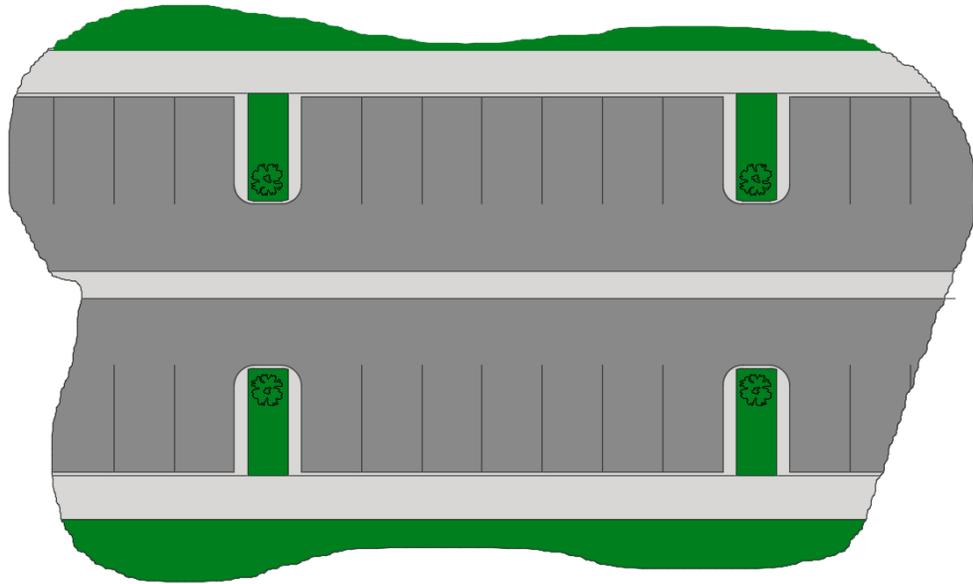
Where perpendicular parking is provided, provide landscaped medians periodically, roughly at each lot line



Above: Typical section for Jack Road



Above: Typical section for Jack Road at Lot 8



Above: Diagram showing landscape medians where perpendicular parking is provided.

- (e) Within the landscape strip, install one (1) street tree per lot. This requirement is based upon the recommendation of the Planning Commission.
- (f) The widening of Pickett Road and Gwin Road may require the reconstruction of the existing road to provide a uniform centerline grade compatible with the proposed curb grade. This is necessary in order to provide an adequate cross slope to the proposed gutter. Engineering plans showing existing and proposed conditions for both the centerline grade and roadway cross sections will be necessary to ensure proper drainage. In addition, existing utilities may need to be adjusted and/or relocated at the expense of the applicant.
- (g) Nothing is intended to prevent the applicant from constructing the improvements to a greater standard.
- (h) 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.
- (i) All road intersections shall conform to Humboldt County Code Section 341 regarding visibility.
- (j) The surface of the access road(s) shall conform to the *Structural Section* requirements within this document.

- 2.6 STRUCTURAL SECTION:** The access road(s) shall be constructed to a structural section recommended in the soils report and as approved by this Department.
- (a) **For paved road surfaces**, the structural section shall include a minimum of 0.2 feet of Caltrans Type A 1/2" hot mix ("asphalt") over 0.67 foot of Caltrans Class 2 aggregate base. If required by this Department, the structural section of all roads shall be determined by Caltrans R-Value method using a Traffic Index (T.I.) approved by this Department. Based upon soil conditions, this Department may also require a geotextile fabric to be placed on top of the sub grade.
 - (b) When widening hot mix ("asphalt") roads, the widened road shall be paved with hot mix. A sawcut is required to ensure a uniform joint between the existing and new pavements. The location of the sawcut shall be approved by this Department based upon the condition of the existing road surface.
- Access roads and driveways may include decorative accent treatments such as, but not limited to, stamped concrete or decorative brick pavers. Decorative accent treatments must provide appropriate traction for pedestrians, bicycles, and vehicles. **Decorative access treatments are not permitted within the public right of way**, unless approved in writing by this Department.
- 2.7 UNKNOWN IMPROVEMENTS:** Other on-site and/or off-site improvements may be required which cannot be determined from the tentative map and/or preliminary improvement plans at this time. These improvements will be determined after more complete improvement plans and profiles have been submitted to the County for review.
- 2.8 UTILITIES:** The proposed improvements may require the undergrounding or relocation of existing facilities at the expense of the applicant. Undergrounding of existing facilities, relocation of existing facilities, or construction of new facilities shall be completed prior to constructing the structural section for the roadway.
- If any utilities are required to be installed as a condition of tentative map, the utility work shall be completed prior to constructing the structural section for the road. All laterals shall be extended onto each lot and marked in a manner that they will be easily located at the time of individual hookups. A letter of completion of all work from each involved utility company shall be submitted prior to constructing the roadway structural section. Any utilities that need to be relocated shall be done solely at the subdivider's expense.
- Applicant shall remove any abandoned utilities (natural gas, electrical, cable tv, etc.) within the public right of way fronting the subdivision or within the subdivision as directed by this Department.
- 2.9 PERMITS:** Pursuant to County Code §411-11 (a)&(b), an encroachment permit is required to be obtained prior to construction from this Department for all work within the right of way of a County maintained road.
- 2.10 NEIGHBORHOOD BOX UNIT (NBU) MAILBOXES:** When clustered mailboxes (neighborhood box units) are required by the Post Office, applicant shall obtain approval for the location of the mailbox unit from the Post Master. The pad for the mailbox unit shall be

constructed as part of the subdivision and shall be encompassed by a sidewalk easement or other easement, as approved by this Department. If the NBUs will not be installed by the Post Office, the subdivider shall install the NBUs as part of the subdivision.

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

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

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

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. The report and plan must be prepared by a Civil Engineer registered by the State of California. This may require the construction of drainage facilities on-site and/or off-site in a manner and location approved by this Department.

3.3 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.

A storm water filtration system shall be constructed to the satisfaction of this Department. A note shall be placed on the development plan indicating this.

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.

Applicant may construct individual facilities on each lot or may provide a consolidated facility to serve the entire subdivision.

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

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

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

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

Each lot in the subdivision is considered a regulated project.

4.0 GRADING

- 4.1 SOILS ENGINEERING 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 ENGINEERING GEOLOGY REPORT:** Pursuant to Humboldt County Code Section 331-14 (E)(6), applicant shall provide an engineering geology 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 engineering geology report with the Chief Building Official.

- 4.3 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.

- 4.4 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.

- 4.5 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.
- 4.6 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.
- 4.7 EROSION CONTROL:** Pursuant to Humboldt County Code Section 331-14 (H)(6)(d)(1) and 337-13(c), an erosion control plan (aka, sediment control plan, Storm Water Pollution Prevention Plan, etc.) addressing erosion from storm water runoff and wind shall accompany the grading plan.

For construction sites equal to or greater than one (1) acre of ground disturbance, a Notice of Intent (NOI) and permit registration documents are required to be filed with the State Water Quality Control Board. A copy of the State's receipt of the approved NOI shall be provided to this Department prior to the start of construction.

5.0 MAINTENANCE

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

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

- A maintenance plan for all facilities within the proposed subdivision.
- A maintenance plan for the non-county maintained road known as Jake Way.

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 consolidated 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

<NONE>

7.0 LANDSCAPING

<NONE>

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

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

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

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

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

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

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

// END //

EXHIBIT A



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

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

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

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

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

LAND USE	445-7205
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LAND USE DIVISION INTEROFFICE MEMORANDUM

TO: Desmond Johnston, Senior Planner

FROM: Robert W. Bronkall, Deputy Director

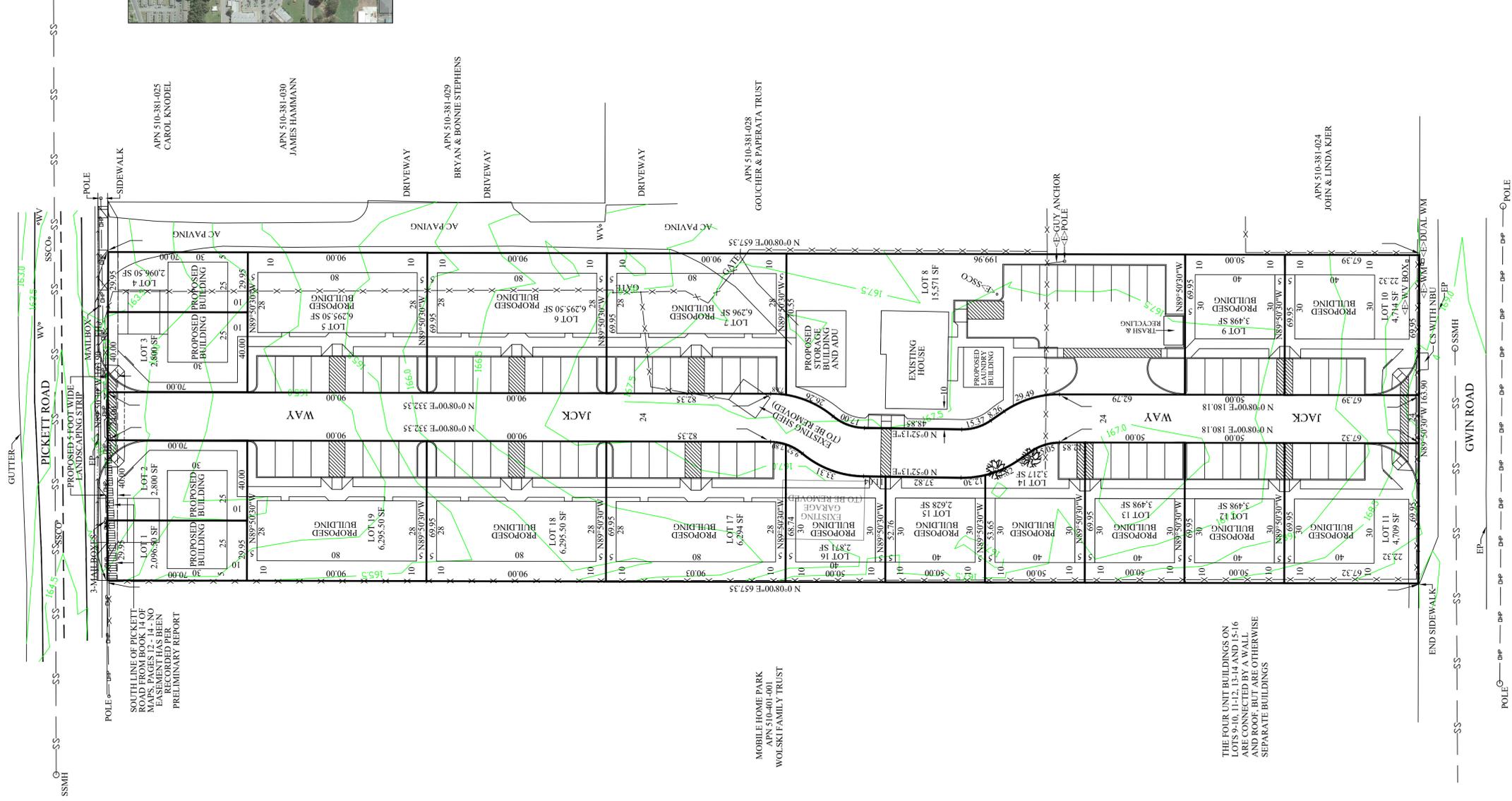
DATE: 01/09/2023

RE: VALADAO, APN 510-381-021, PLN-2021-17560 FMS

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

LID and STORM WATER DETENTION/RETENTION BASINS: The project has limited pervious areas. The project will likely need to construct storm water retention basins under the driveway and parking areas. The project will most likely need to construct a bioretention facility to comply with LID requirements.

// END //



SOUTH LINE OF PICKETT ROAD FROM BOOK 14 OF RECORD HAS BEEN RECORDED PER PRELIMINARY REPORT

MOBILE HOME PARK
APN 510-401-401
WOLSKIFAMILY TRUST

THE FOUR UNIT BUILDINGS ON LOTS 9-10, 11-12, 13-14 AND 15-16 ARE CONNECTED BY A WALL AND ROOF, BUT ARE OTHERWISE SEPARATE BUILDINGS

VICINITY MAP



-NOT TO SCALE-

PARKING SPACES

- LOTS 1 THROUGH 4 - ONE SPACE IN GARAGE, ONE IN FRONT OF GARAGE (TANDEM PARKING) AND ON-STREET PARKING
- LOTS 5 THROUGH 7 AND 17 THROUGH 19 - EIGHT SPACES ON EACH LOT
- LOT 8 - COMMON PARKING AREA - TEN SPACES
- LOTS 9, 12 AND 13 - FIVE SPACES ON EACH LOT
- LOTS 10 AND 11 - FOUR SPACES ON EACH LOT AND ON-STREET PARKING
- LOT 14 - ONE SPACE PLUS COMMON PARKING AREA ON LOT 8
- LOTS 15 AND 16 - NO PARKING ON THE LOTS, USE COMMON AREA ON LOT 8

TOTAL OFF-STREET PARKING SPACES PROPOSED - 90

NOTES

1. THIS TENTATIVE MAP PROPOSES THE SUBDIVISION OF AN EXISTING 2.47 ACRE PARCEL INTO 19 LOTS.
2. WATER AND SEWER SERVICES ARE AVAILABLE FROM MCKINLEYVILLE COMMUNITY SERVICES DISTRICT (MCS/D).
3. CONTOUR INTERVAL: 0.5 FOOT. CONTOURS ARE BASED ON A FIELD SURVEY. THE DATUM IS MCKINLEYVILLE COMMUNITY SERVICES DISTRICT FROM TBM 134 (RAILROAD SPIKE IN POLE) WEST OF PROPERTY. ELEVATION = 165.36.
4. PROPERTY LINE INFORMATION: CALCULATED PROPERTY LINES ARE SHOWN.
5. THIS PROPERTY MAY BE ENCUMBERED BY THE FOLLOWING RECORDED INSTRUMENTS:
6. THERE ARE NO EASEMENTS OF RECORD THAT AFFECT THE SUBJECT PROPERTY.
7. ALL EASEMENTS OF RECORD ARE SHOWN ON THE TENTATIVE MAP AND WILL APPEAR ON THE RECORDED SUBDIVISION MAP.
8. ADDRESS: 1820 PICKETT ROAD, MCKINLEYVILLE
9. ZONING: R-3-D (RESIDENTIAL)

