



COUNTY OF HUMBOLDT
PLANNING AND BUILDING DEPARTMENT
CURRENT PLANNING DIVISION

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Hearing Date: April 7, 2022

To: Humboldt County Planning Commission

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

Subject: **Jackson Major Subdivision**
Case Number PLN-2021-17302
Assessor's Parcel Number: 511-361-058

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Please contact Robby Thacker at (916) 886-6036, or by email at robby@landlogistics.com if you have any questions about the scheduled public hearing item.

AGENDA ITEM TRANSMITTAL

Hearing Date April 7, 2022	Subject Jackson Major Subdivision	Contact Robby Thacker
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Project: The project is a Major (Final Map) Subdivision of an approximately 3.1-acre parcel into five parcels ranging in size from 6,587 square feet (0.15 acres) to 12,322 square feet (0.28 acres). The proposal also includes creation of a 1.83-acre remainder parcel which contains an existing single-family dwelling, detached barn, and shed. Several trees will require removal due to conflicts with the location of the proposed road extension and cul-de-sac providing access to the parcels. Sewer and water service is provided to the existing residence by the McKinleyville Community Services District (MCSD). MCSD will provide water and sewer services to the project.

Access to the proposed new lots would occur via a single street extension of Lonestar Drive with a new hammerhead turn-around. In addition to five residential parcels, an existing 18-foot-wide storm drainage easement and 18-inch storm drain will remain on the eastern portion of Parcel 2. A new drainage detention basin and vegetated drainage swale will also be constructed to mitigate stormwater runoff from the ultimate anticipated build-out of the subdivision. These improvements would be maintained by a homeowner's association, the MCSD or the County.

Project Location: The project is located at the east side of the intersection of Halfway Avenue and Yamaha Place, in the McKinleyville area. The project address is 3241 Halfway Avenue. APN: 511-361-058

Present Plan Designation: Residential Low Density (RL), Airport Land Use Compatibility Use Overlay (AP), Density: Range is 1 to 7 units per acre, McKinleyville Community Plan (MCCP), 2017 General Plan, Slope Stability: Relatively Stable (0)

Present Zoning: Residential One-Family, Manufactured Home, Airport Safety Review (R-1-T-AP)

Case Number: PLN-2021-17302

Assessor's Parcel Number: 511-361-058

Applicant
Davide Meserve
910 Grant Avenue
Arcata, CA 95521

Owner(s)
Thomas Jackson, Jr.
3241 Halfway Avenue
McKinleyville, CA 95519

Agent
Same as Applicant

Environmental Review: The project is subject to environmental review, a Mitigated Negative Declaration has been prepared by the lead agency, the Humboldt County Planning Division, for review by the Planning Commission.

Major Issues: None

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

JACKSON MAJOR (FINAL) SUBDIVISION

Case Number PLN-2021-17302
Assessor Parcel Number: 511-361-058

Recommended Commission Action

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

Adopt the Resolution to 1) Find that the Initial Study and Mitigated Negative Declaration reflects the County's independent judgement and adopt the Mitigated Negative Declaration prepared for the Jackson Major Subdivision, project pursuant to Section 15074 of the State CEQA Guidelines, 2) adopt the Mitigation Monitoring and Reporting Program 3) make all of the required findings for approval of the Project based on evidence in the staff report and 4) approve the proposed Jackson Major Subdivision project subject to the recommended conditions.

Staff Analysis of the Evidence Supporting the Required Findings:

Sections 66452.6(e) and 66463.5(c) of the California Government Code (Subdivision Map Act) and Sections 326-21 and 326-31 (Filing of Final and Parcel Maps) of the Humboldt County Code establishes the authority to approve or conditionally approve tentative maps when it can be found that the findings and conditions of the proposed project have been or will be met.

Recommendation:

Find that the Planning Commission has considered the Initial Study and Mitigated Negative Declaration as described by Section 15070 of the State CEQA Guidelines; make the required findings for approval of the Major (Final) Subdivision; and approve the Jackson Major (Final) Subdivision as recommended by staff and subject to the recommended conditions.

Staff Analysis:

The applicant is proposing a subdivision of an approximately 3.1-acre parcel into five parcels ranging in size from 6,587 square feet (0.15 acres) to 12,322 square feet (0.28 acres). The proposal also includes creation of a 1.83-acre remainder parcel which contains an existing single-family dwelling, detached barn, and shed. The area of the site proposed for subdivision is currently utilized as horse pasture. Several trees will require removal due to conflicts with the location of the proposed road extension and cul-de-sac providing access to the parcels. Sewer and water service is provided to the existing residence by the McKinleyville Community Services District (MCSD). MCSD will provide water and sewer services to the project.

The proposed subdivision of the 3.1-acre parcel will create five resultant parcels and a remainder parcel as noted with the acreages listed below:

- Parcel 1: 0.28 acres
- Parcel 2: 0.24 acres
- Parcel 3: 0.17 acres
- Parcel 4: 0.15 acres
- Parcel 5: 0.20 acres
- Remainder: 1.83 acres

The project will subdivide the eastern portion of the parcel into five lots as depicted on the tentative map exhibit attached to the staff report. No construction of residential dwellings is proposed as part of this project however, a subsequent entitlement review will be required for future development of the parcels. Parcel 1-2 are proposed on the south side of the extension of Lone Star Drive. An 18-foot drainage easement located east of Parcel 2 contains an 18-inch existing stormwater pipe and will accommodate a new detention basin that will serve the project. Parcels 3-5 are located north of the Lone Star Drive extension. The 1.83-acre remainder parcel with the existing residence and accessory structures comprises the western portion of the site. The proposed parcel layout maintains the same layout of the residential subdivision to the east that is also served by Lone Star Drive. The layout continues the suburban character of the McKinleyville community and provides for usable yard spaces and onsite drainage to occur. The proposed lot configuration will accommodate typical designs for residential dwellings with consideration to yard spaces, parking, and potential building footprints.

The parcels will be served with community water by the MCSD, and each lot will connect to domestic water and sewer lines within Lone Star Drive. A will serve letter has been received by the MCSD for the proposed project. Final design and engineering of this infrastructure will require review and approval by MCSD prior to construction.

The project will be served by an extension of Lone Star Drive which consists of a 50-foot right-of-way. Lone Star Drive is improved with two travel lanes, on-street parking, and attached sidewalks on each side. The extension will consist of a 50-foot-wide right-of-way with a hammerhead turn-around. This roadway extension will be the only access to the proposed lots. The remainder lot will continue to have street frontage and access on Halfway Avenue. Traffic volumes on this section of Lone Star Drive are expected to be low. The project was referred to the Department of Public Works and the Arcata Fire Protection District, which recommended conditional approval, and approval of the project respectively.

A 1995 drainage report prepared as part of the adjacent 21-lot Bryland Subdivision determined that the 18-inch stormwater pipe in Lone Star Drive was sized to accommodate an additional 0.5 acres of residential development on the project site. To mitigate stormwater discharge from the site, the drainage report prepared for the project states that two trench drains will be installed in Lone Star Drive that will convey runoff into a drainage swale that will direct flows into the proposed detention basin east of Parcel 2. Parcel 1 will be designed to treat all drainage onsite.

The stormwater management plan presented in the report prepared for the project has been designed to mitigate the post development 100-year storm peak runoff to pre-development 2-year peak storm levels and provide retention of the 85th percentile 24-hour storm event. This meets both McKinleyville's requirements for stormwater detention and the retention requirements for Regulated Projects associated with the area's MS4 permit.

The report was reviewed by Public Works, and they recommended as a condition of approval that the applicant submit a complete hydraulic report and drainage plan for their approval. The preliminary drainage report has proposed Low Impact Development techniques to comply with the State Water Board's Phase II Small Municipal Separate Storm Sewer System (MS4) Program. In addition, the project will comply with Section 3310.5 of the McKinleyville Community Plan which states: "Development shall only be allowed in such a manner that the downstream peak flows will not be increased."

The project meets the applicable development standards of the R-1-T-AP zone. The proposed lots range from 6,587 – 12,322 square feet, above the minimum lot size of 5,000 square feet. Each lot has a lot-width exceeding the minimum standard of 50 feet. Lot depths for all lots range from 107-147 feet, within the maximum permitted lot depth of three times the lot width.

Future construction plans will be required to meet building setbacks, height limit, and lot coverage standards of the R-1-T-AP zone. The proposed project would have a resultant density of approximately 2.25 units/acre, consistent with the zoning requirements. A solar shading study has been conducted demonstrating compliance with solar standards. The proposed lot configurations have been designed to allow future residential development to comply with these standards.

The project is consistent with the goals and policies of the 2017 General Plan and McKinleyville Community Plan. The project site is not located within the Coastal Zone. The proposed subdivision would have a resultant density of approximately 2.25 units/acre, consistent with the permitted density range of 1-7 units per acre. The proposed parcels will be connected public services including water, sewer, gas, and electric services. The project will provide adequate access for fire apparatus via hammerhead turn-around. Final plans for these improvements would be subject to Public Works review and approval, pursuant to a condition of the Final Map. The project site is not located within an area identified to have geologic instability. The proposed subdivision will increase housing stock within the County with a density that is appropriate for the existing roadway, access, utilities, and county services for the area. The subdivision will create a suburban type of development with residential lots less than an acre in size that will be served by public water and sewer and sidewalk improvements consistent with the planned density of the Residential Low-Density designation and the McKinleyville Community Plan. The project will include mitigation for onsite biological resources observed during a site visit by County staff and representative of California Department of Fish and Wildlife as prepared in the Mitigated Negative Declaration for the project. Due to the presence of Shore Pine trees onsite that will be impacted by the future development, a mitigation measure for onsite replacement at a 1:1 and 3:1 ratio will be required as well as adjustment of building pad locations to preserve existing trees to the extent feasible. Additionally, a mitigation measure has been included requiring tree removal to be conducted outside of the nesting season. If removal must occur during this season, a qualified biologist shall be required to verify the absence of nesting birds.

The project was evaluated for compliance with the California Environmental Quality Act (CEQA). An Initial Study/ Mitigated Negative Declaration (IS/MND) was prepared for the project. Based upon the on-site inspection, a review of Planning Division reference sources, and comments from all involved referral agencies, Planning staff has found that the project will not result in a significant impact on the environment as proposed and with the mitigation measures identified in the draft Mitigation Monitoring and Reporting Program (MMRP) prepared for the project. The applicant has submitted evidence in support of making all of the required findings for approving the proposed subdivision per the Recommended Commission Action. Responding referral agencies have recommended approval of the project.

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

Note: If the Final Subdivision is denied, a ten-calendar day appeal begins the next business day. Appeals must be filed with both the Planning Division and the Clerk of the Board of Supervisors.

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

Resolution Number 22-

**MAKING THE REQUIRED FINDINGS FOR CERTIFYING COMPLIANCE WITH THE CALIFORNIA
ENVIRONMENTAL QUALITY ACT AND CONDITIONALLY APPROVING
THE JACKSON FINAL SUBDIVISION**

CASE NUMBER: PLN-2021-17302; ASSESSOR PARCEL NUMBER: 511-361-058

WHEREAS, the owner submitted an application and evidence in support of approving the final subdivision of an approximately 3.1-acre parcel into 5 residential parcels and a remainder parcel; and

WHEREAS, the County as lead agency, has reviewed the submitted application and evidence and has referred the application and evidence to reviewing agencies for site inspections, comments and recommendations; and

WHEREAS, the County as lead agency, adopted a Mitigated Negative Declaration for the subject project in accordance with the California Environmental Quality Act (CEQA); and

WHEREAS, the Planning Division staff report includes evidence in support of making all of the required findings for approving the proposed Final Subdivision;

WHEREAS, the Planning Commission held a duly noticed public hearing on **April 7, 2022**; reviewed, considered, and discussed the application for a Final Subdivision; and reviewed and considered all evidence and testimony presented at the hearing. Planning Division staff report includes evidence in support of making all of the required findings for approving the proposed Final Subdivision request;

Now, THEREFORE BE IT RESOLVED, that the Planning Commission makes all the following findings:

1. FINDING: **Project Description:** The application is for a Final Subdivision to allow for the subdivision of a 3.1-acre parcel into 5 residential parcels and a remainder parcel.

