



**COUNTY OF HUMBOLDT**  
**PLANNING AND BUILDING DEPARTMENT**  
**CURRENT PLANNING DIVISION**

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

Hearing Date: February 21, 2019

To: Humboldt County Planning Commission

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

Subject: **Humboldt Sanitation Parcel Map Subdivision Extension**  
Application Number 10503  
Case Numbers PMS-05-08X  
Assessor Parcel Numbers 510-061-007, 510-071-003, 510-071-004  
2525 Central Avenue, McKinleyville

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Please contact Tricia Shortridge at (707) 268-3704, or by email at [tshortridge@co.humboldt.ca.us](mailto:tshortridge@co.humboldt.ca.us), if you have any questions about the scheduled public hearing item.

**AGENDA ITEM TRANSMITTAL**

<b>Meeting Date</b> February 21, 2019	<b>Subject</b> Parcel Map Subdivision Extension	<b>Contact</b> Tricia Shortridge
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**Project Description:** A three year extension following four automatic two-year extensions pursuant to AB 116, AB 208, AB 333 and SB 1185. The Parcel Map Subdivision consists of the merger of APNs: 510-061-07, 510-071-003 and 510-071-004 and subsequent subdivision into 4 parcels of approximately 53,120 square feet, 36,805 square feet, 52,275 square feet and 346,010 square feet. **No change to the original project is proposed. This is the first extension requested by the applicant and if approved, the extension will expire on May 15, 2020.**

**Project Location:** The project is located in Humboldt County, in the McKinleyville area, on the east side of Central Avenue, approximately 350 feet south of the intersection of Central Avenue and Martin Road, on the properties known as 2641, 2609,2621, 2617 and 2585 Central Avenue.

**Present Plan Land Use Designation:** Industrial General (IG) "McKinleyville Community Plan" (MCCP) Density: Minimum Parcel Size: Adequate for proposed use under the tests of parking and setback requirements, consistent with planned uses of adjacent lands. Slope Stability: Low instability.  
Agricultural Rural (AR). Density: One dwelling unit per 20 acres to one dwelling unit per 5 acres. Slope Stability: Low Instability.

**Present Zoning:** Industrial Commercial specifying a minimum parcel size of 5,000 square feet with Qualified, Development Standard, Airport Safety Review, Noise Impact, and Streamside Management Areas and Wetlands Combining Zone. (C-3-Q-S-AP-N-WR); Agriculture General with Qualified, Development Standard, No Further Subdivision Allowed, Airport Safety Review, Planned Development, and Streamside Management Areas and Wetlands Combining Zone (AG-Q-S-Z-AP-WR)

**Application Number:** 10503

**Case Numbers:** PMS-05-08X

**Assessor Parcel Numbers:** 510-061-007, 510-071-003, 510-071-004

**Applicant**  
Humboldt Sanitation  
PO Box 2812  
McKinleyville CA 95519

**Owner**  
Greg & Christine Cain  
PO Box 895  
Willow Creek, CA 95573

**Agent**  
Tasha Eisner  
Humboldt Sanitation  
PO Box 2812  
McKinleyville CA 95519

**Environmental Review:** A Mitigated Negative Declaration of Environmental Impact (SCH# 2007042040) was adopted May 3, 2007.

**Major Issues:** None.

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

## HUMBOLDT SANITATION PARCEL MAP SUBDIVISION

Case Nos.: PMS-05-08X

File No.: 10503

APNs 510-061-007, 510-071-03 & -04

### Recommended Planning 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:

*"I move to make all of the required findings, based on evidence in the staff report, and approve the application(s) on the Consent Agenda subject to the recommended conditions of approval."*

### 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 Zoning Regulations establishes the authority to grant time extensions for approved or conditionally approved tentative maps when it can be found that the findings and conditions of the original project have not changed significantly. **No change to the original project is proposed. This is the first extension requested and if approved, the extension will expire on May 15, 2020.**

#### Recommendation:

The findings and conditions of the original project have not changed significantly based on the following analysis.

#### Staff Analysis:

A two-year extension of a Parcel Map Subdivision (PMS-05-08) originally approved on May 3, 2007. The project consisted of the merger of APNs: 510-061-07, 510-071-003 and 510-071-004 and subsequent subdivision into 4 parcels of approximately 53,120 square feet, 36,805 square feet, 52,275 square feet and 346,010 square feet. The subdivision will facilitate the continued operation of the Humboldt Sanitation and Recycling Center. The parcels are to be served by community water and sewer. Previously approved with the original Parcel Map Subdivision is a Conditional Use Permit (CUP 05-08) to allow the continued operation of the solid waste transfer and recycling center. Also approved was a Special Permit (SP-05-22) to allow drainage improvements to increase flood storage capacity facilities to be installed within wetland buffer areas. These permits have vested and no extension is needed. Follow-on compliance monitoring with the conditions of the Special Permit is on-going. **No change to the original project is proposed.**

It is staff's opinion that the findings and conditions of the original project, effective May 15, 2007, have not changed significantly based on the following staff analysis, and are applicable to the proposed extension because:

1. The parcel's zoning, Industrial Commercial specifying a minimum parcel size of 5,000 square feet in a Qualified, Development Standard, Airport Safety Review, Noise Impact, and Streamside Management Areas and Wetlands Combining Zone. (C-3-Q-S-AP-N-WR), and; Agriculture General in a Qualified, Development Standard, No Further Subdivision Allowed, Airport Safety Review, Planned Development, and Streamside Management Areas and Wetlands Combining Zone (AG-Q-S-Z-AP-WR), for which conformance findings were made, has not changed.

2. The General Plan Land Use designation, Industrial General (IG) "McKinleyville Community Plan" (MCCP) Density and Minimum Parcel Size: Adequate for proposed use under the tests of parking and setback requirements, consistent with planned uses of adjacent lands. Slope Stability: Low instability. Agricultural Rural (AR). Density: One dwelling unit per 20 acres to one dwelling unit per 5 acres. Slope Stability: Low Instability, for which consistency findings were made, has not changed.
3. The applicable development standards, for which the original project was evaluated, have not changed.
4. The applicable design standards, for which the project was evaluated, have not changed.
5. All other standards and requirements to which the project is subject to and as administered by other departments or agencies have not changed.
6. A Mitigated Negative Declaration of Environmental Impact (SCH# 2007042040) was adopted effective with the approval of the original project. No new evidence has arisen to indicate that additional review under the California Environmental Quality Act (CEQA) is necessary.

Referral agencies have recommended approval of the extension.

**ALTERNATIVES:** The Planning Commission could elect not to approve the extension. This alternative should be implemented if your Commission is unable to make all of the required findings per Title III Division 2 of the Humboldt County Code Section 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 extension is denied, a fifteen 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. There is no appeal period for approved map extensions.