LEGEND

- AC ASPHALT-CONCRETE
- ADA AMERICANS WITH DISABILITY ACT
- CS CONCRETE SLAB
- ED EDGE OF DRIVE
- ER EDGE OF PAVING
- ER ELECTRIC RISER
- FL FLOWLINE
- FT FEET
- GM GAS METER
- IN INCH
- NBU NEIGHBORHOOD BOX UNIT
- SSCO SANITARY SEWER CLEAN-OUT
- SSMH SANITARY SEWER MANHOLE
- WM WATER METER
- WV WATER VALVE
- SS EXISTING FENCE
- EP EXISTING POWER LINES
- DP DRAINAGE
- EP EXISTING TREE

AGENT/SURVEYOR:
MICHAEL J. O'HERN
KELLY-O'HERN ASSOCIATES
3340 MOORE AVENUE
EUREKA, CA 95501
(707)442-7283

OWNER:
DANE VALADAO, ET AL
1904 PICKETT ROAD
MCKINLEYVILLE, CA 95519
(707)834-6282

REVISED MAY 10, 2023

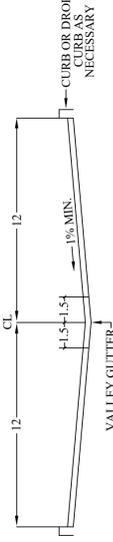
TENTATIVE SUBDIVISION MAP FOR GRACE PARK APARTMENTS

IN
VALADAO, ET AL

SECTION 32 T7N, R1E, HUMBOLDT MERIDIAN
IN THE UNINCORPORATED AREA OF HUMBOLDT COUNTY
APRIL 2023 SCALE 1" = 30'

HUMBOLDT COUNTY
STATE OF CALIFORNIA
KELLY-O'HERN ASSOCIATES
EUREKA, CALIFORNIA

PROPOSED CROSS SECTION FOR 24 FT. WIDE RIGHT OF WAY



TVCE



67 WALNUT WAY
WILLOW CREEK, CA 95573
P:(530)629-3000
F:(530)629-3011



REV	DATE	DESCRIPTION	APP'D BY

VALADAO, ET AL
1820 PICKET ROAD
MCKENLEYVILLE, CA 95519
APN 510-381-021

TITLE SHEET

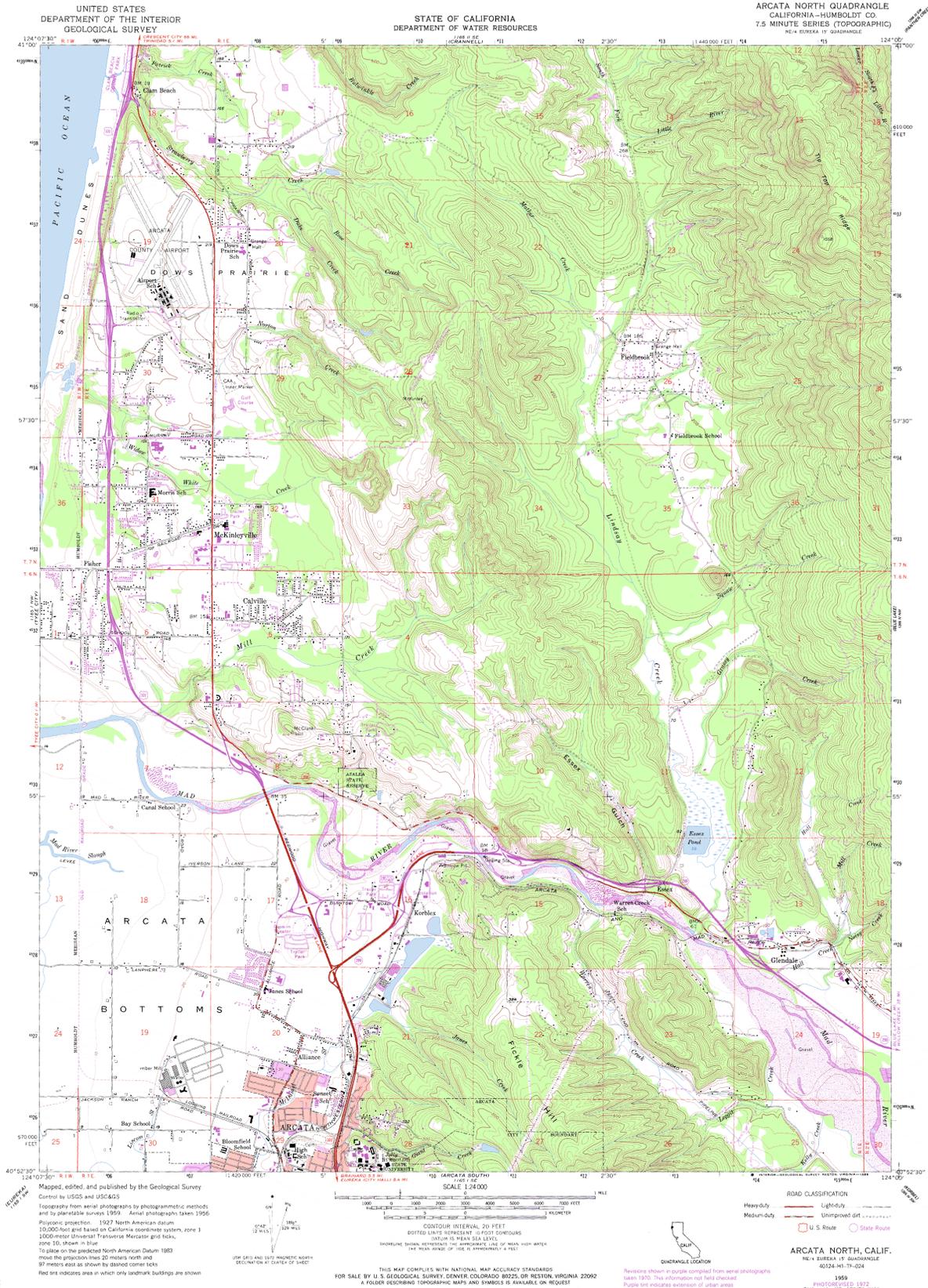
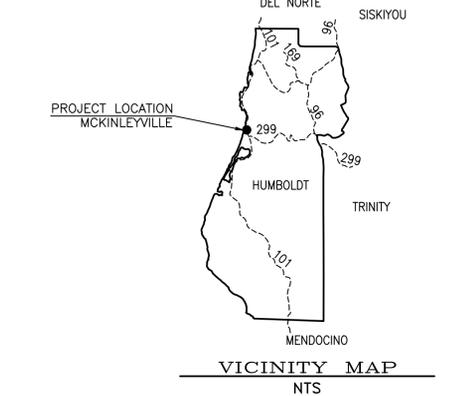
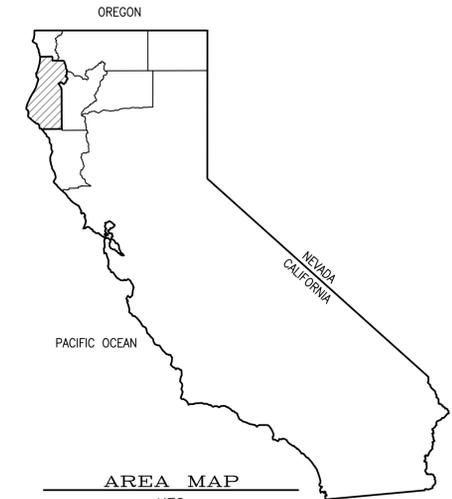
HUMBOLDT, CALIFORNIA

DATE OF ISSUE:
FEB 2023

SCALE:
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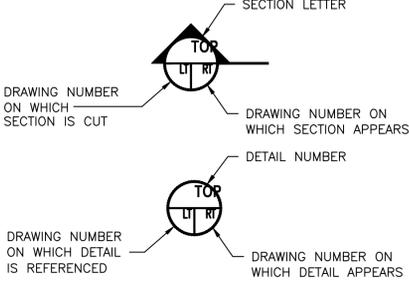
PROJECT NO:
873.01

DRAWING NO:
T01



PLAN VIEW
SCALE: NTS

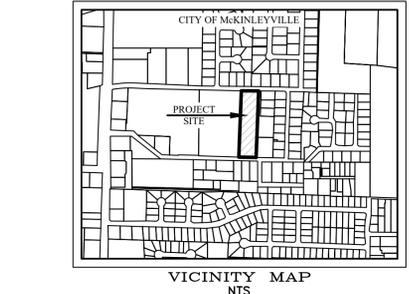
SYMBOLS



TENTATIVE SUBDIVISION MAP BEING
CONCURRENTLY PREPARED BY
KELLY-O'HERN ASSOCIATES OF EUREKA, CA

SHEET INDEX

DRAWING #	TITLE	REVISION	DATE
T01.0	TITLE SHEET	0	3/10/2023
C00.0	PLOT PLAN	0	3/10/2023
C01.0	NOTES	0	3/10/2023
C02.0	EXISTING CONDITIONS	0	3/10/2023
C02.1	DEMOLITION PLAN	0	3/10/2023
C03.0	GRADING PLAN	0	3/10/2023
C03.1	SECTIONS	0	3/10/2023
C03.2	GRADING DETAILS 1	0	3/10/2023
C03.3	GRADING DETAILS 2	0	3/10/2023
C04.0	ELECTRIC & TELECOM PLAN	0	3/10/2023
C04.1	WATER PLAN	0	3/10/2023
C04.2	SANITARY SEWER PLAN	0	3/10/2023
C04.3	STORM DRAIN PLAN	0	3/10/2023
C05.0	TEMPORARY EROSION CONTROL PLAN	0	3/10/2023
C05.1	TEMPORARY EROSION CONTROL DETAILS 1	0	3/10/2023
C05.2	TEMPORARY EROSION CONTROL DETAILS 2	0	3/10/2023
L01.0	LID PLAN	0	3/10/2023



BUILDING CODE COMPLIANCE

BUILDING SHALL COMPLY WITH 2019 CALIFORNIA BUILDING CODE (CBC), 2019 CALIFORNIA PLUMBING CODE (CPC), 2019 CALIFORNIA MECHANICAL CODE (CMC), 2019 CALIFORNIA ELECTRICAL CODE (CEC), 2019 CALIFORNIA ENERGY EFFICIENCY STANDARDS CODE, 2019 CALIFORNIA FIRE CODE (CFC), 2019 GREEN BUILDING STANDARDS CODES, AND ALL APPLICABLE CODES.

CONTRACTOR ALERT!

CONTRACTOR MUST CONTACT USA DIG AT 800-227-2600 AT LEAST 72 HOURS BEFORE ANY EARTHWORK OR ACTIVITIES THAT MAY IMPACT EXISTING UNDERGROUND UTILITIES.

EXISTING UTILITY ALIGNMENTS BOTH HORIZONTALLY AND VERTICALLY MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION ACTIVITIES.

ABBREVIATIONS

AC	= ASPHALTIC CONCRETE
AB	= AGGREGATE BASE
A.D.	= ALGEBRAIC DIFFERENCE
BC, PC	= BEGIN CURVE
CO	= CLEAN OUT
CL	= CENTER LINE
CMP	= CORRUGATED METAL PIPE
CPCT.	= COMPACT
D	= DELTA
DET	= DETAIL
DRN	= DRAIN
<A>	= EXISTING
EC	= END CURVE
EG	= EXISTING GROUND
EP	= EDGE OF PAVEMENT
FF	= FINISH FLOOR
FG	= FINISH GRADE
FH	= FIRE HYDRANT
FL	= FLOW LINE
GA	= GUY ANCHOR
GV	= GATE VALVE
HC	= HANDICAPPED
HDPE	= HIGH DENSITY POLYETHYLENE PIPE
INV	= INVERT
(INT-X)	= INTERSECTION
K	= SIGHT DISTANCE
LAT	= LATERAL
LD.	= LOCAL DEPRESSION
LF.	= LINEAR FEET
LF.	= SEWER LEACH FIELD
LT.	= LEFT
MAS.	= MASONRY
MI	= MILES
MSE	= MECHANICALLY STABILIZED EARTH
(N)	= NEW
NTS	= NOT TO SCALE
O.C.	= ON CENTER
PG&E	= PACIFIC GAS & ELECTRIC
(P)	= PROPOSED
PP	= POWER POLE
PRC	= POINT OF REVERSE CURVE
PT	= POINT
PVI	= POINT OF VERTICAL INTERSECTION
PVT	= PRIVATE
RT	= RIGHT
RTN	= RETURN
SB	= SET BACK
SDMH	= STORM DRAIN MAN HOLE
SHT	= SHEET
SD	= STORM DRAIN
STA	= STATION
STD.	= STANDARD
TC	= TOP OF CURB
TBC	= TOP BACK OF CURB
TFC	= TOP FACE OF CURB
TOB	= TOP OF BANK
TEL	= TELEPHONE
TP	= TOP OF PAVEMENT
TVCE	= TRINITY VALLEY CONSULTING ENGINEERS
TW	= TOP OF WALL
(TYP)	= TYPICAL
UG	= UNDERGROUND
W	= WATER
WV	= WATER VALVE



GENERAL NOTES:

1. DETAILS OF CONSTRUCTION, MATERIALS AND WORKMANSHIP NOT SHOWN IN THESE DRAWINGS SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND APPLICABLE CONTRACT SPECIFICATIONS.
2. THE CONTRACTOR SHALL PROVIDE ALL UTILITIES AS NECESSARY TO SUCCESSFULLY COMPLETE ALL CONSTRUCTION ACTIVITIES.
3. ALL EXISTING AND PROPOSED DIMENSIONS DEPICTED HEREIN SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO STARTING WORK.
4. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER ON ALL CONSTRUCTION ACTIVITIES.
5. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING UTILITIES, WHICH ARE TO REMAIN IN PLACE, FROM DAMAGE. ANY DAMAGE CAUSED BY THE CONTRACTOR'S OPERATIONS SHALL BE EXPEDITIOUSLY REPAIRED OR RECONSTRUCTED TO THE ENGINEER'S SATISFACTION AT THE CONTRACTOR'S SOLE EXPENSE WITHOUT ADDITIONAL COMPENSATION.
6. THE CONTRACTOR SHALL POSSESS THE CLASS, OR CLASSES, OF LICENSE AS SPECIFIED IN THE NOTICE TO CONTRACTORS.
7. THE CONTRACTOR IS TO EXPOSE THE ENDS OF EXISTING BURIED UTILITIES FOR SURVEYORS TO VERIFY LOCATION AND ELEVATION PRIOR TO PLACEMENT OF NEW UTILITIES. ALL COSTS OF SUCH EXCAVATION AND BACKFILL SHALL BE INCLUDED IN THE PRICE PAID FOR VARIOUS ITEMS OF WORK.
8. ALL APPLICABLE FEES TO BE PAID AND PERMITS REQUIRED SHALL BE OBTAINED BY THE CONTRACTOR BEFORE COMMENCEMENT OF CONSTRUCTION.
9. THE TYPES, LOCATIONS, SIZES, AND DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE IMPROVEMENT PLANS WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS, AND DEPTHS OF SUCH UNDERGROUND UTILITIES. A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES, HOWEVER, TVCE CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES NOR FOR THE EXISTENCE OF OTHER BURIED OBJECTS OR UTILITIES WHICH MAY BE ENCOUNTERED BUT WHICH ARE NOT DEPICTED ON THESE DRAWINGS.
10. THE CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THE CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD THE DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.
11. THE CONTRACTOR OR ANY SUBCONTRACTOR FOR THIS CONTRACT SHALL NOTIFY MEMBERS OF U.S.A. TWO WORKING DAYS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK BY CALLING THE TOLL FREE NUMBER 1-800-227-2600.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SURVEY MONUMENTS AND OTHER SURVEY MARKERS DURING CONSTRUCTION. ALL SUCH MONUMENTS OR MARKERS DESTROYED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
13. UNDOCUMENTED PIPING EXPOSED DURING CONSTRUCTION SHALL BE LOCATED AND MARKED BY THE CONTRACTOR FOR INCLUSION IN AS-BUILT DRAWINGS.
14. ALL NEW BURIED PIPING SHALL HAVE A MINIMUM OF 3 FEET OF COVER UNLESS OTHERWISE SPECIFIED.

