



COUNTY OF HUMBOLDT
PLANNING AND BUILDING DEPARTMENT

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Hearing Date: August 19, 2021

To: Humboldt County Planning Commission

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

Subject: **The Furtado-Washington Terrace Final Subdivision and Planned Unit Development Permit**
Case Number PLN-2020-16515
Assessor's Parcel Number 508-242-044

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Please contact Brian Millar at (530) 902-9218, or by email at brian@landlogistics.com if you have any questions about the scheduled public hearing item.

AGENDA ITEM TRANSMITTAL

Hearing Date August 19, 2021	Subject Final Subdivision and Planned Unit Development Permit	Contact Brian Millar
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Project: The project is a Major (Final Map) Subdivision of an approximately 7.6-acre parcel into forty (40) residential parcels, ranging in size from approximately 3,700 square feet to 7,500 square feet. A minimum of 15 percent of the lots would meet affordable housing requirements. A Planned Unit Development Permit is also requested to allow for reduced lot sizes on 10 of the 40 lots (below the R-1 Zone's standard minimum lot size of 5,000 square feet), and to allow 40 foot-wide lot widths on these 10 smaller lots. Additionally, an exception to County shading requirements is requested for Lots 12-15 and 37-40.

The lots will be served with community water and sewer by the McKinleyville Community Services District. Access to the proposed project would occur via a single street connection to Washington Avenue, with access to individual lots provided by two cul-de-sac streets. On-site storm drainage would be provided via a on-site basin (proposed Parcel C) and two linear swales (Parcels A and B); these can be maintained by a homeowner's association, the Services District or the County (the applicant has indicated a preference for the County to maintain the facilities).

Project Location: The project is located on the west side of Washington Avenue, approximately 750 feet north from the intersection of Washington Avenue and School Road, in the McKinleyville area.

Present Plan Designation: Residential Low Density (RL), Density: Range is 1 to 8 units per acre, McKinleyville Community Plan (MCCP), 2017 General Plan

Slope Stability: Slope Stability: Relatively Stable (0)

Present Zoning: Residential One-Family, Noise Combining District (R-1-N)

Case Number: PLN-2020-16515

Assessor's Parcel Number: 508-242-044

Applicant

Jim Furtado
3329 Halfway Ave
McKinleyville, CA 95519

Owner(s)

JLF Construction, Inc.
3329 Halfway Ave
McKinleyville, CA 95519

Agent

Schillinger Engineering
Jakob Shillinger
PO Box 1183
Arcata, CA 95518

Environmental Review: The project is subject to environmental review, an Initial Study and Mitigated Negative Declaration have 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.

FURTADO-WASHINGTON TERRACE FINAL SUBDIVISION AND PLANNED UNIT DEVELOPMENT PERMIT

Case Number PLN-2020-16515
Assessor Parcel Number 508-242-044

RECOMMENDED COMMISSION ACTION:

1. Describe the application as a Public Hearing;
2. Request staff to present the project;
3. Open the public hearing and receive public testimony; and
4. Close the public hearing and *adopt the resolution to take the following actions:*
 - (a) *Adopt the Mitigated Negative Declaration prepared for the Furtado project pursuant to Section 15074 of the State CEQA Guidelines; and*
 - (b) *adopt the Mitigation and Monitoring Program for the Furtado project; and*
 - (c) *Make all required findings for approval of the Final Map Subdivision and planned Unit Development; and*
 - (d) *Approve the Final Map Subdivision and Planned Unit Development as recommended by staff and 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 Final Subdivision and Planned Unit Development permit; and approve the Furtado-Washington Terrace Final Subdivision and Planned Unit Development Permit as recommended by staff and subject to the recommended conditions.

Staff Analysis

The project is a Major (Final Map) Subdivision of an approximately 7.6-acre parcel into forty (40) residential parcels, ranging in size from approximately 3,700 square feet to 7,500 square feet. A minimum of 15 percent of the lots would meet affordable housing requirements, based on provisions of the applicant's purchase of the property from the School District. Conditions of approval, attached to the below resolution, further address implementation of the affordability restrictions. A Planned Unit Development Permit is also requested to allow for reduced lot sizes on 10 of the proposed 40 lots (less than the R-1 Zone's standard minimum lot size of 5,000 square feet), and to also allow 40 foot-wide lot widths on these 10 smaller lots. Additionally, an exception to County solar access requirements is requested for Lots 12-15 and 37-40.

The applicant states: *"The Planned Unit Development designation will allow for greater design flexibility. The Planned Unit Development requests to reduce lot dimensions as well as lot areas down from the 5000 Square Feet size required by R1 Zone. Per the Tentative Map, 10 lots are currently proposed to be smaller than the R1 zoning requirements, with the smallest being Lot 37 at 3,653 Square Feet. Lot dimensions for these 10 lots are proposed to be 40 feet wide by just over 90 feet deep. As a condition of development from the purchase of this formerly publicly owned property, 15% of the total lots must meet affordable housing requirements per the income limits specified by the U.S. Department*

of Housing and Urban Development (HUD). Thus, a minimum of 6 lots out of the 40 total subdivision lots proposed must meet these requirements. Supporting the above lot sizes and dimensions will allow the project to better adapt to site conditions and meet its affordable housing target.” The requirement for affordable housing is a part of the Purchase and Sales Agreement entered into between the developer and the McKinleyville Union School District and the School District has the authority for enforcement of this provision.

The project site has direct access to and frontage along Washington Avenue, which is classified as an Urban Minor Arterial in the General Plan. The project proposes a single roadway connection to Washington Avenue, with internal access to the project's 40 residential lots provided by two cul-de-sac roadways. The Final Map indicates a planned 46-foot wide roadway section for these internal streets, including two vehicle travel lanes, parking lanes on each side of the streets, landscape strips and 5-foot wide sidewalks. The Land Use Division of Public Works has recommended conditions of approval for the project, including for frontage and internal road improvements. The project developer will be required to construct off-site sidewalk improvements from the southern boundary of the subdivision, across lands owned by the CSD and a private property owner, to School Road in order to provide access to a bus stop on Central Avenue at School Road. The applicant has acquired the necessary off-site property owner authorizations to allow for completion of this work. 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 40 parcels for single-family residential use, the County finds there is no evidence that the project will not result in a change in air traffic patterns (with the closest Airport over two miles to the north), nor will it result in vehicle miles traveled because it is infill development withing on half mile of an existing transit stop. A Class II bicycle lane is located along School Road, just south of the project site.

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 C) and two linear drainage swales (Parcels A and B) that would be designed to allow stormwater collection and bio-filtration. Final plans for these improvements would be subject to Public Works review and approval, pursuant to a condition of the Final Map.

An Initial Study and Mitigated Negative Declaration for the project has been prepared and was submitted to the State Clearinghouse (SCH #2021060655). No hazardous areas were identified on the parcel other than the southwest corner of the project site which is located within an Alquist-Priolo Earthquake Fault Zone. Biological surveys were completed and found that no special status species were present on the site or had the potential to be impacted. Traffic impacts have been determined to be less than significant. The Land Use Division of Public Works has recommended conditions of approval for the project, including for frontage and internal road improvements. The project developer will also be required to construct sidewalk improvements from the southern boundary of the subdivision to School Road in order to provide access to a bus stop on Central Avenue at School Road.

Public Comments were submitted in response to the circulation of the ISMND. Comments included concern about water use/water conservation measures, traffic and traffic safety, sidewalk connectivity, stormwater runoff, and the concerns over the loss of the rural character of McKinleyville. Some commenters expressed the desire for a connection from the School Road roundabout to McKinleyville Avenue. This connection is a long-term plan and may only happen if and when the property owner of APN 508-391-045 were to seek to subdivide the

property. The project applicant has no ownership interest in this APN and has no ability to complete this connection.

The California Department of Fish and Wildlife provided comment recommending a condition of approval for native landscaping, which is included in the recommended conditions of approval for this project (COA #28). CDFW also requested that the applicant specifically use shore pine and plant trees 8 to 10 feet apart. As there is no regulatory or general plan requirement for specific plant species to be included the requirement for shore pine is not included as a recommended condition of approval for this project.

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

ALTERNATIVES: The Planning Commission could elect not to approve the Final Subdivision and Planned Unit Development Permit. 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 and Planned Unit Development Permit are 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.

- b) 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 shall accompany the grading plan, approved by the Department of Public Works. Additionally, the property is located outside of the Local Responsibility Area (SRA) and is serviced by the Arcata Fire Protection District who responds to structural fires and medical emergencies.
- c) Biological resources were analyzed as part of the Botanical Scoping and Habitat Assessment provided by GHD as a Technical Memorandum. The California Department of Fish and Wildlife (CDFW) conducted a site reconnaissance in 2020 in response to the project proposal and noted the presence of the blackberry, as well as potential habitat for the presence of both coast checkerbloom and Siskiyou checkerbloom, which can be found in coastal prairie settings. The applicant's botanist, Kelsey McDonald, conducted additional field investigations in March 2021 based on the CDFW site reconnaissance. A second Biological Assessment was completed by the applicant, on the site, in June, 2021 in accordance with CDFW's Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Sensitive Natural Communities,. Additional study was done to determine if checkerbloom (*Sidalcea oregana ssp. eximia*), Siskiyou checkerbloom (*Sidalcea malviflora ssp. patula*), or other rare plant species may be impacted by the project. No special-status species were identified. However, based on the biological study, mitigation measures are included addressing the removal of invasive plants; seasonal restrictions on vegetation removal or surveys for potential nesting birds; and including native trees and shrubs in landscaping onsite as feasible. With these mitigation measures, the project is not anticipated to 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.
- d) The project will include a protocol for monitoring and handling of inadvertent archaeological or cultural resource discoveries per required mitigation.
- e) Noise impact regulations apply to the project site, which includes the N (Noise Combining Zone). This combining zone is applied to lands designated "N" on the Zoning Maps that are located within areas mapped by the General Plan to have a noise exposure level of equal to or in excess of 60 dB Community Noise Equivalent Level - Day-Night Average Level (CNEL-Ldn). Building standards to reduce interior noise levels are required to limit noise levels to 45 dB CNEL-Ldn in all habitable rooms. New construction of single family structures are

required to conform to the applicable requirements of the Humboldt County Building Code.

- f) The southwest corner of the project site is located within an Alquist-Priolo Earthquake Fault Zone. A 1989 and follow-up 2020 evaluation of the geologic conditions was conducted addressing the project property. Active faulting at the site appears to be limited based on the analysis. The geotechnical analysis found the site suitable for residential development and included recommendations for site preparation, grading, and residential foundation design. These provisions will be implemented as part of site development plans. Additionally, standard County residential construction measures would be implemented as part of building plan review and issuance for new homes.
- g)

Traffic impacts have been determined to be less than significant. The Land Use Division of Public Works has recommended conditions of approval for the project, including for frontage and internal road improvements. The project developer will also be required to construct sidewalk improvements from the southern boundary of the subdivision to School Road in order to provide access to a bus stop on Central Avenue at School Road.

- h) **Public Comments:** Public Comments were submitted in response to the circulation of the ISMND. Comments included concern about water use/water conservation measures, traffic and traffic safety, sidewalk connectivity, stormwater runoff, and the concerns over the loss of the rural character of McKinleyville. Some commenters expressed the desire for a connection from the School Road roundabout to McKinleyville Avenue. This connection is a long-term plan and may only happen if and when the property owner of APN 508-391-045 were to seek to subdivide the property. The project applicant has no ownership interest in this APN and has no ability to complete this connection.

The California Department of Fish and Wildlife provided comment recommending a condition of approval for native landscaping, which is included in the recommended conditions of approval for this project (COA #28). CDFW also requested that the applicant specifically use shore pine and plant trees 8 to 10 feet apart. As there is no regulatory or general plan requirement for specific plant species to be included the requirement for shore pine is not included as a recommended condition of approval for this project.

None of these comments demonstrate any potential significant impacts that were not addressed or mitigated for in the Mitigated Negative Declaration and these comments do not change the conclusions of the Initial Study and Mitigated Negative Declaration.

FINDINGS FOR FINAL SUBDIVISION AND PLANNED UNIT DEVELOPMENT PERMIT

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 1-8 residential units per acre; the proposed project would result in approximately 5.3 residential units per acre, in compliance with this standard.
 - b) The project complies with the County's Housing Element as it will increase the County Housing Inventory and will include a minimum of 15% of the proposed lots (6 total) to meet affordable housing requirements.
 - c) The project is consistent with Policy WR-P28 of the Water Resources Element which encourages water conservation strategies. The project is conditioned to encourage homeowners to use drought-tolerant and water-conserving landscaping in their landscaping plans and to include the use of drought-tolerant and water-conserving landscaping in their landscaping plans for any common areas of the subdivision.
 - d) The project is consistent with Policy BR-P10 of the Conservation and Open Space Element requires the county to recommend measures to minimize the introduction of noxious and exotic invasive species in landscaping as the project is conditioned for all common area landscaping to be native species.

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). Residential development is a permitted use in the R-1 zone.
 - b) The proposed application of the Planned Development (PD) Combining Zone to the project would be consistent with provisions of HCC Section 314.31, in that the allowable 5,000 sq ft minimum lot size in the R-1 Zone would be reduced to allow a minimum lot size on 10 of the proposed 40 lots (Lots 2-3, 13-16, and 37-40), with the smallest being Lot 37 at 3,653 sq ft. Lot dimensions for these 10 lots are proposed to be 40 feet wide by just over 90 feet deep. The applicant states that, "As a condition of development from the purchase of this formerly publicly owned property, 15% of the total lots must meet affordable housing requirements per the income limits specified by the U.S. Department of Housing and Urban Development (HUD). Thus, a minimum of 6 lots out of the 40 total subdivision lots proposed must meet these requirements. Supporting the above lot sizes and dimensions will allow the project to better adapt to site conditions and meet its affordable housing

target." The McKinleyville Union School District has the authority to enforce this restriction through the terms of the sales agreement.

- c) The proposed development conforms to all development standards associated with the respective zones, pursuant to an approved exemption for Adequate Solar Access (HCC 322.5-6). The cause for exemption is that compliance would preclude meeting the Code standards on lots 12-15 and 37-40, of which several are among the smaller lots in the proposed subdivision. A Solar Study has been provided including the required shade project map details.

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.

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 provide for single-family residential development of the project site.

DECISION

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

- Adopt the findings set forth in this resolution; and
- Adopts the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Furtado Final Map Subdivision and Planned Unit Development; and
- Conditionally approves the Furtado Final Map Subdivision and Planned Unit Development Permit, based upon the Findings and Evidence and subject to the conditions of approval attached hereto as Attachment 1 and incorporated herein by reference; and

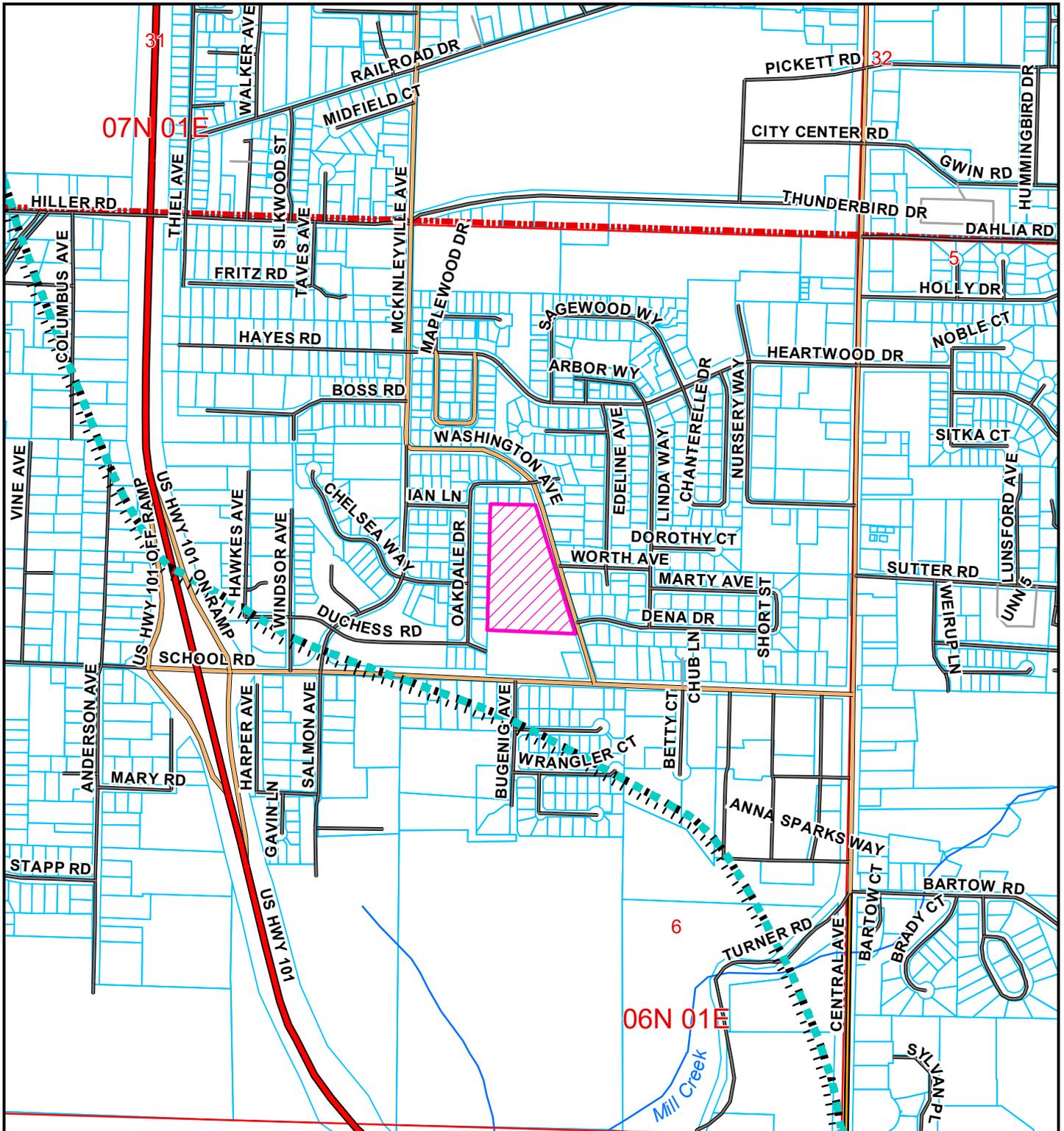
Adopted after review and consideration of all the evidence on August 19, 2021.