**RESOLUTION OF THE PLANNING COMMISSION  
OF THE COUNTY OF HUMBOLDT  
Resolution Number 18-  
Case Numbers PMS-05-08X  
APNs 510-061-07, 510-071-03 & -04**

**Makes the required findings for certifying compliance with the California Environmental Quality Act and conditionally approves the Humboldt Sanitation Parcel Map Subdivision.**

**WHEREAS**, Tasha Eisner, on behalf of Greg Cain, has submitted an application and evidence in support of approving a Parcel Map Subdivision, Conditional Use and Special Permit extension; and

**WHEREAS**, the County Planning Division has reviewed the submitted application and evidence and has referred the application and evidence to involved reviewing agencies for site inspections, comments and recommendations; and

**WHEREAS**, the project is subject to environmental review pursuant to the California Environmental Quality Act (CEQA); and

**WHEREAS**, the County Planning Commission on May 3, 2007, adopted a Mitigated Negative Declaration; and

**WHEREAS**, Attachment 2 in the Planning Division staff report includes evidence in support of making all of the required findings for approving the proposed subdivision;

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

1. A Mitigated Negative Declaration (SCH# 2007042040) for the original project was adopted on May 3, 2007 pursuant to CEQA and the Planning Commission finds that there is no substantial evidence that the proposed project extension will have a significant effect on the environment;
2. The findings in H.C.C. [§ 326-21] in the Planning Division staff report support approval for Case Number PMS-05-08X based on the submitted evidence.
3. The Parcel Map Subdivision Extension is approved as recommended and conditioned in the Planning Division staff report for Case Number PMS-05-08X.

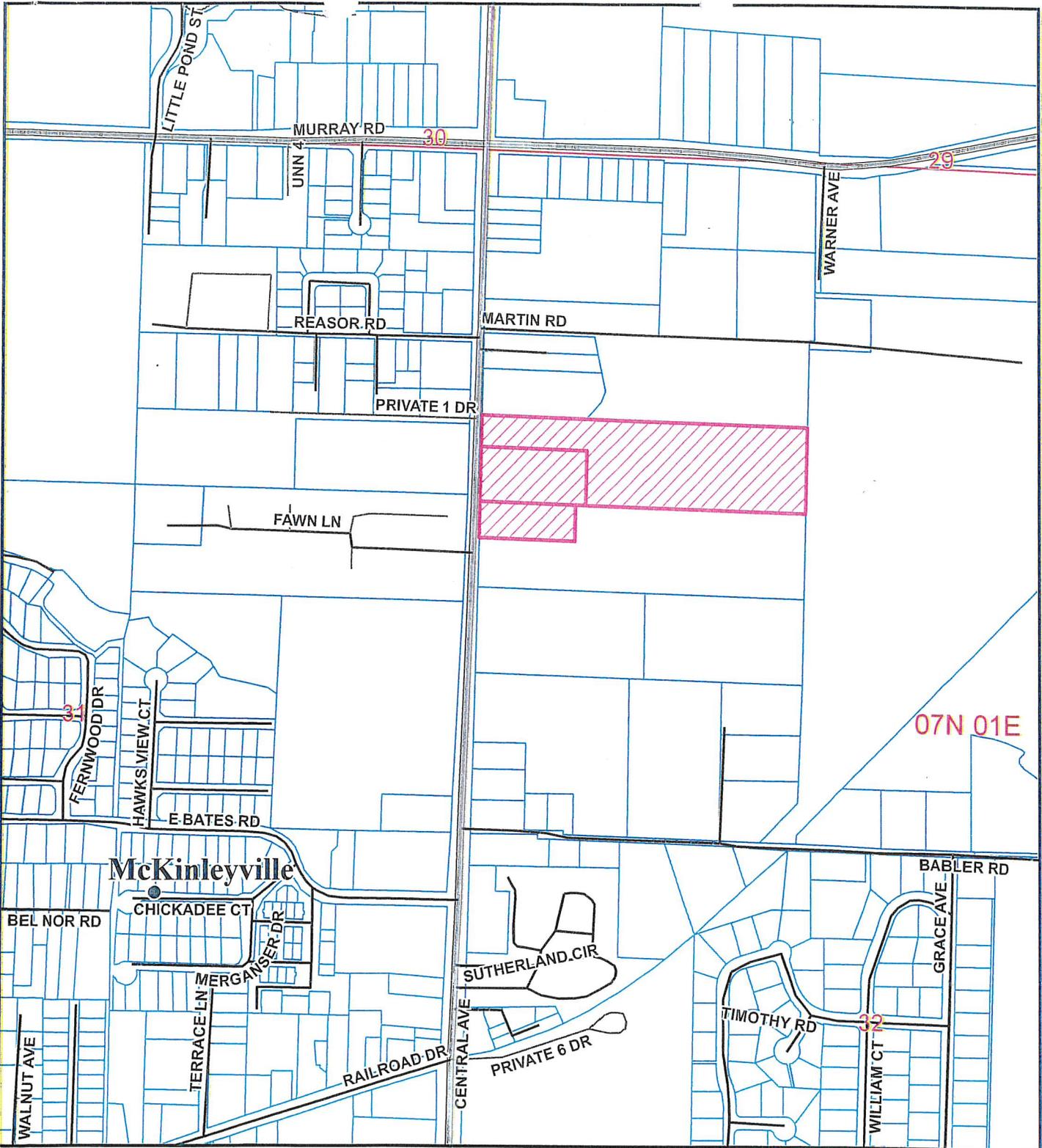
Adopted after review and consideration of all the evidence on February 21, 2019.

The motion was made by Commissioner \_\_\_\_ and seconded by Commissioner \_\_\_\_.

AYES:           Commissioners:  
NOES:           Commissioners:  
ABSTAIN:       Commissioners:  
ABSENT:        Commissioners:  
DECISION:

I, John 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 Ford,  
Director, Planning and Building Department