CULTURALLY SENSITIVE AREAS:

1. AREAS WITHIN THE PROJECT PERIMETER THAT ARE CULTURALLY SENSITIVE SHALL BE PROTECTED AGAINST DAMAGE FROM CONSTRUCTION ACTIVITIES. AT NO TIME SHALL SUCH CULTURALLY SENSITIVE AREAS BE ENTERED, PARKED UPON, STOCK PILED UPON, OR HAVE ANY OTHER ACTIVITY ASSOCIATED WITH THE CONSTRUCTION OF THIS PROJECT IN ANY WAY INFRINGE UPON, DETERIORATE, DESTROY, OR RENDER TO A STATE OR CONDITION UNACCEPTABLE ANY CULTURALLY SENSITIVE AREA. THE CONTRACTOR AGREES TO PROTECT ALL SUCH AREAS DURING ANY AND ALL ACTIVITIES ASSOCIATED WITH THE CONSTRUCTION OF THIS PROJECT.

QUANTITIES:

1. QUANTITIES AND LENGTHS OF ITEMS PROVIDED WITHIN THIS PLAN SET ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ACTUAL QUANTITIES OF COMPONENTS REQUIRED FOR THE SUCCESSFUL AND SATISFACTORY COMPLETION OF THE PROJECT.

TRAFFIC CONTROL NOTES:

1. WHENEVER THE WORK AREA IS ADJACENT TO A TRAFFIC LANE AND THERE IS A CUT, DITCH OR TRENCH MORE THAN TWO INCHES DEEP, THE CONTRACTOR SHALL MAINTAIN CONTINUOUS BARRICADES SPACED AT APPROXIMATELY 20-FOOT INTERVALS FOR THE FIRST 100 FEET FROM THE BEGINNING OF THE CUT, DITCH OR TRENCH, AND AT APPROXIMATELY 50-FOOT INTERVALS THEREAFTER. IF THE CUT, DITCH OR TRENCH IS MORE THAN TEN FEET FROM A TRAFFIC LANE, THE BARRICADED SPACING MAY BE GREATER BUT SHALL NOT EXCEED 200 FEET.
2. UNLESS SPECIFICALLY SET FORTH AS SPECIAL PROVISIONS, ALL MARKED LANES OF TRAFFIC SHALL BE UNOBSTRUCTED IN EACH DIRECTION DURING THE PEAK TRAFFIC HOURS OF 7:00 TO 8:30AM AND 3:30 TO 6:00 PM.
3. SAFE VEHICULAR AND PEDESTRIAN ACCESS SHALL BE PROVIDED AT ALL TIMES DURING CONSTRUCTION.
4. TRACK MOUNTED VEHICLES SHALL NOT BE OPERATED ON PAVED ROADS.

AGGREGATE BASE ROCK NOTES:

1. AGGREGATE BASE SHALL BE CALTRANS CLASS II.
2. AGGREGATE BASE SHALL BE INSTALLED PER SECTION 26 OF THE CALTRANS STANDARD SPECIFICATIONS.
3. AGGREGATE BASE SHALL BE COMPACTED TO A MINIMUM OF 95% RELATIVE COMPACTION PER CAL 316.

ASPHALT CONCRETE NOTES:

1. ASPHALT CONCRETE SHALL BE 1/2" MAXIMUM RADIUS HOT MIX TYPE A.
2. ASPHALT CONCRETE SHALL BE INSTALLED IN STRICT ACCORDANCE WITH SECTION 39 OF THE CALTRANS STANDARD SPECIFICATIONS.
3. ASPHALT CONCRETE SHALL BE COMPACTED TO A MINIMUM OF 95% RELATIVE COMPACTION AS VERIFIED PER CAL 216.
4. EXISTING AC SURFACES SHALL BE CUT TO A NEAT STRAIGHT LINE PARALLEL WITH THE CENTERLINE AND THE EXPOSED EDGE SHALL BE TACKED WITH EMULSION PRIOR TO PAVING. THE EXPOSED BASE MATERIAL SHALL BE GRADED, RE-COMPACTED, AND RESEALED PRIOR TO PAVING.

ELECTRIC GENERAL NOTES:

1. ALL ELECTRIC FACILITIES AND WORK TO BE IN STRICT COMPLIANCE WITH APPLICABLE LAWS AND MUST MEET PACIFIC GAS AND ELECTRIC (PG&E) REQUIREMENTS PER CURRENT GREEN BOOK.
2. REFER TO PG&E SITE PLAN FOR ADDITIONAL DETAILS NOT EXPRESSED ON THIS SHEET.
3. CONTRACTOR TO COORDINATE WITH PG&E FOR ALL REQUIRED TESTING/INSPECTION AND FOR PG&E INSTALLED FACILITIES.
4. OWNER HAS THE RESPONSIBILITY OF PAYING ALL FEES TO PG&E DIRECT FOR THEIR SERVICES/FACILITIES UNDER THE ORIGINAL APPLICATION FOR THIS PROJECT. ADDITIONAL COSTS RESULTING DIRECTLY FROM THE CONTRACTOR'S ACTIVITIES AND NOT EXPRESSLY COVERED UNDER THE ORIGINAL APPLICATION WILL BE THE SOLE EXPENSE OF THE CONTRACTOR.
5. POWER/ELECTRICAL FACILITIES DEPICTED ON THESE PLAN SETS ARE FOR GENERAL LOCATION PURPOSES, ACTUAL HARDWARE, ALIGNMENTS, PLACEMENT, AND DESIGN TO BE PROVIDED BY PACIFIC GAS & ELECTRIC (PG&E). CONTRACTOR TO COORDINATE WITH PG&E FOR DESIGN AND INSTALLATION OF REQUIRED COMMUNICATION FACILITIES.

COMMUNICATIONS GENERAL NOTES:

1. ALL COMMUNICATIONS FACILITIES AND WORK TO BE IN STRICT COMPLIANCE WITH APPLICABLE LAWS AND MUST MEET ALL FRONTIER REQUIREMENTS AS APPLICABLE UNDER CPUC.
2. CONTRACTOR TO COORDINATE WITH FRONTIER FOR ALL REQUIRED TESTING/INSPECTION AND FOR FRONTIER INSTALLED FACILITIES.
3. OWNER HAS THE RESPONSIBILITY OF PAYING ALL FEES TO FRONTIER DIRECT FOR THEIR SERVICES/FACILITIES UNDER THE ORIGINAL APPLICATION FOR THIS PROJECT. ADDITIONAL COSTS RESULTING DIRECTLY FROM THE CONTRACTOR'S ACTIVITIES AND NOT EXPRESSLY COVERED UNDER THE ORIGINAL APPLICATION WILL BE THE SOLE EXPENSE OF THE CONTRACTOR.
4. TELEPHONE/COMMUNICATION FACILITIES DEPICTED ON THESE PLAN SETS ARE FOR GENERAL LOCATION PURPOSES, ACTUAL HARDWARE, ALIGNMENTS, PLACEMENT, AND DESIGN TO BE PROVIDED BY FRONTIER. CONTRACTOR TO COORDINATE WITH FRONTIER FOR DESIGN AND INSTALLATION OF REQUIRED COMMUNICATION FACILITIES.

DUST CONTROL NOTES:

1. THE CONTRACTOR SHALL IMPLEMENT ONE OR BOTH OF THE FOLLOWING MEASURES FOR DUST CONTROL ON THIS SITE:
 - 1.1 SPRAYING OF WATER SO AS NOT TO GENERATE ADDITIONAL RUNOFF. NO DUST PALLIATIVE MATERIALS OTHER THAN WATER WILL BE USED ON THIS PROJECT. IF NON-POTABLE WATER IS TO BE USED, IT MUST BE CONVEYED IN TANKS OR PIPES CLEARLY LABELED AS "NON-POTABLE WATER - DO NOT DRINK".
 - 1.2 COVERS FOR EXPOSED AREAS.

EQUIPMENT & MATERIALS STORAGE NOTES:

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL MATERIALS AND EQUIPMENT STORED ONSITE SHALL HAVE ADEQUATE COVERINGS AND CONTAINMENT TO PREVENT LEAKAGE AND SPILLS.
2. ALL MATERIALS AND EQUIPMENT SHALL BE STORED IN DESIGNATED AND APPROVED AREAS. THE AREA SHALL BE BERMED WITH EARTH DIKES THAT THE CONTRACTOR SHALL INSPECT AND MAINTAIN WEEKLY.
3. ALL FLAMMABLE, REACTIVE, AND/OR IGNITABLE LIQUIDS MUST COMPLY WITH LOCAL FIRE CODES.
4. DURING THE RAINY SEASON (OCTOBER THROUGH APRIL) THE CONTRACTOR SHALL ENSURE THAT MATERIALS ARE COVERED.
5. NO CHEMICALS, DRUMS, OR BAGGED MATERIALS SHALL BE STORED DIRECTLY ON THE GROUND; ITEMS SHALL BE PLACED ON PALLETS AND/OR IN SECONDARY CONTAINMENT.
6. IF DRUMS MUST BE KEPT UNCOVERED, THE CONTRACTOR SHALL STORE THEM AT A SLIGHT ANGLE TO REDUCE PONDING OF RAINWATER AND REDUCE CORROSION.
7. WHEN DANGEROUS MATERIALS AND/OR LIQUID CHEMICALS ARE UNLOADED ONSITE, THE CONTRACTOR SHALL HAVE EMPLOYEES TRAINED IN EMERGENCY SPILL CLEANUP PROCEDURES PRESENT.

VEHICLE MAINTENANCE NOTES:

1. EQUIPMENT AND VEHICLES TRAVELING ONSITE SHALL BE INSPECTED REGULARLY FOR LEAKS AND BE REPAIRED IMMEDIATELY; DO NOT ALLOW LEAKING VEHICLES ONSITE. KEEP VEHICLES AND EQUIPMENT CLEAN (DO NOT ALLOW EXCESSIVE BUILDUP OF OIL AND GREASE).
2. USE OFFSITE REPAIR SHOPS WHENEVER POSSIBLE; IF ONSITE REPAIRS ARE NECESSARY, USE A DESIGNATED AREA SURROUNDED BY EARTH BERMS. THE CONTRACTOR SHALL INSPECT THIS AREA WEEKLY AND AFTER EACH RAINSTORM EVENT TO ENSURE THAT THE EARTH BERMS ARE IN PLACE AND FUNCTIONING PROPERLY; ANY NON-FUNCTIONING BERMS SHALL BE REPAIRED IMMEDIATELY.
3. USE DRY CLEAN-UP METHODS FOR SPILLS AS MUCH AS POSSIBLE; USE ABSORBENT MATERIALS FOR SMALL SPILLS AND DISPOSE OF PROPERLY. USE A SECONDARY CONTAINMENT DURING FLUID CHANGES AND REPAIRS TO CATCH SPILLS.
4. SEGREGATE AND RECYCLE WASTES (INCLUDING BUT NOT LIMITED TO: USED OIL AND OIL FILTERS, BATTERIES, ETC.). KEEP HAZARDOUS WASTES SEPARATE FROM NON-HAZARDOUS WASTES; AFTER REPAIRS, ETC., PROMPTLY TRANSFER USED FLUIDS AND WASTES TO THEIR PROPER CONTAINMENT AREAS AND CONTAINERS.