EVIDENCE: a) Project File: PLN-2021-17302

2. FINDING: **CEQA:** The requirements of the California Environmental Quality Act have been met. The Humboldt County Planning Commission has considered the Initial Study and Mitigated Negative Declaration prepared for the project.

EVIDENCE: a) The Initial Study and Mitigated Negative Declaration for the project has been completed as was submitted to the State Clearinghouse (SCH #2022020462).

b) The proposed subdivision will not negatively impact aesthetics of the site or degrade scenic resources. The project site is not located within a mapped scenic area nor does it have significant exposure to public views. The site is located within an existing residential neighborhood and would be developed in the future with single-family residences and accessor structures characteristic of the surrounding parcels. The

project will not result in significant visual changes to the area with the creation of five residential lots that will accommodate five new residences. The Department finds no evidence that the division of the parcel within the area will have a substantial adverse aesthetic impact.

- c) The project area is located outside of the 100-year flood zone and any tsunami inundation areas. Residential development on the proposed lots will require, pursuant to Humboldt County Code Section 331-14 (H)(6)(d)(I) 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 and shall accompany the grading plan, approved by the Department of Public Works. Additionally, the property is located outside of a State Responsibility Area (SRA) and is serviced by the McKinleyville Fire Protection District who responds to structural fires and medical emergencies.
- d) Neither the subject property nor adjacent lands are within a Williamson Act Contract. The site does contain prime farmland soils. However, the proposed subdivision is consistent with the existing zoning and General Plan designation. The proposed subdivision is consistent with the existing zoning and General Plan designation. One-family residential is a primary and compatible use within the site's R-1-T-AP Zone. The County finds no evidence that the project will result in a significant adverse impact on agricultural resources.
- e) Biological resources were analyzed as part of the project and a site inspection was performed by California Department of Fish and Wildlife and County staff. The site investigation found the presence of Shore Pine and Monterey Pine trees onsite and grassland which has been previously disturbed by horses. Several of these trees would be impacted by development based on their location onsite. Mitigation measures have been included in the Mitigation Monitoring and Reporting Program (MMRP) prepared for the project. Mitigation measure BIO-1 will require building pad locations to be identified on improvement plans and adjusted to minimize impacts to existing Shore Pines. Shore Pines less than 12 inches in diameter will be replaced at a 1:1 ratio and Shore Pines larger than 12 inches will require replacement at a 3:1 ratio. The trees shall be maintained in a living condition for no less than 2 years. Measure BIO-2 requires vegetation removal to occur outside the nesting season (March 15 – August 15). If removal must occur during the nesting season, verification of active nest absence shall be conducted by a qualified Biologist. The project is not located within a riparian habitat area and no wetlands were identified onsite. The project does include a proposed drainage basin which could potentially establish a future riparian habitat. If this does occur, the project would not be subject to the County Streamside Management Area (SMA) setback requirements. SMAs do not include watercourses consisting entirely of a man-made drainage ditch or system. The project site is not within an adopted habitat conservation plan area. The project is surrounded by residential uses on all sides. The

department finds no evidence that the project will result in an adverse impact on any habitat conservation plan.

- (f) Noise impacts will be less than significant. generated by the proposed project development will result in a temporary increase during road/access driveway and residence construction as the project may require the use of heavy equipment (excavator, grader, loader, and backhoe). The County limits the construction hours, which will ensure the temporary noise increases do not create a significant impact. Construction of the project does not include equipment that would result in significant ground-borne vibration. No significant permanent change in noise from the existing conditions would result from this project. While the project site is located within the Overflight Notification Area of the California Redwood Coast-Humboldt County Airport, the site is not located within a "N" (Noise) Combining District and therefore future construction of residences on the proposed lots does not require mitigation to reduce noise levels to a maximum of 45-db for all habitable rooms and will be subject to the adopted standards of the Humboldt County Building Code.
- (g) The project is not located within an Alquist-Priolo Earthquake Fault Zone and is located approximately 1000 feet south of the Mad River Fault Zone. Standard County residential construction measures would be implemented as part of building plan review and issuance for new homes. Development associated with the subdivision will therefore not expose people or structures to potential substantial adverse effects from rupture of a known earthquake fault, strong seismic ground shaking, or seismic-related ground failure, including liquefaction. Preliminary Soils Report prepared for the project by Pacific Watershed Associated in December 2021 determined that the presence of expansive soil (as defined in Table 18-1-B of the Uniform Building Code (1994)) on the site is low, therefore, the project will not create substantial risks to life or property.
- (h) Pursuant to AB 52, the project was referred to local Tribes for review and comment with formal invitation sent in August of 2021. Based on referral responses, including from the Blue Lake, Bear River, Wiyot Tribe, and the Northwest Information Center, no further action was deemed necessary. The subdivision improvement plans will be required to comply with the Standard Inadvertent Discovery Protocols.
- (i) Traffic impacts were evaluated for the project and are anticipated to be less than significant based on the planned design of the subdivision and the single-family residential use of the five proposed lots. The parcel has direct access to Lone Star Drive, a County maintained road. The creation of five parcels will include an extension of Lone Star Drive that will provide access to the future homes. The road will not exceed a maximum grade of 15%. Traffic volumes associated with the creation of the five lots is expected to be low. The Land Use Division of the Public Works Department has recommended conditions of approval,

including for road improvements. The Department finds there is no evidence that the project will exceed the level of service standard, will result in a change in air traffic patterns, will result in vehicle miles traveled beyond that expected for residential development that is consistent with the planned density for the site pursuant to the General Plan. The project will not conflict with adopted policies supporting transportation. The proposed development is not anticipated to generate or attract more than 110 trips per day (110 is the number of trips used as a screening threshold for small projects in the State's Technical Advisory on Evaluating Transportation Impacts in CEQA).

FINDINGS FOR FINAL SUBDIVISION

3. FINDING: The proposed development is in conformance with the County General Plan, including the McKinleyville Community Plan.

- EVIDENCE:**
- a) Single Family Residential use is an allowable use for the Residential Low Density (RL) Land Use Designation in the County's Land Use Element. The General Plan allows an overall residential density of 1-7 units per acre; the proposed project would result in approximately 2.25 units per acre, in compliance with this standard. The project will create suburban residential lots less than one acre in size with public water and sewer services provided to each parcel. The proposed roadway will adequately convey vehicle traffic planned for this area and will allow for adequate emergency apparatus access. The site has been designed to provide adequate drainage facilities through construction of new drains, swales, and a detention basin. The proposed subdivision layout is consistent with the existing densities and lot configurations in the surrounding area and will contribute additional housing to the area. The project will maintain the existing character of the surrounding area and will facilitate the future planned extension of Eggert Road as envisioned by the General Plan.
 - b) The property was not utilized by the Department of Housing and Community Development in determining compliance with housing element law, however, the project will result in the creation of additional housing within the County.
 - c) The project is consistent with the McKinleyville Community Plan.

4. FINDING: The proposed development is consistent with the purposes and policies of the existing zone in which the site is located; and the proposed development conforms to all applicable standards and requirements of these regulations.

- EVIDENCE:**
- a) The project area encompasses land zoned Residential One Family (R-1-T-AP). Residential development is a principally permitted use in the zone.

- b) The proposed subdivision meets all applicable development standards of the R-1-T-AP zone. project meets the applicable development standards of the R-1-T-AP zone. The proposed lots range from 6,587 – 12,322 square feet, above the minimum lot size of 5,000 square feet. Each lot has a lot-width exceeding the minimum standard of 50 feet. Lot depths for all lots range from 107-147 feet, within the maximum permitted lot depth of three times the lot width. Future construction plans will be required to meet building setbacks, height limit, and lot coverage standards of the R-1 zone. The proposed project would have a resultant density of approximately 2.25 units/acre, consistent with the zoning requirements. A solar shading study has been conducted demonstrating compliance with solar standards. The proposed lot configurations have been designed to allow future residential development to comply with these standards.

5. FINDING: The proposed development and conditions under which it may be operated or maintained will not be detrimental to the public health, safety, or welfare; or materially injurious to property or improvements in the vicinity.

EVIDENCE: The proposed site will be subject to a Grading Permit that requires an engineered grading, erosion and sediment control plan. As noted above, the project would not result in significant impacts with respect to generation of traffic or noise, and would not result in hazards to project residents with respect to geologic hazards based on project geotechnical analyses and standard County permitting requirements for new single-family construction. Potential impacts to cultural resources will be mitigated to a less than significant impact with the implementation of Informational Note 2. The proposed layout and access road does not include design elements that would cause a dangerous element to the public health, safety, or welfare.

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

EVIDENCE: a) The project proposes an increase in residential development and will comply with the Mckinleyville Community Plan and Humboldt County General Plan, which anticipate and allow for single-family residential development of the project site.

7. FINDING: The proposed subdivision is in conformance with all applicable policies and standards in Section 66474 of the State Subdivision Map Act and Title III Division 2 of the Humboldt County Code (H.C.C.).

EVIDENCE:

- a) The applicant has submitted information demonstrating that the five proposed lots will be suitable for single family residential development.
- b) The project will be served by an extension of Lone Star Drive which consists of a 50-foot right-of-way. Lone Star Drive is improved with two travel lanes, on-street parking, and attached sidewalks on each side. The extension will consist of a 50-foot-wide right-of-way with a hammerhead turn-around. This roadway extension will be the only access to the proposed lots. The remainder lot will continue to have street frontage and access on Halfway Avenue. Traffic volumes on this section of Lone Star Drive are expected to be low. The project was referred to the Department of Public Works which recommended conditional approval of the project and has provided Subdivision Requirements (Attachment 4).

A 1995 drainage report prepared as part of the adjacent 21-lot Bryland Subdivision determined that the 18-inch stormwater pipe in Lone Star Drive was sized to accommodate an additional 0.5 acres of residential development on the project site. To mitigate stormwater discharge from the site, the drainage report prepared for the project states that two trench drains will be installed in Lonestar Drive that will convey runoff into a drainage swale that will direct flows into the proposed detention basin east of Parcel 2. Parcel 1 will be designed to treat all drainage onsite.

The stormwater management plan presented in the report prepared for the project has been designed to mitigate the post development 100-year storm peak runoff to pre-development 2-year peak storm levels and provide retention of the 85th percentile 24-hour storm event. This meets both McKinleyville's requirements for stormwater detention and the retention requirements for Regulated Projects associated with the area's MS4 permit.

The report was reviewed by Public Works, and they recommended as a condition of approval that the applicant submit a complete hydraulic report and drainage plan for their approval. The preliminary drainage report has proposed Low Impact Development techniques to comply with the State Water Board's Phase II Small Municipal Separate Storm Sewer System (MS4) Program. In addition, the project will comply with Section 3310.5 of the McKinleyville Community Plan which states: "Development shall only be allowed in such a manner that the downstream peak flows will not be increased."

The parcels will be served by community water and sewer. Upon the development of the proposed parcels, the owner will be required to contact the McKinleyville Community Services District for hook-up upon the payment of fees.

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 shade the wall area on the south side of the structures provided they do not exceed 30 feet in height. This will be further identified on the Development Plan.

The project will divide one parcel totaling approximately 1.3 acres into five lots with one remainder lot. This parcel was not utilized in the most recent Housing Element (2019), therefore, the units created by this subdivision are in addition to those identified in the Housing Element.

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

- Adopts the findings set forth in this resolution, and
- Conditionally approved the Jackson Subdivision subject to all of the recommended conditions of approval in Attachment 1A.
- Adopts the Mitigation Monitoring and reporting program in Attachment 1B.