**LOCATION MAP**

**PROPOSED HUMBOLDT SANITATION COMPANY, INC  
PARCEL MAP SUBDIVISION EXTENSION**

Project Area = 

**MCKINLEYVILLE AREA  
PMS-05-008X/**

**APN: 510-061-007 et seq  
T07N R01E S32 HB&M (Arcata North)**



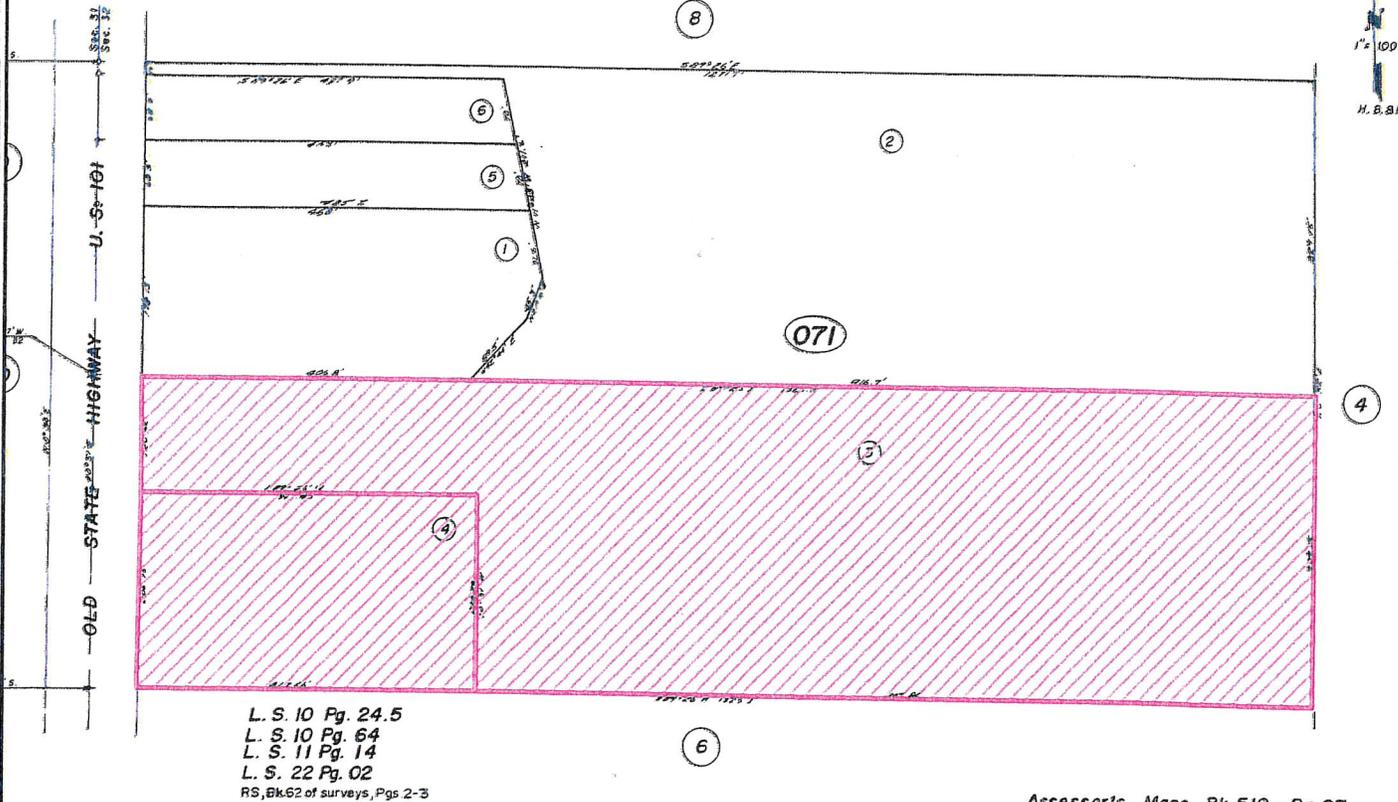
This map is intended for display purposes and should not be used for precise measurement or navigation. Data has not been completely checked for accuracy.



POR. W. 1/2, OF NW. 1/4, SEC. 32, T.7N., R.1E.

Tax Area Code

510-07



L. S. 10 Pg. 24.5  
 L. S. 10 Pg. 64  
 L. S. 11 Pg. 14  
 L. S. 22 Pg. 02  
 RS, Bk. 62 of surveys, Pgs 2-3

Assessor's Maps Bk. 510 - Pg. 07  
 County of Humboldt, Calif.

NOTE - Assessor's Black Numbers Shown in Ellipses  
 Assessor's Parcel Numbers Shown in Circles