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 JLF CONSTRUCTION, INC
FINAL MAP SUBDIVISION &
PLANNED DEVELOPMENT PERMIT
MCKINLEYVILLE AREA**

**PLN-2020-16515
APN: 508-242-044**

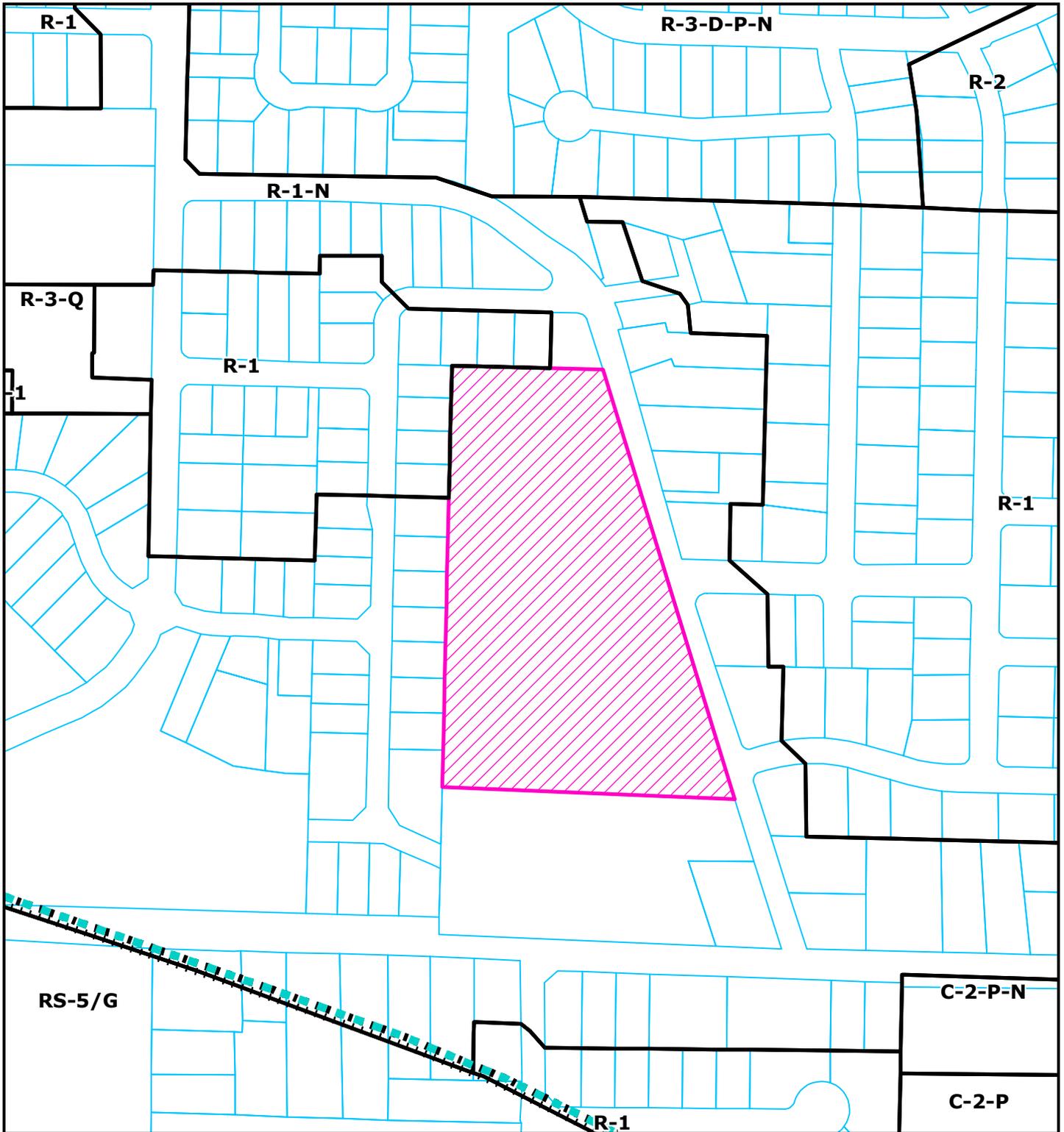
T06N R01E S06 HB&M (Arcata North)

Project Area = 

Coastal Zone Boundary 

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





ZONING MAP

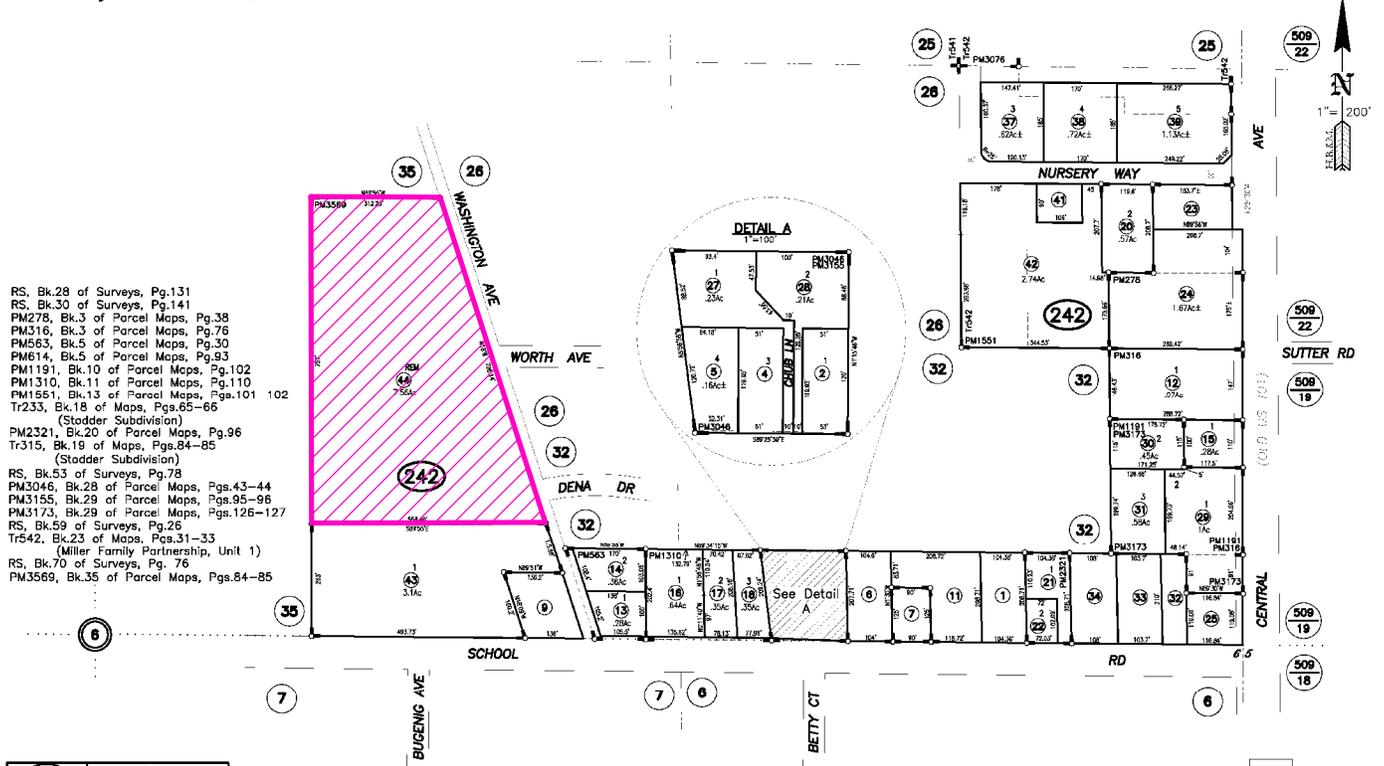
**PROPOSED JLF CONSTRUCTION, INC
 FINAL MAP SUBDIVISION &
 PLANNED DEVELOPMENT PERMIT
 MCKINLEYVILLE AREA
 PLN-2020-16515
 APN: 508-242-044
 T06N R01E S06 HB&M (Arcata North)**

Project Area = 

Coastal Zone Boundary 

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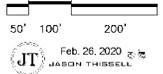


- RS, Bk.28 of Surveys, Pg.131
- RS, Bk.30 of Surveys, Pg.141
- PM278, Bk.3 of Parcel Maps, Pg.38
- PM316, Bk.3 of Parcel Maps, Pg.76
- PM563, Bk.5 of Parcel Maps, Pg.30
- PM614, Bk.5 of Parcel Maps, Pg.93
- PM1191, Bk.10 of Parcel Maps, Pg.102
- PM1310, Bk.11 of Parcel Maps, Pg.110
- PM1551, Bk.13 of Parcel Maps, Pg.101 102
- Tr233, Bk.18 of Maps, Pgs.65-66
(Stodder Subdivision)
- PM2321, Bk.20 of Parcel Maps, Pg.96
- Tr315, Bk.19 of Maps, Pgs.84-85
(Stodder Subdivision)
- RS, Bk.53 of Surveys, Pg.78
- PM3046, Bk.28 of Parcel Maps, Pgs.43-44
- PM3155, Bk.29 of Parcel Maps, Pgs.95-96
- PM3173, Bk.29 of Parcel Maps, Pgs.126-127
- RS, Bk.59 of Surveys, Pg.26
- Tr542, Bk.23 of Maps, Pgs.31-33
(Miller Family Partnership, Unit 1)
- RS, Bk.70 of Surveys, Pg. 76
- PM3569, Bk.35 of Parcel Maps, Pgs.84-85

ASSESSOR'S PARCEL MAP

1. THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY.
2. NO LIABILITY IS ASSIGNED FOR THE ACCURACY OF THE DATA SHOWN.
3. ASSESSOR'S PARCELS MAY NOT CORRELATE WITH LOCAL ORDINANCE OF BUILDING SITE ORDINANCES.

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



ASSESSOR PARCEL MAP
PROPOSED JLF CONSTRUCTION, INC
FINAL MAP SUBDIVISION &
PLANNED DEVELOPMENT PERMIT
MCKINLEYVILLE AREA
PLN-2020-16515
APN: 508-242-044
T06N R01E S06 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.

MAP NOT TO SCALE



AERIAL MAP

**PROPOSED JLF CONSTRUCTION, INC
FINAL MAP SUBDIVISION &
PLANNED DEVELOPMENT PERMIT
MCKINLEYVILLE AREA**

PLN-2020-16515

APN: 508-242-044

T06N R01E S06 HB&M (Arcata North)

Project Area = 

Coastal Zone Boundary 

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.



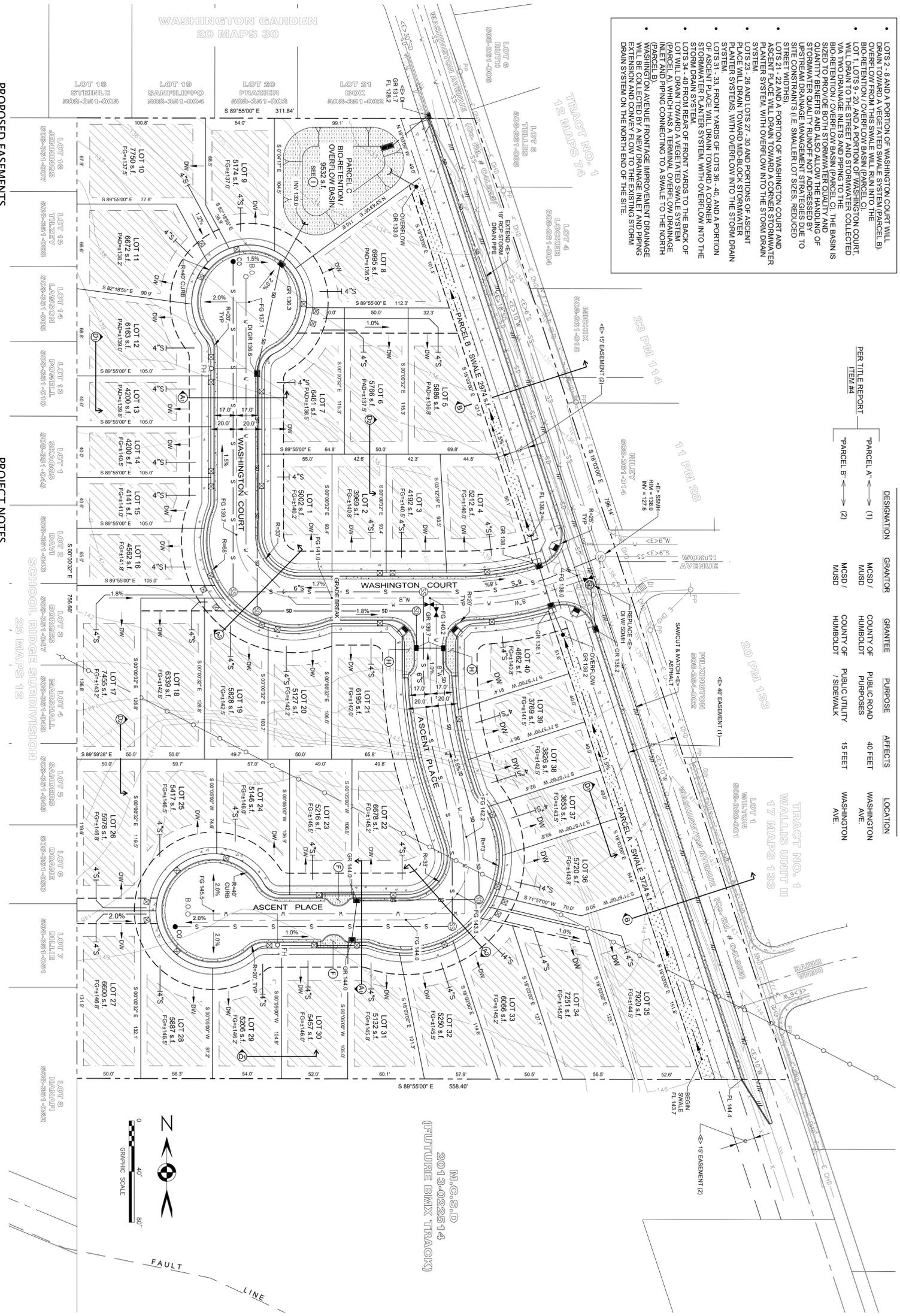
0 25 50 75 100 125 150
 Feet

STORM DRAINAGE NOTES

- LOTS 2 - 8 AND A PORTION OF WASHINGTON COURT WILL OVERFLOW FROM THIS SWALE WILL RUN INTO THE BIO-RETENTION / OVERFLOW BASIN (PARCEL B). PARCEL B WILL DRAIN TO THE STREET AND STORMWATER COLLECTED VIA TWO DRAINAGE INLETS AND PIPING TO THE BIO-RETENTION / OVERFLOW BASIN (PARCEL C). THE BASIN IS SIZED TO PROVIDE BOTH STORMWATER QUALITY AND STORAGE CAPACITY. THE BASIN IS SIZED TO PROVIDE STORAGE CAPACITY AND STORMWATER QUALITY RUNOFF NOT ADDRESSED BY UPSTREAM DRAINAGE MANAGEMENT STRATEGIES DUE TO SITE CONSTRAINTS (I.E. SMALLER LOT SIZES, REDUCED STREET WIDTHS). A PORTION OF WASHINGTON COURT AND ASCENT PLACE WILL DRAIN TOWARD A CORNER STORMWATER PLANTER SYSTEM WITH OVERFLOW INTO THE STORM DRAIN SYSTEM.
- LOTS 23 - 26 AND PORTIONS OF ASCENT PLACE WILL DRAIN TOWARD MID-BLOCK STORMWATER PLANTER SYSTEMS WITH OVERFLOW INTO THE STORM DRAIN SYSTEM.
- LOTS 31 - 33, FRONT YARDS OF LOTS 36 - 40 AND A PORTION OF ASCENT PLACE WILL DRAIN TOWARD A CORNER STORMWATER PLANTER SYSTEM WITH OVERFLOW INTO THE STORMWATER PLANTER SYSTEM.
- LOTS 34 - 40 FROM REAR OF FRONT YARDS TO THE BACK OF PARCEL A WHICH HAS A TERMINAL OVERFLOW DRAINAGE INLET AND PIPING CONNECTING TO A SWALE TO THE NORTH OF WASHINGTON AVENUE FRONTAGE IMPROVEMENT DRAINAGE WILL BE COLLECTED BY A NEW DRAINAGE INLET AND PIPING EXTENSION AND CONVEY FLOW TO THE EXISTING STORM DRAIN SYSTEM ON THE NORTH END OF THE SITE.

EASEMENTS OF RECORD

DESIGNATION	GRANTOR	GRANTEE	PURPOSE	AFFECTS	LOCATION
PER TITLE REPORT ITEM #4					
"PARCEL A"	(1)	M.C.S.D. / HUMBOLDT COUNTY OF PUBLIC ROAD PURPOSES	40 FEET	WASHINGTON AVE.	WASHINGTON AVE.
"PARCEL B"	(2)	M.C.S.D. / HUMBOLDT COUNTY OF PUBLIC UTILITY / SIDEWALK	15 FEET	WASHINGTON AVE.	WASHINGTON AVE.