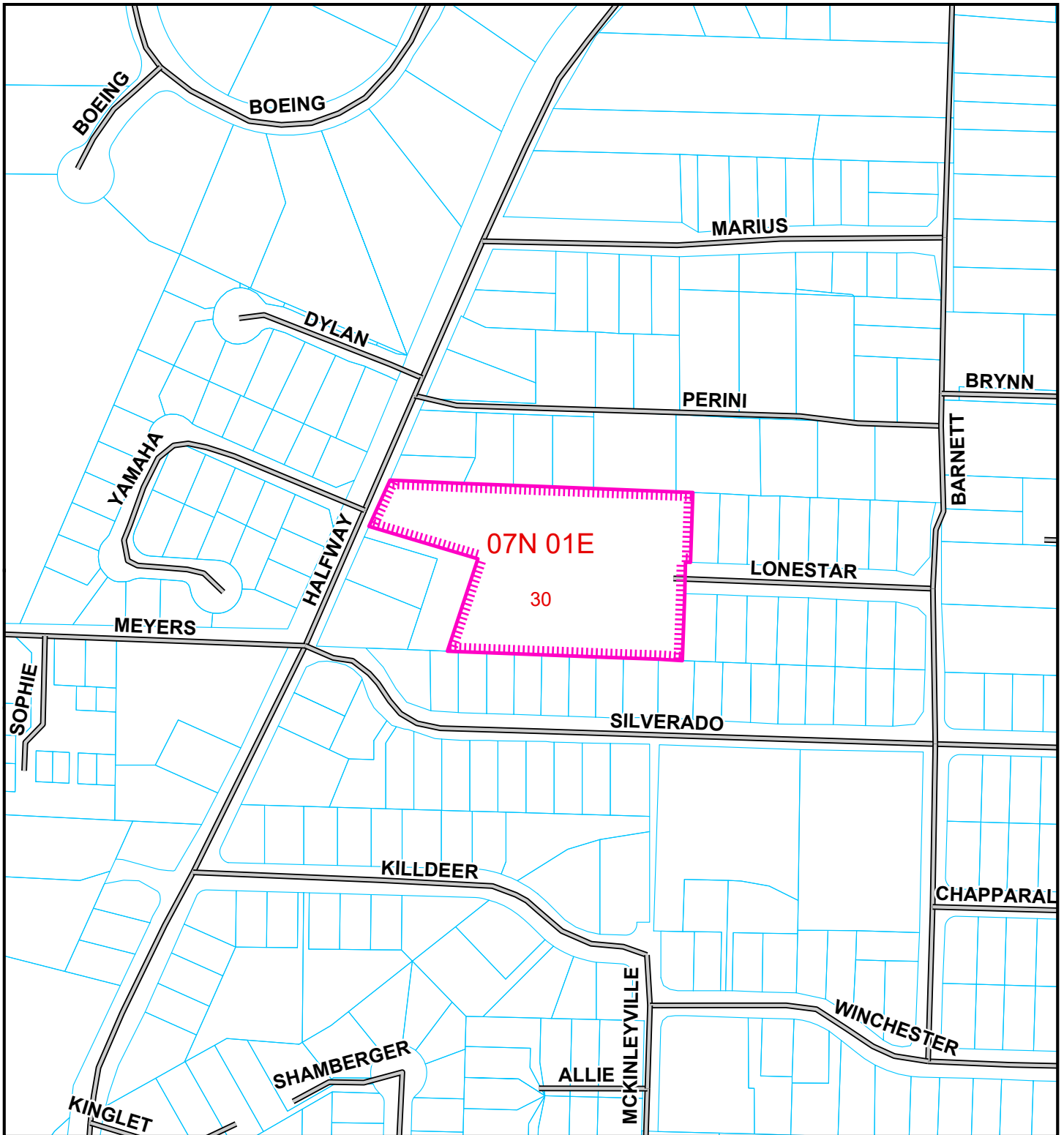
Adopted after review and consideration of all the evidence on **April 7, 2022**.

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

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



LOCATION MAP

**PROPOSED JACKSON
FINAL MAP SUBDIVISION
MCKINLEYVILLE AREA**

PLN-2021-17302

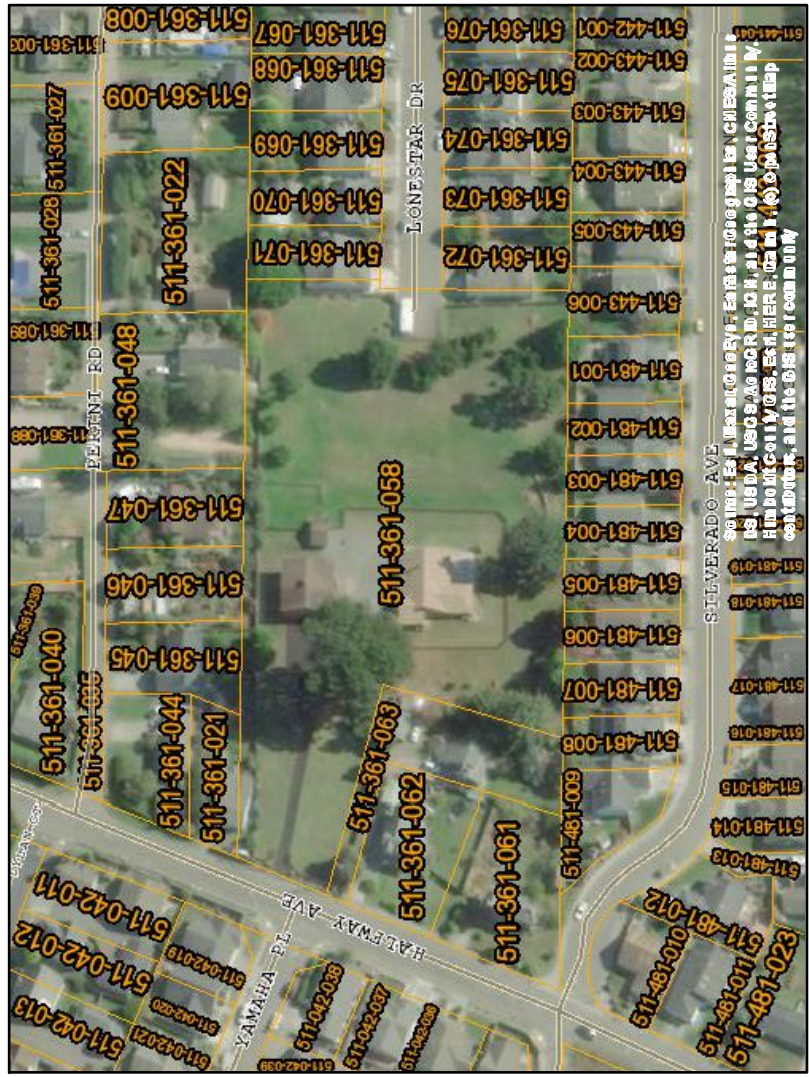
APN: 204-331-020

T07N R01E S30 HB&M (Arcata North)

Project Area = 

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

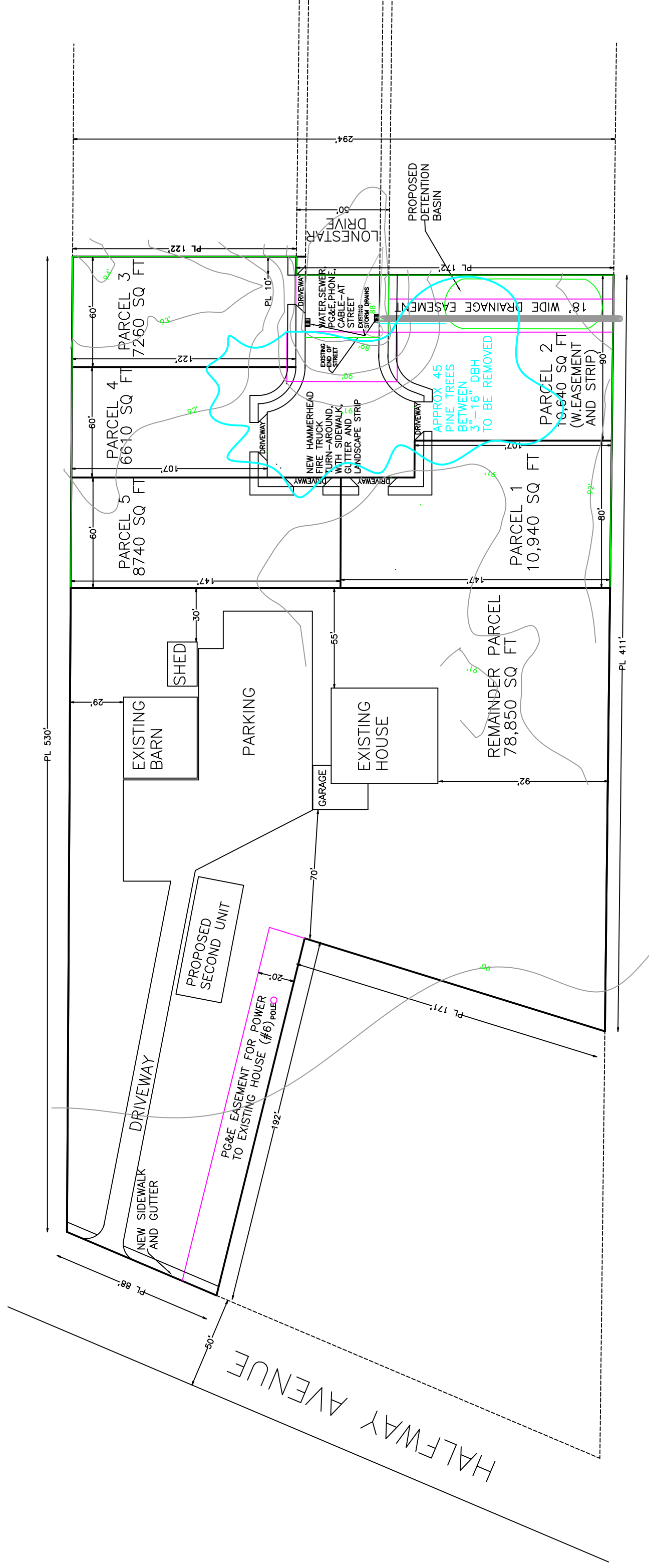




VICINITY MAP

NOTES:

- PARCELS HAVE PUBLIC SEWER AND WATER FROM LONESTAR. (SEWER IS 2" PRESSURIZED) ELECTRIC POWER FROM TRANSFORMER ON LONESTAR GAS FROM LONESTAR CABLE AND PHONE FROM LONESTAR
- NO CREEKS, WELLS, SURFACE WATER, SEWAGE DISPOSAL FIELDS, OR FILLS. GRADES ALL UNDER 15%, EXCEPT 17% AT SOUTH END OF PARCEL 3.
- CONTOURS ESTABLISHED BY PWA TOPOGRAPHIC SURVEY
- EXISTING USE OF PROPERTY: RESIDENTIAL AND PASTURE
- PROPOSED USE OF NEW LOTS: RESIDENTIAL
- EASEMENTS FOR UTILITIES AND FIRE TRUCK TURN-AROUND AT WEST END OF LONESTAR (#7) DRAINAGE EASEMENT FOR STORM DRAIN (#7), AND PG&E EASEMENT FOR OVERHEAD LINES FROM HALFWAY AVE. (#6)—ALL EASEMENTS SHOWN ON MAP
- PROPOSED LOCATION OF DETENTION BASIN (TO BE CONFIRMED IN FINAL DRAINAGE REPORT)
- ◇ OUTLINE OF TREE REMOVAL AREA



TENTATIVE MAP - FIVE LOT SUBDIVISION

AP# 511-361-058 - 3.1 ACRES TOTAL
 3241 HALFWAY AVE. MCKINLEYVILLE, CA 95519
 OWNER: TOM JACKSON



SCALE: 1" = 50'

A-1

SITE PLAN
 SCALE: 1"=50'
 DRAWN BY: DM
 DATE: 12/13/21
 SHEET:

JACKSON SUBDIVISION
 3241 HALFWAY AVE., MCKINLEYVILLE, CA 95519
 AP#: 511-361-058

DAVID MBSERVE
 BUILDING & DESIGN
 910 GRANT AVE.
 707-834-3612
 AP# 511-361-058
 OWNER:
 TOM JACKSON
 3241 HALFWAY AVE.
 MCKINLEYVILLE, CA 95519
 502-291-3471

ATTACHMENT 1A

Recommended Conditions of Approval

RECOMMENDED CONDITIONS OF APPROVAL FOR THE JACKSON MAJOR (FINAL) SUBDIVISION

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

1. All development shall conform to the project description and approved Tentative Map.
2. 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 tentative or final map to satisfy this condition. This requirement will be administered by the Department of Public Works.
3. The conditions on the Department of Public Works memorandum dated December 21, 2020, included in Attachment 4, 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.
4. 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 requirement shall be administered by the Department of Public Works.
5. Prior to recordation of the final map, the applicant shall submit a letter from the Arcata Fire Protection District stating that the project meets their requirements. This requirement shall be administered by the Department of Public Works.
6. Prior to recordation 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.
7. 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.
8. 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. This requirement shall be administered by the Department of Public Works.