SUMMARY OF QUANTITIES:			
ITEM	DESCRIPTION	PLAN QUANTITY TOTAL	UNIT
001	TEMPORARY FACILITIES	1	LS
002			
003			
004			
005			
006			
007			
008			
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011			
012			
013			
014			
015			
016			
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023			
024			
025			

REV	DATE	DESCRIPTION	DWN BY	ISS BY	APP BY

VALADAO, ET AL
1820 PICKETT ROAD
MCLELLANVILLE, CA 95119
APR 5 10:38 AM '02

NOTES

HUMBOLDT, CALIFORNIA

DATE OF ISSUE:
FEB 2023

SCALE:
AS SHOWN

PROJECT NO:
873.01

DRAWING NO:
C01

TVCE



67 WALNUT WAY
 PO BOX 1587
 WILLOW CREEK, CA 95573
 P:(530)629-3000
 F:(530)629-3011



REV	DATE	DESCRIPTION	DWN BY	DES BY	CHK BY	APP BY

VALADAO, ET AL
 1820 TICKET ROAD
 MCLELLAN, CA 95519
 APN 510-381-021

SECTIONS
 HUMBOLDT, CALIFORNIA

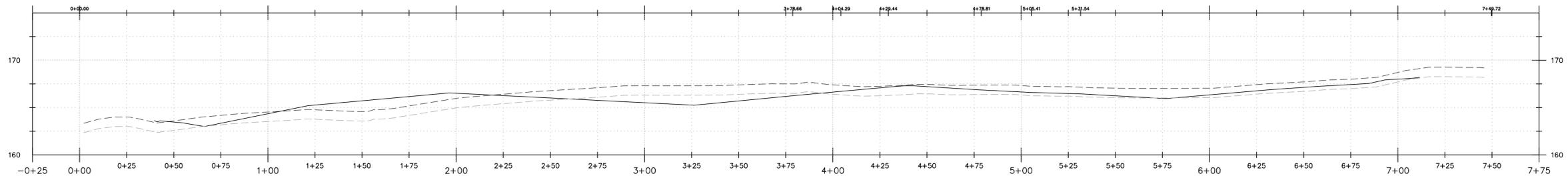
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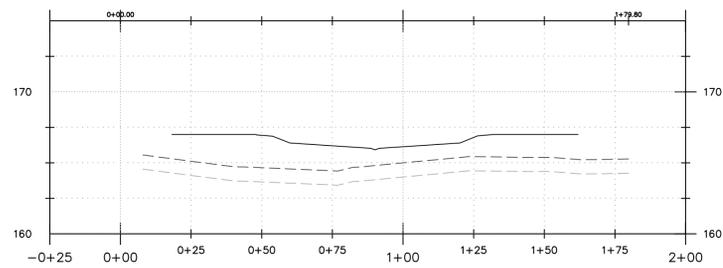
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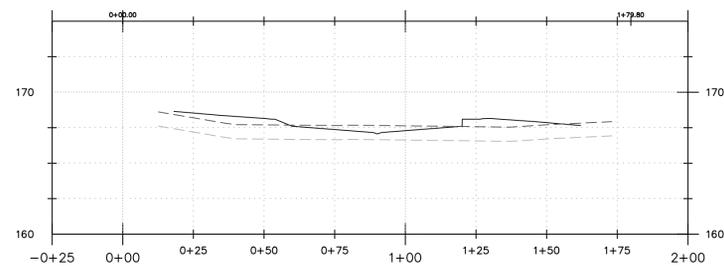
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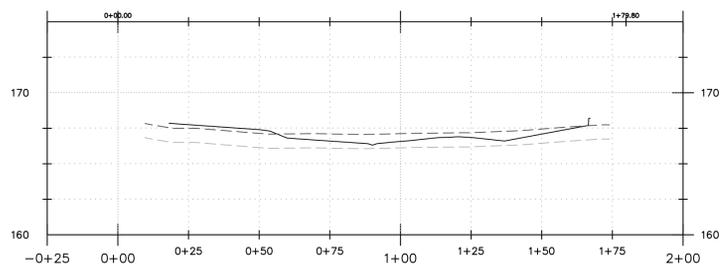
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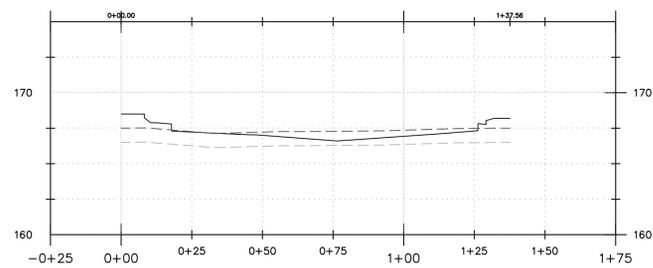
SOUTH CROSS SECTION



AUXILLARY PARKING



TRASH ENCLOSURE



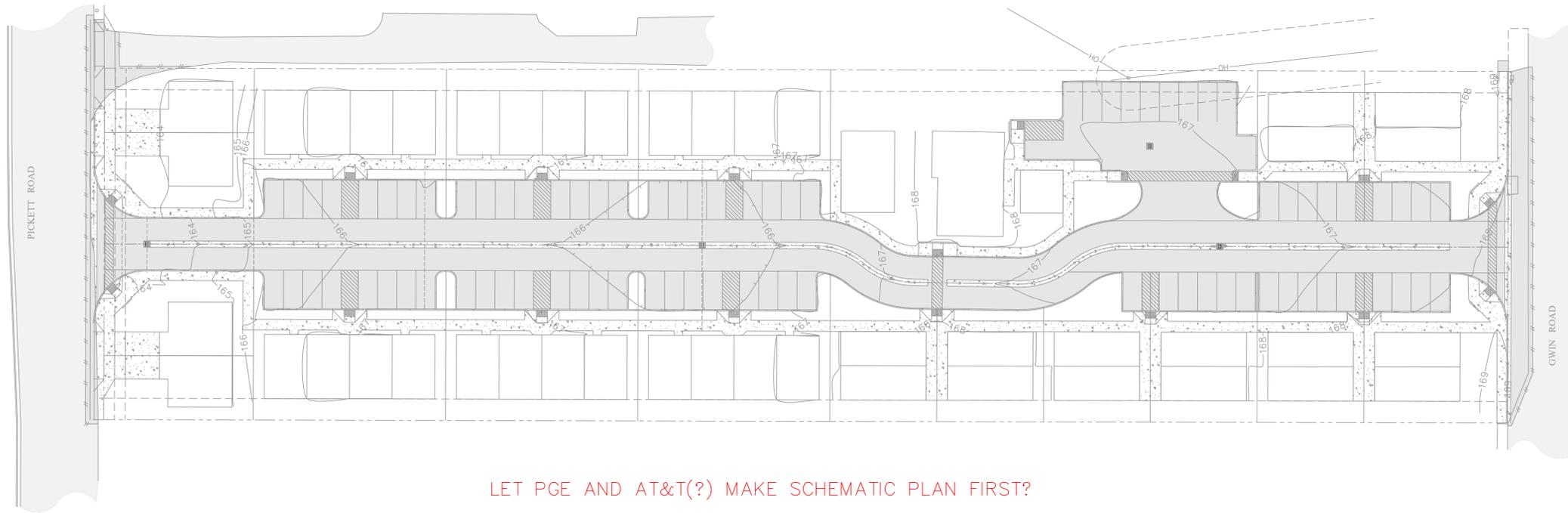
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 F:(530)629-3011



PLAN VIEW
 SCALE: 1" = 30'



LET PGE AND AT&T(?) MAKE SCHEMATIC PLAN FIRST?

REV	DATE	DESCRIPTION	DWN BY	DES BY	CHK BY	APP BY

VALADAO, ET AL
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 MC DONALD, CA 95519
 APN 510-381-021

ELECTRIC AND TELECOM PLAN

HUMBOLDT, CALIFORNIA

DATE OF ISSUE:
 FEB 2023

SCALE:
 1" = 30'

PROJECT NO:
 873.01

DRAWING NO:
C4.0



TVCE

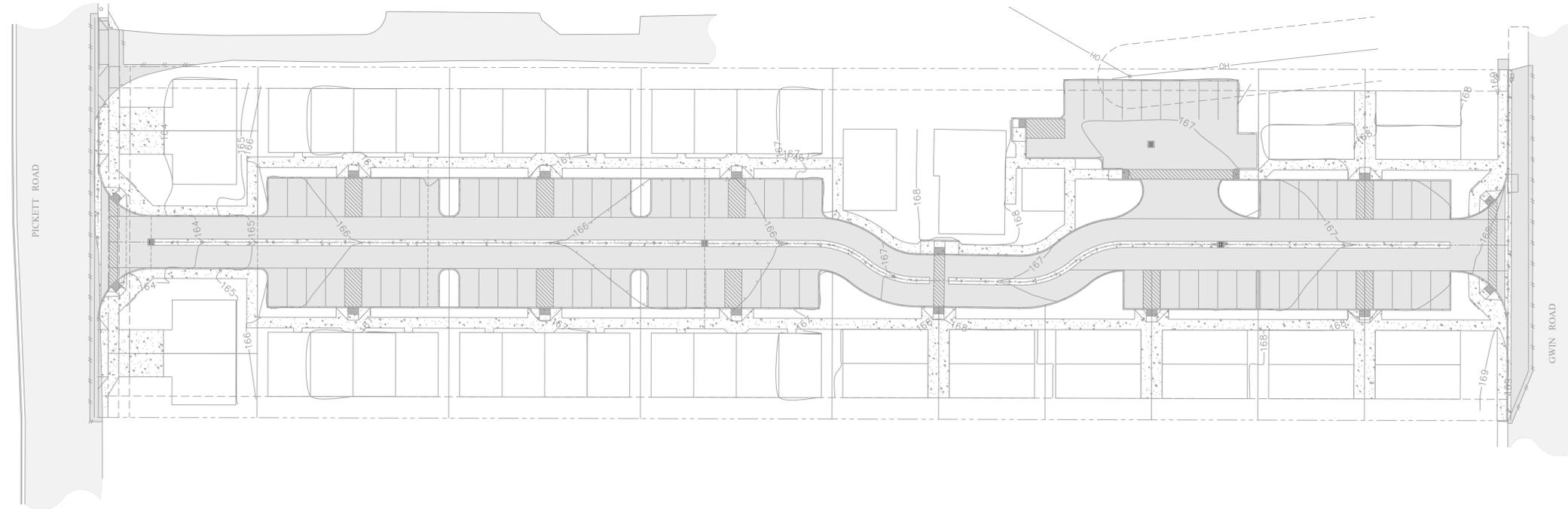


67 WALNUT WAY
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 F:(530)629-3011



PLAN VIEW

SCALE: 1" = 30'



REV	DATE	DESCRIPTION	DWN BY	ISS BY	CHK BY	APP BY

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 MCLELLAN, CA 95519
 APN 510-381-021

WATER PLAN

HUMBOLDT, CALIFORNIA

DATE OF ISSUE:
 FEB 2023

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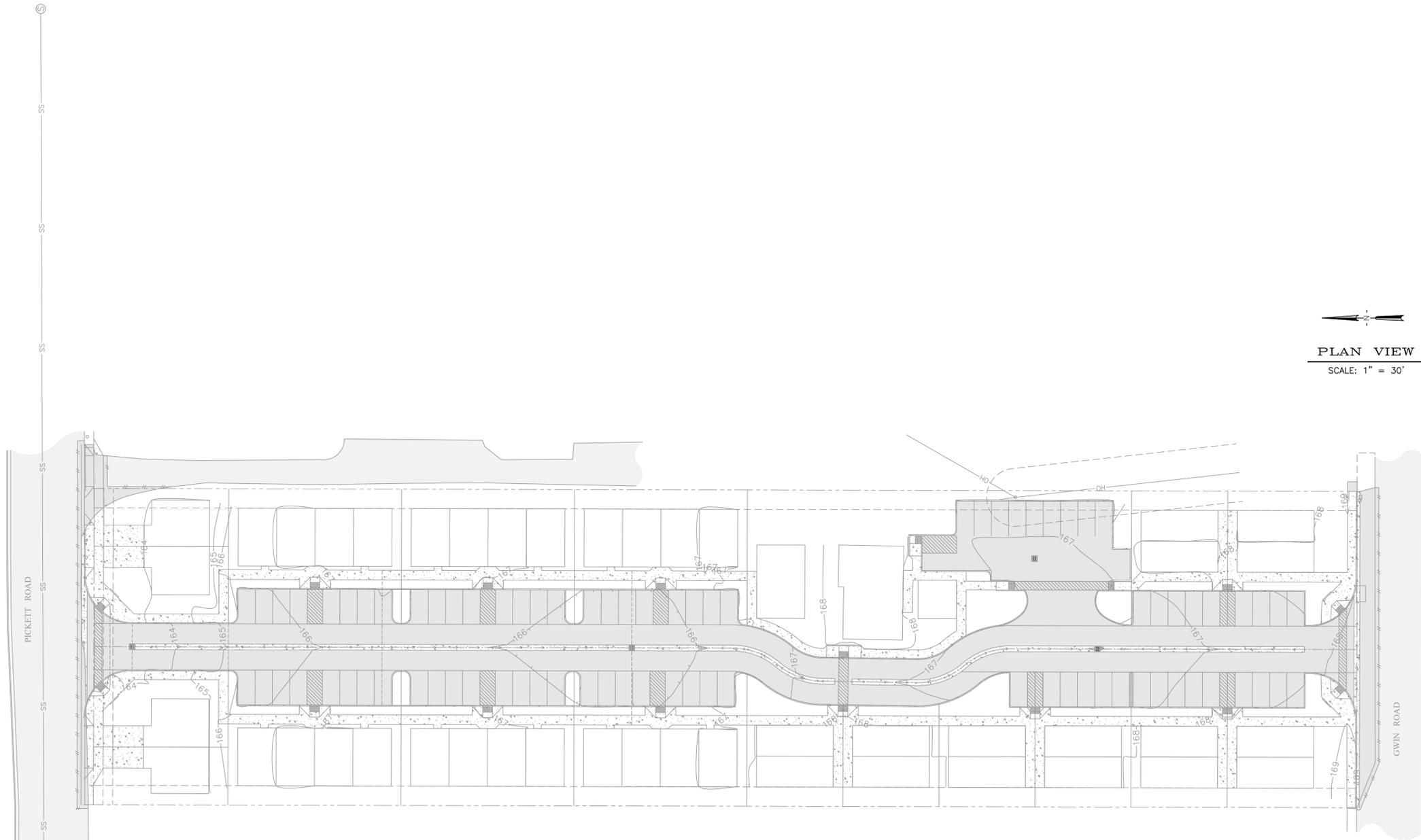
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DRAWING NO:
C4.1

TVCE



67 WALNUT WAY
 PO BOX 1587
 WILLOW CREEK, CA 95573
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 F:(530)629-3011



PLAN VIEW
 SCALE: 1" = 30'