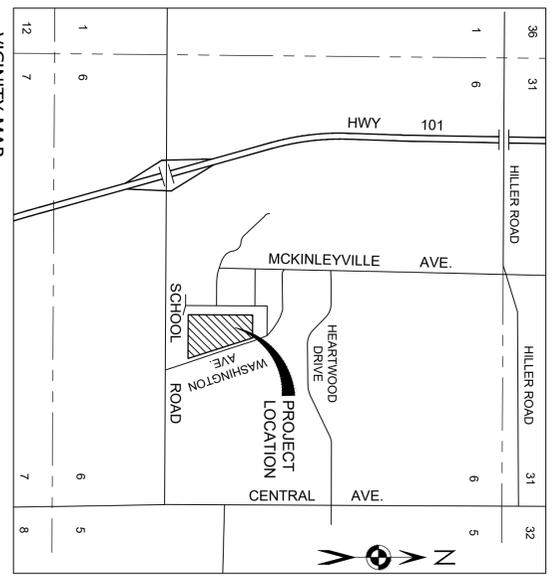
PROPOSED EASEMENTS

DESIGNATION	PURPOSE	AFFECTS	LOCATION
PARCEL A	DRAINAGE	10 FEET	WASHINGTON AVE.
PARCEL B	DRAINAGE	10 FEET	WASHINGTON AVE.
CROSS-SECTIONS (SEE SHEET 2)	PUBLIC UTILITY / SIDEWALK	15 FEET	WASHINGTON COURT / ASCENT PLACE

PROJECT NOTES

1. THIS TENTATIVE MAP REPRESENTS A SUBDIVISION OF LOTS 1-40, SCHEDULED TO BE RECORDED IN DOCUMENT #2019-017183 INTO 40 SINGLE FAMILY RESIDENTIAL PARCELS, 8 OF WHICH WILL MEET LOW-INCOME HOUSING REQUIREMENTS.
2. THE PROPOSED USE IS SINGLE FAMILY RESIDENTIAL. THE EXISTING USE ON SURROUNDING PROPERTIES IS RESIDENTIAL, WITH THE EXCEPTION OF THE M.C.S.D. PARK PROPERTY TO THE SOUTH.
3. EXCESS OVERLAY FROM ROADWAY CONSTRUCTION TO BE FILLED AS FILL IN THE LOTS TO PROVIDE FOR POSITIVE DRAINAGE TOWARD THE EXCAVATION AND GRADING (CUT & FILL) IS APPROXIMATELY 18,000 CUBIC YARDS.
4. ALL EASEMENTS OF RECORD AND PROPOSED EASEMENTS SHOWN ON THE TENTATIVE MAP WILL BE SHOWN ON THE FINAL MAP.
5. TOPOGRAPHY SHOWN IS AT 1' - FOOT CONTOUR.
6. HAZARD AREA PER FEMA FIRM PANEL 08023 C0890F.
7. A ACQUISIT PROLO FAULT ZONE BOUNDARY CROSSES THE PROJECT SITE. SEE REVIEW OF FAULT LINE EVALUATION REPORT SHN CONSULTING FOR MORE INFORMATION.
8. ON-SITE PARKING FOR EACH LOT INCLUDES SPACE FOR 4 VEHICLES (2 IN GARAGE & 2 IN DRIVEWAY).
9. EXISTING UTILITIES & OWNER.
- 9.1. WATER & SEWER - M.C.S.D.
- 9.2. CABLE TV - SUDDENLINK
- 9.3. ELECTRIC & GAS - PG & E
- 9.4. TELEPHONE - AT&T

CROSS SECTION OR DETAIL SHOWN ON SHEET 2.



LEGEND

- BOUNDARY LINE OF SUBJECT PROPERTY
- LOT LINES OF ADJACENT LOTS
- PROPOSED LOT LINES
- PROPOSED EASEMENT LINES
- EXISTING EASEMENT LINES
- PROPOSED BUILDING SETBACKS
- EXISTING STORM DRAIN INLET & LINE
- PROPOSED STORM DRAIN SYSTEM
- EXISTING STORM DRAIN MANHOLE
- PROPOSED SANITARY SEWER LINE
- EXISTING SANITARY SEWER LINE
- PROPOSED SANITARY SEWER LATERAL
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING WATER LINE
- PROPOSED WATER LINE
- PROPOSED WATER METER / SERVICE
- PROPOSED FIRE HYDRANT
- EXISTING OVERHEAD ELECTRICAL
- ACQUISIT PROLO FAULT ZONE BOUNDARY
- MAD-RIVER FAULT LINE
- VEGETATED (BIO-SWALE) AREA
- BIO-RETENTION OR STORMWATER PLANTER AREA

PROJECT DATA

OWNER / APPLICANT: JLF CONSTRUCTION INC. JAMES L. FURTADO, PRESIDENT
508-242-044

SITE ADDRESS: 1700 WASHINGTON AVENUE MCKINLEYVILLE, CA 95519

AGENT: JAKOB SCHILLINGER SCHILLINGER ENGINEERING

TOTAL PARCEL AREA: 7.56 ACRES (GROSS), 6.83 ACRES (NET)

GENERAL PLAN: RL-1.5 (MCOF) RESIDENTIAL LOW DENSITY

ZONING: R-1.1-N RESIDENTIAL SINGLE FAMILY

BUILDING SETBACKS: FRONT 20' FROM BSW @ GARAGE
INTERIOR SIDE 5'
EXTERIOR SIDE 5'
REAR 10'
BSW = BACK OF SIDEWALK

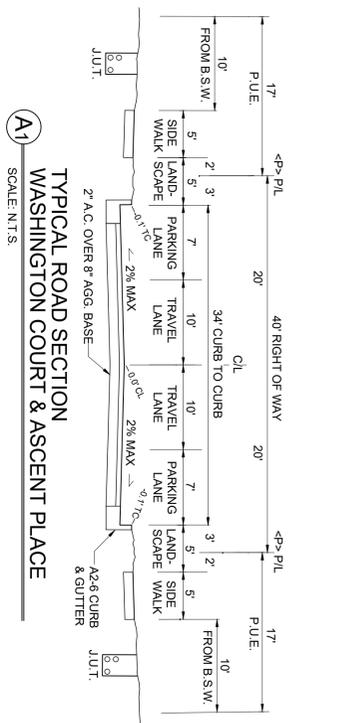
SCHILLINGER ENGINEERING
CIVIL ENGINEERING SOLUTIONS

P.O. BOX 1183
ARCATA, CA 95518
PH (707) 834-6189

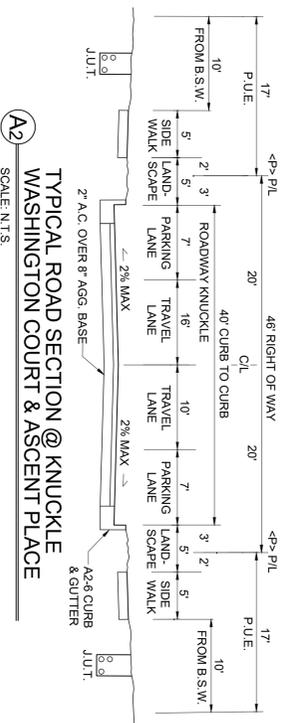
JLF CONSTRUCTION INC.
WASHINGTON TERRACE SUBDIVISION

APN 508-242-044
MAJOR SUBDIVISION
TENTATIVE MAP

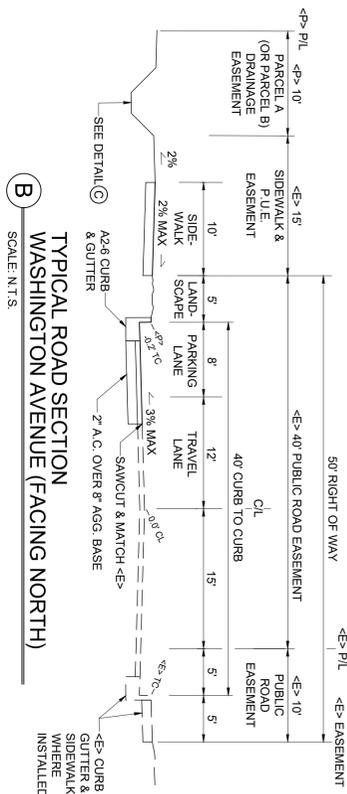
DATE: JUNE 24, 2020
SHEET 1 OF 2
T-1



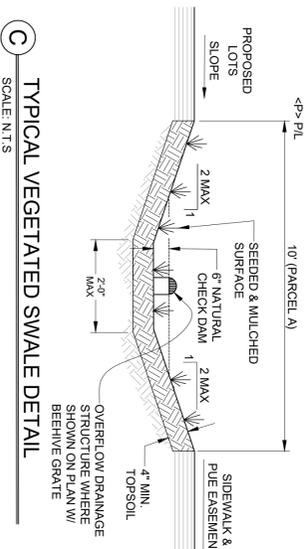
A1 TYPICAL ROAD SECTION WASHINGTON COURT & ASCENT PLACE
SCALE: N.T.S.



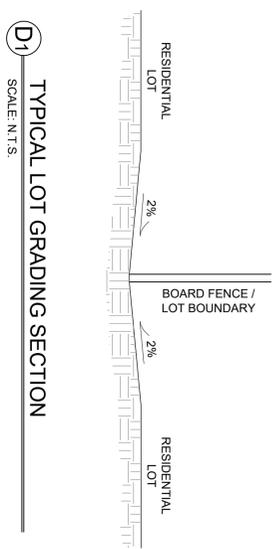
A2 TYPICAL ROAD SECTION @ KNUCKLE WASHINGTON COURT & ASCENT PLACE
SCALE: N.T.S.



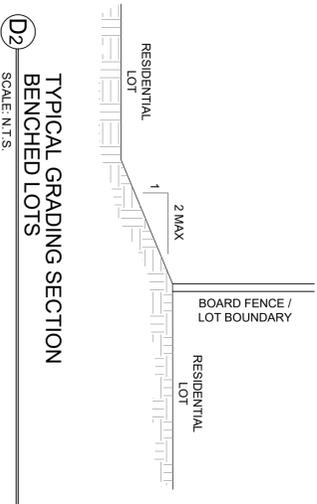
B TYPICAL ROAD SECTION WASHINGTON AVENUE (FACING NORTH)
SCALE: N.T.S.



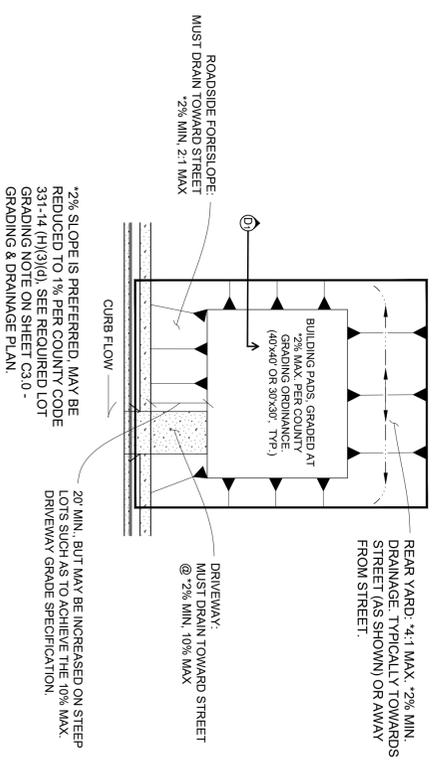
C TYPICAL VEGETATED SWALE DETAIL
SCALE: N.T.S.



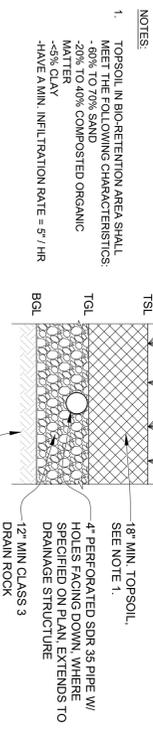
D1 TYPICAL LOT GRADING SECTION
SCALE: N.T.S.



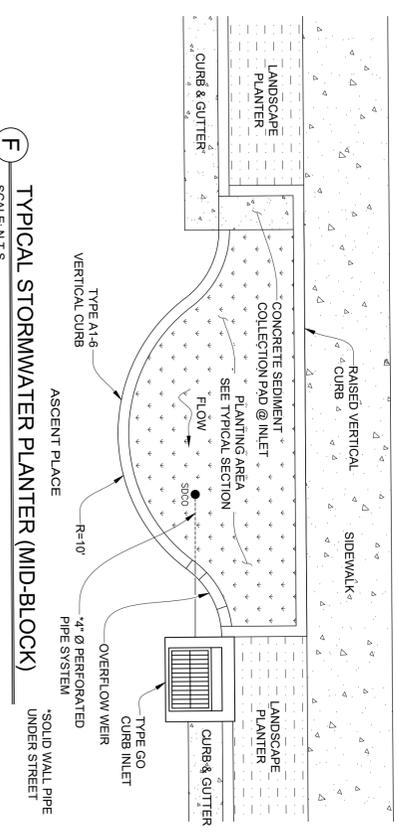
D2 TYPICAL GRADING SECTION BENCHCHED LOTS
SCALE: N.T.S.



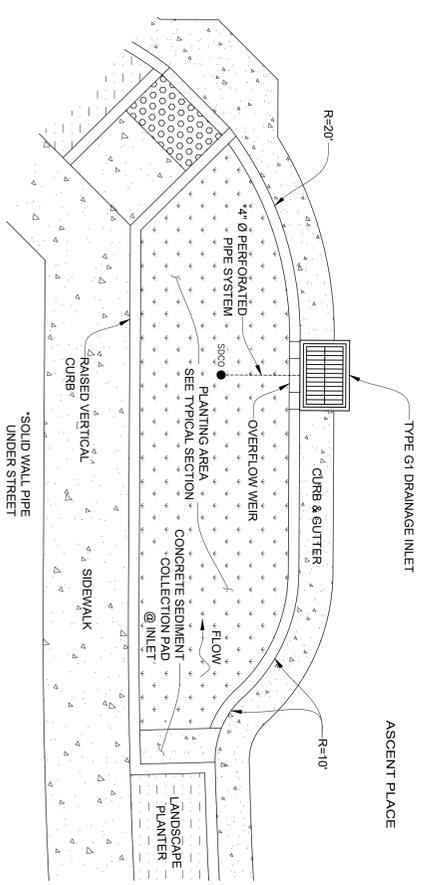
E TYPICAL LOT GRADING DETAIL
SCALE: N.T.S.



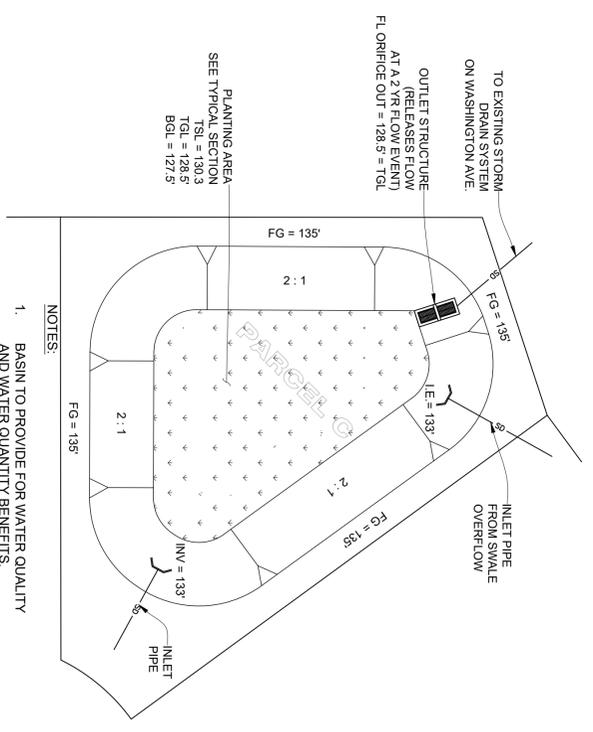
G TYPICAL BIO-RETENTION AREA & STORMWATER PLANTER SECTION
SCALE: N.T.S.



F TYPICAL STORMWATER PLANTER (MID-BLOCK)
SCALE: N.T.S.



H TYPICAL STORMWATER PLANTER (CORNER)
SCALE: N.T.S.



I TYPICAL BIO-RETENTION / OVERFLOW BASIN
SCALE: N.T.S.

NOTES:
1. TOPSOIL IN BIO-RETENTION AREA SHALL MEET THE FOLLOWING CHARACTERISTICS:
-20% TO 40% COMPOSTED ORGANIC MATTER
-45% CLAY
-HAVE A MIN. INFILTRATION RATE = 8\"/>

NOTES:
1. CONCRETE SEDIMENT COLLECTION PADS SHALL BE 4\"/>

NOTES:
1. BASIN TO PROVIDE FOR WATER QUALITY AND WATER QUANTITY BENEFITS.

<p>SCHILLINGER ENGINEERING CIVIL ENGINEERING SOLUTIONS</p>	<p>JLF CONSTRUCTION INC. WASHINGTON TERRACE SUBDIVISION</p>	DATE	JUNE 24, 2020
		<p>APN 508-242-044 MAJOR SUBDIVISION TENTATIVE MAP</p>	SHEET 2 OF 2
<p>P.O. BOX 1183 ARCATA, CA 95518 PH (707) 834-6189</p>		<p>T-2</p>	

ATTACHMENT 1

Recommended Conditions of Approval

RECOMMENDED CONDITIONS OF APPROVAL FOR THE FINAL SUBDIVISION AND PLANNED UNIT DEVELOPMENT PERMIT

APPROVAL OF THE TENTATIVE MAP AND PLANNED UNIT DEVELOPMENT PERMIT IS
CONDITIONED ON THE FOLLOWING TERMS AND
REQUIREMENTS THAT MUST BE SATISFIED BEFORE THE FINAL 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 dated November 24, 2020, herein as Exhibit A of Attachment 1, 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 planting, seeding, or intentional introduction of species identified as invasive to California, shall be prohibited on the proposed project parcels.
- 4) The use of rodenticides for the treatment of rodent populations shall be prohibited on the proposed parcels.
- 5) Open street parking within the proposed cul-de-sac areas is prohibited.
- 6) The Planning Division requires that two (2) copies of the Final Map for each phase, identifying both net and gross parcel areas, be submitted for review and approval. The Final Map shall disclose those Lots created for open space purposes in accordance with Section 2634 of the McKinleyville Community Plan.
- 7) Prior to recordation of the Final Map for each phase, 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.
- 8) 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.
- 9) 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 per their letter dated. This requirement shall be administered by the Department of Public Works.
- 10) Prior to submittal of the Final Map, the applicant shall provide a sign-off from the Post Office on the location of the NBU. Applicant shall cause to be dedicated on the subdivision map additional sidewalk easements as necessary to accommodate the NBU. This requirement shall be administered by the Department of Public Works.
- 11) 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.

- 12) 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.
- 13) 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.
- 14) 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 from Public Works.
- 15) 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 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. This requirement shall be administered by the Department of Public Works.
- 16) The applicant shall cause to be recorded a "Notice of Development Plan and Geological Report " on forms provided by the Humboldt County Planning Division. Document review fees as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors (currently \$190.00 plus applicable recordation fees) will be required. The Planned Unit Development shall also be noticed on the Final Map.
- 17) A map revision fee as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors (currently \$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.
- 18) 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.
- 19) Parkland dedication in-lieu fees shall be paid in accordance with the provisions of the parkland dedication ordinance (see fee calculations in Informational Note #5, below).

Parkland dedication in-lieu fees shall be paid with the conveyance of further residential development rights, pursuant to County standards. 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 \$190 .00) will be required.

- 20) **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 \$2,889.25. Pursuant to Section 711.4 of the Fish and Game Code, the amount includes the Department of Fish and Game (DFG) fee plus a \$50 document handling fee.
- 21) Road name assignments shall be obtained from the Planning Division for all unnamed access roads.
- 22) The applicant shall convey future development rights to the County of Humboldt for Parcels A, B and C for any use other than open space purposes consistent with Section 2634 of the McKinleyville Community Plan. 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 \$190 .00) will be required.
- 23) The applicant shall convey an Overflight Easement to the County of Humboldt per the requirements of the adopted Airport Land Use Compatibility Plan (ALUCP).
- 24) The developer shall include the use of drought-tolerant and water-conserving landscaping in their landscaping plans for any common areas of the subdivision.
- 25) All landscaping on common and open space areas shall be planted with native species and shall generally follow the North Coast Stormwater LID Recommended Plant List from the North Coast Stormwater Coalition.