9. Sidewalk improvements may be deferred until such time as a building permit is pulled. Each building permit pulled will require that an ADA accessible sidewalk be constructed to connect the subject lot to the existing pedestrian network outside of the subdivision. Depending on the lot being built upon, this may include constructing sidewalk in front of numerous vacant lots within the subdivision. Sidewalk improvements must be completed prior to the "final" of the building permit. Any sidewalk damaged during construction will need to be replaced prior to the "final" of the building permit. This requirement shall be administered by the Department of Public Works.
10. Grading within the subdivision or off-site rights of way shall not occur prior to approval of a grading plan by the Department of Public Works. Construction of improvements or grading for this project will not be allowed to occur between October 15 and April 15 without permission of the Department of Public Works.
11. An encroachment permit is required to be obtained prior to construction from the Department of Public Works for all work within the right of way of a County maintained road. This requirement shall be administered by the Department of Public Works.
12. 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 the Final 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. This requirement shall be administered by the Department of Public Works.
13. 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 \$100.00 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.
14. A review fee for Conformance with Conditions as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors (currently \$95 .00) shall be paid to the Humboldt County Planning Division, 3015 "H" Street, Eureka. This fee is a deposit, and if actual review costs exceed this amount, additional fees will be billed at the County' s current burdened hourly rate. Please see Informational Note 1 below for suggestions to minimize the cost for this review.

15. The applicant shall satisfy all mitigation measures contained in the Mitigation Monitoring and Reporting Program (MMRP) prepared for the project.
16. **Within five (5) days of the effective date of the approval of this permit,** the applicant shall submit a check to the Planning Division payable to the Humboldt County Recorder in the amount of \$2,598.00. Pursuant to Section 711.4 of the Fish and Game Code, the amount includes the Department of Fish and Wildlife (DFW) fee plus a \$50 document handling fee. This fee is effective through December 31, 2021 at such time the fee will be adjusted pursuant to Section 713 of the Fish and Game Code. Alternatively, the applicant may contact DFW by phone at (916) 651-0603 or through the DFW website at www.wildlife.ca.gov for a determination stating the project will have *no effect* on fish and wildlife. If DFW concurs, a form will be provided exempting the project from the \$2,548.00 fee payment requirement. In this instance, only a copy of the DFW form and the \$50.00 handling fee is required.
17. Road name assignments shall be obtained from the Planning Division for all unnamed access roads.
18. The applicant shall convey an Overflight Easement to the County of Humboldt per the requirements of the adopted Airport Land Use Compatibility Plan (ALUCP).
19. The developer shall include provisions in the project CC&Rs which encourage homeowners to use drought tolerant and water-conserving landscaping in their landscaping plans.
20. The owners of the subject parcel shall execute and file the statement titled "Notice and Acknowledgment Regarding Agricultural Activities in Humboldt County" as required by Section 314-43.2 of the Humboldt County Code. A copy of the required form will be provided in the final approval packet.
21. The applicant is required to pay for permit processing on a time and material basis as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors. The Department will provide a bill to the applicant after the Planning Commission and/or Board decision. Any and all outstanding Planning fees to cover the processing of the application to decision by the Hearing Officer shall be paid to the Humboldt County Planning Division, 3015 "H" Street, Eureka.
22. The owner shall execute and cause to be recorded a "Deed Restriction and Hold Harmless Agreement" as required per Section 336-5(i) of the Humboldt County Code, the Geologic Hazards Ordinance, on forms provided by the Planning Division. A legal document review and County notary fee (currently \$135.00) shall be paid to the County, along with the applicable recordation fees.
23. Parkland dedication fees of \$7,759.41 shall be paid to the Humboldt County Planning Division, 3015 H Street, Eureka, CA. Alternately, a parkland dedication

fee of \$3,879.70 may be paid, provided the applicant enters into a Conveyance and Agreement of development rights with the County of Humboldt for accessory dwelling units on Parcels 1 - 5. Release from the Conveyance and Agreement may be pursued upon payment of the \$3,879.70 parkland dedication fee balance. A copy of the Conveyance and Agreement form with *pro-rata* updated dedication payments amounts for each lot calculated will be provided by the Planning Division upon the election of this option by the applicant once the Final Map is prepared and approved for recordation. These fees may be paid for by individual lot owners on a *pro-rata* basis at the time individual lot owners apply for a permit to construct an accessory dwelling unit. Should the applicant elect to enter into a Conveyance and Agreement, legal document review fees as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors (currently \$424.00) will be required.

Informational Notes:

1. To reduce costs the applicant is encouraged to bring in written evidence of compliance with all the items listed as conditions of approval in this Exhibit that are administered by the Planning Division (Namely: Condition(s) 1-11). The applicant should submit the listed item(s) for review as a package as soon as possible before the desired date for final map checking and recordation. Post application assistance by the Planner on Duty, or by the Assigned Planner, with prior appointment, will be subject to a review fee for Conformance with Conditions billed at the County's current burdened hourly rate with an initial deposit as set forth in the Planning Division's schedule of fees and charges (currently \$95.00). Copies of all required forms and written instructions are included in the final approval packet.

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

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

2. The project site is not located within an area where known cultural resources have been located. However, as there exists the possibility that undiscovered cultural resources might be encountered during construction activities, the following mitigation measures are required under state and federal law:
 - a. If cultural resources are encountered, all work must cease and a qualified cultural resources specialist contacted to analyze the significance of the find and formulate further mitigation (e.g., project relocation, excavation plan, protective cover).
 - b. Pursuant to California Health and Safety Code §7050.5, if human remains are encountered, all work must cease and the County Coroner contacted."
3. The term of the approved Tentative Map shall be 24 months from the effective date of the action except where otherwise provided by law. An extension may be

requested prior to the date in accordance with Section 326-21 and 326-31 of the Humboldt County Code.

4. Parkland dedication fee calculations:

	130.00	130 square feet of parkland dedication per person for new subdivisions
X	<u>2.60</u>	Persons per average household (per 2020 McKinleyville Census CDP)
	338.00	Parkland dedication per average household in square feet
/	<u>43.560</u>	Square feet per acre
	0.0077594	Parkland dedication per average household in acres
X	5	Number of parcels being created by the subdivision,
X	2	Number of dwellings per legal parcel or lot, including potential second units
X	100%	Percentage of these parcels within the MCP Area
X	<u>\$100,000</u>	Value of one acre of land in the vicinity of the subdivision project
	\$7,759.41	Parkland Dedication In-lieu Fee

ATTACHMENT 1B

**HUMBOLDT COUNTY PLANNING & BUILDING DEPARTMENT
MITIGATION MONITORING & REPORT PROGRAM**

For the Jackson Major Subdivision

APN: 511-361-058 Number: PLN-2021-17302

Mitigation measures were incorporated into conditions of project approval for the above referenced project. The following is a list of these measures and a verification form that the conditions have been met. For conditions that require on-going monitoring, attach the Monitoring Form for Continuing Requirements for subsequent verifications.

Mitigation Measures and Applicant Proposed Operating Restrictions:

Biological Resources:

Mitigation Measure BIO-1: Shore Pines. As part of the Subdivision Improvement Plans, the Applicant shall show building envelopes on the proposed lots. The location of the property lines and building envelopes shall be adjusted to preserve as many of the shore pines as possible. Shore pines less than 12 inches in diameter that are to be removed shall be replaced at a 1:1 ratio. Shore pines larger than 12 inches in diameter (minus the hazard tree on the north side of the parcel) shall be replaced at a 3:1 ratio. Planting can be on site along the perimeter fence line, or near the proposed detention basin. The trees shall be maintained in a living condition for no less than two years.

Implementation Time Frame	Monitoring Frequency	Date Verified	To Be Verified By	Compliance		Comments / Action Taken
				Yes	No	
During construction activity.	Post completion of subdivision improvements.		HCPB			

Mitigation Measure BIO-2: Nesting Birds. Vegetation removal shall occur outside the nesting season (most native birds' nest between March 15 – Aug 15). If vegetation removal during the nesting season must occur, verification of active nest absence shall be conducted by a qualified biologist, and the County Planning Division shall be notified immediately.

Implementation Time Frame	Monitoring Frequency	Date Verified	To Be Verified By	Compliance		Comments / Action Taken
				Yes	No	
If vegetation removal is to occur during the bird nesting season	As needed.		HCPB			

ATTACHMENT 2

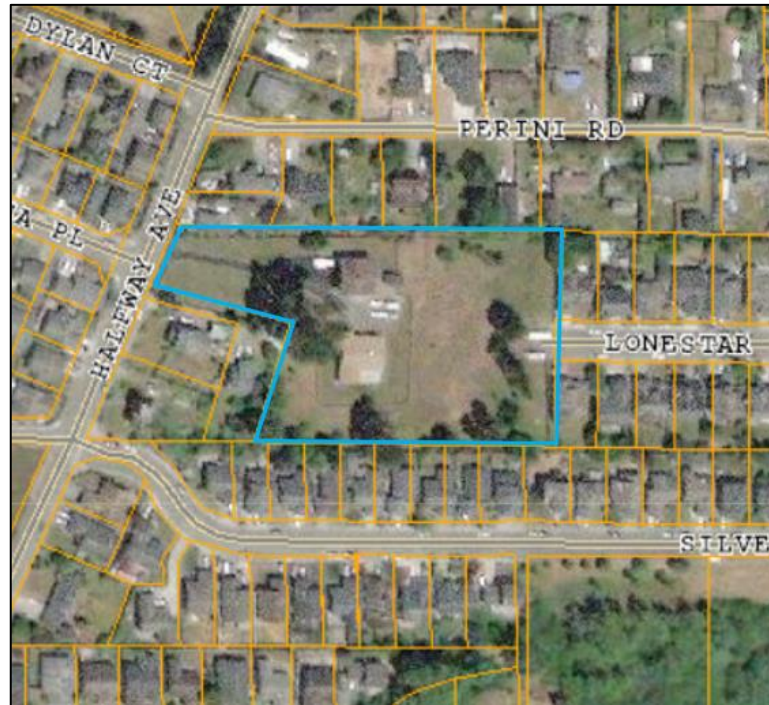
CEQA Initial Study and Mitigated Negative Declaration

Jackson Major Subdivision

(PLN-2021-17302)

Initial Study/Mitigated Negative Declaration

February 2022



Prepared By:



County of Humboldt
Humboldt County Planning Department
3015 H Street
Eureka, CA 95501

Project Information

Project Title: Jackson Major Subdivision (PLN-2021-17302)

Lead Agency

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

Property Owners

Thomas Jackson, Jr.
3241 Halfway Avenue
McKinleyville, CA 95519

Project Applicant

David Meserve
910 Grant Avenue
Arcata, CA 95521

Project Location

The project is located at the east side of the intersection of Halfway Avenue and Yamaha Place, in the McKinleyville area. The project address is 3241 Halfway Avenue. APN: 511-361-058.

General Plan Designation

Residential Low Density (RL), Airport Land Use Compatibility Use Overlay (AP), Density: Range is 1 to 7 units per acre, McKinleyville Community Plan (MCCP), 2017 General Plan, Slope Stability: Relatively Stable (0).

Zoning

Residential One-Family, Manufactured Home and Airport Safety Review Combining Districts (R-1-T-AP).

Project Description

The project is a Major Subdivision of a 3.1-acre parcel into five parcels ranging in size from 6,610 square feet to 10,940 square feet. The proposal also includes creation of a 78,850-square-foot remainder parcel which is improved with an existing single-family dwelling, a manufactured home (Accessory Dwelling Unit (ADU)), detached barn, and shed. Several trees will require removal due to a conflict with future lot development and the location of the proposed cul-de-sac that will service the proposed lots. Sewer and water service is provided to the existing residence by the McKinleyville Community Services District (MCSD) and the new parcels will also receive services from MCSD.

Access to the proposed new lots would occur via a single street extension of Lonestar Drive, with access to individual lots provided by a cul-de-sac street with a hammerhead turn-around. In addition to five residential parcels, an existing 18-foot wide storm drainage easement and 18-inch storm drain will remain on the eastern portion of parcel two. A new water detention basin and vegetated drainage swale will also be constructed to mitigate stormwater runoff from the ultimate anticipated build-out of the subdivision with residential homes and paved driveways. This would be maintained by a homeowner's association, the MCSD or the County.