NEED EXISTING SEWER INVERTS TO MOVE FORWARD

REV	DATE	DESCRIPTION	DESIGNED BY	CHECKED BY	APP. BY

VALADAO, ET AL
 1820 PICKETT ROAD
 MCLELLAN, CA 95519
 APN 510-381-021

SANITARY SEWER PLAN

HUMBOLDT, CALIFORNIA

DATE OF ISSUE:
 FEB 2023

SCALE:
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PROJECT NO:
 873.01

DRAWING NO:
C4.2



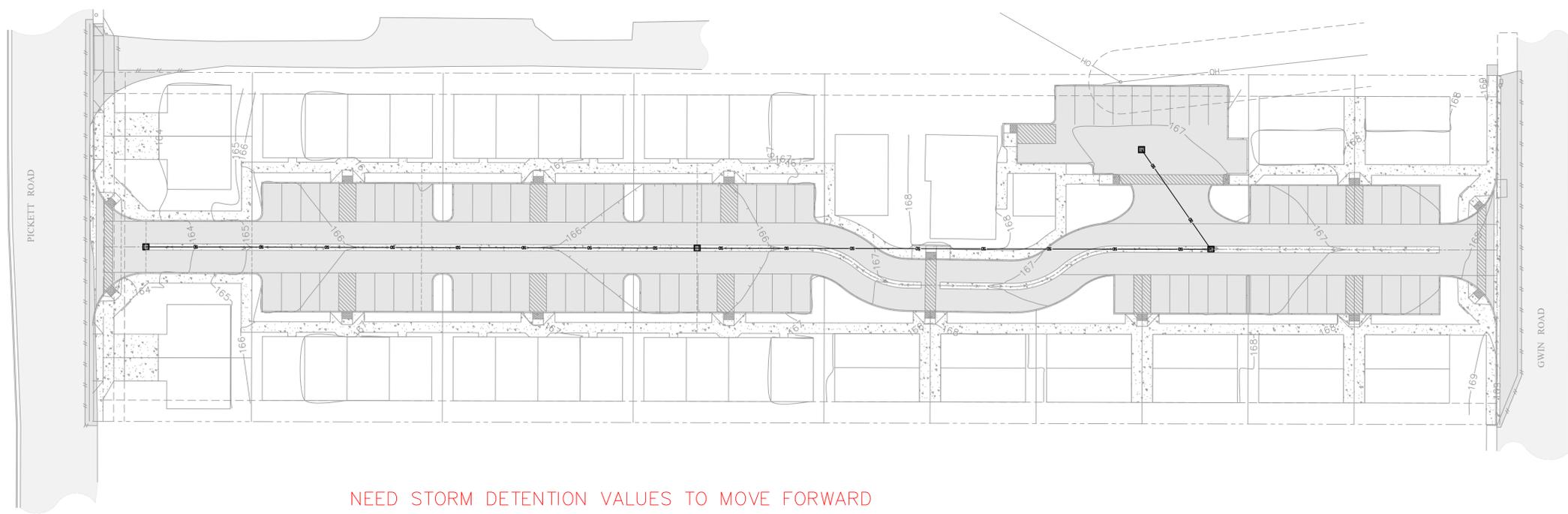
TVCE



67 WALNUT WAY
 PO BOX 1587
 WILLOW CREEK, CA 95573
 P:(530)629-3000
 F:(530)629-3011



PLAN VIEW
 SCALE: 1" = 30'



NEED STORM DETENTION VALUES TO MOVE FORWARD

REV	DATE	DESCRIPTION	DWN BY	DES BY	CHK BY	APP BY

VALADAO, ET AL
 1820 PICKETT ROAD
 MC DONALD, CA 95519
 APN 510-381-021

STORM WATER PLAN

HUMBOLDT, CALIFORNIA

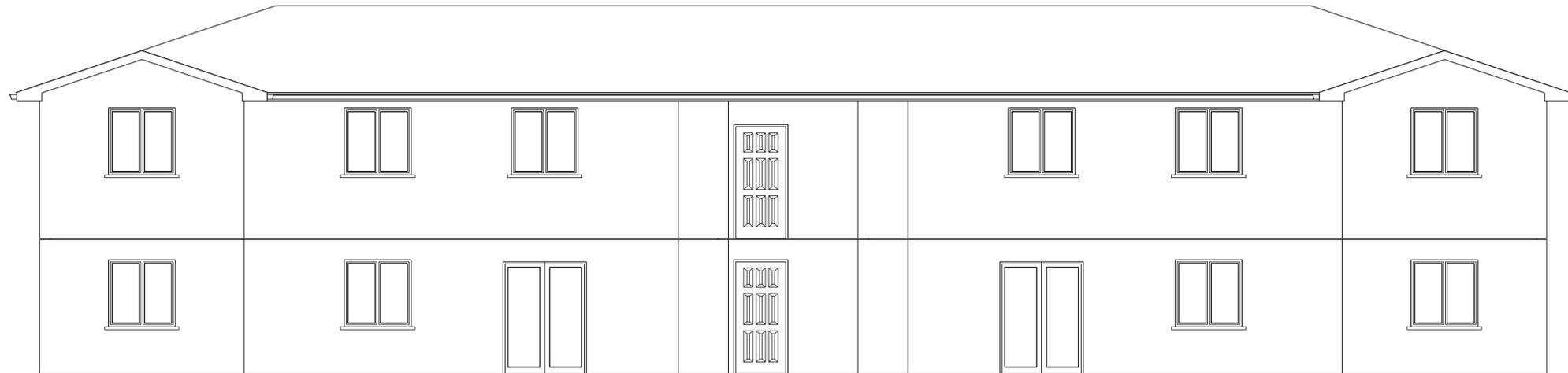
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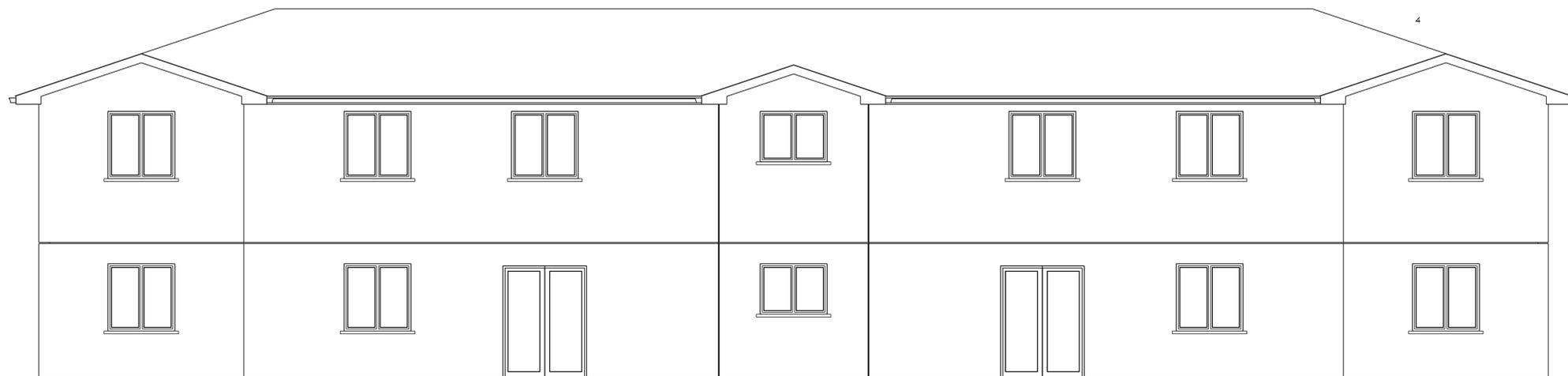
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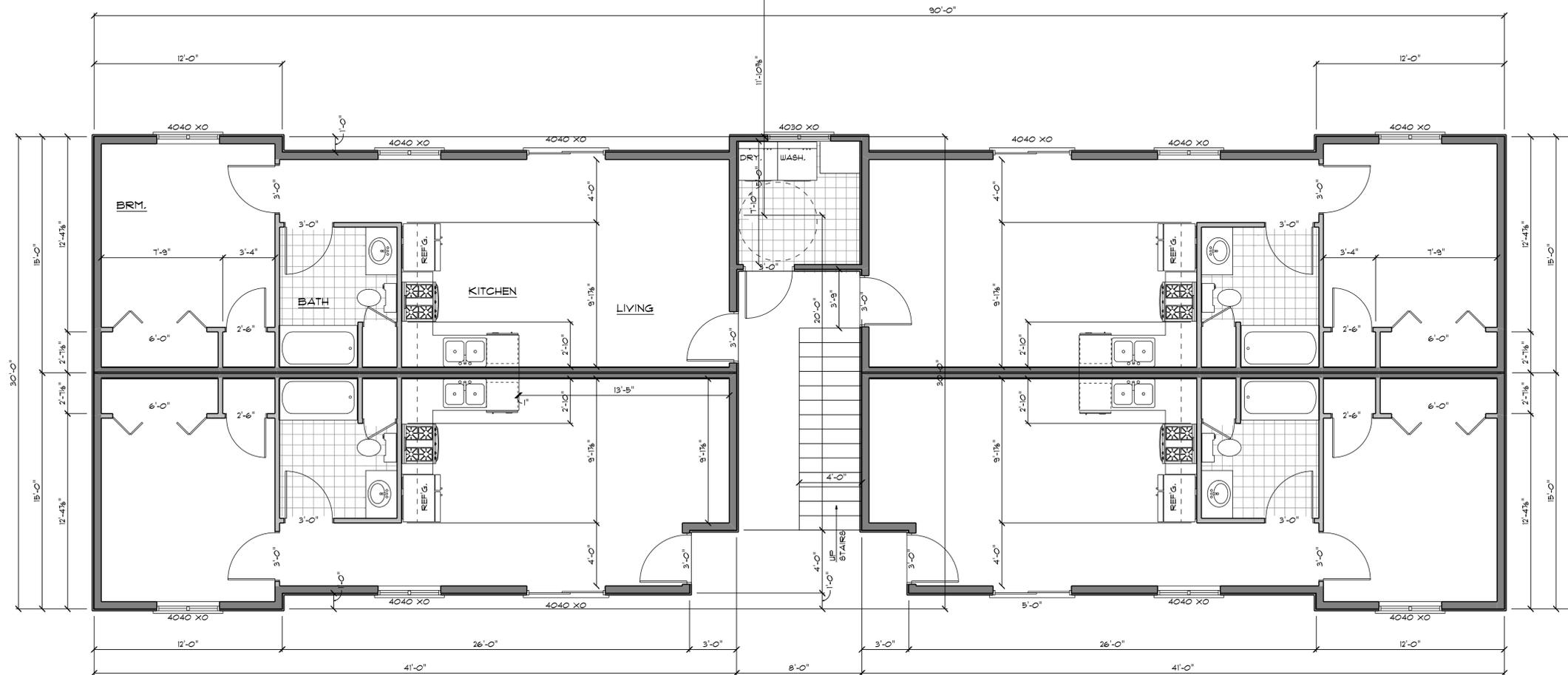


Front Elevation

FOURPLEX - ONE BEDROOM UNITS



Rear Elevation



First Floor

FOURPLEX - ONE BEDROOM UNITS

JOB No.
23-011

DRAFTING:



Brian Reilly
4949 West End Road
Arcata, CA 95521
(707) 826-9800
savagedrafting@gmail.com

JOB TITLE:

**TOWNHOUSE
4-PLEX LOT 7**

for:
Dane Valadao
1904 Pickett
McKinleyville, CA 95519

PROJECT:

APN: 510-381-021
1904 Pickett Road
McKinleyville, CA 95519

ENGINEERING:

REVISIONS

NO.	DESCRIPTION

ALL WORK SHALL BE IN CONFORMANCE WITH THE 2022 EDITIONS OF THE CALIFORNIA BUILDING CODE, CALIFORNIA 2022 RESIDENTIAL CODE, CALIFORNIA 2022 ELECTRICAL CODE, CALIFORNIA 2022 MECHANICAL CODE, CALIFORNIA 2022 PLUMBING CODE, CALIFORNIA ENERGY CODE, CALIFORNIA FIRE CODE, CALIFORNIA GREEN BUILDING CODE, & LOCAL ORDINANCES. THE CALIFORNIA BUILDING STANDARDS CODE IS BASED ON THE 2021-IBC.

3/15/2023

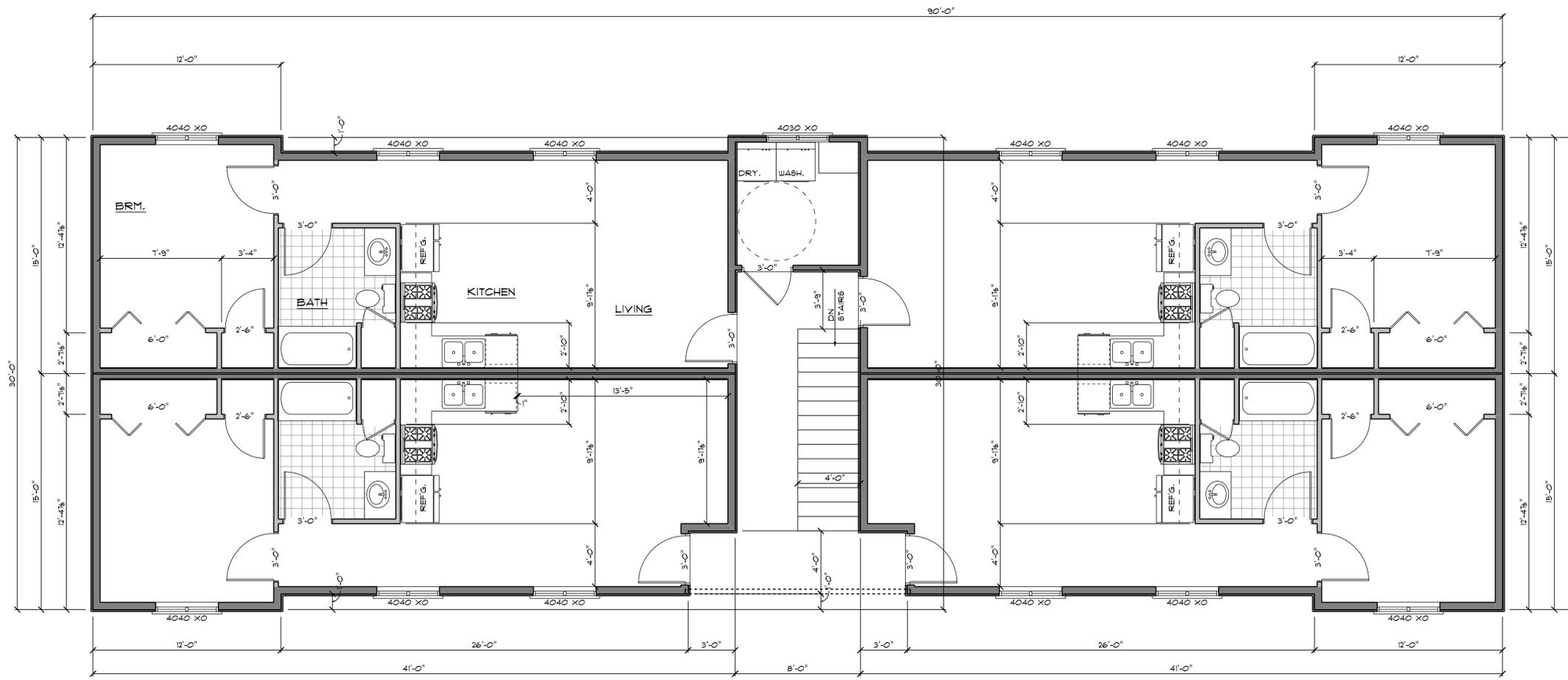
ENGR. JOB No.