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 _____.

- (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 and shall conform to the adopted

Mitigation Monitoring Program. Please contact the Land Use Division at 445-7205 for more information concerning permit requirements and processing.

(4) The tentative map approval shall expire and become null and void at the expiration of two (2) years after all appeal periods have lapsed (see Effective Date). This approval may be extended in accordance with the Humboldt County Code.

(5) 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	40	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
	\$62,075.20	Parkland Dedication In-lieu Fee

Exhibit 1 to Attachment A:
Public Works Department Memos dated November 24, 2020

EXHIBIT A



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

On-line Web: humboldt.gov.org	Administration 445-7491	Public Works Building Second & L St., Eureka Fax 445-7409	Natural Resources 445-7741	Clark Complex Harris & H St., Eureka Fax 445-7388
	Business 445-7652		Natural Resource Planning 267-9542	Land Use 445-7205
	Engineering 445-7377		Parks 445-7651	
	Facility Management 445-7621		Roads 445-7421	

LAND USE DIVISION INTEROFFICE MEMORANDUM

TO: Trevor Estlow, Senior Planner

FROM: Robert W. Bronkall, Deputy Director *[Signature]*

RE: SUBDIVISION REQUIREMENTS - IN THE MATTER OF JLF CONSTRUCTION, INC., APN 508-242-044, APPLICATION #PLN-2020-16515, FMS FOR APPROVAL OF A TENTATIVE MAP, CONSISTING OF 7.6 ACRES INTO 40 LOTS

DATE: 11/24/2020

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 Schillinger Engineering dated June 24, 2020 and dated as received by the Humboldt County Planning Division on July 15, 2020.

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

READ THE ENTIRE REPORT BEFORE COMMENCING WORK ON THE PROJECT

1.0 MAPPING

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

Applicant is responsible for completing all of the subdivision requirements prior to expiration of the tentative map. Applicant is advised to promptly address all of the subdivision requirements in order to avoid the tentative map expiring prior to completion of the subdivision requirements. Applicants are encouraged to contact a land development professional for advice on developing a realistic schedule for the processing of the project.

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

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

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

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

- 1.3 DEPOSIT:** Applicant shall be required to place a security deposit with this Department for inspection and administration fees as per Humboldt County Code Section 326-13 prior to review of the improvement plans, review of the subdivision map, or the construction of improvements, whichever occurs first.
- 1.4 EASEMENTS:** All easements that encumber or are appurtenant to the subdivision shall be shown graphically on the subdivision map. Those easements that do not have a metes and bounds description shall be noted on the subdivision map and shown as to their approximate location.
- 1.5 DEDICATIONS:** The following shall be dedicated on the subdivision map, or other document as approved by this Department:

(a) WASHINGTON AVENUE (C4L925)

Public Road: Applicant shall cause to be dedicated on the subdivision map to the County of Humboldt an easement for public road purposes lying within 25 feet of the center line of the County road. The applicant is only responsible to cause to be dedicated lands that are included within the boundary of the proposed subdivision.

Sidewalks: Applicant shall cause to be dedicated on the subdivision map to the County of Humboldt a 15-foot-wide easement for public sidewalk purposes lying adjacent to the right of way of the County road. The applicant is only responsible to cause to be dedicated lands that are included within the boundary of the proposed subdivision. This easement may overlap a public utility easement.

PUE: Applicant shall cause to be dedicated to the County of Humboldt on the subdivision map a 15-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.

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 Washington Avenue, except for the proposed access road (Washington Court). The location shall be as shown on the tentative map, or as otherwise approved by this Department. Said easement shall be dedicated in manner and location as approved by this Department.

Curb Returns: Additional areas may be required for accessible curb returns.

(b) INTERNAL SUBDIVISION ROADS

Public Road – Irrevocable Offer: Applicant shall cause to be irrevocably dedicated to the County of Humboldt on the subdivision map an easement for public road purposes over all streets located within the proposed subdivision, in a manner approved by this Department. These offers will be rejected at the time the map is filed with the County Recorder. Easements shall include additional right of way for curb returns and knuckles as determined by this Department.

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. Easements shall include additional right of way for curb returns and knuckles as determined by this Department.

Street Name	Typical Right of Way Width	Cul-de-sac Right of Way Radius
Washington Court	40'	45'
Ascent Place	40'	45'

Additional areas may be needed for knuckles and curb returns as determined by this Department.

Public Sidewalks: Applicant shall cause to be irrevocably dedicated to the County of Humboldt on the subdivision map a 10-foot-wide easement for public sidewalk purposes lying adjacent to the right of way of the access roads within the subdivision. Said easement shall be dedicated in manner, width, and location as approved by this Department. The County will most likely reject the offer of dedication at this time. This easement may overlap a public utility easement.

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.

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

Applicant shall cause to be dedicated to the County of Humboldt a PUE over the entire area of the access easements.

Neighborhood box unit (NBU) mailboxes: Prior to submittal of the final map, applicant shall provide a sign-off from the Post Office on the location of the NBU. Applicant shall cause to be dedicated on the subdivision map additional sidewalk easements as necessary to accommodate the NBU.

- (c) **COMMON DRIVEWAYS:** Applicant shall cause to be dedicated on the subdivision map a non-exclusive access and utility easement for the common driveways. Said easement shall be for the benefit of the appurtenant lots within the subdivision and shall be dedicated in manner, width, and location as approved by this Department.

Common Driveways
Lots 5 & 6
Lots 17 & 18
Lots 26 & 27
Lots 34 & 35

- (d) **STORM DRAIN DETENTION BASIN:** Parcel C shall be owned by the Homeowners Association or dedicated in fee (by separate document) to MCSD or the County of Humboldt.
- (e) **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 on one of the sides of Lots 1, 21, 22, and 40. Said easement shall be dedicated in manner and location as approved by this Department.
- (f) **NEIGHBORHOOD BOX UNIT (NBU) MAILBOXES:** Prior to submittal of the subdivision map, provide a sign-off from the Post Office on the location of the neighborhood box unit. Applicant shall cause to be dedicated on the subdivision map additional sidewalk easements as necessary to accommodate the NBU.

1.6 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 set of "wet stamped" record drawings on 22" x 34" mylar sheets shall be filed with this Department.

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

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

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

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

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

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

- (a) A stop sign shall be installed on Washington Court at its intersection with Washington Avenue. A "stop" pavement marking and limit line shall be installed.
- (b) A stop sign shall be installed on Ascent Place at its intersection with Washington Court. A "stop" pavement marking and limit line shall be installed.
- (c) No parking signs shall be installed along the west side of Washington Avenue on both sides of its intersection with Washington Court to provide intersection sight visibility.

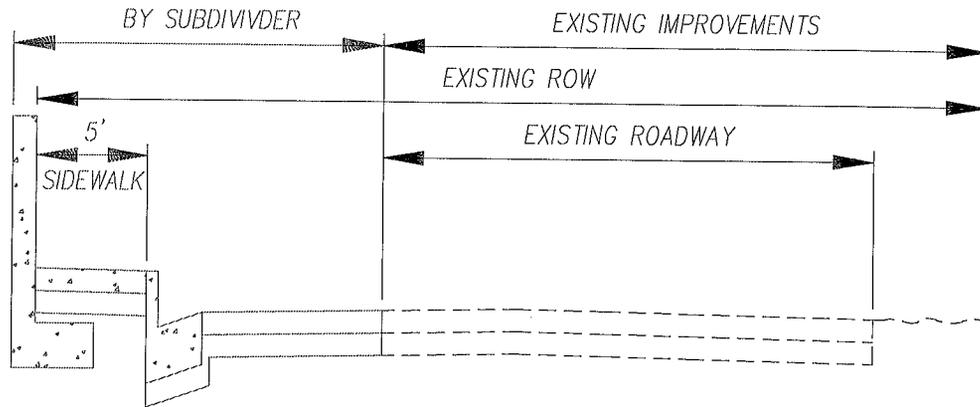
- (d) No parking signs shall be installed along the Washington Court frontage of Lot 40 to facilitate traffic flow at the intersection of Washington Avenue and Washington Court.
- (e) Fire hydrants shall be identified with a retroreflective blue colored raised pavement marker.
- (f) Additional signing 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.

2.6 ACCESS ROADS:

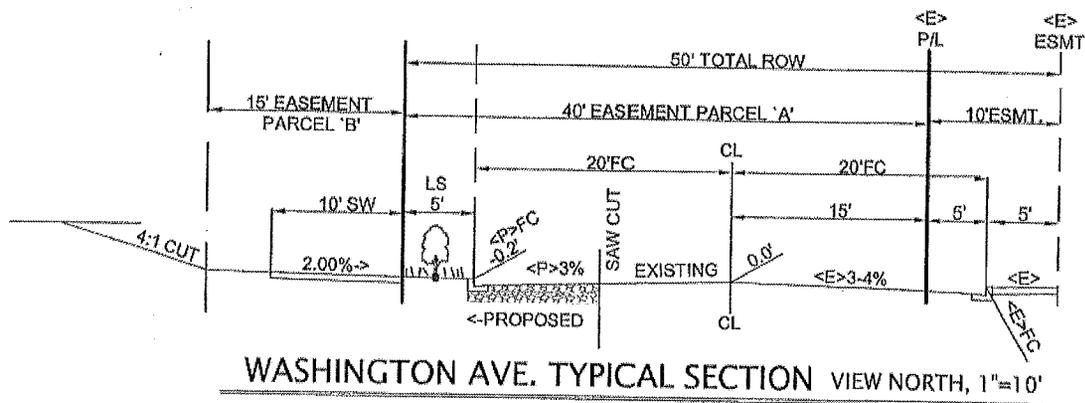
- (a) The access roads shall be constructed to the typical sections shown on the tentative map. The stormwater planters and bulb-outs shall be reconfigured as requested by the Department. Within the landscape strip, install one street tree per regular lot and two street trees on corner lots. This requirement is based upon the recommendation of the Planning Commission.
- (b) Intersection corner radii at the curb face shall be provided at the intersection of roads based upon the following, unless otherwise approved by this Department:

Intersection Corner Radii AASHTO, Chapter 9, "Corner Radii into Local Urban Streets"				
Road Classification – Road "B"	Road Classification – Road "A"			
		local roads	collector roads & arterial roads	collector roads & arterial roads
	local roads	15'	20'	N/A
	collector roads & arterial roads	20'	25'	40'
	industrial use areas & truck routes	N/A	40'	40'

- (c) **Washington Avenue (Offsite)**
From the southerly line of the subdivision to School Road, construct infill road widening and sidewalk improvements per the sections shown below. The sidewalk shall transition from 10 feet wide to 5 feet wide at/near the common line between APN 508-242-009 (Paye) and APN 508-242-043 (MCSD). The curb ramp at the corner of School Road and Washington Avenue at APN 508-242-009 (Paye) will need to be retrofitted. A small retaining wall will most likely need to be constructed on APN 508-242-009 (Paye) adjacent to the right of way.



Above: Typical section (looking north) showing road widening at APN 508-242-009 (Paye)



Above: Typical section (looking north) showing road widening at APN 508-242-043 (MCSD) per the development plan.

- (d) Nothing is intended to prevent the applicant from constructing the improvements to a greater standard.
- (e) 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.
- (f) 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.
- (g) All road intersections shall conform to Humboldt County Code Section 341 regarding visibility.

(h) The surface of the access road(s) shall conform to the *Structural Section* requirements within this document.

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

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

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

That portion of a structure used for the parking of vehicles must be setback a minimum of 20 feet from easements created as a condition of tentative map approval for the purpose of moving automotive vehicles, bicycles, pedestrians, or animals. If a development plan is prepared for this project, the development plan shall note this minimum setback condition and indicate graphically the location of the setback line on the lots. Source: Humboldt County Code Section 314-109.1.2.2.5]

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

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

(a) **For paved road surfaces**, the structural section shall include a minimum of 0.2 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.

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

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

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

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

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

2.12 NEIGHBORHOOD BOX UNIT (NBU) MAILBOXES: When clustered mailboxes (neighborhood box units) are required by the Post Office, applicant shall obtain approval for the location of the mailbox unit from the Post Master. The pad for the mailbox unit shall be constructed as part of the subdivision and shall be encompassed by a sidewalk easement or other easement, as approved by this Department. 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.

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

3.0 DRAINAGE

3.1 DRAINAGE ISSUES: Applicant shall be responsible to correct any involved drainage problems associated with the subdivision to the satisfaction of this Department.

3.2 DRAINAGE REPORT: Applicant must submit a complete hydraulic report and drainage plan regarding the subdivision for review and approval by this Department. 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 (Q₁₀₀) storm shall be detained so as to release water from the site at a rate no greater than the predevelopment 2-year (Q₂) storm flows. Contact this Department regarding any questions.

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

Storm water detention facilities are proposed on Parcel C. Applicant may wish to construct detention facilities under the road and convert Parcel C into Lot 41. Lot 41 would then need to establish a 20 foot wide easement over Lot 41 for the storm drain.

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), Applicant shall file a copy of the soils engineering report with the Chief Building Official.

4.2 ENGINEERING GEOLOGY REPORT: Pursuant to Humboldt County Code Section 331-14 (E)(6), Applicant shall provide an engineering geology report that addresses the entire

subdivision. The report shall include sufficient detail to enable the Building Official to issue building permits for each lot within the subdivision.

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

4.3 GRADING PLAN: Pursuant to Humboldt County Code Section 331-14 (H)(6)(b)(1), Applicant shall submit an engineered preliminary (rough) grading plan addressing the entire project construction area to this Department for review and approval. The purpose of the grading plan is to establish building pads that will drain to the roads (or other approved drainage course) without creating lot drainage from one lot to flow across the buildable area of adjacent lots.

4.4 GRADING CRITERIA: Each lot shall have a building pad graded to a maximum of 2% per Humboldt County Code Section 331-14 (H)(3)(d), unless waived by this Department. Building pads shall be of a sufficient size to accommodate anticipated future structures.

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

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

4.5 CONSTRUCTION TIMING: Grading within the subdivision or off-site rights of way shall **not** occur prior to approval of a grading plan by this Department. Construction of improvements or grading for this project will not be allowed to occur between October 15 and April 15 without permission of this Department.

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

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

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

5.0 MAINTENANCE

5.1 MAINTENANCE OF IMPROVEMENTS: The improvements to be constructed as part of this subdivision will not be maintained by the County. Pursuant to Humboldt County Code Section 324-2 (b) regarding Private Lanes, 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 roads known as Washington Court and Ascent Place.

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

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

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

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

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

6.0 DEVELOPMENT PLAN

The following are required for all development plans:

- 6.1 The development plan shall be legibly drawn to a convenient scale on 22"x34" (or 24"x36") Mylar, in black ink, unless approved otherwise by this Department.
- 6.2 The development plan shall include a note substantially similar to the following: "See the subdivision map on file with the County Recorder for easements that existed at the time the map was filed. Additional easements may have been established after the map was filed. Refer to a current title report for all easements. Refer to the filed subdivision map for exact lot dimensions."
- 6.3 The development plan shall include the following to the satisfaction of this Department:
 - (a) When roads or drainage facilities are not to be maintained by the County, then clearly state next to the facility "NOT COUNTY MAINTAINED".
 - (b) When minimum finished floor elevations must be adhered to, the plan shall state the minimum elevation and the referenced benchmark.
 - (c) If prepared for the project, reference the soils report; including a statement substantially similar to: "See soils report prepared by _____, Project No. _____, dated _____, for recommendations, inspections, and special requirements required for development of this subdivision."
 - (d) A statement substantially similar to: "All pedestrian facilities must be ADA compliant."
 - (e) When improvement plans have been prepared in conjunction with proposed subdivision, include a statement substantially similar to: "Improvement plans for roads, driveways, and drainage, etc. are on file with the Department of Public Works".
 - (f) For parcels that could be further subdivided: Provide information on the development plan to assist future owners in developing the parcels in a manner that preserves the maximum, future subdivision potential. This may include showing "potential" building setbacks for ultimate development. It is the intent of this condition that any "potential" setbacks are for information only and are not actual setback requirements to be adhered to.
 - (g) Show a minimum setback of 20 feet from garage entrances for vehicles from easements created as a condition of tentative map approval or existing for the purpose of moving automotive vehicles, bicycles, pedestrians, or animals. Typically, this is 29 feet from the curb.
 - (h) Provide a note identifying the maximum finished floor elevations for garage slabs based upon holding minimum setback of 20 feet to the garage door from back of sidewalk. The slab elevation should be relative to the flowline of the street at the centerline of the driveway. The maximum elevation is typically around 2.5 feet.
 - (i) A typical section showing the location of the curbs and sidewalks with respect to the right of way lines.

- (j) Place the following note when landscaping is required along the frontage of lots within street rights of way: "Landscaping within the street right of way along the frontage of a lot shall be the maintenance responsibility of the individual lot owner. The landscaping was required as a condition of the approval of the subdivision and must not be removed without approval of the Planning & Building Department of the County of Humboldt or their successor."
- (k) 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.
- (l) 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 one 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 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
COUNTY OF HUMBOLDT**
MAILING ADDRESS: 1106 SECOND STREET, EUREKA, CA 95501-0579
AREA CODE 707

On-line Web: humboldtgov.org	Public Works Building Second & L St., Eureka Fax 445-7409	Clark Complex Harris & H St., Eureka Fax 445-7388
Administration	445-7491	Natural Resources 445-7741
Business	445-7652	Natural Resource Planning 267-9542
Engineering	445-7377	Parks 445-7651
Facility Management	445-7621	Roads 445-7421
		Land Use 445-7205

LAND USE DIVISION INTEROFFICE MEMORANDUM

TO: Trevor Estlow, Senior Planner

FROM: Robert W. Bronkall, Deputy Director 

DATE: 11/24/2020

RE: **JLF CONSTRUCTION, INC., APN 508-242-044, APPS #PLN-2020-16515, FMS**

PARCEL C – STORM WATER DETENTION BASIN: Storm water detention facilities are proposed on Parcel C, a fee title parcel. Applicant may wish to construct detention facilities under the road and convert fee title Parcel C into Lot 41. Lot 41 would then need to establish a 20-foot-wide easement over Lot 41 for the storm drain. The Department's subdivision requirements include this option for subdivider consideration.

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

GEOTECHNICAL INVESTIGATION REPORT: The June 2020 report prepared by SHN does not include recommendations for the structural section, including subgrade, for the roads. The report will need to be amended to include this information.