Baseline Conditions: Surrounding Land Uses and Setting

The project is currently developed with a one-story residence, an ADU, and an accessory barn and shed structure. Several clusters of trees are scattered throughout the site. The grade elevation varies from approximately 88 to 93 feet, peaking at the northern extent of the project site. The property borders Halfway Avenue to the west and the terminus of Lonestar Drive to the east. The site is surrounded by single-family neighborhoods. The site is located approximately 1,500 feet south of California Redwood Coast Humboldt County Airport and is located within the Airport Safety Review combining zone.

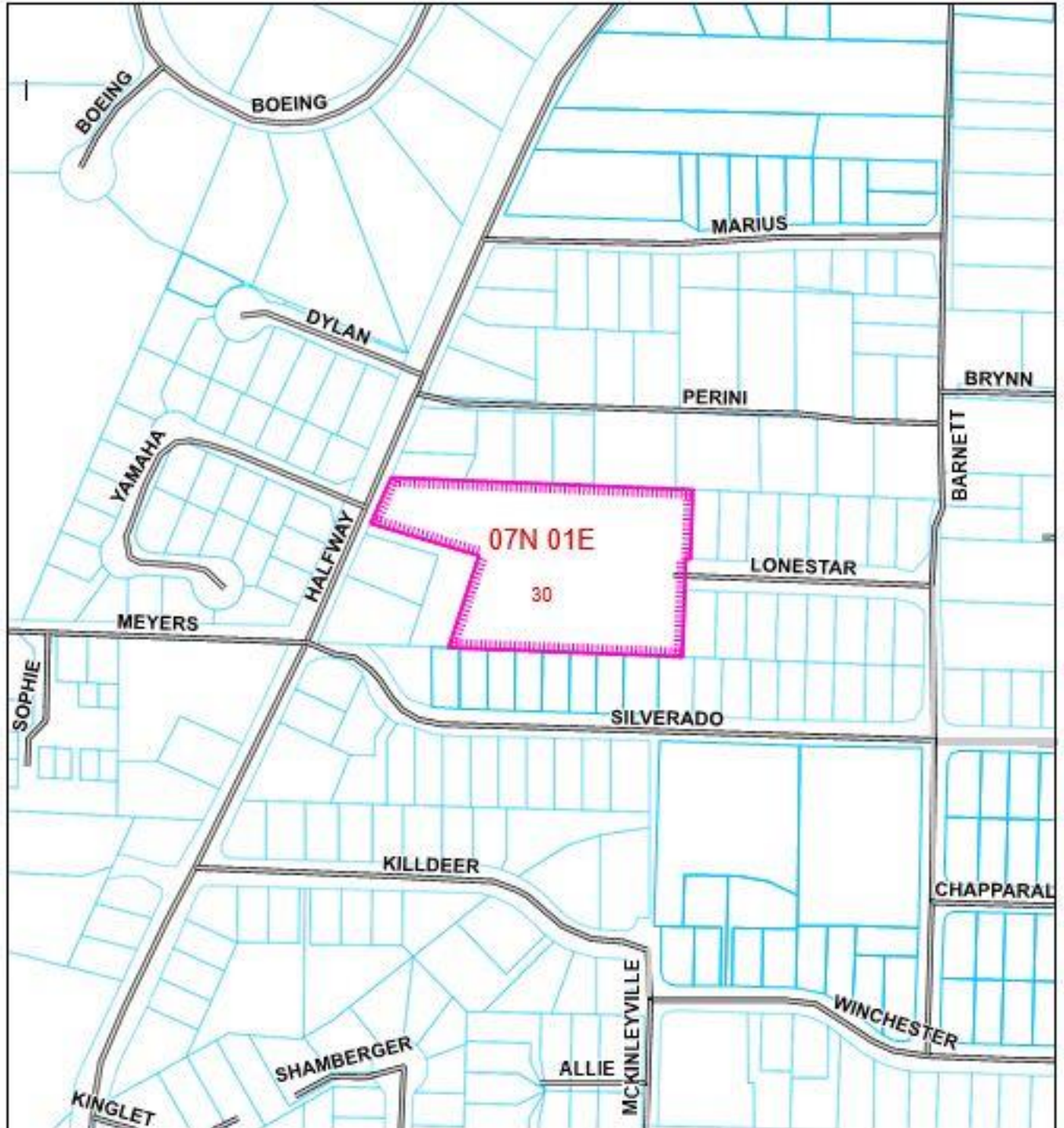
Surrounding land uses:

- North: Single-family residential
- East: Single-family residential
- South: Single-family residential
- West: Single-family residential

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

Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1?

Yes. The project was referred to local Tribes, with a formal AB 52 invitation sent in August of 2021. Based on referral responses, including from the Wiyot, Blue Lake Rancheria and Bear Creek Tribes, no further action was deemed necessary. The standard accidental discovery clause of cultural/archaeological resources is provided as a condition of approval of the Final Subdivision Map and mitigation measure.



LOCATION MAP

**PROPOSED JACKSON
FINAL MAP SUBDIVISION
MCKINLEYVILLE AREA**

PLN-2021-17302

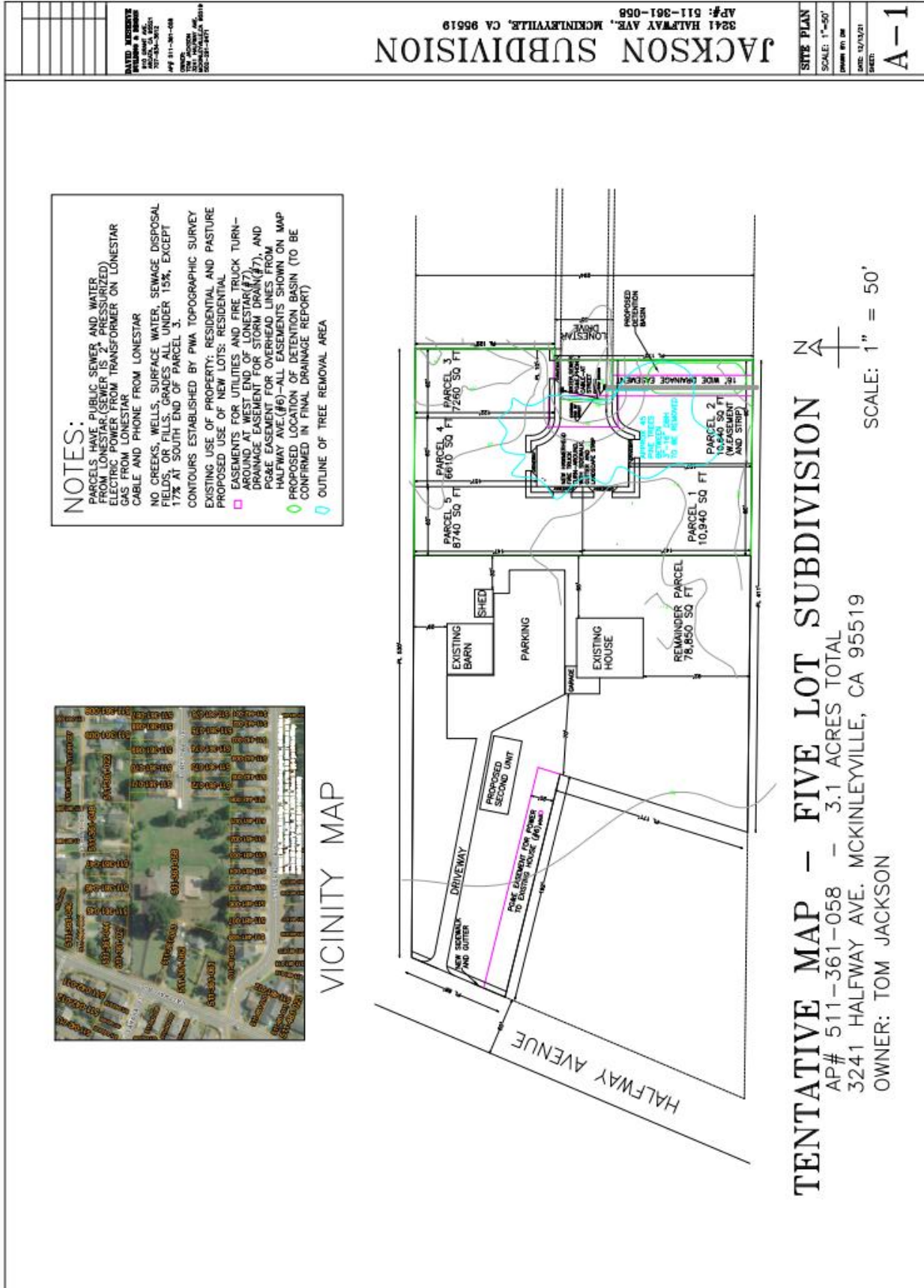
APN: 204-331-020

T07N R01E S30 HB&M (Arcata North)

Project Area = 

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





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

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

Determination: On the basis of this initial evaluation:

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



February 18, 2022

Signature

Date

Rodney Yandell, Senior Planner
Printed Name

Humboldt County Planning
and Building Department

Evaluation of Environmental Impacts

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

Environmental Checklist

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

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

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

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

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

I. Aesthetics. Except as provided in Public Resources Code Section 21099, would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?				X
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?				X
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?				X

Discussion:

(a-d) No Impact: The project site is not within an area mapped or designated with scenic vistas or resources, nor is it in the Coastal Zone where specified areas of scenic values are mapped and certified by the state. The site is located in a largely urbanized area within the McKinleyville community and surrounded by single-family residential neighborhoods on all sides. The proposed subdivision is consistent with the current Zoning and General Plan designation and is consistent with the planned buildout of the area. The project would result in the development of five lots intended for future residential development built on lots ranging in size from approximately 6,610 square feet to 10,940 square feet. The proposal also includes creation of a 78,850-square-foot remainder parcel which is improved with an existing single-family dwelling, an ADU, detached barn, and shed. Future development of the lots would be required to comply with County setback, building height, and lot coverage standards. The County finds no evidence that the subdivision of the parcel within the area will have adverse aesthetic impacts, and there is no indication that the project will increase light or glare or affect nighttime views in the vicinity.

<p>II. Agriculture and Forestry Resources. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:</p>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract?				X
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				X
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				X

Discussion:

(a-e) No Impact: Neither the subject property nor adjacent lands are forested or within a Williamson Act Contract. The site does contain prime farmland soils. However, the proposed subdivision is consistent with the existing zoning and General Plan designation. One-family residential is a primary and compatible use within the site's R-1-T-AP Zone. The County finds no evidence that the project will result in adverse impacts on agricultural and forestry resources.

III. Air Quality. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?			X	
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non - attainment under an applicable federal or state ambient air quality standard?			X	
c) Expose sensitive receptors to substantial pollutant concentrations?			X	
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?			X	
<p>Discussion:</p> <p>(a-d) Less Than Significant Impact: The project site is located within the North Coast Air Basin and the jurisdiction of the North Coast Unified Air Quality Management District (NCUAQMD). The North Coast Air Basin generally enjoys good air quality but has been designated non-attainment (does not meet federal minimum ambient air quality standards) for particulate matter less than ten microns in size (PM₁₀). To address this, the NCUAQMD adopted a Particulate Matter Attainment Plan in 1995. This plan presents available information about the nature and causes of PM₁₀ standard exceedance and identifies cost-effective control measures to reduce PM₁₀ emissions to levels necessary to meet California Ambient Air Quality Standards (CAAQS). These include transportation measures (e.g., public transit, ridesharing, vehicle buy-back programs, traffic flow improvements, bicycle incentives, land use measures (infill development, concentration of higher density adjacent to highways, etc.), and combustion measures (open burning limitations, hearth/wood burning stove limitations; NCUAQMD 1995).</p> <p>The proposed subdivision would divide a parcel into five lots with one remainder lot already developed with a single-family residence and an ADU. The project would not significantly: (1) obstruct implementation of the applicable air quality plan; (2) violate air quality standards; (3) contribute substantially to an existing or projected air quality violation; (4) expose sensitive receptors to substantial pollutant concentrations; or (5) create objectionable odors.</p>				

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

Discussion:

(a) Less Than Significant with Mitigation Incorporated: The project site contains a few mature trees and several young trees (Shore Pine and Monterey Pine), and grassland which has been disturbed by horses, and is currently occupied with a single-family residence, an ADU, and accessory structures. The proposed access improvements to the site and future construction of residences on the proposed new lots will require the removal of several trees. A site visit was conducted by County staff and a representative from CDFW on February 16, 2022. During the visit several shore pines (aka beach pine; *Pinus contorta* ssp. *contorta*) were observed on the parcel which would receive consideration as a sensitive natural community pursuant the California Environmental Quality Act (CEQA) guidelines checklist section IV(b). One healthy, 24+” trunk diameter shore pine occurs at 40.963625, -124.110579 and several smaller diameter (<6”) shore pines occur in a cluster of 12 at 40.963851, -124.110421 with non-native Monterey pine hybrids (*Pinus radiata* x *P. attenuate*). Recommendations from CDFW were provided to the County for consideration. The County has determined that two recommendations warrant mitigation measures. They are listed below.