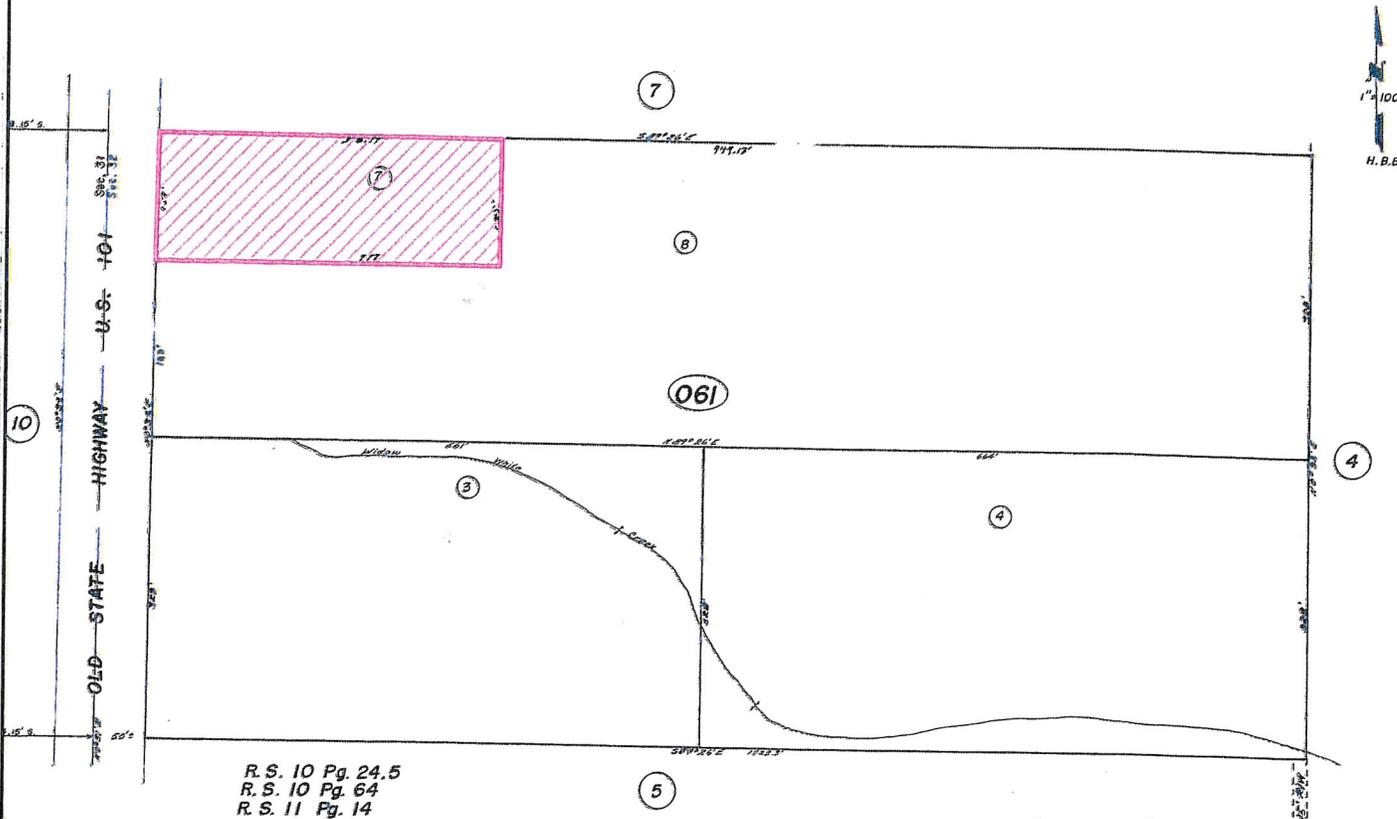
PROJECT SITE = 

**ASSESSOR PARCEL MAP**  
**PROPOSED HUMBOLDT SANITATION COMPANY, INC**  
**PARCEL MAP SUBDIVISION EXTENSION**

**MCKINLEYVILLE AREA**  
**PMS-05-008X/**  
**APN: 510-061-007 et seq**  
**T07N R01E S32 HB&M (Arcata North)**

POR. W1/2, OF NW1/4, SEC. 32, T.7N., R.1E.

Tax Area Code 510-06



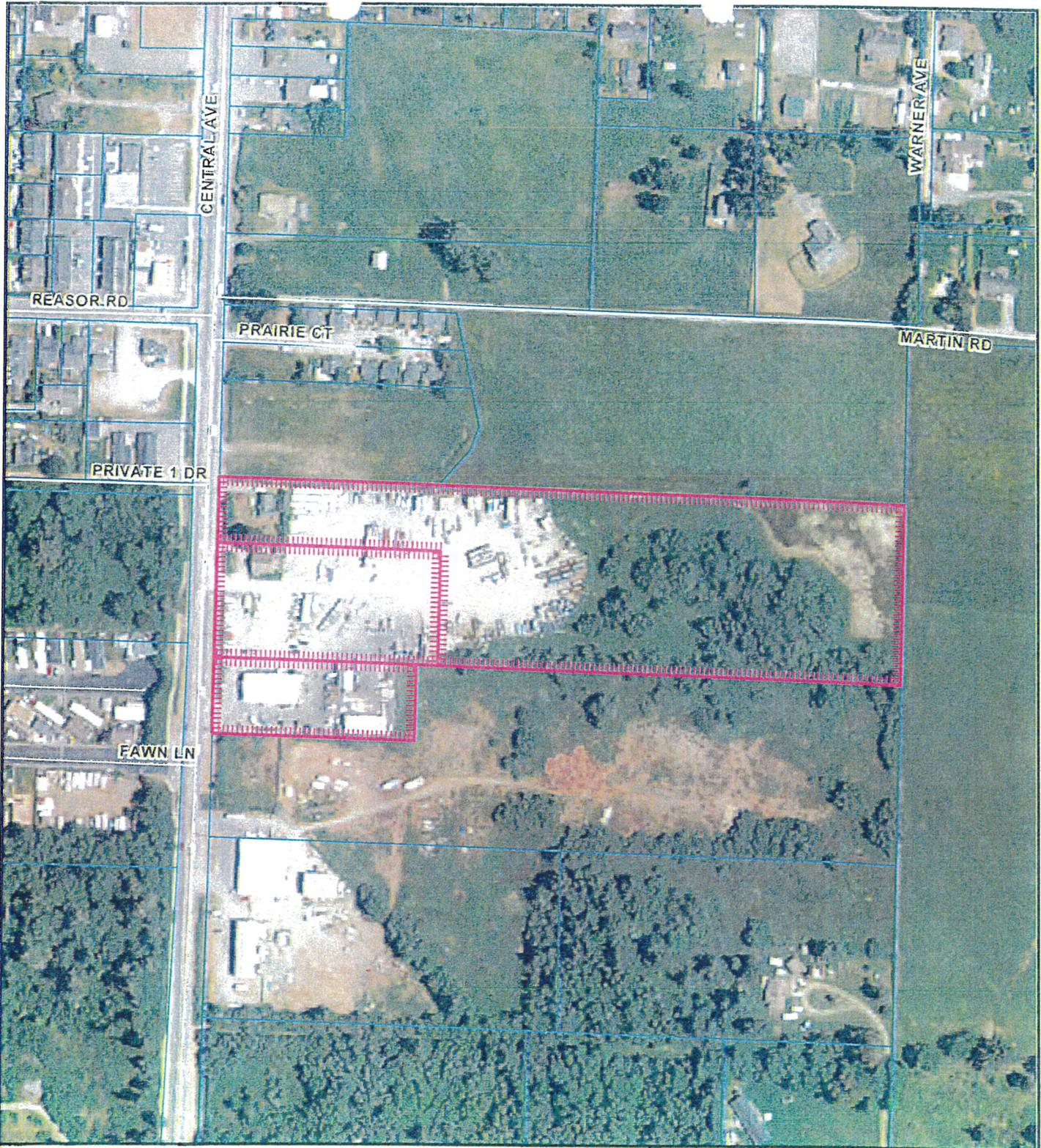
Assessor's Maps Bk.510 -Pg.06  
County of Humboldt, Calif.

NOTE - Assessor's Block Numbers Shown in Ellipses  
Assessor's Parcel Numbers Shown in Circles

PROJECT SITE = 

**ASSESSOR PARCEL MAP**  
**PROPOSED HUMBOLDT SANITATION COMPANY, INC**  
**PARCEL MAP SUBDIVISION EXTENSION**

**MCKINLEYVILLE AREA**  
**PMS-05-008X/**  
**APN: 510-061-007 et seq**  
**T07N R01E S32 HB&M (Arcata North)**



**AERIAL MAP**

**PROPOSED HUMBOLDT SANITATION COMPANY, INC  
PARCEL MAP SUBDIVISION EXTENSION**

Project Area = 

**MCKINLEYVILLE AREA  
PMS-05-008X**

**APN: 510-061-007 et seq  
T07N R01E S32 HB&M (Arcata North)**

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



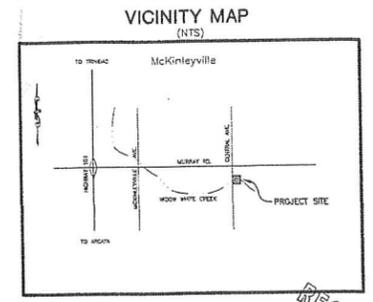
**PROJECT**  
HUMBOLDT SANITATION & RECYCLING