WASHINGTON AVENUE OFFSITE: The project needs to construct infill sidewalk improvements from the southerly line of the subdivision to School Road in order to provide access to the bus stop on Central Avenue at School Road. This sidewalk will cross APN 508-242-043 (MCSD) and APN 508-242-009 (Paye).

The MCSD parcel is vacant and was part of a previous subdivision for which the subdivision improvements have been deferred. Improvement plans for the curb and sidewalk have been prepared and approved by the County for this frontage, but have not yet been constructed.

The Paye parcel is developed with a house that is located close to the right of way line for Washington Avenue. The Paye parcel is located several feet higher than the road. In order to construct the sidewalk at this location, a retaining wall will need to be constructed on the Paye parcel. Rights to construct the retaining wall will need to be secured prior to the project being presented to the Planning Commission. The existing curb ramp at the corner will also need to be retrofitted to connect to the new sidewalk. In addition, the Paye Parcel appears to have an unpermitted driveway apron onto Washington Avenue. A permitted driveway has been constructed on School Road. Construction of the sidewalk improvements will remove the non-permitted driveway apron. See Section 2.6(c).

It is recommended that the tentative map not be presented to the Planning Commission for approval until the applicant has secured all necessary rights to construct the off-site improvements.

// END //

ATTACHMENT 1A

HUMBOLDT COUNTY PLANNING & BUILDING DEPARTMENT
MITIGATION MONITORING & REPORT PROGRAM
For the Furtado – Washington Terrace Final Subdivision and Planned Unit Development
APN: 508-242-044 Number: PLN-2020-16515

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: Protect Special Status, Migratory, and Nesting Birds

Ground disturbance and vegetation clearing shall be conducted, if possible, during the fall and/or winter months and outside of the avian nesting season (March 15 – August 15) to avoid any direct effects to special status and protected birds. If ground disturbance cannot be confined to work outside of the nesting season, a qualified ornithologist shall conduct pre-construction surveys within the vicinity of the project area, to check for nesting activity of native birds and to evaluate the site for presence of raptors and special status bird species. The ornithologist shall conduct at minimum a one-day pre-construction survey within the 7 - day period prior to vegetation removal and ground disturbing activities. If ground disturbance and vegetation removal work lapses for seven days or longer during the breeding season, a qualified ornithologist shall conduct a supplemental avian preconstruction survey before project work is reinitiated.

If active nests are detected within the construction footprint or within 500 feet of construction activities, the ornithologist shall flag a buffer around each nest. Construction activities shall avoid nest sites until the ornithologist determines that the young have fledged or nesting activity has ceased. If nests are documented outside of the construction (disturbance) footprint, but within 500 feet of the construction area, buffers would be implemented as needed. In general, the buffer size for common species would be determined on a case-by-case basis in consultation with the CDFW and, if applicable, with USFWS. Buffer sizes would take into account factors such as (1) noise and human disturbance levels at the construction site at the time of the survey and the noise and disturbance expected during the construction activity; (2) distance and amount of vegetation or other screening between the construction site and the nest; and (3) sensitivity of individual nesting species and behaviors of the nesting birds.

If active nests are detected during the survey, the qualified ornithologist shall monitor all nests at least once per week to determine whether birds are being disturbed. Activities that might, in the opinion of the qualified ornithologist, disturb nesting activities (e.g., excessive noise), shall be prohibited within the buffer zone until such a determination is made. If signs of disturbance or distress are observed, the qualified ornithologist shall immediately implement adaptive measures to reduce disturbance. These measures may include, but are not limited to, increasing buffer size, halting disruptive construction activities in the vicinity of the nest until fledging is confirmed or nesting activity has ceased, placement of visual screens or sound dampening structures between the nest and construction activity, reducing speed limits, replacing and updating noisy equipment, queuing trucks to distribute idling noise, locating vehicle access points and loading and shipping facilities away from noise-sensitive receptors, reducing the number of noisy construction activities occurring simultaneously, and/or reorienting and/or relocating construction equipment to minimize noise at noise-sensitive receptors.

Implementation Time Frame	Monitoring Frequency	Date Verified	To Be Verified By	Compliance		Comments / Action Taken
				Yes	No	
During construction activity.	Continuous during construction		HCP			

Cultural Resources:

Mitigation Measure – CUL 1:

The following note shall be placed on the Development Plan and carried out through project implementation: "If suspected archaeological resources are encountered during the project: 1. Stop work within 100 feet of the find; 2. Call the CalFire project representative, a professional archaeologist and representatives from the Blue Lake Rancheria, Bear River Band of the Rohnerville Rancheria and the Wiyot Tribe; 3. The professional historic resource consultant, Tribes and CalFire officials will coordinate and provide an assessment of the find and determine the significance and recommend next steps."

"If human remains are encountered: 1. All work shall stop and per CA Health and Safety Code Section 7050.5: 2. Call the Humboldt County Coroner at (707) 445-7242; 3. The Coroner will determine if the remains are of prehistoric/historic Native American origin. If the remains are Native American Heritage Commission within 24 hours. 5. The NAHC is responsible under CA PRC 5097.98. (a) for identifying the most likely descendent (MLD) immediately and providing contact information. The MLD may, with the permission of the owner of the land, or his or her authorized representative, inspect the site of the discovery of the Native American human remains and may recommend to the owner or the person responsible for the excavation work means for treatment or disposition, with appropriate dignity, of the human remains and any associated grave goods. The descendants shall complete their inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the site."

"The applicant is ultimately responsible for ensuring compliance with this condition."

Implementation Time Frame	Monitoring Frequency	Date Verified	To Be Verified By	Compliance		Comments / Action Taken
				Yes	No	
During construction activity.	Continuous during construction		HCP			

ATTACHMENT 2

Applicant's Evidence in Support of the Required Findings

Attachment 2 includes a listing of all written evidence which has been submitted by the applicant in support of making the required findings. The following materials are on file with the Planning Division:

- Application Form (in file)
- Applicant Statement / Planned Development Permit request (**attached**)
- Project Tentative Map (**attached**)
- Solar Study (**attached**)
- Biological Assessments (**attached**)
- Fault Evaluation Report (**attached**)
- Drainage Analysis (**attached**)
- Stormwater Control Plan (**attached**)

December 7, 2020



Trevor Estlow, Senior Planner
County of Humboldt Planning Department
3015 H St
Eureka, CA 95501

Re: Request for Planned Unit Development
Washington Terrace Subdivision (APN 508-242-044)

Dear Trevor,

This letter is to request a Planned Unit Development for the Washington Terrace Subdivision Tentative Map, in accordance with Humboldt County Code Section 314-31. Per the code, these regulations may be applied where any of the following conditions prevail, provided the Director and the applicant agree that to do so would be in the public interest and best interests of the applicant:

- 31.1.2.2.1 Any site where more than four (4) dwelling units, commercial building, or industrial buildings or combination thereof are proposed;
- 31.1.2.2.2 The development proposal is within a residential zone and includes residential and non-residential development;
- 31.1.2.2.3 Any site or development proposal where application of these regulations would provide a better means of carrying out the intent of the County General Plan.

The Planned Unit Development designation will allow for greater design flexibility. The Planned Unit Development requests to reduce lot dimensions as well as lot areas down from the 5000 Square Feet size required by R1 Zone. Per the Tentative Map, 10 lots are currently proposed to be smaller than the R1 zoning requirements, with the smallest being Lot 37 at 3,653 Square Feet. Lot dimensions for these 10 lots are proposed to be 40 feet wide by just over 90 feet deep. As a condition of development from the purchase of this formerly publicly owned property, 15% of the total lots must meet affordable housing requirements per the income limits specified by the U.S. Department of Housing and Urban Development (HUD). Thus, a minimum of 6 lots out of the 40 total subdivision lots proposed must meet these requirements. Supporting the above lot sizes and dimensions will allow the project to better adapt to site conditions and meet its affordable housing target.

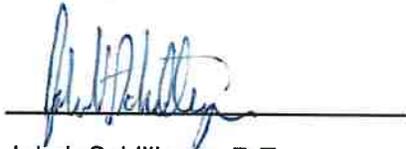
The County Housing Element exists to provide a roadmap for future decisions and actions that affect development of housing uses in the unincorporated portions of Humboldt County, including community planning areas. The policies outlined to facilitate this goal are favorable to development of this type in

areas where public services already exist. Per Policy H-P1, the goal of the County is to encourage development of parcels in the residential land inventory for the current planning period at targeted residential density. The policy states "Promote Infill, Reuse and Redevelopment. The County shall prioritize infill, re-use and redevelopment of vacant and under-developed land within Urban Development Areas as a strategy to create affordable housing, provide an economic stimulus and revitalize community investment."

The project property is located within the County's 'Housing Opportunity Zone'. This project, through infill development, meets the goals of the housing element while still providing affordable housing. Creating new parcels in areas that are currently served by existing services, such as water, sewer, and electrical, reduces the cost of the development for both the County and the consumer, and minimizes environmental impacts. Moreover, this project meets the low-impact development goals of the County by reducing paved roadway widths (while still maintaining the required Right-of-Way widths) as well as incorporating sustainable design elements in the form of stormwater planters, stormwater basins, vegetated swales, and native trees and plantings in landscape areas. Lastly, the proposed project is consistent with the surrounding housing developments such as the School Ridge Subdivision to the west and Washington Garden Subdivision north of the site.

As the proposed project, as shown on the tentative map, satisfies other County Subdivision requirements, granting this Planned Unit Development does not appear to be providing special privileges not available to others; but rather upholding the preservation and enjoyment of a substantial property right to the landowner. Also, the granting of this request should not be detrimental to the public welfare or injurious to the other properties in the neighborhood. Denying this request would deprive the property owner of the ability to subdivide the subject property to the maximum potential as described in the County General Plan and Zoning regulations. Therefore, based on the above, I am requesting that this request be granted.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jakob Schillinger', is written over a horizontal line.

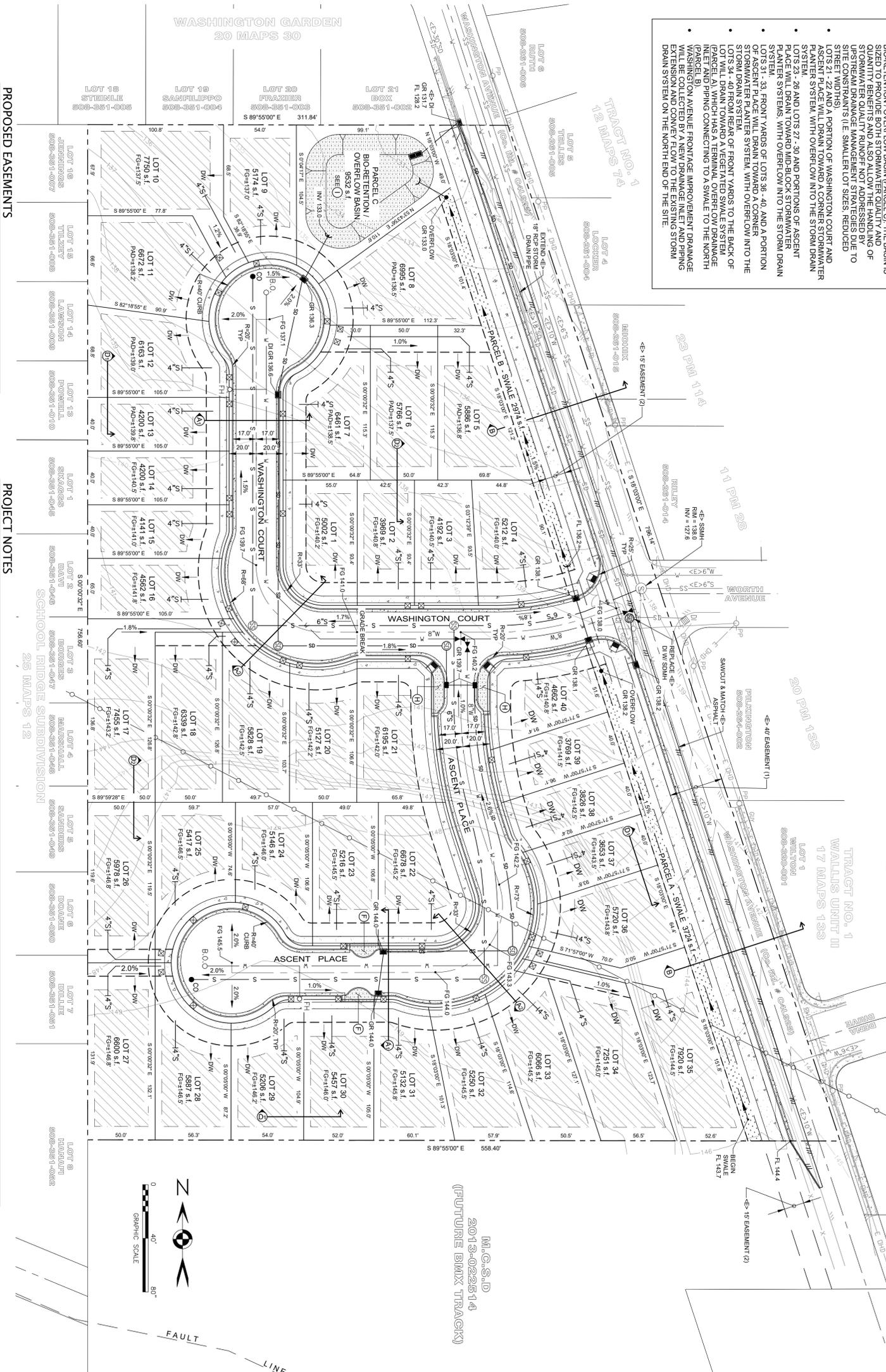
Jakob Schillinger, P.E.
Schillinger Engineering

STORM DRAINAGE NOTES

- LOTS 2 - 8 AND A PORTION OF WASHINGTON COURT WILL OVERFLOW FROM THIS SWALE WILL RUN INTO THE BIO-RETENTION / OVERFLOW BASIN (PARCEL B). THE BIO-RETENTION / OVERFLOW BASIN (PARCEL B) WILL DRAIN TO THE STREET AND STORMWATER COLLECTED VIA TWO DRAINAGE INLETS AND PIPING TO THE BIO-RETENTION / OVERFLOW BASIN (PARCEL C). THE BASIN IS SIZED TO PROVIDE BOTH STORMWATER QUALITY AND STORAGE CAPACITY. THE BASIN IS SIZED TO PROVIDE STORMWATER QUALITY AND STORAGE CAPACITY. THE BASIN IS SIZED TO PROVIDE STORMWATER QUALITY AND STORAGE CAPACITY. THE BASIN IS SIZED TO PROVIDE STORMWATER QUALITY AND STORAGE CAPACITY.
- STREET WIDTHS: A PORTION OF WASHINGTON COURT AND ASCENT PLACE WILL DRAIN TOWARD A CORNER STORMWATER PLANTER SYSTEM WITH OVERFLOW INTO THE STORM DRAIN SYSTEM.
- LOTS 23 - 28 AND LOTS 27 - 30 AND PORTIONS OF ASCENT PLACE WILL DRAIN TOWARD MID-BLOCK STORMWATER PLANTER SYSTEMS WITH OVERFLOW INTO THE STORM DRAIN SYSTEM.
- LOTS 31 - 33 FRONT YARDS OF LOTS 36 - 40 AND A PORTION OF ASCENT PLACE WILL DRAIN TOWARD A CORNER STORMWATER PLANTER SYSTEM WITH OVERFLOW INTO THE STORM DRAIN SYSTEM.
- LOTS 34 - 40 FROM REAR OF FRONT YARDS TO THE BACK OF PARCEL A WHICH HAS A TERMINAL OVERFLOW DRAINAGE INLET AND PIPING CONNECTING TO A SWALE TO THE NORTH OF WASHINGTON AVENUE FRONTAGE IMPROVEMENT DRAINAGE WILL BE COLLECTED BY A NEW DRAINAGE INLET AND PIPING EXTENSION AND CONVEY FLOW TO THE EXISTING STORM DRAIN SYSTEM ON THE NORTH END OF THE SITE.

EASEMENTS OF RECORD

DESIGNATION	GRANTOR	GRANTEE	PURPOSE	AFFECTS	LOCATION
PER TITLE REPORT ITEM #4					
"PARCEL A" (1)	MCSO / MUSD	COUNTY OF HUMBOLDT	PUBLIC ROAD PURPOSES	40 FEET	WASHINGTON AVE.
"PARCEL B" (2)	MCSO / MUSD	COUNTY OF HUMBOLDT	PUBLIC UTILITY / SIDEWALK	15 FEET	WASHINGTON AVE.