DRAWN BY: **BAR**

SHEET No.

4

CONTRACTOR SHALL VERIFY ALL ELEVATIONS AND DIMENSIONS OF EXISTING CONDITIONS OR NEW WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.



Second Floor

FOURPLEX - ONE BEDROOM UNITS

JOB No.
23-011

DRAFTING:



Brian Reilly
4949 West End Road
Arcata, CA 95521
(707) 826-9800
savagedrafting@gmail.com

JOB TITLE:

**TOWNHOUSE
4-PLEX LOT 7**

for:
Dane Valadao
1904 Pickett Road
McKinleyville, CA 95519

PROJECT:

APN: 510-381-021
1904 Pickett Road
McKinleyville, CA 95519

ENGINEERING:

REVISIONS

ALL WORK SHALL BE IN CONFORMANCE WITH THE 2022 EDITIONS OF THE CALIFORNIA BUILDING CODE, CALIFORNIA 2022 RESIDENTIAL CODE, CALIFORNIA 2022 ELECTRICAL CODE, CALIFORNIA 2022 MECHANICAL CODE, CALIFORNIA 2022 PLUMBING CODE, CALIFORNIA ENERGY CODE, CALIFORNIA FIRE CODE, CALIFORNIA GREEN BUILDING CODE, & LOCAL ORDINANCES. THE CALIFORNIA BUILDING STANDARDS CODE IS BASED ON THE 2021-IBC.

3/15/2023

ENGR. JOB No.

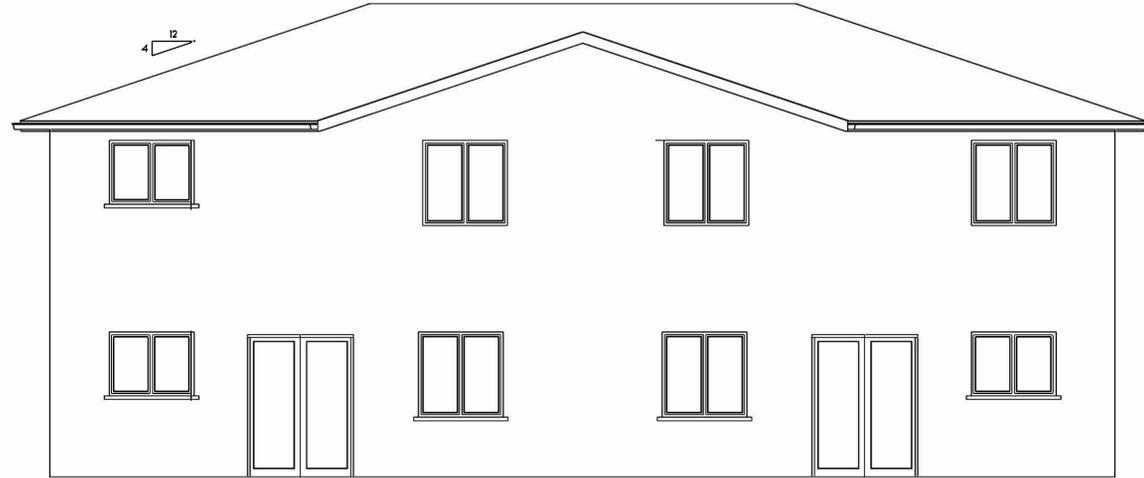
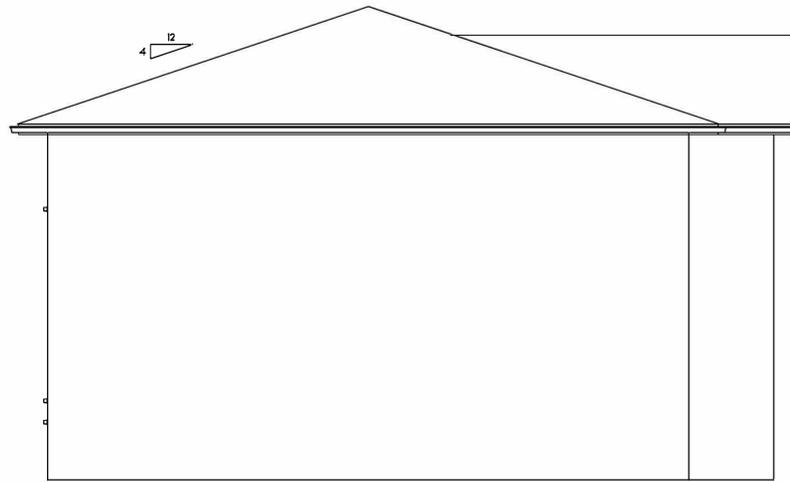
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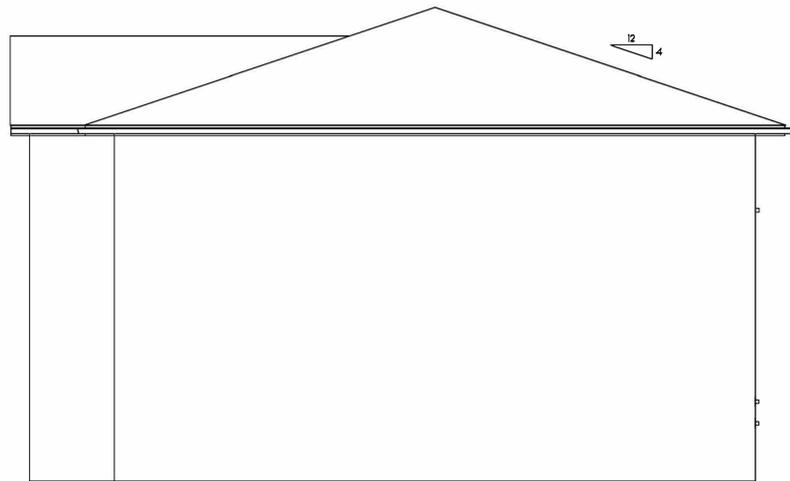
4

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF EXISTING CONDITIONS ON SITE PRIOR TO COMMENCING ANY WORK. ALL DIMENSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. THIS DOCUMENT IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT, NO PART OF THIS PROJECT SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

ATTACHED ONE-FAMILY DWELLINGS



Rear Elevation



Front Elevation

JOB No.
23-011

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(707) 826-9800
savagedrafting@gmail.com

JOB TITLE:

**TOWNHOUSE
4-PLEX LOT 7**

for:
Dane Valadao
1904 Pickett
McKinleyville, CA 95519

PROJECT:

APN: 510-381-021
1904 Pickett Road
McKinleyville, CA 95519

ENGINEERING:

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3/21/2023

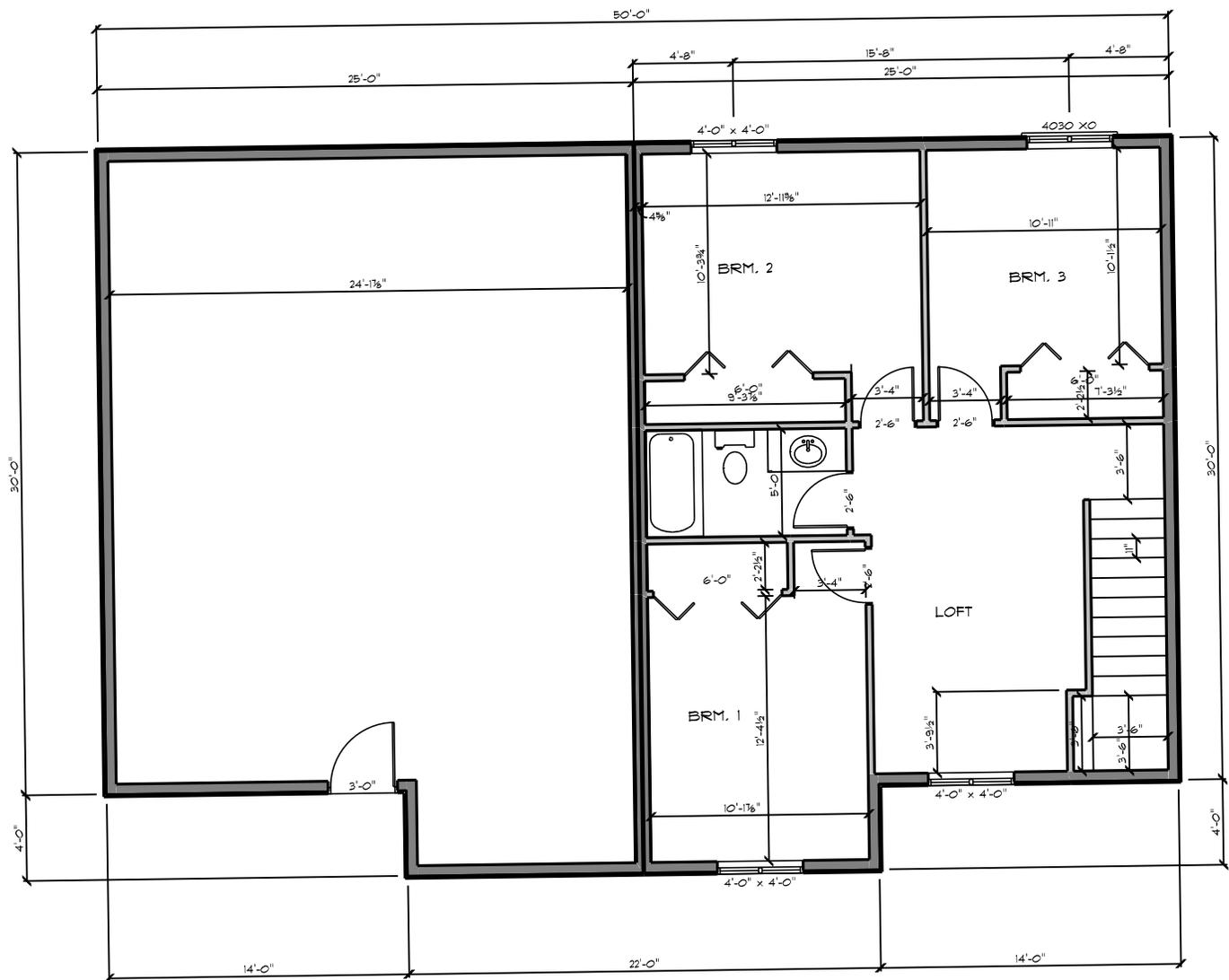
ENGR. JOB No.

DRAWN BY: BAR

SHEET No.

4

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ATTACHED ONE-FAMILY DWELLINGS

Second Floor

JOB No.
23-011

DRAFTING:



Brian Reilly
4949 West End Road
Arcata, CA 95521
(707) 826-9800
savagedrafting@gmail.com

JOB TITLE:

**TOWNHOUSE
4-PLEX LOT 7**

for:
Dane Valadao
1904 Pickett
McKinleyville, CA 95519

PROJECT:

APN: 510-381-021
1904 Pickett Road
McKinleyville, CA 95519

ENGINEERING:

REVISIONS

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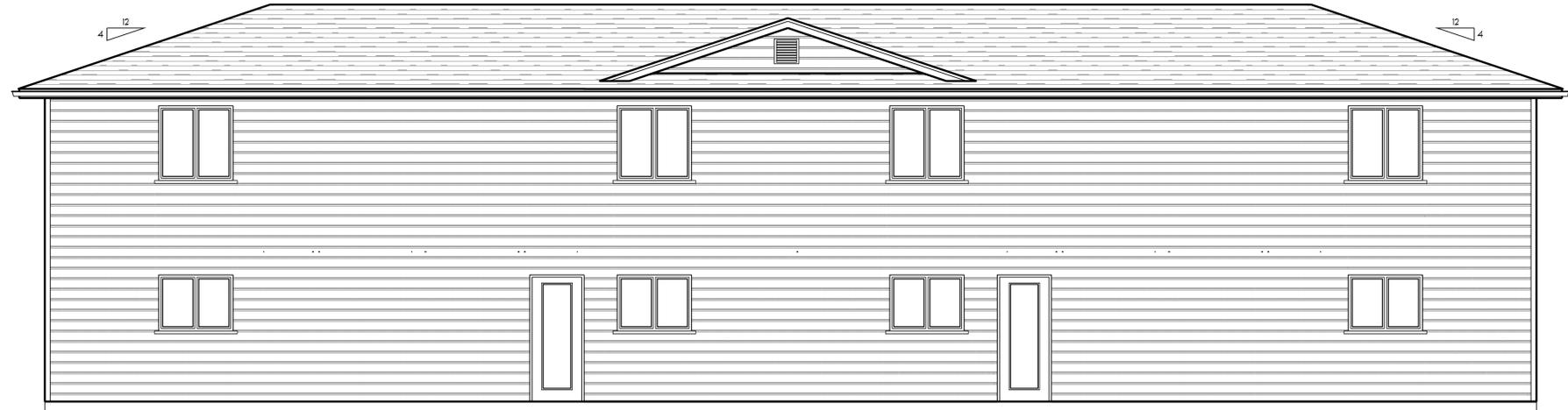
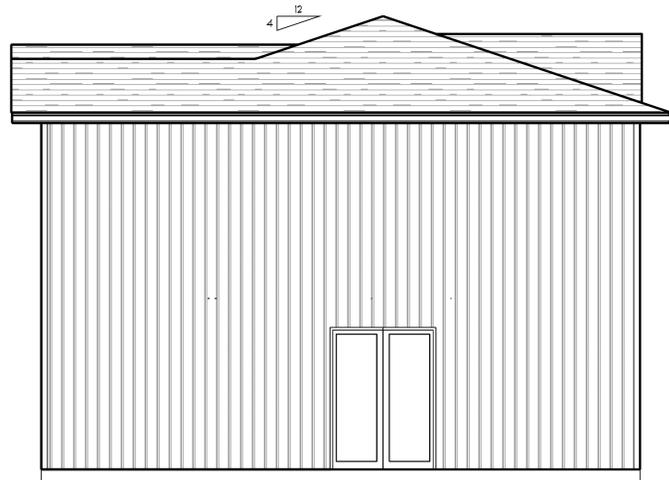
3/7/2023