**LOCATION**  
2585 CENTRAL AVE., MCKINLEYVILLE, CA.

**APPLICANT**  
GREG CAIN

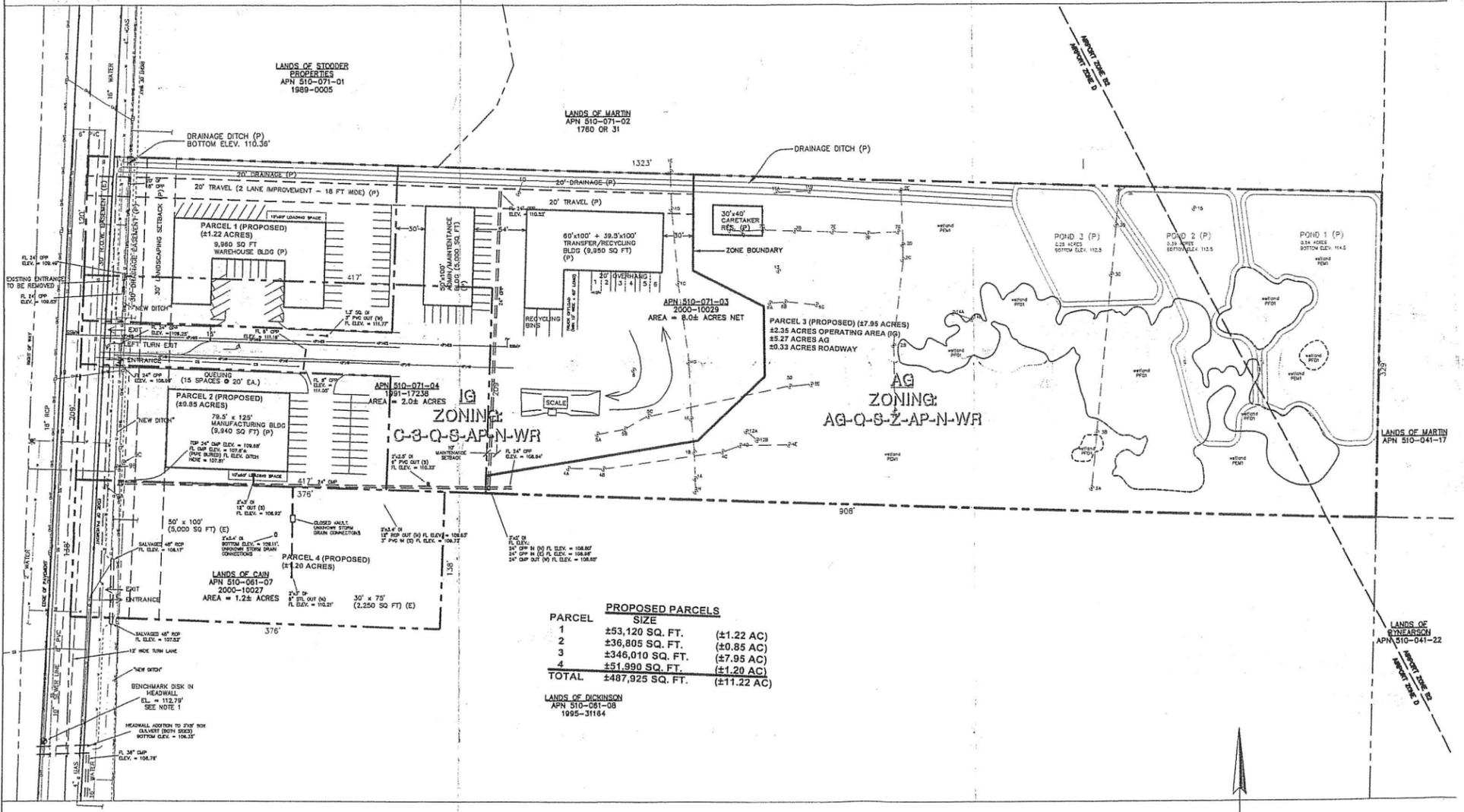
**ASSESSOR'S PARCEL NOS.**  
510-061-07, 510-071-03 & 510-071-04

**CURRENT ZONING**  
AG-Q-S-Z-AP-N-WR /  
C-3-Q-S-AP-N-WR



RECEIVED  
APR 6 6 2007  
HUMBOLDT COUNTY  
PLANNING DIVISION

- LEGEND**
- EXISTING PROPERTY BOUNDARY
  - PROPOSED PROPERTY BOUNDARY
  - ZONE BOUNDARY
  - (E) OVERHEAD ELECTRIC
  - (G) UNDERGROUND GAS
  - (U) UNDERGROUND WATER
  - (S) STORM DRAIN
  - (SE) SANITARY SEWER
  - (F) FENCE LINE, 6" CHAIN LINK
  - (---) UNLESS OTHERWISE NOTED DRAINAGE FLOW LINE
  - FLOOD ZONE BOUNDARY
  - MAJOR CONTOUR (5' INTERVAL)
  - MINOR CONTOUR (1' INTERVAL)
  - CONTOUR SLOPE DIRECTION
  - AC ASPHALTIC CONCRETE
  - APN ASSESSOR'S PARCEL NUMBER
  - CMP CORRUGATED METAL PIPE
  - CPP CORRUGATED PLASTIC PIPE
  - DI DRIP INLET
  - DI, ELEV. ELEVATION
  - FL FLOW LINE
  - G GROUND SHOT
  - GB GRADE BREAK
  - GN GROUND NOT VISIBLE
  - OG ORIGINAL GROUND (PRE-GRADING)
  - OHE OVERHEAD ELECTRIC
  - OHT OVERHEAD TELEPHONE
  - PVC POLY VINYL CHLORIDE
  - RCP REINFORCED CONCRETE PIPE
  - TS TOP OF BANK
  - FB FIRE HYDRANT
  - PS PHOTOGRAMMETRIC SPOT SHOTS
  - CLA SPOT SHOT



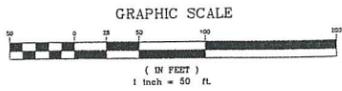
**PROPOSED PARCELS**

PARCEL	SIZE	ACRES
1	±53,120 SQ. FT.	(±1.22 AC)
2	±36,805 SQ. FT.	(±0.85 AC)
3	±346,010 SQ. FT.	(±7.95 AC)
4	±51,990 SQ. FT.	(±1.20 AC)
<b>TOTAL</b>	<b>±487,925 SQ. FT.</b>	<b>(±11.22 AC)</b>

7/23/14  
Proposed pole structure  
75' x 75' = 5625 sq ft, ±35' in height.  
To be located on Proposed Parcel 3  
of subd. CUP ok's development d-  
2 holes assoc'd w/ it. Total sq ft  
of holes = 14,950 sq ft  
However, Operating Area ±2.35 ac per title  
= 102,366 sq ft = 10,236.6 sq ft