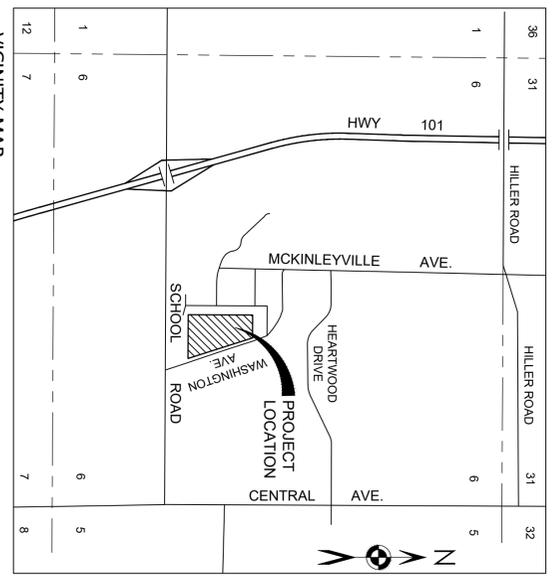


PROJECT NOTES

1. THIS TENTATIVE MAP REPRESENTS A SUBDIVISION OF LOTS 1-36, SCHEDULED TO BE RECORDED IN DOCUMENT #2019-01783 INTO 40 SINGLE FAMILY RESIDENTIAL PARCELS, 8 OF WHICH WILL MEET LOW-INCOME HOUSING REQUIREMENTS.
2. THE PROPOSED USE IS SINGLE FAMILY RESIDENTIAL. THE EXISTING USE ON SURROUNDING PROPERTIES IS RESIDENTIAL, WITH THE EXCEPTION OF THE MCSO PARK PROPERTY TO THE SOUTH.
3. EXCESS OVERLAY FROM ROADWAY CONSTRUCTION TO BE FILLED AS FILL IN THE LOTS TO PROVIDE FOR POSITIVE DRAINAGE TOWARD THE EXCAVATION AND GRADING (CUT & FILL) IS APPROXIMATELY 18,000 CUBIC YARDS.
4. ALL EASEMENTS OF RECORD AND PROPOSED EASEMENTS SHOWN ON THE TENTATIVE MAP WILL BE SHOWN ON THE FINAL MAP.
5. TOPOGRAPHY SHOWN IS AT 1' - FOOT CONTOUR.
6. HAZARD AREA PER FEMA FIRM PANEL 08023 C0890F.
7. A ACQUISIT PROLO FAULT ZONE BOUNDARY CROSSES THE PROJECT SITE. SEE REVIEW OF FAULT LINE EVALUATION REPORT SHN CONSULTING ENGINEERS & GEOLOGISTS, DATED APRIL 1, 2020 FOR MORE INFORMATION.
8. ON-SITE PARKING FOR EACH LOT INCLUDES SPACE FOR 4 VEHICLES (2 IN GARAGE & 2 IN DRIVEWAY).
9. EXISTING UTILITIES & OWNER:
- 9.1. WATER & SEWER - MCSO
- 9.2. CABLE TV - SUDDENLINK
- 9.3. ELECTRIC & GAS - PG&E
- 9.4. TELEPHONE - AT&T

PROJECT NOTES

10. CROSS SECTION OR DETAIL SHOWN ON SHEET 2.



LEGEND

- BOUNDARY LINE OF SUBJECT PROPERTY
- LOT LINES OF ADJACENT LOTS
- PROPOSED LOT LINES
- PROPOSED EASEMENT LINES
- EXISTING EASEMENT LINES
- EXISTING BUILDING SETBACKS
- EXISTING STORM DRAIN INLET & LINE
- PROPOSED STORM DRAIN SYSTEM
- PROPOSED STORM DRAIN MANHOLE
- EXISTING SANITARY SEWER LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED SANITARY SEWER LATERAL
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING WATER LINE
- PROPOSED WATER LINE
- PROPOSED WATER METER / SERVICE
- PROPOSED FIRE HYDRANT
- EXISTING OVERHEAD ELECTRICAL
- ACQUISIT PROLO FAULT ZONE BOUNDARY
- MAD-RIVER FAULT LINE
- VEGETATED (BIO-SWALE) AREA
- BIO-RETENTION OR STORMWATER PLANTER AREA

PROJECT DATA

OWNER / APPLICANT: JLF CONSTRUCTION INC
 JAMES L. FURTADO, PRESIDENT
 508-242-044

SITE ADDRESS: 1700 WASHINGTON AVENUE
 MCKINLEYVILLE, CA 95519

AGENT: JAKOB SCHILLINGER
 SCHILLINGER ENGINEERING

TOTAL PARCEL AREA: 7.56 ACRES (GROSS), 6.83 ACRES (NET)

GENERAL PLAN: RL-1.5 (MCOF) RESIDENTIAL LOW DENSITY

ZONING: R-1.1-N RESIDENTIAL SINGLE FAMILY

BUILDING SETBACKS:
 FRONT: 20' FROM BSW @ GARAGE
 INTERIOR SIDE: 5'
 EXTERIOR SIDE: 5'
 REAR: 10'
 BSW = BACK OF SIDEWALK

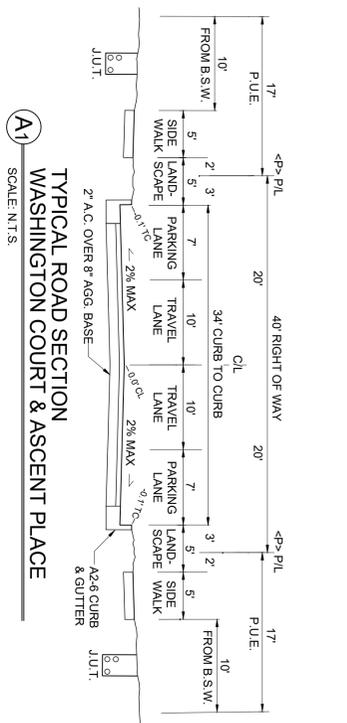
SCHILLINGER ENGINEERING
 CIVIL ENGINEERING SOLUTIONS

P.O. BOX 1183
 ARCADIA, CA 95518
 PH: (707) 834-6189

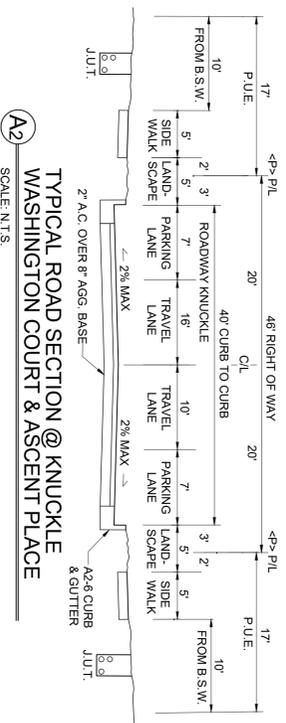
JLF CONSTRUCTION INC.
 WASHINGTON TERRACE SUBDIVISION

APN 508-242-044
 MAJOR SUBDIVISION
 TENTATIVE MAP

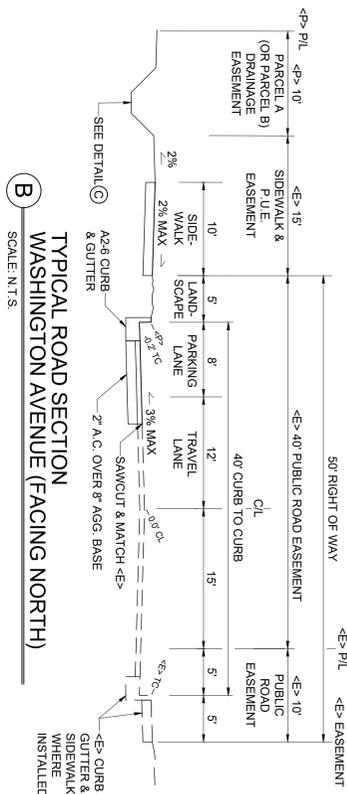
DATE: JUNE 24, 2020
 SHEET 1 OF 2
 T-1



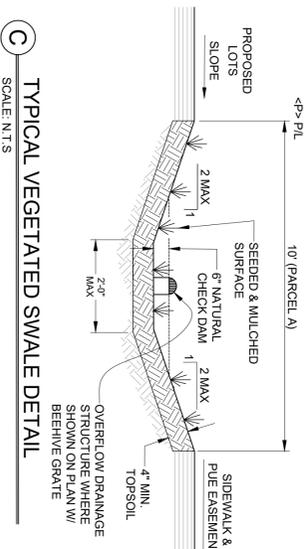
A1 TYPICAL ROAD SECTION WASHINGTON COURT & ASCENT PLACE
SCALE: N.T.S.



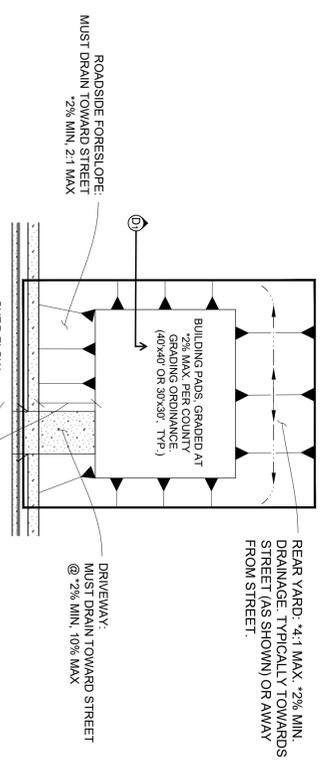
A2 TYPICAL ROAD SECTION @ KNUCKLE WASHINGTON COURT & ASCENT PLACE
SCALE: N.T.S.



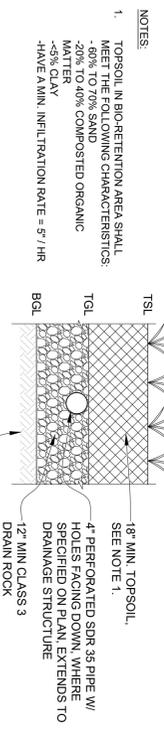
B TYPICAL ROAD SECTION WASHINGTON AVENUE (FACING NORTH)
SCALE: N.T.S.



C TYPICAL VEGETATED SWALE DETAIL
SCALE: N.T.S.

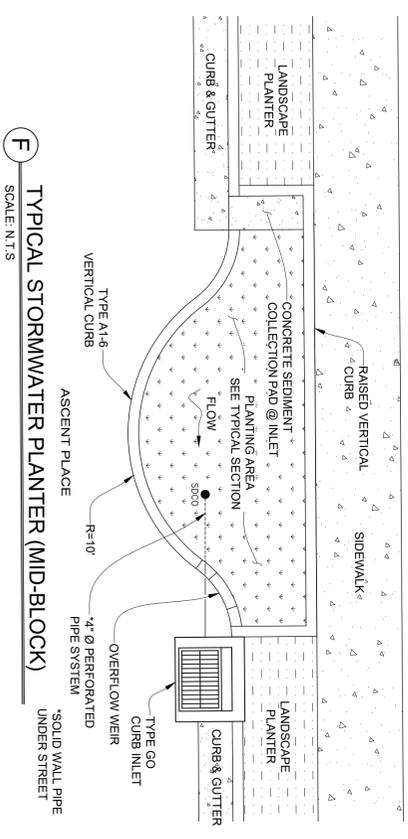


E TYPICAL LOT GRADING DETAIL
SCALE: N.T.S.

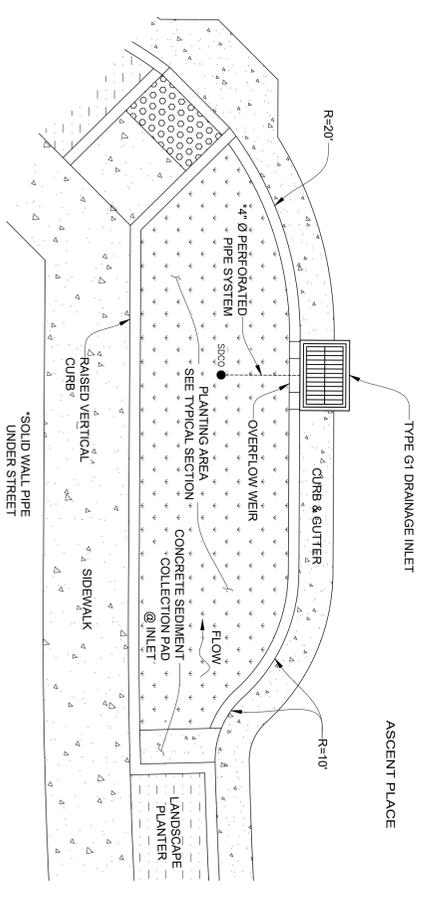


NOTES:
1. TOPSOIL IN BIO-RETENTION AREA SHALL MEET THE FOLLOWING CHARACTERISTICS:
-20% TO 40% COMPOSTED ORGANIC MATTER
-45% CLAY
-HAVE A MIN. INFILTRATION RATE = 8\"/>

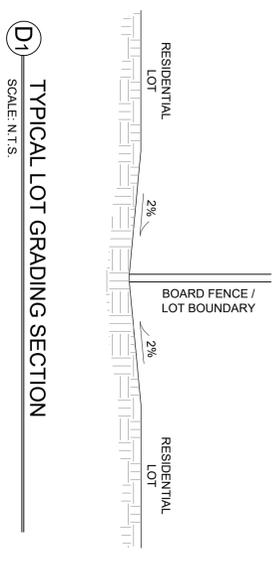
G TYPICAL BIO-RETENTION AREA & STORMWATER PLANTER SECTION
SCALE: N.T.S.



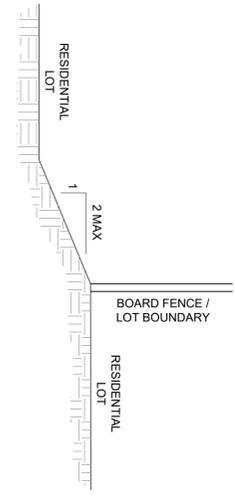
F TYPICAL STORMWATER PLANTER (MID-BLOCK)
SCALE: N.T.S.



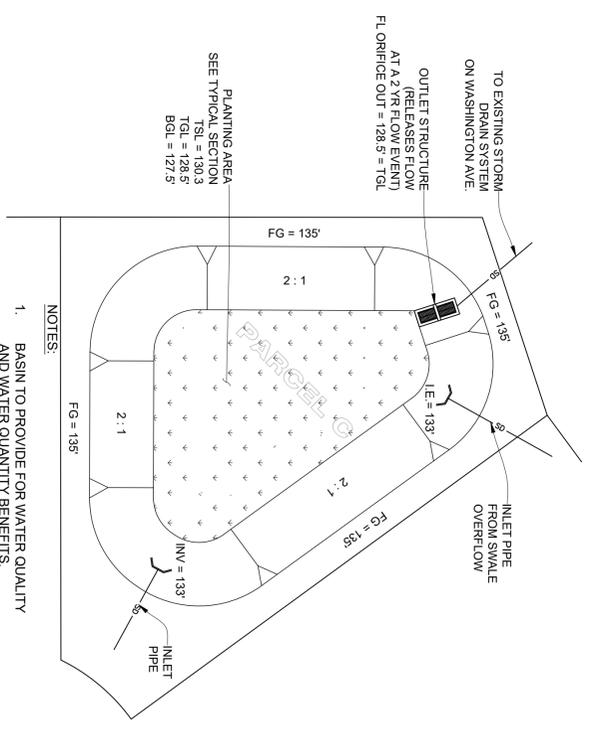
H TYPICAL STORMWATER PLANTER (CORNER)
SCALE: N.T.S.



D1 TYPICAL LOT GRADING SECTION
SCALE: N.T.S.



D2 TYPICAL GRADING SECTION BENCHCHED LOTS
SCALE: N.T.S.



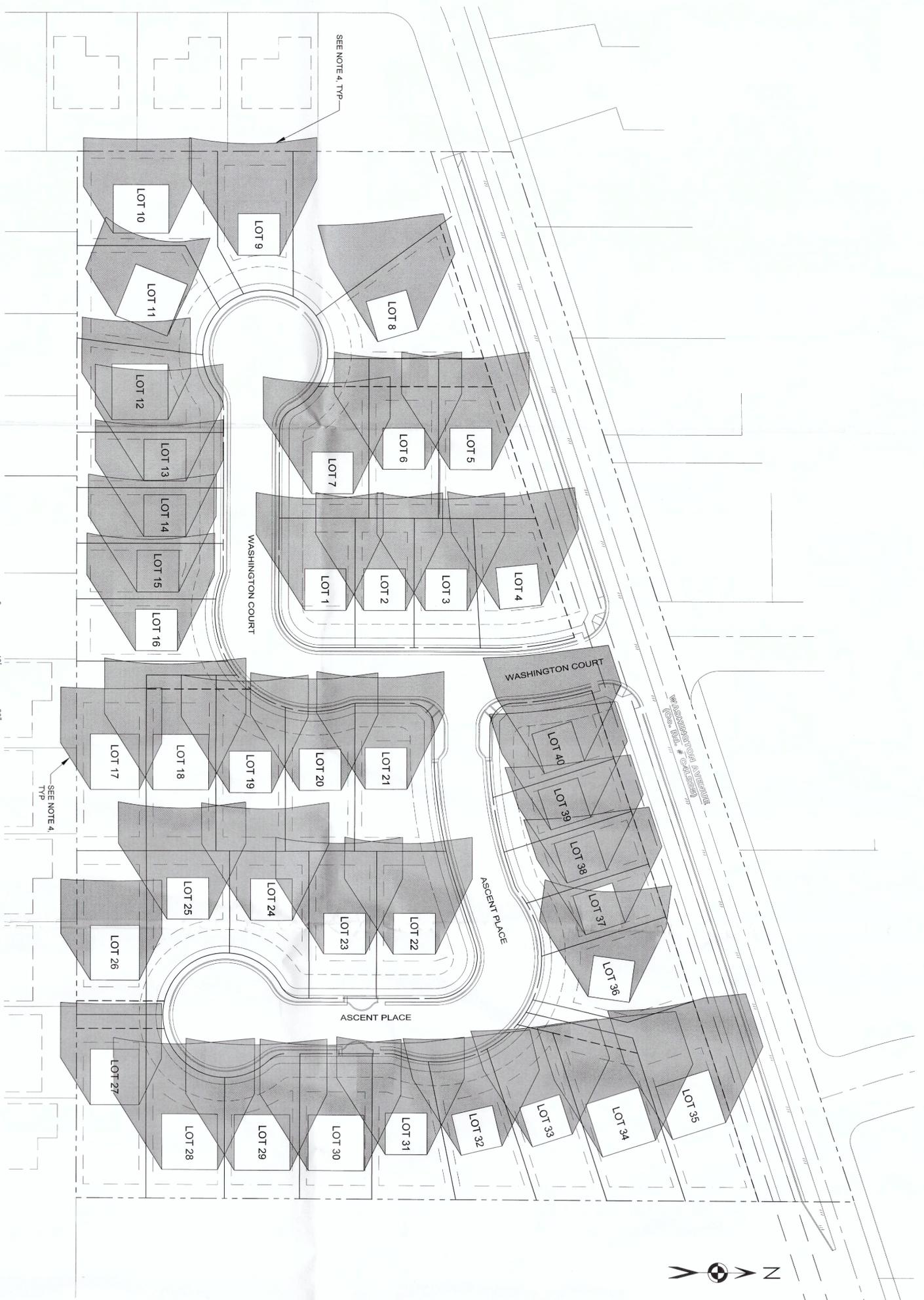
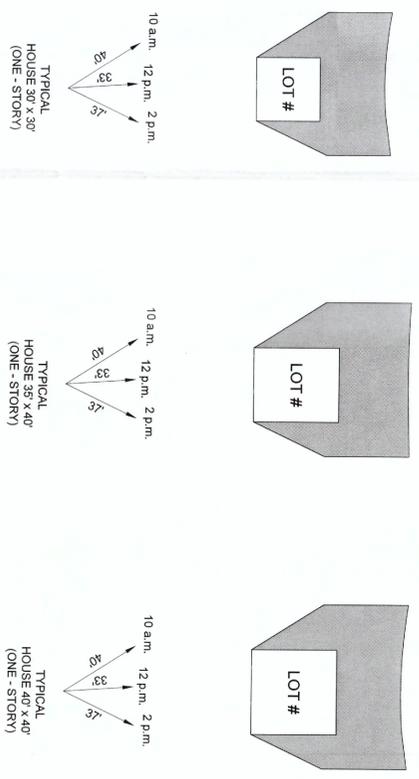
I TYPICAL BIO-RETENTION / OVERFLOW BASIN
SCALE: N.T.S.