1. Impacts to shore pine that cannot be avoided should be mitigated by planting new shore pines. If the large shore pine is removed, CDFW recommends replanting three new shore pines as replacement (3:1 mitigation ratio). Impacts to smaller shore pines could be mitigated at a ratio of no less than 1:1. There

may be opportunities for mitigation planting in the proposed stormwater detention feature area.

2. Take of native birds and their nests is prohibited by Fish and Game Code 2000 and 3503.

Mitigation Measure BIO-1: Shore Pines. As part of the Subdivision Improvement Plans, the Applicant shall show building envelopes on the proposed lots. The location of the property lines and building envelopes shall be adjusted to preserve as many of the shore pines as possible. Shore pines less than 12 inches in diameter that are to be removed shall be replaced at a 1:1 ratio. Shore pines larger than 12 inches in diameter (minus the hazard tree on the north side of the parcel) shall be replaced at a 3:1 ratio. Planting can be on site along the perimeter fence line, or near the proposed detention basin. The trees shall be maintained in a living condition for no less than two years.

Mitigation Measure BIO-2: Nesting Birds. Vegetation removal shall occur outside the nesting season (most native birds' nest between March 15 – Aug 15). If vegetation removal during the nesting season must occur, verification of active nest absence shall be conducted by a qualified biologist, and the County Planning Division shall be notified immediately.

(b-c) No Impact: The project site is not located within/or adjacent to any riparian habitat nor is it located within/or adjacent to any identified wetlands. The proposed drainage basin associated with the project, if it were to result in the establishment of riparian habitat, would not be subject to County Streamside Management Area (SMA) setback requirements, per Humboldt County General Plan Policy Standard BR-S5 (E): *SMA's do not include watercourses consisting entirely of a man-made drainage ditch, or other man-made drainage device, construction, or system.*

(d) No Impact: The project site has no defined watercourses or defined wildlife corridors and would not adversely impact movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites.

(e) No Impact: The proposed project is not within an area with local policies or ordinances protecting biological resources.

(f) No Impact: The project site is not within an adopted or proposed habitat conservation plan. The project area is developed at and surrounded on three sides by urban residential uses. The Department finds no evidence that the project will result in an adverse impact on any habitat conservation plan.

V. Cultural Resources. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?				X
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?		X		
c) Disturb any human remains, including those interred outside of formal cemeteries?		X		
Discussion:				
<p>(a) No Impact: No historical resources have been documented on the undeveloped site. Therefore, the project will have no impact on historical resources defined in California Environmental Quality Act (CEQA) §15064.5.</p> <p>(b, c) No Impact: Pursuant to AB52, the project was initially referred to local Tribes, with a formal invitation sent in August of 2021. Based on referral responses, including from the Wiyot, Bear Creek and Blue Lake Rancheria Tribes, no further action was deemed necessary. The Subdivision Improvement Plans will be required to comply with Standard Inadvertent Discovery Protocols.</p>				

VI. Energy. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			X	
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			X	
Discussion:				
<p>(a-b) Less Than Significant Impact: The project will result in short-term energy consumption during the construction phase, with long-term energy consumption associated with the five new parcels that will support up to five future single-family homes. The construction phase is not anticipated to utilize excessive energy, and the five new homes that could be constructed on the project's five new lots will be compliant with the energy requirements of Title 24 of the Building Code. Solar access will be reviewed and planned for future development on each new lot to ensure natural solar heating is available. The applicant has submitted a conceptual solar study demonstrating that the proposed subdivision can meet compliance with Humboldt County Code Section 322.5.</p>				

VII. Geology and Soils. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				X
ii) Strong seismic ground shaking?				X
iii) Seismic -related ground failure, including liquefaction?				X
iv) Landslides?				X
b) Result in substantial soil erosion or the loss of topsoil?			X	
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X	
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?			X	
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				X
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X

Discussion:

(a)(i-iv) No Impact: The project site is not located within an Alquist-Priolo Earthquake Fault Zone and is located approximately 1000 feet south of the Mad River Fault Zone. Standard County residential construction measures would be implemented as part of building plan review and issuance for new homes. Development associated with the subdivision will therefore not expose people or structures to potential substantial adverse effects from rupture of a known earthquake fault, strong seismic ground shaking, or seismic-related ground failure, including liquefaction. The project site is categorized as relatively stable in the General Plan and has gentle slopes (typically level to three percent grade), with no risk of landslides as a result of the project.

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

(c) Less Than Significant Impact: According to an R2 Preliminary Soils Investigation Report prepared by Pacific Watershed Associates in December 2021, the site is located in a marine terrace consisting primarily of sands, silts and gravels of marine origin with well-developed vegetated areas and clusters of mature tree growth. The site is described as being generally level in gradient with some minor relief areas localized to the eastern portion of the parcel. According to the soils report, soil located within the area of proposed Parcel 3 contains approximately a two-foot thick layer of soft fill that is unsuitable as load bearing soil. This fill material will need to be excavated and removed offsite or stockpiled to be used for landscape fill. According to the Humboldt County Planning and Building GIS portal, the property is mapped in a “relatively stable” slope stability classification area. All future construction activities on the project site, including installation of utilities, roadways and home construction, would be required to adhere to County grading, Building Code requirements. The project is not anticipated to result in the creation of new unstable areas either on- or off-site due to physical changes in a hill slope affecting mass balance or material strength.

(d) Less Than Significant Impact: The Preliminary Soils Report prepared for the project by Pacific Watershed Associated in December 2021 determined that the presence of expansive soil (as defined in Table 18-1-B of the Uniform Building Code (1994)) on the site is low, therefore, the project will not create substantial risks to life or property.

(e) No Impact: The project will connect to community wastewater services provided by the McKinleyville Community Services District. There will be no on-site sewage disposal as part of the project.

(f) No Impact: There are no known paleontological resources or unique geologic features on site.

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

Discussion:

(a-b) Less Than Significant Impact: In 2002 the California legislature declared that global climate change was a matter of increasing concern for the state’s public health and environment, and enacted law requiring the California Air Resources Board (CARB) to control GHG emissions from motor vehicles (Health & Safety Code §32018.5 *et seq.*). In 2006, the California Global Warming Solutions Act (Assembly Bill 32) definitively established the state’s climate change policy and set GHG reduction targets (Health & Safety Code §38500 *et seq.*), including setting a target of reducing GHG emissions to 1990 levels by 2020. AB 32 requires local governments to take an active role in addressing climate change and reducing greenhouse gas (GHG) emissions. While methodologies to inventory and quantify local GHG emissions are still being developed, recommendations to reduce residential GHG emissions include promoting energy efficiency in new development.

The proposed project involves the division of a parcel into five lots for single-family residential development. The eventual residential construction on the vacant lots would contribute temporary, short-term increases in air pollution from equipment usage due to construction activities. Because of the temporary nature of the greenhouse gas contributions, coupled with the modest quantity of total emissions, the proposed project would not have a significant impact on the environment, nor conflict with applicable plan, policy, or regulation for the purposes of reducing greenhouse gas emissions. Future residential use would emit limited greenhouse gases.

IX. Hazards and Hazardous Materials. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				X
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X
f) Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
g) Expose people or structures, either directly or indirectly to a significant risk of loss, injury or death involving wildland fires?				X
<p>Discussion:</p> <p>(a-g) No Impact: The project site is not included on a list of hazardous material sites, nor does the proposed subdivision involve routine transport, use or disposal of hazardous materials. The site is not within one quarter mile of a school. The project site is approximately 0.3 mile south of the California Redwood Coast – Humboldt County Airport. According to the Humboldt County Airport Land Use Compatibility Plan - Safety Compatibility Criteria, the project site is located within Safety Zone 3*. Maximum residential development within this zone is four dwelling units per acre and maximum lot coverage is not to exceed 60 percent. At full buildout, the residential development within the subdivision would equate to 2.25 units per acre. The Subdivision Improvement Plan will be required to comply with the lot coverage requirements of the Safety Zone. The proposed project will not impact airport operations or be impacted by the Airport with the development of the additional five single family lots. There are no private airstrips within the vicinity of the project site. The site will not result in unanticipated risk to the future residents of the site. 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.</p>				

X. Hydrology and Water Quality. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?				X
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?				X
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces in a manner, which would:				
(i) result in substantial erosion or siltation on- or off-site;			X	
(ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;			X	
(iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or			X	
(iv) impede or redirect flood flows?			X	
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				X
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?				X

Discussion:

a) No Impact: The proposed parcels will be served with water, sewer, and stormwater drainage services by the McKinleyville Community Service District (CSD). The proposed subdivision is consistent with the planned density of the area, in terms of both the County’s Housing Element and the recently adopted Humboldt County General Plan 2017. The proposed subdivision will allow the construction of future single-family dwellings on the proposed parcels and will be serviced by a community water source; therefore the project would not impact existing groundwater supplies. A “will-serve” letter was provided by McKinleyville Community Services District for the project. Therefore, there is no Impact.

(b) No Impact: According to the Preliminary Soils Report prepared for the project, groundwater was not encountered at a maximum depth of 7.9 feet and soil mottling was not observed in any exploratory soil borings in December 2021. Additionally, the proposed subdivision will connect to public water supply and will not decrease groundwater supplies within the project site.

(c, i-iv) Less Than Significant Impact: According to the soils report prepared for the project, all surface runoff should be dispersed onto native ground and diverted away from foundation areas or unprotected slopes or cutbanks and any concentration of surface runoff should be avoided. A new water detention basin and vegetated drainage swale will also be constructed to mitigate stormwater runoff from the ultimate anticipated build-out of the subdivision with residential homes and paved driveways. California Building Code recommends a minimum of two percent slope gradient for at least 10 feet of horizontal distance to allow for positive drainage away from all structural footings/foundations. Roofline and stormwater runoff management BMPs should be developed by the engineer/architect during construction design drawing development. The project was reviewed by Public Works which recommended that the applicant submit a complete hydraulic report and drainage plan including a Storm Water Pollution

Prevention Plan (SWPP) as a condition of approval The construction of five single-family residences within the project site will not result in substantial erosion, create significant surface water runoff, exceed stormwater drainage capacity, or impede or redirect flood flows at the site.

(d-e) No Impact: The site is located at an elevation of approximately 90-100 feet and is outside the areas subject to tsunami run-up and is not located within the 100- and 500-year floodplains.

A search of the Toxic Substances Environmental website for the project parcel did not identify any active or clean-up sites. No impact would occur with regard to a foreseeable upset and accident conditions involving the release of hazardous materials into the environment, nor would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. No impact would occur.

XI. Land Use and Planning. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community?				X
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?				X
<p>Discussion:</p> <p>(a-b) No Impact: The 3.1-acre project site is designated Residential Low Density (RL), Density: Range is 1 to 7 units per acre in the General Plan and per the General Plan's McKinleyville Community Plan. Zoning of the site is Residential One-Family (R-1), Transitional Agricultural Lands (T), and Airport Safety Review (AP). The General Plan and Zoning are intended to support single-family residential development. The proposed project would have a resultant density of approximately 2.25 units/acre, consistent with the land use designation. The subject property would be accessed by a private roadway extension of Lonestar Drive at the eastern property boundary with a hammerhead turn-around. As such, the design of the project would not divide an established community as part of the proposed subdivision. The Department finds there is no evidence that the project will result in significant adverse impact with regard to land use and planning.</p>				

XII. Mineral Resources. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X
<p>Discussion:</p> <p>(a,b) No Impact: On-site soils and geologic resources are not suitable as commodity materials that would be of value to the region or the state. The site is not designated as an important mineral resource recovery site by a local general plan, specific plan, or other land use plan.</p>				

XIII. Noise. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
b) Generation of excessive ground borne vibration or ground borne noise levels?			X	
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?			X	

Discussion:

(a) Less Than Significant Impact: Noises generated by the proposed project development will result in a temporary increase during road/access driveway and residence construction as the project may require the use of heavy equipment (excavator, grader, loader, and backhoe). The County limits the construction hours, which will ensure the temporary noise increases do not create a significant impact. Construction of the project does not include equipment that would result in significant ground-borne vibration. No significant permanent change in noise from the existing conditions would result from this project. While the project site is located within the Overflight Notification Area of the California Redwood Coast-Humboldt County Airport, the site is not located within a "N" (Noise) Combining District and therefore future construction of residences on the proposed lots does not require mitigation to reduce noise levels to a maximum of 45-db for all habitable rooms and will be subject to the adopted standards of the Humboldt County Building Code.