February 21, 2019

- NOTES:**
- ELEVATIONS SHOWN HEREON ARE ON NAVD83 DATUM, BASED UPON A FOUND BRASS DISK BENCHMARK IN THE WEST CONCRETE HEADWALL OF A CONCRETE BOX CULVERT OVER WIDOW WHITE CREEK, DESIGNATED "1088". THIS BENCHMARK WAS RESET BY DAVID J. RYAN, L.S. IN 2002, AS DESCRIBED IN A REPORT BY RYAN, THE RESET BENCHMARK'S ELEV. = 112.79'. NGS HAS REPUBLISHED THIS BENCHMARK'S DATA SHEET AT ELEVATION 112.8' AND CLASSIFIES THE RYAN BENCHMARK REPORT AS "CA-023". THE ORIGINAL BENCHMARK (NOW DESTROYED) HAD A PUBLISHED ELEVATION OF 110.76'.  
MCSO DATUM, BASED ON NGVD29, SHOWS THE ORIGINAL BENCHMARK ELEVATION AT 107.41', A DIFFERENCE OF 3.35'.
  - ALL ELEVATIONS AND DISTANCES ARE IN FEET AND DECIMALS THEREOF.
  - BOUNDARY LINES SHOWN HEREON ARE BASED SOLELY UPON ASSESSOR'S PARCEL MAPS, NOT A FIELD SURVEY. THEY ARE APPROXIMATE ONLY.
  - NO TITLE REPORT WAS USED IN THE PREPARATION OF THIS SITE PLAN.
  - THE IMAGE SHOWN ON THIS PLAN IS A DIGITALLY RECTIFIED ORTHOPHOTO, TAKEN IN JUNE, 2001, WHICH WAS PROVIDED BY CARTWRIGHT AERIAL SURVEYS, INC. THIS PHOTO DOES NOT SHOW NEW "GRADED AREA", NEW WEIGHING SCALE & SCALE SHED, AND CENTRAL AVENUE WIDENING. SEE NOTE 8 FOR ADDITIONAL INFORMATION.
  - CONTOUR LINES SHOWN ARE IN 1 FOOT INTERVALS, AND ARE BASED ON AERIAL DATA COLLECTED BY CARTWRIGHT AERIAL SURVEYS. BROKEN (DASHED) LINES INDICATE APPROXIMATE ELEVATIONS (DUE TO BRUSH COVER).
  - FLOOD ZONES APPROXIMATED FROM FIRM PANEL 060060 0625 B EFFECTIVE JULY 19, 1982.
  - UTILITIES SHOWN HEREON ARE DERIVED FROM FIELD OBSERVATION AND MCSO PLANS. UTILITY ROUTING IS APPROXIMATE AND SHOULD BE VERIFIED PRIOR TO ANY CONSTRUCTION.
  - A NEW DITCH ALONG THE EAST SIDE OF CENTRAL AVENUE WAS CONSTRUCTED, AND GRADING WAS PERFORMED ON THIS SITE SINCE THE ORTHOPHOTO DESCRIBED ABOVE WAS TAKEN. A TOPO FIELD SURVEY WAS DONE IN THESE AREAS (INDICATED BY "NEW DITCH" AND "GRADED AREA" SHOWN HEREON) AND NEW SPOT SHOTS HAVE BEEN ADDED TO INDICATE THE NEW GROUND TERRAIN. ORIGINAL AERIAL SURVEY CONTOURS HAVE BEEN REMOVED IN THESE GRADED AREAS. GROUND TERRAIN IS PRESUMED TO BE SUBSTANTIALLY THE SAME AS OF THIS DATE, AS IT WAS IN OCTOBER, 2001.
  - ALL EASEMENTS OF RECORD ARE SHOWN ON THE TENTATIVE MAP AND WILL APPEAR ON THE RECORDED SUBDIVISION MAP.
  - AIRPORT COMPATIBILITY ZONE B2 INDICATES "EXTENDED APPROACH/DEPARTURE ZONE," AIRPORT COMPATIBILITY ZONE D INDICATES "OTHER AIRPORT ENVIRONS."



By: Approv \_\_\_\_\_ Date: 3/2/05  
Designed by: DAC Date: 3/05 Dwg. by: DLK Checked by: MCM Date: 3/2/05

Oscar Larson & Associates  
Consulting Engineers & Land Surveyors  
317 Third Street P.O. Box 3008 Eureka, CA 95501

APRIL 26, 2007  
PRINT DATE

TENTATIVE MAP  
HUMBOLDT SANITATION  
2585 CENTRAL AVENUE, MCKINLEYVILLE, CA

Scale: SEE GRAPHIC SCALE  
Job No: 7036  
DRAWING No: 80324ORTH005.DWG  
Page 11 of 11

## ATTACHMENT 1

### CONDITIONS OF APPROVAL

The conditions of approval effective May 15, 2007, shall remain in full force and effect and are not affected by this extension.

*NOTE: THE ORIGINAL STAFF REPORT AND SUPPORTING DOCUMENTATION IS ON FILE WITH THE PLANNING DIVISION AND AVAILABLE FOR PUBLIC INSPECTION.*

**ATTACHMENT 2**

**Original Conditions of Approval**

## ATTACHMENT 1 A

**Revised\* Conditions of Approval for Subdivision**  
**\*Revised per Planning Commission Hearing May 3, 2007**

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

1. All taxes to which the property is subject shall be paid in full if payable, or secured if not yet payable, to the satisfaction of the County Tax Collector's Office, and all special assessments on the property must be paid or reapportioned to the satisfaction of the affected assessment district. Please contact the Tax Collector's Office approximately three to four weeks prior to filing the parcel or final map to satisfy this condition. This requirement will be administered by the Department of Public Works.
2. The conditions on the Department of Public Works referral, herein as Exhibit A of Attachment 1 **(dated Revised January 11, 2007)**, shall be completed or secured to the satisfaction of that department. Prior to performing any work on the improvements, contact the Land Use Division of the Department of Public Works.
3. The Planning Division requires that two (2) copies of the Parcel Map, identifying both net and gross parcel areas, be submitted for review and approval.
4. Prior to recordation of the Parcel 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 Parcel 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 Parcel 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 applicant shall submit at least three (3) copies of a Development Plan to the Planning Division for review and approval. The map shall be drawn to scale and give detailed specifications as to the development and improvement of the site, and shall include Items 6(a) through 6(i) of the Public Works Memorandum dated Revised January 11, 2007, included herein as Exhibit A of Attachment 1, and the following site development details:
  - A. Mapping
    - (1) Topography of the land in 1-foot contours.
    - (2) Development standards for parcels: building "envelopes" (dwelling site locations with applicable yard setbacks, maximum lot coverage, maximum building height), dimensioned setbacks to property lines and easements, and parking area detail and improvements showing conformance with Section 314-109.1 HCC and as specified by LUD Subdivision Requirements.
    - (3) Proposed improvements including streets, sidewalks, driveways, drainage facilities, community services corridors, access easements, recreational trails, and emergency access and vehicle turn-around, as applicable.
    - (4) Location of waterline, sewer and drainage easements in favor of the McKinleyville Community Services District (MCSD) or the County of Humboldt.
    - (5) Street lighting if required by MCSD.

hourly rate. Please see Informational Note 1 below for suggestions to minimize the cost for this review.