NOTES:
1. BASIN TO PROVIDE FOR WATER QUALITY AND WATER QUANTITY BENEFITS.

<p>SCHILLINGER ENGINEERING CIVIL ENGINEERING SOLUTIONS</p>	<p>JLF CONSTRUCTION INC. WASHINGTON TERRACE SUBDIVISION</p>	DATE	JUNE 24, 2020
		SHEET	2 OF 2
<p>P.O. BOX 1183 ARCATA, CA 95518 PH: (707) 834-6189</p>	<p>APN 508-242-044 MAJOR SUBDIVISION TENTATIVE MAP</p>	T-2	

LEGEND

NOTE: THE SHADOWED AREA REPRESENTS THE SHADOW ON THE GROUND BETWEEN 10:00 a.m. AND 2:00 p.m. ON DECEMBER 21st, 2020.



SOLAR SHADING ANALYSIS NOTES

- PER THE REQUIREMENTS IN HUMBOLDT COUNTY CODE SECTION 322.54.1, DEVELOPMENTS SHALL BE DESIGNED WITH SOLAR ACCESS TO ALLOW FOR NATURAL HEATING OF HOUSES. THIS MEANS THAT SUNLIGHT SHALL REACH 80 PERCENT (80%) OF THE SOUTH SIDE OF THE HOUSE, MEASURED FROM THE RIDGE TO THE SPOULD, BETWEEN THE HOURS OF 10:00 a.m. AND 2:00 p.m. ON DECEMBER 21.
- SHADOW LENGTHS SHOWN ON THESE LOTS ARE FOR 1 - STORY OR 2 - STORY RESIDENTIAL STRUCTURES W/ GARAGES AND 6 IN 12 ROOF PITCH, ASSUMED HEIGHTS OF 16' & 25' TO THE RIDGE FOR EACH TYPE, RESPECTIVELY. SEE BUILDING HEIGHT TABLE.
- ALL HOUSES WILL HAVE A MINIMUM FRONT YARD SETBACK OF 10 FEET (20 FEET TO GARAGE) FROM THE SIDEWALK, PER COUNTY ZONING REQUIREMENTS UNLESS OTHERWISE PERMITTED.
- THE SOLAR SHADING SHOWN CAST ON THE ADJACENT SCHOOL RIDGE & WASHINGTON GARDEN SUBDIVISIONS FROM LOTS 10, 17, 28 - 27 IS SIMILAR TO THE EXISTING SHADOW CAST BY THE EXISTING 6' TALL DOGGEARED PERIMETER LOT FENCING ON LOTS IN THESE AREAS. SHADOWS ARE SHOWN FOR REFERENCE AS SUCH TO MITIGATE OFFSITE IMPACTS.
- AN EXCEPTION REQUEST TO THE SOLAR SHADING REQUIREMENTS IS BEING PROPOSED FOR LOTS 12 - 15 & 37 - 40.

LOT BUILDING HEIGHT TABLE

HEIGHT	LOT #
1 - STORY (16' TO RIDGE)	LOTS 10 - 12 LOT 17 LOTS 28 - 27
2 - STORY (25' TO RIDGE)	LOTS 1 - 9 LOTS 13 - 16 LOTS 18 - 25 LOTS 28 - 40



7-13-20



<p>SCHILLINGER ENGINEERING CIVIL ENGINEERING SOLUTIONS P.O. BOX 118 ARCATA, CA 95528 PH (707) 834-6189</p>	<p>JLF CONSTRUCTION INC.</p>	<p>DATE: 03/19-WASHINGTON</p>
	<p>WASHINGTON TERRACE SUBDIVISION</p> <p>APN 510-441-001</p> <p>MAJOR SUBDIVISION</p> <p>SOLAR SHADING ANALYSIS</p>	

Reference: 020018

April 1, 2020

Trevor Estlow, Senior Planner
Planning and Building Department
County of Humboldt
3105 H Street
Eureka, CA 95501

Subject: Review of Fault Rupture Evaluation, APNs 508-242-043 and -044, School Road at Washington Avenue, McKinleyville, CA

Trevor Estlow:

This report provides the results of SHN's technical review of a fault rupture evaluation of two adjacent parcels located at Assessor's parcel numbers (APNs) 508-042-043 and -044 in McKinleyville, California. This work is being completed under a professional services agreement between SHN and the County of Humboldt (County) dated February 19, 2020. This review is intended to satisfy the requirement of the Alquist-Priolo Earthquake Fault Zoning Act (California Public Resources Code, Division 2, Chapter 7.5) that a registered geologist evaluates fault evaluation reports and advises the lead agency (in this case, the County of Humboldt) regarding the adequacy of the report.

The subject parcels were investigated in 1989 by LACO Associates; therefore, we are reviewing an older study that was not reviewed at the time of investigation. The report for the investigation is titled *Geotechnical Investigation, Fault-Rupture Hazard Evaluation, Mad River Fault Zone, Alquist-Priolo Special Study Zone, Portions of Section 6, T6N, R1E, H.M., Arcata North 7.5 Quadrangle* and was dated July 1989 (LACO job number 3104). The report was prepared for the McKinleyville School District, who owned the entire parcel at that time. We understand that the school district parcel was subdivided subsequent to the fault investigation into the current two parcel configuration. As the subject fault investigation applied to the entire parcel as laid out in 1989, this review applies to both parcels in the current configuration. It is our understanding the current development plans for the southern parcel (APN 508-242-043) are for a BMX track (with no structures for human occupancy); the northern parcel (APN 509-242-044) is proposed for residential development.

The work scope for this review included a thorough review of the subject report; a site visit with Gary Manhart, a current project geologist with LACO (the author of the report has since left LACO) and yourself; and review of consultant reports and technical reports pertaining to the Mad River fault near the site. Obviously, this review is occurring long after the subject trenches were backfilled, and there will be no opportunity to review the trench exposures, which is not ideal. We did make an informal visit to the trenches in 1989 but admit to only vague recollections of the exposures. However, there has been considerable work along the Mad River fault in the immediate site vicinity (neighboring properties, for example), which informs this review considerably.

Review Comments

1. Although the fault evaluation utilizes field methods (trenching) that remain state-of-the-industry for this type of study, some of the concepts and terminology used in the report are outdated and do not reflect current standard practice. These inconsistencies are mostly academic, however, and do not affect the principal conclusions of the report.
2. The field investigation consisted of two fault trenches oriented in a northeasterly-southwesterly direction, approximately normal to the regional fault trend. The trenches extend from the southern edge of the property to the northeastern boundary of the Alquist-Priolo Earthquake fault zone.
3. The report describes the history of previous work at the time of reporting (1989). For the sake of this review, we note that several additional fault rupture investigations have been completed since 1989. Most significantly, the property directly west of the subject parcel was investigated with an extensive trenching investigation in 2005 (SHN, 2006). The various fault studies in the area document the north trace of the Mad River fault diminishing to the southeast; it dies out just south of its intersection with School Road. Slip from the north trace presumably transfers to the south trace in the vicinity of School Road.
4. Some of the stratigraphic unit identification in the trench logs is confusing, and at a certain level, the logging hinders our ability to interpret site conditions (without the luxury of direct observation). In general, the investigation mixes soil (pedogenic) units with lithologic units in a way that important information is lost. The trench logs identify two "colluvial" units (Units "A" and "B" on the logs) that appear to describe soil units superimposed on the original lithologic units. The trench appears to expose the bedrock abrasion platform, which is overlain by marine terrace deposits and a windblown loamy veneer that occurs throughout McKinleyville. The surface veneer of windblown material and the upper part of the marine terrace deposits are presumably grouped together and described in the 1989 report as "Colluvial units A and B."
5. The north trace of the Mad River fault is exposed in Trench 2. Its appearance is consistent with nearby fault exposures on adjacent properties. The fault exposed at the site is located beneath the southwestern margin of the low, broad escarpment crossing the site but projects about 40 feet to the southwest of the toe of the topographic rise.
6. Some of the trench exposures are relatively shallow and marginally sufficient for the purposes of fault rupture evaluation. Large segments of Trench 1 extend to the surface of the buried abrasion platform but do not extend into the underlying bedrock. Some areas expose only the two vague "colluvial units" and the abrasion platform that forms the trench floor. In these areas, evidence against the presence of active faults consists of the planar nature of the presumed abrasion platform and reliance on the author's soil mapping (although the contact between the two colluvial units is a wavy, bioturbated transition).
7. A number of conclusions presented in the report are either arguable or cannot be proven based on the information provided on the trench logs. Descriptions of colluvial wedges and stratigraphic conditions (Conclusion #3) are not supported by the level of detail in the logs.

Discussion of event timing (Conclusion #4) is not supported by current understanding of the ages of materials exposed in the trenches. Conclusions #11 through #14 are not relevant to the principal conclusions related to the fault rupture hazard.

8. The report describes a poorly defined exclusion zone that is difficult to interpret. It is not clear what is being described in Recommendation #1. Based on interpretation of Figure 2, we understand the exclusion zone to be a 100-foot zone on both sides of the fault (a 200-foot wide exclusion zone in total).

Conclusions

Despite the shortcomings of certain aspects of the 1989 fault investigation at the site, and the lack of field review of the trench exposures, the results of the LACO fault study are clear and definitive. Active faulting at the site appears to be limited to the trace identified in Trench 2. It is our understanding that the fault location was not surveyed at the time of the investigation, but due to the current development plans, this is probably irrelevant. We understand the southern parcel (APN 508-242-043) will be developed with an outdoor BMX track with no structures for human occupancy. As such, knowing the exact location of the fault on the southern parcel is not necessary.

The 200-foot-wide exclusion zone is conservative, but acceptable from the County's standpoint. The entire exclusion zone is contained on the southern parcel, so it will not impact the development potential of the northern parcel (APN 509-242-044), where residential development is being considered.

The absence of rupture potential on the northern parcel is adequately addressed by Trench 1 of the subject study, as well as trenches on the adjacent property to the west that also extended to the northeastern boundary of the Alquist-Priolo Fault Zone. In our opinion, no additional fault investigation is required on either of the subject parcels.

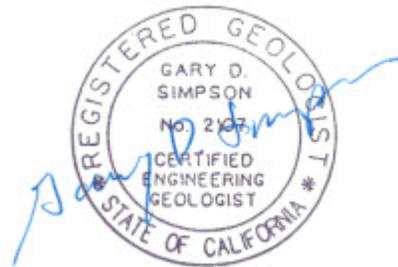
We recommend the 1989 LACO fault evaluation report for the site be accepted by the County. No additional modifications are required.

We trust this review provides the information necessary for the County to understand the fault rupture potential at the site in the context of the regulatory requirements related to the Alquist-Priolo Earthquake Fault Zone. If we can provide further information or clarification of the information presented herein, please do not hesitate to contact our office at (707) 441-8855.

Respectfully,

SHN

Gary D. Simpson, CEG
Geosciences Director/Sr. Engineering Geologist
GDS:ame



Reference Cited

SHN. (2006). "Fault Rupture Hazard Evaluation, Proposed Subdivision fo APNs 508-351-039 and 508-351-040, McKinleyville, California." Eureka, CA:SHN.

Preliminary Stormwater Control Plan (CDP, CUP, and SP ≥ 5000 sf)



For Office Use Only
 Application No. _____
 Received By: _____

Instructions

The following worksheet is used to demonstrate that for each and every lot, the intended use can be achieved with a design which disperses runoff from the roofs, driveways, sidewalks, streets and other impervious areas to self-retaining pervious areas. It is also used to demonstrate that drainage to treatment and/or flow control facilities is feasible and that the project is in overall compliance with the MS4 permit. Use this form to assist you in designing your project to comply with the design standards for Multi-Parcel Regulated projects. The completed, signed Preliminary SCP for Subdivision Projects, a site map, plus any additional applicable information, must be submitted with your application to the Planning Department.

Project Name: Washington Terrace Subdivision
 Physical Site Address: 1700 Washington Avenue, McKinleyville, CA 95519
 Project Applicant: James L. Furtado
 Mailing Address: 3329 Halfway Avenue, McKinleyville, CA 95519
 Phone: (707) 839-0137

Consultant's Information
 Name: Jakob Schillinger
 Firm: Schillinger Engineering
 Address: P.O. Box 1183, Arcata, CA 95521
 Email: Jakob@Schillinger-Engineering.com
 Phone: (707) 834-6169

A. Project Information

1a. Does Project create or replace 1-acre or more of impervious surface?	<input checked="" type="checkbox"/> Yes (see question below)	<input type="checkbox"/> No (skip question 1b.)
b. If 'Yes' to the above question than does project increase impervious surface from pre-project conditions?	<input checked="" type="checkbox"/> Yes (hydromodification requirements must be met)	<input type="checkbox"/> No (regulated project requirements must be met)
Total pre-project Impervious Surface (sf):	<u>18295 SF</u>	
Total new or replaced Impervious Surface Area (square feet) <small>[Sum of impervious area that will be constructed as part of the project]</small>	<u>160,300 SF</u>	



Preliminary Stormwater Control Plan (CDP, CUP, and SP ≥ 5000 sf)

B. Summary Table of Pervious to Impervious Surface

The following table will be used by staff to ensure that adequate measures have been utilized within the project design to capture retain and/or infiltrate the design storm. Each DMA shown in the table shall be designated with the same name on the site plan. All site design measures used to meet the runoff reduction goals and all treatment facilities utilized to capture remaining runoff volumes must be shown on the site plan at an appropriate scale. Please use the Flow Chart as a reference of the process.

1. Utilize Worksheet 1 to Calculate Impervious to Pervious Ratio to determine if further runoff reduction is needed
2. Utilize the Runoff Reduction Calculator (Worksheet 2*) to increase reduction
3. Utilize Bioretention or equivalent if reduction cannot be achieved using site design measures

Not Attached, no lot specific self-retaining areas used only bio-retention.

(A) DMA Name	(B) Does pervious to impervious ratio Achieve 3.5:1 or better, Worksheet 1 (Yes or No)	(C) Does runoff reduction with site design measures equal 100% or greater, Box DD (Worksheet 2)	(D) Value from Box BB (Worksheet 2) Impervious surface amount that must be treated using additional methods	Bioretention facility name and size (sf) (Use a sizing factor of 0.04 to calculate bioretention facility size or equivalent sizing technique if different treatment/baseline hydromodification facility is proposed)
<i>Example A</i>	Yes	Yes		
<i>Example B</i>	No	Yes		
<i>Example C</i>	No	No	1350 sf	C: (1350 X .04) = 54 sf
DM-1	NO	NO	5197	209
DM-2	NO	NO	3701	148
DM-3	NO	NO	6728	269
DM-4	NO	NO	7124	285
DM-5	NO	Yes		Met
DM-6	NO	NO	1963	* 79
DM-7	NO	NO	17663	707
DM-8	NO	Yes		Met

*Worksheet 1 and 2 showing calculations for each DMA must be included with the Preliminary SCP Attach additional sheets as needed for the table above

* DM B includes a swale w/ excess capacity so no bioretention needed here.
 ** A terminal/overflow bio-retention Basin will be utilized to treat all



Preliminary Stormwater Control Plan (CDP, CUP, and SP ≥ 5000 sf)

see Appendices in Storm Drain report plus back of this packet

C. Preliminary Site Plan Checklist - items that must be include on the site plan

- Topographic lines (2 ft. contours) *(1Ft Shown)*
- On-site waterways/drainages, vegetation and areas to be left undisturbed all shown with appropriate buffers
- DMAs clearly delineated and labeled with name and area (square feet)
- Location of site design measures used in worksheet 2
- Location, size, and name of Bioretention/Treatment Facility *Stormwater Planters + Bio-retention / Overflow Basin*
- Flow direction that clearly demonstrates the ability of self-retaining areas, infiltration site design measure, and treatment facilities to capture runoff from impervious surfaces
- Hydrologic soil class

D. Operation and Maintenance Plan Requirements

Each Bioretention facility or equivalent will be required to have an operation and maintenance plan attached to the final SCP and shall include all details found in Appendix 3, 4, and 5 of the LID Manual. *=> see appendices in Storm Drain Report*

E. Additional Requirements

A detailed final Stormwater Control Plan with narrative sections will need to be submitted prior to issuance of a grading/building permit (see, Appendix 1. However, by completing the Preliminary SCP a more efficient and timely review of the final SCP is enabled.

F. Signature and Certification

I, the below signed, confirm that I have accurately described my project to the best of my ability, and that I have not purposely omitted any detail affecting my project's classification for storm water regulation. I hereby certify that the site design measures and storm water flow treatment measures identified herein as being incorporated into my project have been designed in accordance with the approved BMP Fact Sheet or equivalent, and is included in the final site plans. I also hereby certify that my project meets the storm water runoff reduction criteria identified in Worksheet 2, or as determined through other approved means.