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

Discussion:

(a, b) No Impact. The proposed project would divide a 3.1-acre parcel into five lots (and one remainder lot), suitable for single-family residential development. Single-family residential uses are primary and compatible uses within the plan designation and zoning district. The subdivision is consistent with the planned residential density of the site and project area. The land use designation for the property is Residential Low Density (RL), Density: Range is 1 to 7 units per acre, and the proposed project would have a residential density of 2.25 dwelling units per acre. The portion of the project site proposed for subdivision is undeveloped, and there would be no displacement of people or housing as part of project development. The Department finds no evidence that the project will result in an adverse impact on population and housing.

XV. Public Services. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Fire protection?			X	
b) Police protection?			X	
c) Schools?			X	
d) Parks?			X	
e) Other public facilities?			X	

Discussion:

(a-e) Less Than Significant Impact:

No new or physically altered government facilities are required as a result of the project. The project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for fire protection, police protection, schools, parks, or other public facilities. Fire protection would be available to the project site from the Arcata Fire District, who has recommended project approval. Police protection would be provided by the County Sheriff's Office. The Humboldt County Sheriff's Department was provided with a project referral and no response was received. The project would be required to pay appropriate parks fees as part of compliance with the County's Quimby Act standards, ensuring fair share contribution towards community parks. The McKinleyville Union School District was provided with a project referral and approval was recommended. Impacts to the school district are anticipated to be less than significant with the proposed subdivision however the developer will be required to pay school impact fees prior to issuance of a building permit for each residential dwelling as part of the future development of the site. Therefore, a less than significant impact would occur.

XVI. Recreation. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			X	
b) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			X	

Discussion:

(a-b) Less Than Significant Impact: The project does not include recreational facilities. The project will be conditioned upon payment of parkland dedication fees in lieu of creating a neighborhood park on the site. There are no existing local or neighborhood park facilities that would be substantially impacted by increased use from the development of the proposed lots. The Department finds no evidence that the project will require construction or expansion of recreational facilities which might have an adverse physical effect on the environment.

XVII. Transportation. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?			X	
b) Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?			X	
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X	
d) Result in inadequate emergency access?			X	
<p>Discussion:</p> <p>(a-d) Less Than Significant Impact: The proposed project site has direct access to Lonestar Drive, which is classified as a Local roadway in the General Plan. The project proposes a single extension of Lonestar Drive with hammerhead turn-around to provide private street (and public utility) access to five proposed lots. The Tentative Map indicates a planned 60-foot private roadway to include two travel lanes, parking lanes on each side, a 5-foot landscape planter, and 5-foot-wide sidewalks. Along the frontage of the subject property, Halfway Road will be required to be widened to install curb, gutter, landscape planter, and a five-foot sidewalk. The Land Use Division of Public Works has recommended conditions of approval for the project, including dedication of access, utility, and pedestrian access easements for Halfway Road and Lonestar Drive (private road). This will be addressed as a project condition of the Final Map. As noted above, the Arcata Fire District will not permit on-street parking within the cul-de-sac bulb to ensure adequate emergency vehicle turnaround space is provided. With the creation of five new parcels for single-family residential use, the County finds there is no evidence that the project will result in a change in air traffic patterns (with the closest Airport at a third of a mile to the northeast), nor will it result in increased vehicle miles traveled because it is infill development within a half mile of an existing transit stop. Plus, the proposed development is not anticipated to generate or attract more than 110 trips per day (110 is the number of trips used as a Screening Threshold for Small Projects in the State's Technical Advisory on Evaluating Transportation Impacts in CEQA). Additionally, the project will not conflict with adopted policies supporting transportation.</p>				

XVIII. Tribal Cultural Resources.	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resource Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				

i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resource Code section 5020.1(k), or				X
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?				X

Discussion:

(a-i,ii) No Impact. Pursuant to AB52, the project was initially referred to local Tribes, with a formal invitation sent in August of 2021. Based on referral responses, including from the Wiyot, Bear Creek and Blue Lake Rancheria Tribes, no further action was deemed necessary. The Subdivision Improvement Plans will be required to comply with Standard Inadvertent Discovery Protocols.

XIX. Utilities and Service Systems. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?			X	
b) Have insufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?			X	
c) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it does not have adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X	
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?			X	
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			X	

Discussion:

(a- e) Less Than Significant Impact: The County finds there is no evidence that the project will be inconsistent with the planned build-out of the area nor will the project result in a significant adverse impact to utilities and service systems. The 3.1-acre parcel is zoned and planned for residential development. Water and sewage disposal services would be provided by the McKinleyville CSD. Storm water drainage at the site would be addressed through provision of an on-site drainage basin (proposed Parcel 2) and a combination of a bioretention drainage swale and traffic rated trench drains that would be designed to allow stormwater collection and bio-filtration. Final plans for these improvements would be subject to the Division of Public Works review and approval, pursuant to a condition of the Final Map. The County's landfill has capacity to serve the proposed project. The project impact will be less than significant.

XX. Wildfire. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?				X
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of wildfire?				X
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?				X
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?				X

Discussion:

(a-d) No Impact: The project is located within the boundaries of, and would be served by, the Arcata Fire District. The project site is located in the urbanized McKinleyville area and is not located in a high-risk wildfire area. Development of the project site and construction of new homes is not expected to exacerbate fire risk or result in temporary or ongoing impacts to the environment. There will be no impact resulting from the project.

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

Discussion:

(a-c) Less Than Significant Impact: The proposed project divides one 3.1-acre lot into five lots (and one remainder lot) suitable for residential development. There is no evidence that the proposed project will significantly degrade the quality of the environment, nor will it have impacts that are individually limited but cumulatively considerable. Based on the project as described in the administrative record, comments from reviewing agencies, a review of the applicable regulations, and discussed herein, the County finds there is no significant evidence to indicate the proposed project as mitigated will have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly.

Proposed Mitigation Measures, Monitoring, and Reporting Program

The Initial Study found that the project could result in potentially significant adverse impacts unless mitigation measures are required. A list of mitigation that addresses and mitigates potentially significant adverse impacts to a level of non-significance follows.

Biological Resources:

Mitigation Measure BIO-1: Shore Pines. As part of the Subdivision Improvement Plans, the Applicant shall show building envelopes on the proposed lots. The location of the property lines and building envelopes shall be adjusted to preserve as many of the shore pines as possible. Shore pines less than 12 inches in diameter that are to be removed shall be replaced at a 1:1 ratio. Shore pines larger than 12 inches in diameter (minus the hazard tree

identified on the north side of the parcel) shall be replaced at a 3:1 ratio. Planting can be on site along the perimeter fence line, or near the proposed detention basin. The trees shall be maintained in a living condition for no less than two years.

Mitigation Measure BIO-2: Nesting Birds. Vegetation removal shall occur outside the nesting season (most native birds' nest between March 15 – Aug 15). If vegetation removal during the nesting season must occur, verification of active nest absence shall be conducted by a qualified biologist, and the County Planning Division shall be notified immediately.

ATTACHMENT 1

**HUMBOLDT COUNTY PLANNING & BUILDING DEPARTMENT
MITIGATION MONITORING & REPORT PROGRAM
For the Jackson Major Subdivision**

APN: 511-361-058 Number: PLN-2021-17302

Mitigation measures were incorporated into conditions of project approval for the above referenced project. The following is a list of these measures and a verification form that the conditions have been met. For conditions that require on-going monitoring, attach the Monitoring Form for Continuing Requirements for subsequent verifications.

Mitigation Measures and Applicant Proposed Operating Restrictions:

Biological Resources:

Mitigation Measure BIO-1: Shore Pines. As part of the Subdivision Improvement Plans, the Applicant shall show building envelopes on the proposed lots. The location of the property lines and building envelopes shall be adjusted to preserve as many of the shore pines as possible. Shore pines less than 12 inches in diameter that are to be removed shall be replaced at a 1:1 ratio. Shore pines larger than 12 inches in diameter (minus the hazard tree on the north side of the parcel) shall be replaced at a 3:1 ratio. Planting can be on site along the perimeter fence line, or near the proposed detention basin. The trees shall be maintained in a living condition for no less than two years.

Implementation Time Frame	Monitoring Frequency	Date Verified	To Be Verified By	Compliance Yes No	Comments / Action Taken
During construction activity.	Post completion of subdivision improvements.		HCPB		

Mitigation Measure BIO-2: Nesting Birds. Vegetation removal shall occur outside the nesting season (most native birds' nest between March 15 – Aug 15). If vegetation removal during the nesting season must occur, verification of active nest absence shall be conducted by a qualified biologist, and the County Planning Division shall be notified immediately.

Implementation Time Frame	Monitoring Frequency	Date Verified	To Be Verified By	Compliance Yes No	Comments / Action Taken
If vegetation removal is to occur during the bird nesting season	As needed.		HCPB		

ATTACHMENT 3

Applicant's Evidence in Support of the Required Findings

Document	Date Received by Planning	Location
Tentative Subdivision Map	12/13/21	Attached
Application Form	6/15/21	On file with Planning
Preliminary Title Report	6/15/21	On file with Planning
Preliminary Drainage Report	6/15/21	On file with Planning
Soils Report	12/17/21	On file with Planning
Solar Shading Analysis	6/15/21	On file with Planning

Attachment 4

Referral Agency Comments and Recommendation

Referral Agency	Response	Recommendation	On File	Attached
County Building Inspection Division	✓	Approval	✓	
County P/W, Land Use Division	✓	Conditional Approval		✓
Division of Environmental Health		N/A		
Mckinleyville Community Service District	✓	Conditional Approval	✓	
Arcata Fire Protection District	✓	Approval	✓	
California Department of Fish and Wildlife	✓	Conditional Approval	✓	
CalFire		N/A		
Bear River	✓	Conditional Approval	✓	
Blue Lake	✓	Conditional Approval	✓	
NWIC	✓	Recommended Study	✓	
Assessor		N/A		
Aviation		N/A		
RWQCB		N/A		
McKinleyville Union SD	✓	Approval	✓	

EXHIBIT A



DEPARTMENT OF PUBLIC WORKS
COUNTY OF HUMBOLDT

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

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

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: Trevor Estlow, Senior Planner

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

RE: SUBDIVISION REQUIREMENTS - IN THE MATTER OF THE JACKSON, APPLICATION # PLN-2021-17302 FMS, APN 511-361-058, FOR APPROVAL OF A TENTATIVE MAP, CONSISTING OF 3.11 ACRES INTO 5 LOTS AND A REMAINDER.

DATE: 07/19/2021

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

These recommendations are based on the tentative map prepared by David Meserve dated 06/15/2021 and dated as received by the Humboldt County Planning Division on June 15, 2021.

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

READ THE ENTIRE REPORT BEFORE COMMENCING WORK ON THE PROJECT

1.0 MAPPING

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

Applicant is responsible for completing all of the subdivision requirements prior to expiration of the tentative map. Applicant is advised to promptly address all of the subdivision requirements

in order to avoid the tentative map expiring prior to completion of the subdivision requirements. Applicants are encouraged to contact a land development professional for advice on developing a realistic schedule for the processing of the project.

- 1.2 MAP TYPE:** Applicant must cause to be filed a subdivision map showing monumentation of all property corners to the satisfaction of this Department in compliance with Humboldt County Code Section 326-15. Subdivision map checking fees shall be paid in full at the time the subdivision map is submitted for checking. County Recorder fees shall be paid prior to submittal of the map to the County Recorder for filing. The subdivision map must be prepared by a Land Surveyor licensed by the State of California -or- by a Civil Engineer registered by the State of California who is authorized to practice land surveying.