11. Prior to recordation of the Parcel Map, all accessory structures and the existing residence shall be removed or relocated to conform to required setbacks.
- 12.\* **Prior to recordation of the Parcel Map, a fence shall be installed along the northern property line along APN: 510-071-01. The fencing material can be chain link with slats.**

**Informational Notes:**

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

Each item evidencing compliance except legal documents to be recorded should note in the upper right hand corner:

Assessor's Parcel No. \_\_\_\_\_, Condition \_\_\_\_\_  
(Specify) (Specify)

- 2 Under state planning and zoning law (CGC §66000 *et seq.*), a development project applicant who believes that a fee or other exaction imposed as a condition of project approval is excessive or inappropriately assessed may, within 90 days of the applicable date of the project's approval, file a written statement with the local agency stating the factual basis of their payment dispute. The applicant may then, within 180 days of the effective date of the fee's imposition, file an action against the local agency to set aside or adjust the challenged fee or exaction.
- 3 Site preparation and grading work for subdivision improvements will require a Grading Plan from the Land Use Division of Public Works. Please contact the Land Use Division at 445-7205 for more information concerning permit requirements and processing.



EXHIBIT A

DEPARTMENT OF PUBLIC WORKS  
COUNTY OF HUMBOLDT

MAILING ADDRESS: 1106 SECOND STREET, EUREKA, CA 95501-0579  
AREA CODE 707/FAX 445-7409

ARCATA-EUREKA AIRPORT TERMINAL  
McKINLEYVILLE

AVIATION 839-5401

PUBLIC WORKS BUILDING  
SECOND & L ST., EUREKA

ADMINISTRATION	445-7491	NATURAL RESOURCES	445-7741
BUSINESS	445-7652	PARKS	445-7651
ENGINEERING	445-7377	ROADS & EQUIPMENT MAINT.	445-7421
ARCHITECT	445-7493		

CLARK COMPLEX  
HARRIS & H ST., EUREKA

LAND USE 445-7205

TO: Trevor Estlow, Senior Planner

FROM: Robert W. Bronkall, Associate Engineer *RB*

RE: SUBDIVISION REQUIREMENTS - IN THE MATTER OF THE  
APPLICATION OF HUMBOLDT SANITATION, APN 510-061-007 ET AL,  
PMS-05-08, FOR APPROVAL OF A TENTATIVE MAP, CONSISTING OF  
11.2 ACRES INTO 4 PARCELS

DATE: 10/18/06  
Revised January 11, 2007

*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 Oscar Larson & Associates dated August 15, 2005 and received by the Humboldt County Planning Commission on August 22, 2005.

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

I. MAPPING

(a) Applicant must cause to be filed a parcel map (subdivision map) showing monumentation of all property corners to the satisfaction of this Department in compliance with Section 326-15 of the Humboldt County Code. 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.

The applicant shall submit to this Department four (4) copies of the subdivision map as filed by the County Recorder.

(b) DEPOSIT: Applicant shall be required to place a security deposit with this Department for inspection and administration fees as per Section 326-13, Improvement Review and Inspection Fees, of the Humboldt County Code prior to review of the construction plan, review of the subdivision map, or the construction of improvements, whichever occurs first.

(c) 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.

(d) 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.

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

(1) PUE: Applicant shall cause to be dedicated to the County of Humboldt on the subdivision map a 25 foot wide public utility easement (PUE) adjacent to the right of way for the access roads, or as otherwise approved by this Department. Additional PUEs shall be dedicated in a manner, width, and location approved by this Department.

(2) NON-VEHICULAR ACCESS: Applicant shall cause to be dedicated to the County of Humboldt on the subdivision map a 1 foot wide non-vehicular access strip adjacent to Central Avenue along the frontage of Parcels 1 and 2, except at driveway locations shown on the tentative map. Said easement shall be dedicated in a manner and location as approved by this Department.

(3) AVIGATION EASEMENT / OVERFLIGHT EASEMENT / DEED NOTICE: Applicant shall cause to be dedicated to the County of Humboldt an Avigation Easement for the benefit of the nearby airport in a manner satisfactory to this Department.

(4) ACCESS: A 50 foot wide reciprocal ingress/egress and utility easement shall be dedicated for the benefit of the parcels along the panhandle portion of Parcel 3.

(5) DRAINAGE: Drainage easements as shown on the tentative map shall be dedicated for the benefit of the parcels and/or to the County of Humboldt, all in a manner and location as required by this Department.

## 2. IMPROVEMENTS

(a) 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.

(b) The intersection of the access road to the subdivision with the County road shall be constructed in conformance with the standards for a private road intersection as illustrated in Caltrans standards. The road shall be paved with asphalt concrete (AC) for the entire length of the panhandle on Parcel 3. The access opening must conform to Humboldt County Code Section 341 regarding visibility.

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

(d) ADA: 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.

(e) A turnaround area as approved by this Department shall be constructed at the end of the access road. It shall have the same structural section as the roadway serving the parcels/lots.

(f) The access road(s) shall be named as approved by Community Development Services Department - Planning Division.

(g) Street name and traffic control devices may need to be placed as required and approved by this Department.

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

- (1) The access road along the panhandle portion of Parcel 3 shall be constructed having a typical section comprised of a 6 foot wide concrete sidewalk, Caltrans Type A1-6 PCC curb, a 14 foot wide AC travel lane, a 12 foot wide AC turning lane, a 14 foot wide AC travel lane and Caltrans Type A1-6 PCC curb. A Caltrans Type A2-6 PCC curb and gutter shall be used in lieu of Caltrans Type A1-6 PCC curb when storm water will be concentrated against the curb face.
- (2) Central Avenue shall be widened on the east side to match the typical section of Central Avenue near Heartwood. The typical section, from west to east, consists of a 10 foot wide landscape area with a meandering 4.5 foot wide PCC sidewalk, Caltrans Type A2-6 PCC curb and gutter, 6 foot wide bicycle lane, two 12 foot wide AC travel lanes, 12 foot wide AC continuous left turn lane, two 12 foot wide AC travel lanes, 6 foot wide bicycle lane, 8 foot wide landscape area with a 4.5 foot wide meandering PCC sidewalk, and a 10 foot wide equestrian path.

Applicant shall be required to construct the improvements along the frontage of the subdivision in a manner satisfactory to this Department, including transition areas beyond the frontage of the proposed subdivision.

The proposed widening is within an area that will require permits from other agencies. It is the intent of the Department to not require the applicant to construct improvements that cannot be permitted. In the event that any necessary permits are denied, the applicant may propose alternative typical section pursuant to (2)(h)(4) below.