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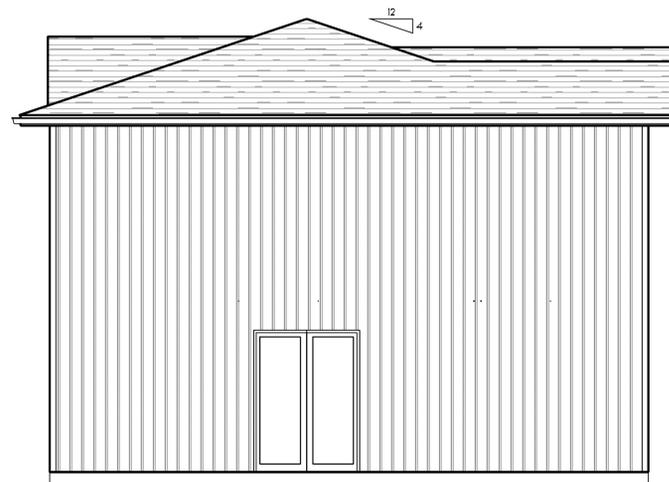
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1



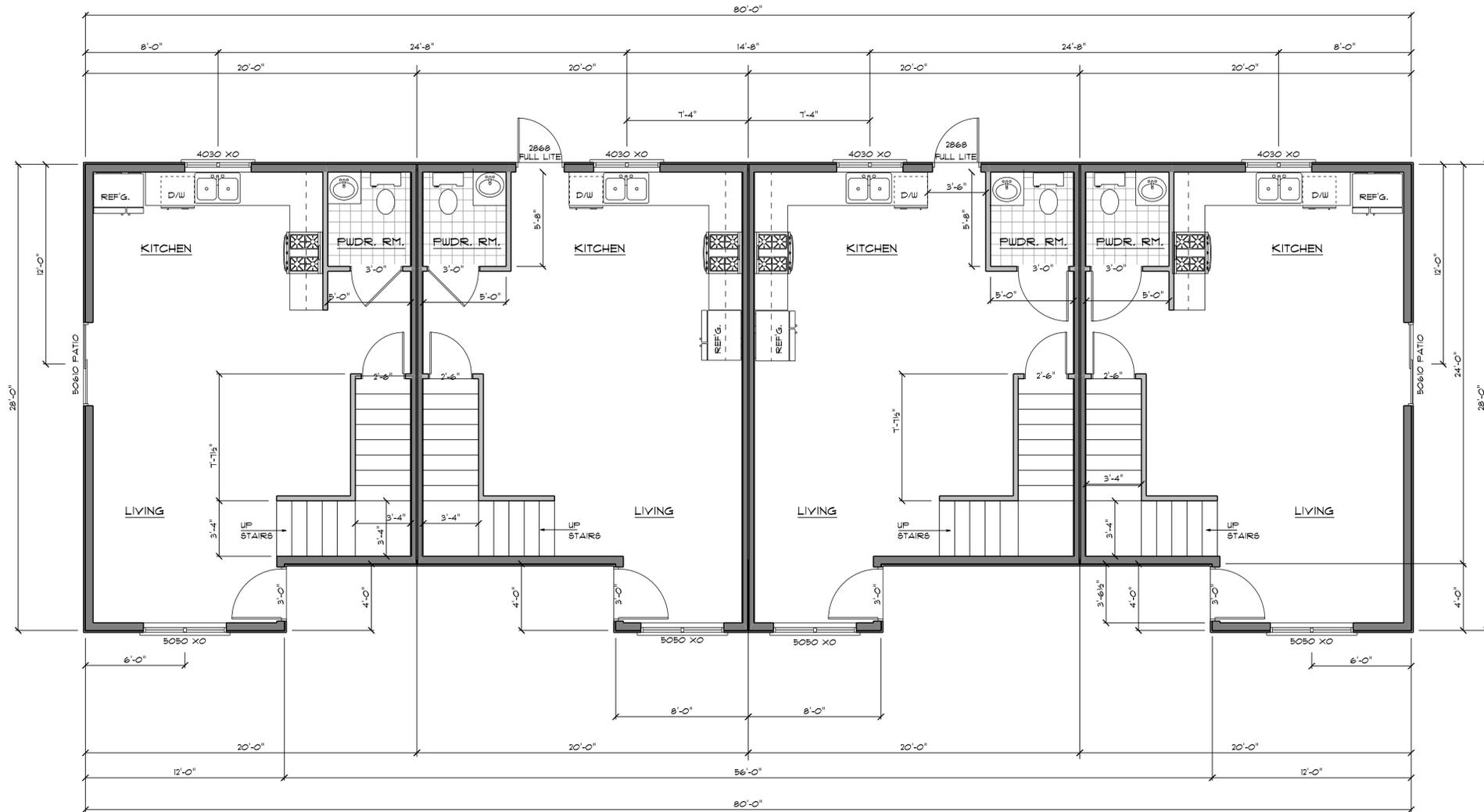
Rear Elevation

FOURPLEX - TWO BEDROOM UNITS



Front Elevation

FOURPLEX - TWO BEDROOM UNITS



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

JOB No.
23-011

DRAFTING:



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4949 West End Road
Arcata, CA 95521
(707) 826-9800
savagedrafting@gmail.com

JOB TITLE:

**TOWNHOUSE
4-PLEX LOT 7**

for:
Dane Valadao
1904 Pickett
McKinleyville, CA 95519

PROJECT:

APN: 510-381-021
1904 Pickett Road
McKinleyville, CA 95519

ENGINEERING:

REVISIONS

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3/7/2023

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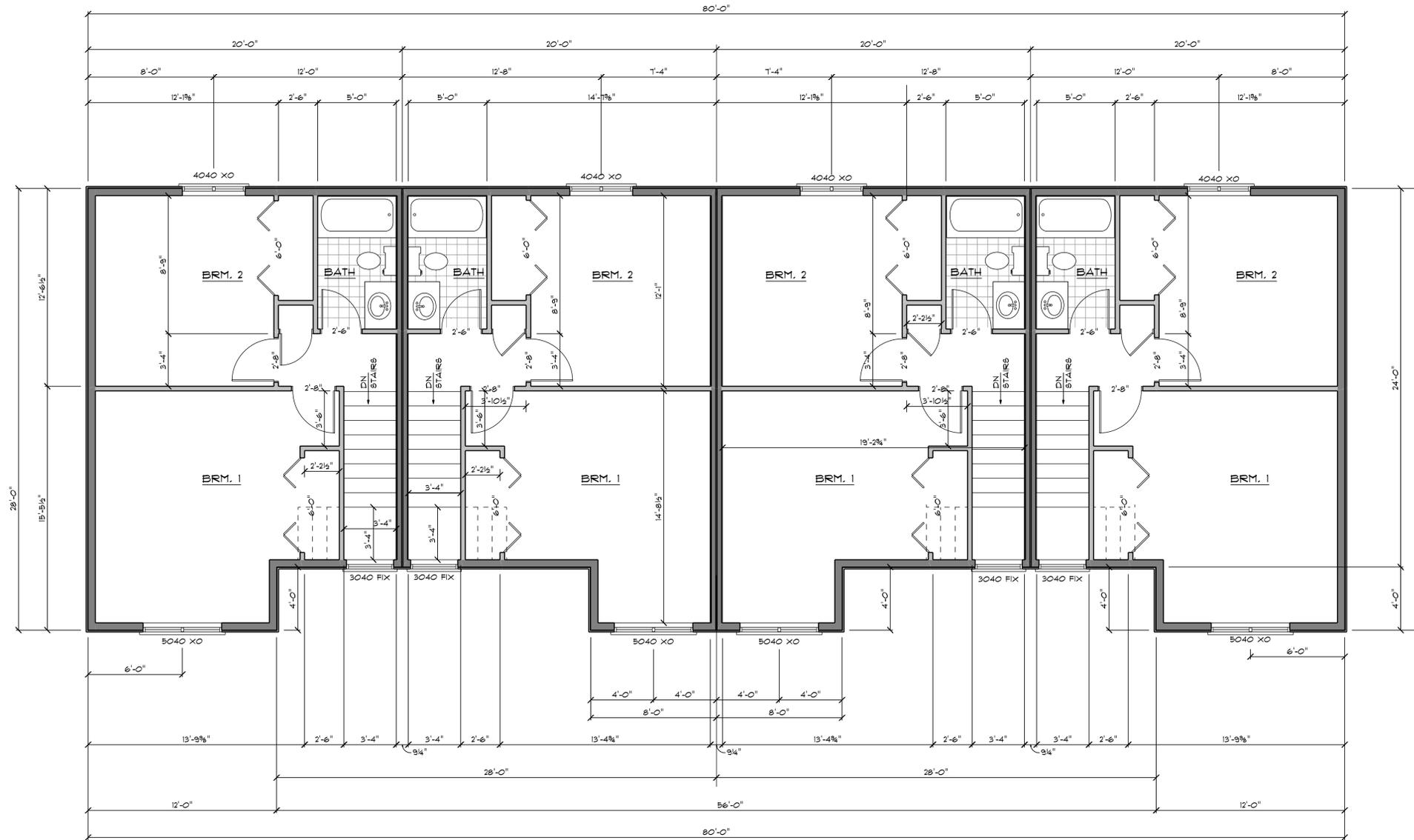
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SHEET No.

2

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FOURPLEX - TWO BEDROOM UNITS



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

JOB No.
23-011

DRAFTING:



Brian Reilly
4949 West End Road
Arcata, CA 95521
(707) 826-9800
savagedrafting@gmail.com

JOB TITLE:

**TOWNHOUSE
4-PLEX LOT 7**

for:
Dane Valadao
1904 Pickett
McKinleyville, CA 95519

PROJECT:

APN: 510-381-021
1904 Pickett Road
McKinleyville, CA 95519

ENGINEERING:

REVISIONS

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3/7/2023

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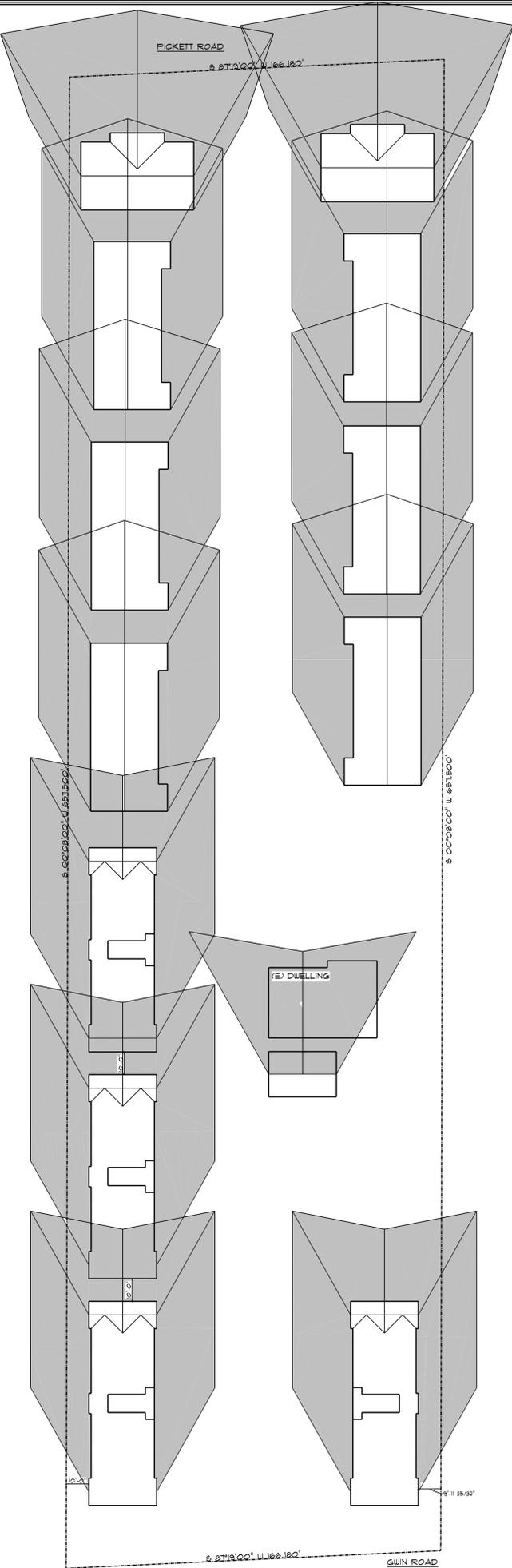
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SHEET No.

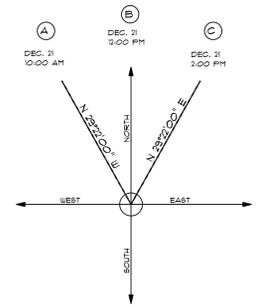
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CONTRACTOR SHALL VERIFY ALL ELEVATIONS AND DIMENSIONS OF EXISTING CONDITIONS ON NEW WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONDITIONS OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONDITIONS OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONDITIONS OF THE PROJECT.



SOLAR SHADOW LENGTHS

	RIDGE HT.			
	1"	2'	18'	22'
(A)	47.1'	73.1'	82.6'	61'
(B)	35.4'	54.1'	38.6'	45.8'
(C)	47.1'	73.1'	82.6'	61'



NORTH
SOLAR SHADING PLAN
 SCALE: 1" = 30'-0"

JOB No.

22-015

DRAFTING:



Brian Reilly
 4949 West End Road
 Arcata, CA 95521
 (707) 826-9800
 brian@millyard1.com

JOB TITLE:

SOLAR SHADE

for:
Dane Valadao
 1904 Pickett
 McKinleyville, CA 95519

PROJECT:

APN: 510-381-021
 1904 Pickett Road
 McKinleyville, CA 95519

ENGINEERING:

REVISIONS

ALL WORK SHALL BE IN CONFORMANCE WITH THE 2016 EDITIONS OF THE CALIFORNIA BUILDING CODE, CALIFORNIA 2016 RESIDENTIAL CODE, CALIFORNIA 2016 ELECTRICAL CODE, CALIFORNIA 2016 MECHANICAL CODE, CALIFORNIA 2016 PLUMBING CODE, CALIFORNIA ENERGY CODE, CALIFORNIA FIRE CODE, CALIFORNIA GREEN BUILDING CODE, & LOCAL ORDINANCES. THE CALIFORNIA BUILDING STANDARDS CODE IS BASED ON THE 2015-IBC.