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

Applicant shall submit to this Department four (4) full-size copies of the subdivision map as filed by the County Recorder.

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

- 1.3 DEPOSIT:** Applicant shall be required to place a security deposit with this Department for inspection and administration fees as per Humboldt County Code Section 326-13 prior to review of the improvement plans, review of the subdivision map, or the construction of improvements, whichever occurs first.
- 1.4 EASEMENTS:** All easements that encumber or are appurtenant to the subdivision shall be shown graphically on the subdivision map. Those easements that do not have a metes and bounds description shall be noted on the subdivision map and shown as to their approximate location.
- 1.5 FURTHER SUBDIVISION:** At least some of the parcels may be further divided; therefore, the applicant shall conform to Humboldt County Code Section 323-6(a)(5), Statements to Accompany a Tentative Subdivision Map.
- 1.6 DEDICATIONS:** The following shall be dedicated on the subdivision map, or other document as approved by this Department:

(a) PRIVATE ROAD: LONESTAR DRIVE

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 50 feet in width.

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

PUE: Applicant shall cause to be dedicated to the County of Humboldt on the subdivision map a 10 foot wide public utility easement (PUE) adjacent to the right of way for the road

or as otherwise approved by this Department. Additional PUEs shall be dedicated in a manner, width, and location approved by this Department.

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

Sidewalks: Applicant shall cause to be dedicated on the subdivision map a non-exclusive 10 foot wide easement for sidewalk purposes lying adjacent to the right of way of the access roads within the subdivision. Said easement shall be for the benefit of the 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.

(b) PUBLIC ROAD: HALFWAY AVENUE

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 parcels/lots within the subdivision in a manner approved by this Department. The easement shall be 50 feet in width.

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.

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.

(c) NEIGHBORHOOD BOX UNIT (NBU) MAILBOXES: Prior to submittal of the subdivision map, provide a sign-off from the Post Office on the location of the neighborhood box unit. Applicant shall cause to be dedicated on the subdivision map additional sidewalk easements as necessary to accommodate the NBU.

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

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

2.0 IMPROVEMENTS

2.1 CONSTRUCTION PLANS: Construction plans shall be submitted for any required road, drainage, landscaping, and pedestrian improvements. Construction plans must be prepared by a

Civil Engineer registered by the State of California. Construction plans shall be on a sheet size of 22" x 34", unless approved otherwise by this Department. Construction of the improvements shall not commence until authorized by this Department. This Department will require the submittal of 1 full size (22" x 34") set and 1 reduced (11" x 17") set of the approved construction plans prior to start of work.

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

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

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

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

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

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

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

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) 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)

(b) No parking zones shall be designated with red painted curb along both sides of Lonestar Drive within the turnaround area.

- (c) Fire hydrants shall be identified with a retroreflective blue colored raised pavement marker. In State Responsibility Areas, street name signs shall also comply with County Code Section 3114-5.
- (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) All intersections (including driveways) must conform to Humboldt County Code Section 341 regarding visibility.
- (b) **Lonestar Drive** shall be constructed having a typical section comprised of two 12 foot wide driving lanes, two 8 foot wide parking lanes, a 4.5' landscape stripe, and 5 foot wide pedestrian sidewalks with Caltrans Type A2-6 portland cement concrete (PCC) curb and gutter(s).

Within the landscape strip, install one (1) street tree per lot. This requirement is based upon the recommendation of the Planning Commission.

- (c) **Halfway Avenue** shall be widened to provide in-fill Caltrans Type A2-6 portland cement concrete (PCC) curb and gutter, 5' wide landscape strip (4.5 foot useable), and 5 foot wide PCC sidewalk. Urban Driveway No. 1 shall be constructed at the existing driveway.
- (d) A turnaround area as approved by this Department shall be constructed at the end of the access road serving the subdivision. It shall have the same structural section as the roadway serving the lots.
- (e) Nothing is intended to prevent the applicant from constructing the improvements to a greater standard.
- (f) 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.
- (g) Applicant shall remove and replace any public curb, gutter, sidewalk, flowline drain, or pavement found by this Department to be broken, uplifted, or damaged that fronts or is within the subdivision.
- (h) The surface of the access road(s) shall conform to the *Structural Section* requirements within this document.

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

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

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

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

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

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

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

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

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

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

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

(a) **For paved road surfaces,** the structural section shall include a minimum of 0.2 feet of Caltrans Type B hot mix ("asphalt") over 0.67 foot of Caltrans Class 2 aggregate base. If required by this Department, the structural section of all roads shall be determined by Caltrans R-Value method using a Traffic Index (T.I.) approved by this Department. Based upon soil conditions, this Department may also require a geotextile fabric to be placed on top of the sub grade.

When widening hot mix ("asphalt") roads, the widened road shall be paved with hot mix. A sawcut is required to ensure a uniform joint between the existing and new pavements. The location of the sawcut shall be approved by this Department based upon the condition of the existing road surface.

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

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

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

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

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

2.10 PERMITS: An encroachment permit is required to be obtained prior to construction from this Department for all work within the right of way of a County maintained road.

2.11 NEIGHBORHOOD BOX UNIT (NBU) MAILBOXES: When clustered mailboxes (neighborhood box units) are required by the Post Office, applicant shall obtain approval for the location of the mailbox unit from the Post Master. The pad for the mailbox unit shall be constructed as part of the subdivision and shall be encompassed by a sidewalk easement or other easement, as approved by this Department. If the NBUs will not be installed by the Post Office, the subdivider shall install the NBUs as part of the subdivision.

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

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

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

sidewalk damaged during construction will need to be replaced prior to the “final” of the building permit.

3.0 **DRAINAGE**

- 3.1 **DRAINAGE ISSUES:** Applicant shall be responsible to correct any involved drainage problems associated with the subdivision to the satisfaction of this Department.
- 3.2 **DRAINAGE REPORT:** Applicant must submit a complete hydraulic report and drainage plan regarding the subdivision for review and approval by this Department. 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.
- 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.

In McKinleyville, the drainage report shall address increased runoff from all development that occurred after 12/10/2002.

If the site conditions do not allow for detention, then infiltration may be considered by the Department as an alternative.

- 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 GRADING PLAN:** Pursuant to Humboldt County Code Section 331-14 (H)(6)(b)(1), the applicant shall submit an engineered preliminary (rough) grading plan addressing the entire project construction area to this Department for review and approval. The purpose of the grading plan is to establish building pads that will drain to the roads (or other approved drainage course) without creating lot drainage from one lot to flow across the buildable area of adjacent lots.
- 4.3 GRADING CRITERIA:** Each lot shall have a building pad graded to a maximum of 2% per Humboldt County Code Section 331-14 (H)(3)(d), unless waived by this Department. Building pads shall be of a sufficient size to accommodate anticipated future structures.

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

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

- 4.4 CONSTRUCTION TIMING:** Grading within the subdivision or off-site rights of way shall **not** occur prior to approval of a grading plan by this Department. Construction of improvements or grading for this project will not be allowed to occur between October 15 and April 15 without permission of this Department.
- 4.5 DATUM:** Grading plans shall be tied into elevation datum approved by this Department. Projects located within McKinleyville Community Services District (MCSD) area shall be tied to MCSD elevation datum unless waived by this Department.
- 4.6 EROSION CONTROL:** Pursuant to Humboldt County Code Section 331-14 (H)(6)(d)(1) 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 Lonestar Drive.

A maintenance plan for projects that contain detention facilities shall include, but is not limited to, the following:

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

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

6.0 DEVELOPMENT PLAN

The following are required for all development plans:

- 6.1** The development plan shall be legibly drawn to a convenient scale on 22"x34" (or 24"x36") Mylar, in black ink, unless approved otherwise by this Department.
- 6.2** The development plan shall include a note substantially similar to the following: "See the subdivision map on file with the County Recorder for easements that existed at the time the map

was filed. Additional easements may have been established after the map was filed. Refer to a current title report for all easements. Refer to the filed subdivision map for exact lot dimensions.”

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

- (a) When roads or drainage facilities are not to be maintained by the County, then clearly state next to the facility “NOT COUNTY MAINTAINED”.
- (b) When minimum finished floor elevations must be adhered to, the plan shall state the minimum elevation and the referenced benchmark.
- (c) If prepared for the project, reference the soils report; including a statement substantially similar to: “See soils report prepared by _____, Project No. _____, dated _____, for recommendations, inspections, and special requirements required for development of this subdivision.”
- (d) A statement substantially similar to: “All pedestrian facilities must be ADA compliant.”
- (e) When improvement plans have been prepared in conjunction with proposed subdivision, include a statement substantially similar to: "Improvement plans for roads, driveways, and drainage, etc. are on file with the Department of Public Works".
- (f) For parcels that could be further subdivided: Provide information on the development plan to assist future owners in developing the parcels in a manner that preserves the maximum, future subdivision potential. This may include showing "potential" building setbacks for ultimate development. It is the intent of this condition that any "potential" setbacks are for information only and are not actual setback requirements to be adhered to.
- (g) Show a minimum setback of 20 feet from garage entrances for vehicles from easements created as a condition of tentative map approval or existing for the purpose of moving automotive vehicles, bicycles, pedestrians, or animals. Typically, this is 29 feet from the curb.
- (h) Provide a note identifying the maximum finished floor elevations for garage slabs based upon holding minimum setback of 20 feet to the garage door from back of sidewalk. The slab elevation should be relative to the flowline of the street at the centerline of the driveway. The maximum elevation is typically around 2.5 feet.
- (i) A typical section showing the location of the curbs and sidewalks with respect to the right of way lines.
- (j) Place the following note when landscaping is required along the frontage of lots within street rights of way: “Landscaping within the street right of way along the frontage of a lot shall be the maintenance responsibility of the individual lot owner. The landscaping was required as a condition of the approval of the subdivision and must not be removed without approval of the Planning & Building Department of the County of Humboldt or their successor.”
- (k) Typical precise grading/lot drainage details for the lots shall be shown or a reference shall be made to the approved grading plan on file with the Department of Public Works.

- (I) The following note shall be placed on the development plan: "**LOW IMPACT DEVELOPMENT (LID) NOTE:** This subdivision is approved as a regulated project and is required to comply with County Code Section 337-13. Each lot within the subdivision is considered a regulated project. The improvement plans prepared for this subdivision show a conceptual plan to address LID for the lots. It is intended that the LID strategies shown on the improvement plans are conceptual in nature and subject to adjustment/refinement at the time that the building permit is applied for."

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

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

Reviewed by: _____ Date _____
 Department of Public Works

7.0 LANDSCAPING

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

- (a) List of species to be planted (common name and scientific name).
- (b) An irrigation system. All landscaping that is not drought tolerant shall be maintained by a permanent automatic irrigation system.
- (c) Planting and fertilization method
- (d) Maintenance Manual
- (e) Staking Method for trees
- (f) The plant types must be approved by this Department
- (g) Landscaping within the right of way shall consider appropriate screening for utilities and structures such as gas meters, electrical meters, telephone pedestal-mounted terminal boxes, surface mounted electrical transformers, etc.

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

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

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

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

// END //



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

LAND USE DIVISION INTER OFFICE MEMORANDUM

TO: Trevor Estlow, Senior Planner

FROM: Robert W. Bronkall, Deputy Director 

DATE: 07/19/2021

RE: JACKSON, APN 511-361-058, APPS# PLN-2021-17302 FM , PW #165882

TENTATIVE MAP: County Code Section 323-5(b)(5) requires that the tentative map show the accurate location of all existing structures and the distance to all existing and proposed property lines, etc.... Pursuant to California Business and Professions Code Sections 8725, 8726 and 8731, this information can only be provided by a licensed land surveyor or by a licensed civil engineer who is authorized to practice land surveying. The tentative map provided to the Department was not signed and stamped by a properly licensed person. The project should not be presented to the Planning Commission until a tentative map is provided that meets these requirements.

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

LONESTAR DRIVE: The extension of Lonestar Drive may be brought into the County Maintained Road System if the subdivider petitions to form a Permanent Road Division (PRD) to fund road maintenance. The necessary right of way dedications is being irrevocably dedicated to the County to facilitate the future formation of a PRD.

// END //