Note: The intent is to widen the road to accommodate the future striping of multiple travel lanes. The project will not result in any additional travel lanes at this time. As proposed, the road will still function as a 2 lane road with continuous left turn lane.

- (3) Nothing is intended to prevent the applicant from constructing the improvements to a greater standard.
- (4) 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 Road Design Manual, Caltrans Highway Design Manual, Caltrans Local Programs Manual, Caltrans Traffic Manual, Manual on Uniform Traffic Control Devices, and AASHTO's A Policy of Geometric Design of Highways and Streets (AKA "The Green Book"). Engineering must not be in conflict with Humboldt County Code or County adopted guidelines and policies.

(i) **DRIVEWAYS:** Any new accesses from the County road will require encroachment permits from this Department. The location of existing and proposed driveway aprons (access openings) shall be shown on the construction plans. The proposed accesses will be evaluated after application is received.

The existing southerly driveway on Parcel 1 shall be removed.

All access openings shall conform to Humboldt County Code Section 341 regarding visibility. Any existing accesses that do not conform shall be paved with asphalt concrete for the width of the driveway and a distance of 50 feet from the edge of the County road prior to filing of the map.

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

At a minimum, the structural section shall include 0.2 foot of Caltrans Type B asphalt concrete (AC) over 0.5 foot of Caltrans Class 2 aggregate base. If required by this Department, the structural sections of all roads shall be determined by Caltrans R-Value method using a Traffic Index (T.I.) approved by this Department.

When widening asphalt concrete (AC) roads, the widened road shall be paved with AC. A sawcut is typically 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.

(k) **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 approval by the Community Development Services Department - Planning Division, 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.

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

### 3. DRAINAGE

(a) Applicant must submit a complete hydraulic report and drainage plan for approval by this Department. This may require the construction of drainage facilities on-site and/or off-site in a manner and location approved by this Department.

The property is subject to inundation from storm events due to culvert restrictions of Widow White Creek at Central Avenue. The project proposes improvements that may result in fill being placed on the subject property. Applicant shall provide for a no-net loss of storage volume for the 100 year storm. Applicant shall provide calculations showing that the reconfigured storage volume will not increase flooding on adjacent parcels. To accommodate existing and proposed storm waters, the fill area may need to be made smaller.

The drainage report shall consider the effect of wet weather water surface elevations in areas proposed for material removal.

(b) Applicant shall be responsible to correct any involved drainage problems to the satisfaction of this Department.

(c) 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.

(d) Applicant must conform to Humboldt County Code Section 328.1-16 regarding McKinleyville Drainage Area Fees.

Applicant shall comply with the Community of McKinleyville County Storm Water Management Program. This includes implementing best management (BMPs) practices, including but not limited to, stenciling drainage inlets.

(e) To ensure orderly development of adjacent upland properties, applicant shall provide drainage easements to upstream property owners and/or the County as required by this Department.

#### 4. GRADING

(a) Applicant shall submit an engineered grading plan addressing the entire project construction area to this Department for review and approval. The purpose of the grading plan is to assure all lot drainage can be detained on-site and/or transmitted to an approved drainage facility without affecting the buildable areas of each of the proposed parcels/lots, the adjacent streets, and the adjacent property owners.

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

(b) Applicant shall submit an engineered grading plan to this Department for approval addressing the entire project construction areas. No grading within the subdivision or off-site rights of way shall occur prior to approval of the plan by this Department.

(c) The criteria for the grading plan is that the buildable portion of all lots shall drain to the street, an approved water course, or other location acceptable to this Department without crossing an adjacent lot's buildable area. The minimum grade from the buildable portion of the lots shall be 2%, unless a lesser grade is approved by this Department. The grading plan shall show, at a

minimum, the existing grades and proposed grades at the corners of each lot and building pad. Maximum grade from the street to the 20 foot setback line shall not exceed 10%.

(d) An erosion control plan (aka, sediment control plan, Storm Water Pollution Plan, etc.) addressing erosion from storm water runoff and wind shall accompany the grading plan.

(e) For construction sites larger than 1 acre, a Notice of Intent (NOI) may be required to be filed with the California Regional Water Quality Control Board. A copy of the NOI, if submitted, shall be provided to this Department prior to the start of construction.

(f) 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.

## 5. MAINTENANCE

(a) The improvements to be constructed as part of this subdivision will not be maintained by the County. 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.

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

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

- 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.
- A system to monitor the basins in a timely manner after significant rain fall events.
- Monitoring shall be done by a qualified professional as approved by this Department.
- 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.
- A financially secured procedure that will ensure that maintenance is identified and subsequently performed in a timely manner.

(b) 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. DEVELOPMENT PLAN

(a) The development plan shall be legibly drawn to a convenient scale on 24" x 36" or 22" x 34" mylar, in black ink, unless approved otherwise by this Department.

(b) The development plan shall include all encumbrances of record as shown on a current title report as well as those created on the subdivision map.

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

- When roads or drainage facilities are not to be maintained by the County, then clearly state next to the facility "NOT COUNTY MAINTAINED".

- When minimum finished floor elevations must be adhered to, the plan shall state the minimum elevation and the referenced benchmark.

- 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."

- A statement substantially similar to: "All pedestrian facilities must be ADA compliant."

- 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".

- Building setbacks to allow for the ultimate development of parcels that could be further subdivided.

A typical section showing the location of the curbs and sidewalks with respect to the right of way lines.

- Place the following note when landscaping is required along the frontage of lots with in 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 Community Development Services Department of the County of Humboldt or their successor."

(d) The development plan shall include a statement signed by the Surveyor (or Civil Engineer) who signed the subdivision map. The statement shall be substantially similar to the following: "All encumbrances of record as of the date of the referenced title report are correctly

shown on this plan; that all encumbrances created on the filed subdivision map are correctly shown on this plan; that approximate distances from existing fence corners to the actual property corners, if not the same, are shown on this plan. Title report prepared by \_\_\_\_\_, Order No. \_\_\_\_\_, dated \_\_\_\_\_."

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

(f) 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

(g) Typical precise grading/lot drainage details for the lots shall be shown.

(h) The development plan shall graphically delineate the location of the Land Use Compatibility zone lines for the Arcata-Eureka Airport that crosses the property. It shall be tied down with dimensions and bearings to the satisfaction of this Department. The development plan shall include a statement substantially similar to the following: "the property being subdivided is within the influence area of the Arcata-Eureka Airport and is subject to the development restrictions contained in the latest adopted Airport Land Use Compatibility Plan for the Arcata-Eureka Airport as well as what is shown on this development plan."

(i) The applicant shall cause to be shown on the development plan minimum finished floor elevations above the 100 year flood elevation.

// END //

**ATTACHMENT 3**

**Notice of Determination**