6/16/2023

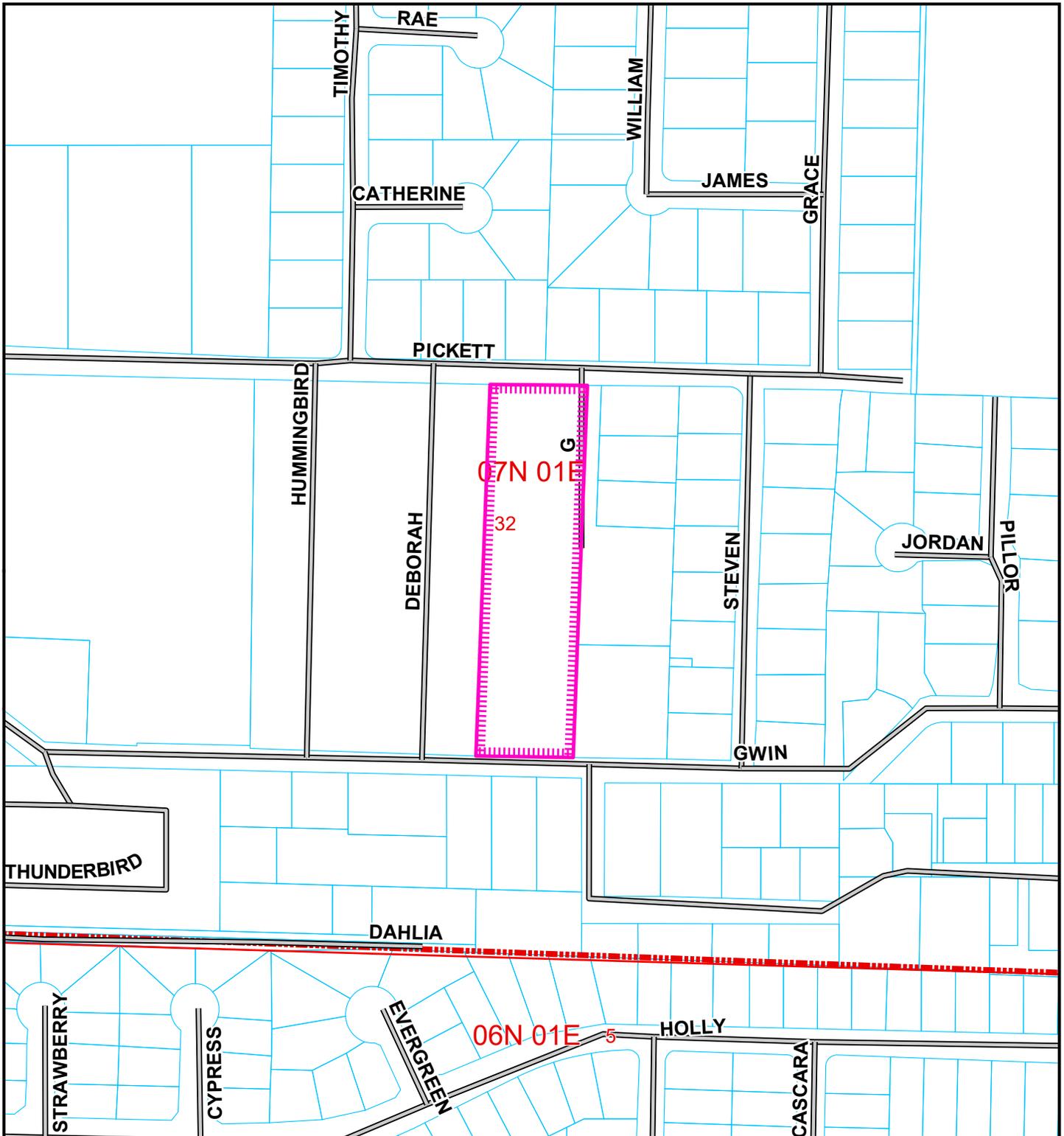
ENGR. JOB No.

DRAWN BY: **BAR**

SHEET No.

1

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF EXISTING CONDITIONS OR NEW WORK BEFORE PROCEEDING. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONDITIONS OF THE PROJECT. LICENSED CONTRACTOR OR ARCHITECT OR ENGINEER SHALL BE REQUIRED FOR THIS PROJECT.



LOCATION MAP

PROPOSED VALADAO DANE

FINAL MAP SUBDIVISION AND PLANNED DEVELOPMENT

MCKINLEYVILLE AREA

PLN-2001-17560

APN: 510-381-021

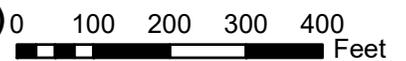
T07N R01E S32 HB&M (ARCATA NORTH)0

Coastal Zone Boundary

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.



ATTACHMENT 3A - Letter from Applicant with Development Info.

Des-

This letter is in response to your email dated November 8, 2022 requesting additional information.

There are three floor plans that are being proposed with the subdivision map that has been submitted to the Humboldt County Planning Department.

We are proposing to build the following three floor plans:

- **Single Family Home (SFR Attached)**- this is a single-family home with living on the ground floor, bedrooms on the second floor, and a single car garage with laundry hookups. These homes will have a shared wall with a neighboring home (lots 1 & 2 and lots 3 & 4 will share a wall)
- **Townhome**- this is a 4-unit apartment building that will be two stories with living on the ground floor and two bedrooms on the second floor.
- **One-Bed Apartment**- this is a 4-unit apartment building with two units on the ground floor and two units on the second floor. Lots 9 & 10, lots 11 & 12, lots 13 & 14, and lots 15 & 16 will share the stairwell to the second floor. We are also proposing laundry hookups on the first and second floor towards the back of the shared entry.

Below is a list of the lot numbers with the floor plan, dwelling units per parcel, bedrooms and bathroom counts per unit, and utility services per lot:

Lot Number	Floor Plan	Dwelling Units	Bedrooms / unit	Bathrooms / unit	Utility Service** /Lot
1	SFR Attached	1	3	1.5	1
2	SFR Attached	1	3	1.5	1
3	SFR Attached	1	3	1.5	1
4	SFR Attached	1	3	1.5	1
5	Townhome	4	2	1.5	4
6	Townhome	4	2	1.5	4
7	Townhome	4	2	1.5	4
8	Existing House w garage & laundry*	1	3	3	3
9	One-Bed Apartment	4	1	1	5
10	One-Bed Apartment	4	1	1	5
11	One-Bed Apartment	4	1	1	5
12	One-Bed Apartment	4	1	1	5
13	One-Bed Apartment	4	1	1	5
14	One-Bed Apartment	4	1	1	5
15	One-Bed Apartment	4	1	1	5
16	One-Bed Apartment	4	1	1	5
17	Townhome	4	2	1.5	4
18	Townhome	4	2	1.5	4
19	Townhome	4	2	1.5	4

* We are proposing to build a detached garage on lot 8 with a half bath. We are also proposing to build a 20' x 20' laundry facility to provide onsite laundry for the entire subdivision.

**Utility service includes electrical, gas, water, and sewer.

Below are the requested variations from the current R-3-D Zoning

- 31.1.1 **Purpose:** The subject parcel is a narrow 2.5 acre parcel approximately ~165' x ~660'. It runs from Prickett Road through to Gwin Rd. There is an existing home located near the middle of the parcel that we are proposing to keep. This gives limited space to provide a 24' wide two-way driving lane, adequate parking, and fire truck access.
- 31.1.2 **Applicability:** met
- 31.1.3 **Minimum Lot Size:** met, its 2.5 acres
- 31.1.4 **Permitted Uses:** met, zoning is currently R-3 which allows for apartment buildings
- 31.1.5 **Modifications of Development Standards:**
 - 31.1.5.1 **Residential Density Standards:** No change to the density is requested. The density for the subject parcel is 7-30 unit per acre or 18 to 75 units for this parcel. We are proposing 61 dwelling units.
 - 31.1.5.2 **Lot Size Standards:** Current standard lot size is 5,000 sf. We are requesting the following reduction in minimum lot sizes:
 - Lots 1 & 4 reduced to 29.95' by 70'
 - Lots 2 & 3 reduced to 40' x 70'
 - Lots 5-7 and 17-19: 90' x 69.95'
 - Lot 8: no reduction requested.
 - Lots 9, 12 & 13 reduced to 50' x 69.95'
 - Lots 10 & 11 reduced to 67.39' x 69.95'
 - Lots 14 & 16 reduced to 50' x ~53' on one side and ~69 on the other (see map)
 - Lot 15 reduced to 50' x 52.76'
 - 31.1.5.3 **Lot Coverage Standards:** The roof top coverage is estimated to be 28.33% for the entire development by the engineering firm, Trinity Valley Consulting Engineers.
 - 31.1.5.4 **Setback Standards:**
 - We are requesting a 0' setback between lots 1 & 2 and lots 3 and 4. We are proposing a shared wall for these single-family homes. We are additionally requesting 5' side yard setbacks on lots 1 & 4. These lots follow the appropriate setbacks from Pickett Road and each lot will have a 1 car garage and a driveway to park 1 car.
 - Lots 5-7, 9-19: we are requesting less than 20' setback from the sidewalk and parking area.
 - Lot 8: We are requesting a 5' setback for the proposed garage from the property line and less than 10' setback from the existing home from the proposed laundry facility. Lastly, the setback from the existing home to the back of the ADA sidewalk will be less than 5'.
 - 31.1.6 **Design Guidelines:** This is a very flat lot with only about 5' a drop from Gwin to Pickett. There are currently limited trees and shrubs on the site. Our landscape plan, when prepared, will show that we are proposing many new plants and trees to be planted.
 - 31.1.6.3 **Parking Considerations:** We are proposing both pull-in parking spaces on the side of the private road as well as a separate parking lot.
 - 31.1.6.4 **Architectural Considerations:** as you can see in our draft elevation plans, we are proposing various changes to the depth of the facade as well as multiple siding materials (including lap and board and Batton). Additionally, we designed lots 1-4 to be single family homes to help with the transition from a traditional SFR neighborhood to apartments.
 - 13.1.6.5 **Other Considerations:**
 - 31.1.6.5.1: We will have an approved landscape plan as a condition from Public Works. We always provide landscaping beyond the basic requirements. I would be happy to meet with a planner and show what we have done in the past.
 - 31.1.6.5.2: We are proposing a 20' x 20' laundry facility on lot 8. The facility will be owned by the owner of lot 8 but will be for the benefit of the development. This will be written into the (maintenance) agreements for the development. Lots 1-4 will have their own laundry connections (either in the garage or in the home). Lot 8 already has its own

- laundry connections. We are also proposing shared laundry for lots 9 & 10, lots 11 & 12, and lots 13 & 14. You can see on the plans where we are proposing shared stairway access to the second floor of these lots and laundry on both the first and second floors.
- 31.1.6.5.3: There is a trash and recycling enclosure proposed in the parking area on lot 8.
 - 31.1.6.5.4: although its PG&E's final call, we are proposing underground utilities.
 - 31.1.6.5.5: per LID requirements, there will be surface and likely underground collection for stormwater runoff.
- **31.1.7 Roads and Driveways:**
 - 31.1.7.1: access is from both Pickett and Gwin. Due to the low traffic, a queuing lane on Gwin is not anticipated to be needed. Drivers will make a right hand turn from Pickett which will not effect traffic.
 - 31.1.7.2.2 Internal Circulation: the proposed private road will run from Pickett through to Gwin road. We will propose at least one speed hump to help slow down driving speeds.
 - 31.1.7.3 **Siting of Roadways and Parking Areas:** Siting of the roadway and parking are consistent with the site.
 - 31.1.7.4 **Parking Standards:** there are 90 total off street parking spaces
 - 31.1.7.4.2.2 **Recreational Vehicle Parking:** due to the limited space, we are not able to offer specific RV parking.
 - **31.1.8 Owners Association:** There will be a maintenance agreement that will define the road maintenance, the draining maintenance, the access easements for parking, use of the laundry facilities, and any other necessary uses of the subdivision.

Please do not hesitate to reach out to me with any questions.

Dane Valadao

dane@reprop.net

707-834-6282

ATTACHMENT 4

Referral Agency Comments and Recommendations

Referral Agency	Response	Recommendation	Attached	On File
County Public Works, the Land Use Division	X	Conditional Approval (Attachment 1B)	X	
County Division of Environmental Health	X	Approval		X
McKinleyville Community Services District	X	Approval		X
PG&E	X	Conditional Approval		X
Building Inspections				
Arcata Fire Protection District				
North Coast Regional Water Quality Control Board				
Mckinleyville Union School District	X	Conditional Approval	X	
California Department of Fish & Wildlife	X	Conditional Approval		X
Bear River Band of the Rohnerville Rancheria	X	Conditional Approval		X
Blue Lake Rancheria				
Wiyot Tribe				
Northwest Information Center	X	Recommend Cult. Resource Survey		X



COUNTY OF HUMBOLDT
PLANNING AND BUILDING DEPARTMENT
CURRENT PLANNING
3015 H STREET, EUREKA, CA 95501 ~ PHONE (707) 445-7245

10/20/2022

Project Referred To The Following Agencies:

County Counsel, Environmental Health, PW Land Use, Building Inspections, CSD: McKinleyville, FPD: Arcata, RWQCB, NCUAQMD, School District, Cal Fish & Wildlife, Bear River Band, Blue Lake Rancheria, NWIC, Wiyot Tribe, PGE

Applicant Name Dane Valadao **Key Parcel Number** 510-381-021-000

Application (APPS#) PLN-2021-17560 **Assigned Planner** Desmond Johnston

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: 11/4/2022

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

McKinleyville Union School District has concerns about increased traffic on Pickett and Gwin; students use these roads to access the Teen Center and walk to school.

10/31/22

Julie Giannini Previde

DATE:

PRINT NAME:

There are many cars parked on the sides, making safe crossing difficult. Speed humps, crossing lights and sidewalks (on Gwin) would improve student safety with the proposed increased traffic.