Jakob Schillinger

Signature

6-24-20

Date

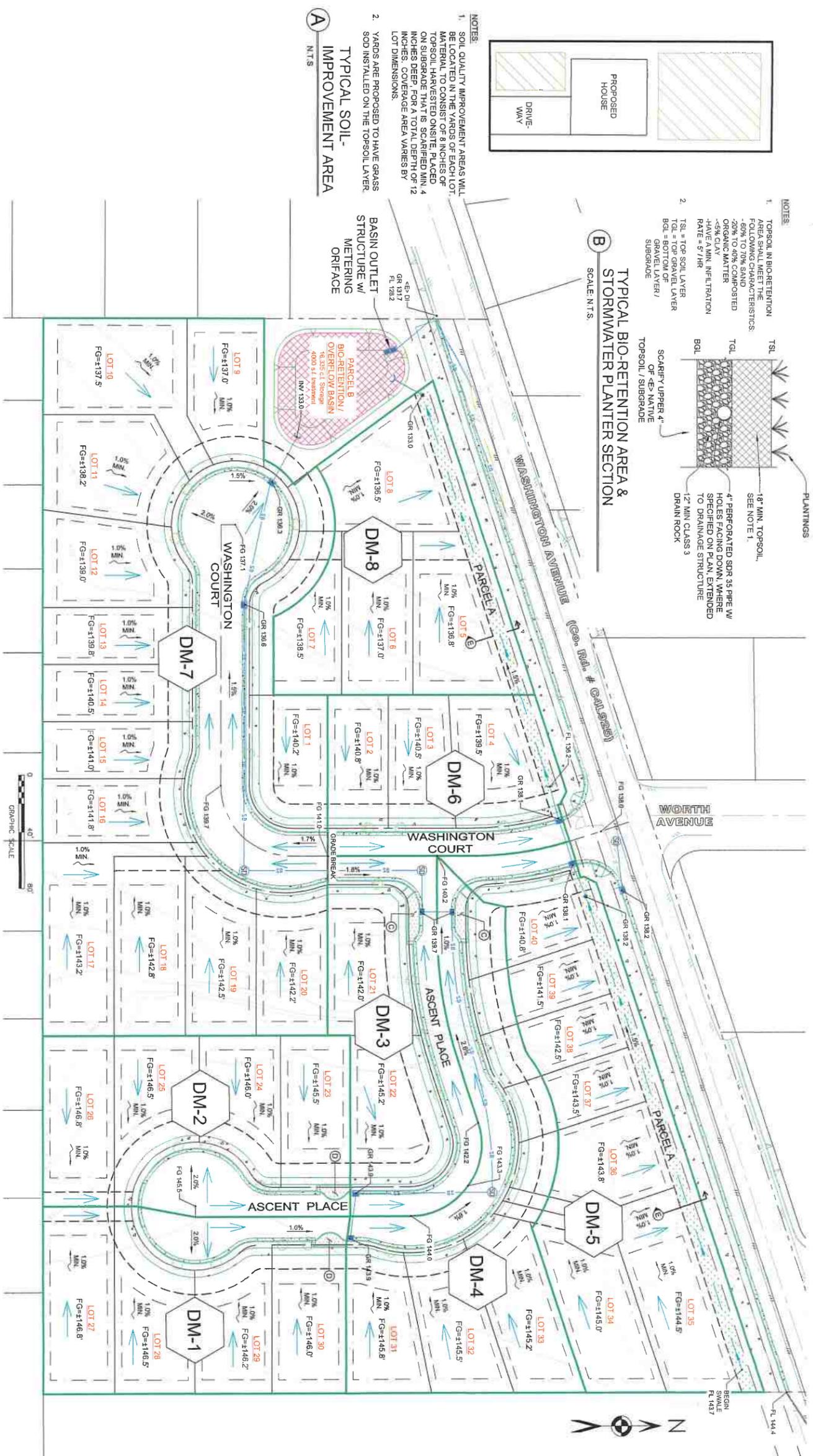
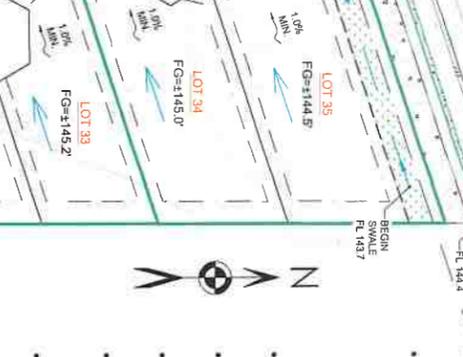
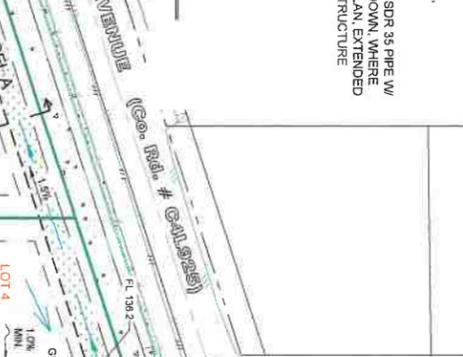
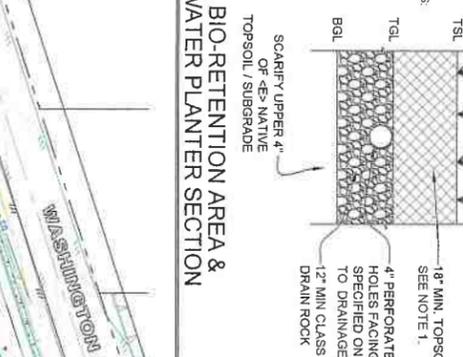
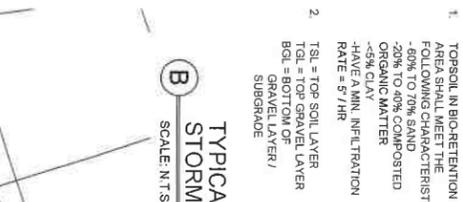
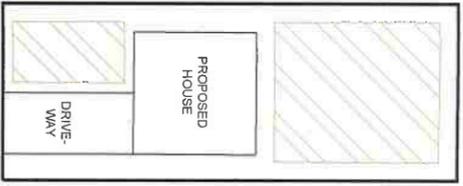
Jakob Schillinger

Print Name

I am the:

- Property Owner
- Applicant
- Contractor
- Consultant*





STORMWATER CONTROL STRATEGY

- LOTS 2 - 8 AND A PORTION OF WASHINGTON COURT WILL DRAIN TOWARD A VEGETATED SWALE SYSTEM (PARCEL B) OVERFLOW FROM THIS SWALE WILL RUN INTO THE BIO-RETENTION / OVERFLOW BASIN (PARCEL C).
- LOT 1, LOTS 9 - 20, AND A PORTION OF WASHINGTON COURT, WILL DRAIN TO THE STREET AND STORMWATER COLLECTED VIA TWO DRAINAGE INLETS AND PIPING TO THE BIO-RETENTION / OVERFLOW BASIN (PARCEL C). THE BASIN'S QUANTITY BENEFITS AND ALSO ALLOW THE HANDLING OF STORMWATER QUALITY MANAGEMENT STRATEGIES DUE TO SITE CONSTRAINTS (I.E. SMALLER LOT SIZES, REDUCED STREET WIDTHS).
- LOTS 21 - 22 AND A PORTION OF WASHINGTON COURT AND ASCENT PLACE WILL DRAIN TOWARD CORNER STORMWATER SYSTEM (PARCEL A).
- LOTS 23 - 28 AND LOTS 27 - 30 AND PORTIONS OF ASCENT PLACE WILL DRAIN TOWARD MID-BLOCK STORMWATER PLANTER SYSTEMS, WITH OVERFLOW INTO THE STORM DRAIN SYSTEM.
- LOTS 31 - 33, FRONT YARDS OF LOTS 36 - 40 AND A PORTION OF ASCENT PLACE WILL DRAIN TOWARD A CORNER STORMWATER SYSTEM.
- LOT 34 - 40 FROM REAR OF FRONT YARDS TO THE BACK OF LOT WILL DRAIN TOWARD A VEGETATED SWALE SYSTEM (PARCEL A), WHICH HAS A TERMINAL OVERFLOW DRAINAGE INLET AND PIPING CONNECTING TO A SWALE TO THE NORTH (PARCEL B).
- WASHINGTON AVENUE FRONTAGE IMPROVEMENT DRAINAGE WILL BE PROVIDED BY NEWLY INSTALLED DRAINAGE PIPING EXTENSION AND CONVEY FLOW TO THE EXISTING STORM DRAIN SYSTEM ON THE NORTH END OF THE SITE.

LEGEND

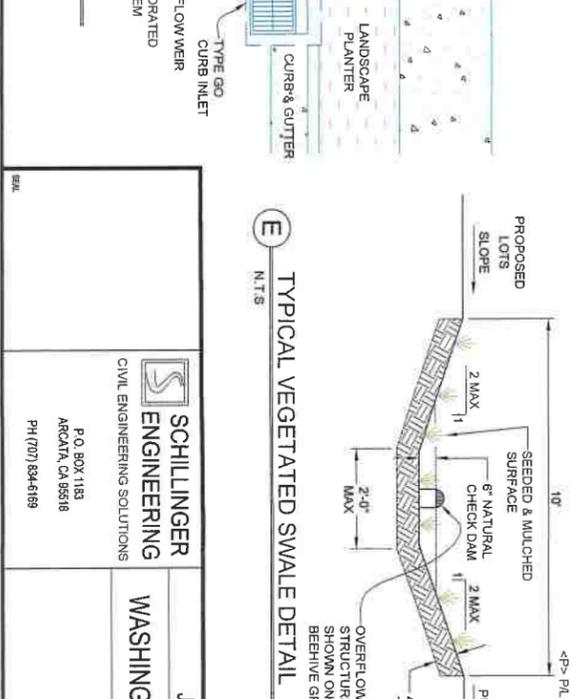
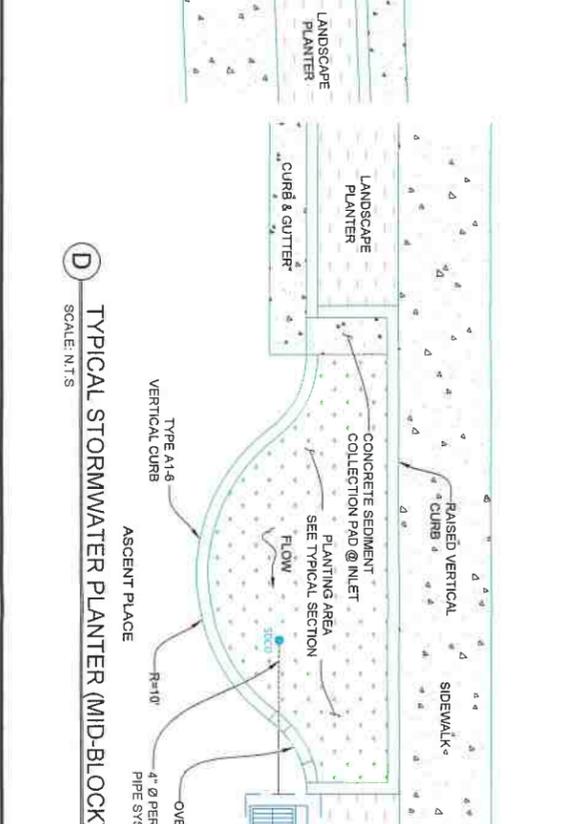
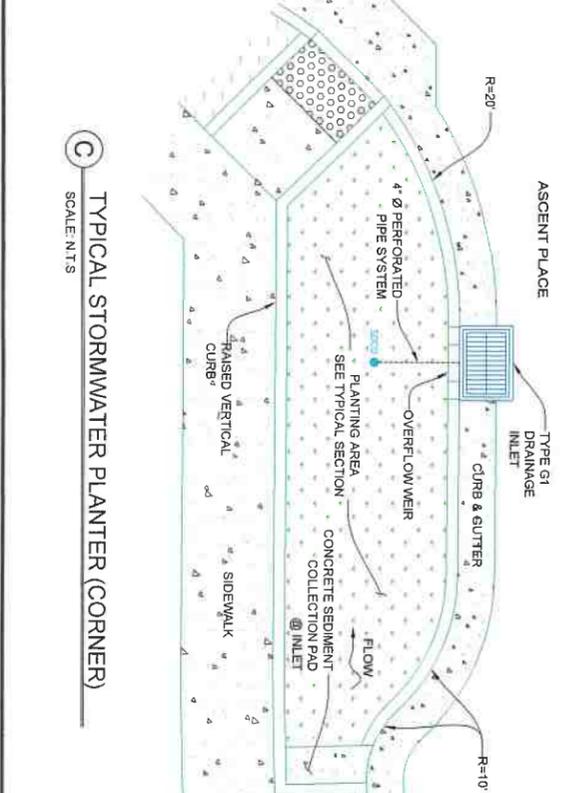
- BOUNDARY LINE OF SUBJECT PROPERTY
- LOT LINES OF ADJACENT LOTS
- PROPOSED LOT LINES
- PROPOSED EASEMENT LINES
- EXISTING EASEMENT LINES
- PROPOSED BUILDING SETBACKS
- EXISTING STORM DRAIN INLET & LINE
- PROPOSED STORM DRAIN SYSTEM
- PROPOSED STORM DRAIN MANHOLE
- VEGETATED SWALE AREA (SEE DETAIL E THIS SHEET)
- BIO-RETENTION CELLS (SEE DETAILS C & D THIS SHEET)
- BIO-RETENTION / OVERFLOW BASIN AREA (SEE DETAIL ON SHEET 2 ON TENTATIVE MAP)
- SOIL IMPROVEMENT AREA - ALL LOTS (SEE DETAIL A THIS SHEET)
- STREET TREES
- DRAINAGE MANAGEMENT AREA (SEE DETAIL ON SHEET 2 ON TENTATIVE MAP)
- STREET TREES
- DRAINAGE MANAGEMENT AREA (SEE DETAIL ON SHEET 2 ON TENTATIVE MAP)

DRAINAGE MANAGEMENT AREA (SQUARE- FEET)

DM-1 =	0.82 ACRES
DM-2 =	0.61 ACRES
DM-3 =	0.47 ACRES
DM-4 =	0.71 ACRES
DM-5 =	0.87 ACRES
DM-6 =	0.41 ACRES
DM-7 =	2.15 ACRES
DM-8 =	0.57 ACRES

HYDROLOGIC SOIL GROUP

THE PROJECT SITE FALLS UNDER HYDROLOGIC SOIL GROUP B.



STORMWATER CONTROL PLAN

JLF CONSTRUCTION INC.
WASHINGTON TERRACE SUBDIVISION

SCHILLINGER ENGINEERING CIVIL ENGINEERING SOLUTIONS
P.O. BOX 1188
ARCOLA, CA 95318
PH (707) 864-6189

APP A1

**Regulated Projects Worksheet 2
Humboldt Low Impact Development Stormwater Manual**

Project Information Washington Terrace Subdivision		Formulas/Notes	
DMA Name: DM-1			
Total Post-Project Impervious Surface Area (square feet)	A 13157 square feet		
24 hour - 85th Percentile Design Storm	B 0.65 inch	B = Select Design Storm Value (0.65-inch Humboldt Bay Area, 1.3-inch Shelter Cove)	
Impervious Surface Runoff Value (Potential Stormwater Runoff due to impervious surface area and design storm value)	C 5309 Gallons per 24 hours	C = A x B x 0.083 x 7.48	
Pervious Self-Retaining Area (SRA) Credit (if applicable, if none enter 0)			
Self-Retaining Area (square feet)	0	3.5 SRA Credit	0 square feet
		SRA Credit = Self-Retaining Area x Multiplier Select Multiplier (3.5 Humboldt Bay Area, 1.3 Shelter Cove)	
Site Design Measure Credits			
Tree Planting and Preservation			
New Trees			
100 square feet per deciduous tree	D 4 # of trees	E 400 square feet	E = D x 100
200 square feet per evergreen tree	F 0	G 0 square feet	G = F x 200
Existing Trees (Credit for 50% of existing canopy area)			
Tree #1	H ₁ 0 Canopy diameter (feet)	J ₁ 0 square feet	J ₁ = 3.14 x (H ₁ /2) ² x 0.50
Tree #2	H ₂ 0	J ₂ 0 square feet	J ₂ = 3.14 x (H ₂ /2) ² x 0.50
Tree #3	H ₃ 0	J ₃ 0 square feet	J ₃ = 3.14 x (H ₃ /2) ² x 0.50
Rain Barrel or Cisterns (55 gallon minimum)			
Square foot credit per gallon based on 24-hour, 85th Percentile Design Storm	K 2.48 Gallons	K = Select square foot credit per gallon (2.48 Humboldt Bay Area, 1.24 Shelter Cove)	
Rain Barrels	L 0	M 0 square feet	M = L x K
Cisterns	N 0	O 0 square feet	O = N x K
Infiltration Trench/Basin (55 gallon minimum ~ 21 ft³)			
volume(ft ³) = length x width x depth	P 0 cubic feet	Q 0 square feet	Q = P x R x K x 7.48
porosity (approximate %)	R 35%		
Subsurface Infiltrators (55 gallon minimum)			
Proprietary units vary, insert estimated storage in ft ³	S 0	T 0 square feet	T = S x 7.48
Impervious Area Disconnection			
Credit per square foot of pervious receiving area	U 0	U = Enter square foot value	
Soil Quality Improvement			
Credit per square foot of soil quality improvement	V 7560	V = Enter square foot value	
Green Roof			
Credit per square foot of green roof installation	W 0	W = Enter square foot value	
PPPP (Alternative engineered hardscaping surfaces)			
Credit per square foot of PPPP	X 0	X = Enter square foot value	
Vegetated Swales			
Credit per square foot of vegetated swale	Y 0	Y = Enter square foot value	
Stream Setbacks and Buffers			
Credit per square foot of stream setback and buffer ^d	Z 0	Z = Enter square foot value	
Credits Total	AA 7960 square feet	AA = SRA Credit + E + G + J ₁ + J ₂ + J ₃ + M + O + Q + T + U + V + W + X + Y + Z	
Post-Project Impervious Surface Area minus Site Design Measure Credits	BB 5157 square feet	BB = A - AA x 0.04 = 208 SF Bio-Retention	
NEW Impervious Surface Runoff Value (Potential Stormwater Runoff due to impervious surface area and design storm after implementation of Site Design Measures)	CC 2097 Gallons per 24 hours	CC = BB x B x 0.083 x 7.48	
Percent reduction in Impervious Surface Runoff Value*	DD 60.5 %	DD = ((C - CC) / C) x 100%	

*If value for DD is not greater than or equal to %100 then bioretention is required for treating remaining runoff from impervious area indicated by value BB. Design and implement bioretention facility in accordance with Humboldt LID Stormwater Manual - Part C.

**Infiltration Trench/Basin calculations are based on porosity (35%). Increased trench dimensions (volume) are required to meet 55 gallon minimum capacity.

Green Fill In (Enter Value)	Conversions Used: 1 inch = 0.083 feet 1 cubic foot = 7.48 gallons # check with agency with project area jurisdiction for requirements
Red Calculated Value	
Black Fixed Value/Selectable Value	

Regulated Projects Worksheet 2, Version 2.0 - June 29, 2016

Regulated Projects Worksheet 2
Humboldt Low Impact Development Stormwater Manual

Project Information		Washington Terrace Subdivision		Formulas/Notes	
DMA Name:	DM-2				
Total Post-Project Impervious Surface Area (square feet)	A	11422	square feet		
24 hour - 85th Percentile Design Storm	B	0.65	inch		B = Select Design Storm Value (0.65-inch Humboldt Bay Area, 1.3-inch Shelter Cove)
Impervious Surface Runoff Value (Potential Stormwater Runoff due to impervious surface area and design storm value)	C	4609	Gallons per 24 hours		C = A x B x 0.083 x 7.48
Pervious Self-Retaining Area (SRA) Credit (if applicable, if none enter 0)					
Self-Retaining Area (square feet)		0		3.5	SRA Credit
					0 square feet
SRA Credit = Self-Retaining Area x Multiplier Select Multiplier (3.5 Humboldt Bay Area, 1.3 Shelter Cove)					
Site Design Measure Credits					
Tree Planting and Preservation					
New Trees					
100 square feet per deciduous tree	D	4	# of trees	E	400 square feet
200 square feet per evergreen tree	F	0		G	0 square feet
Existing Trees (Credit for 50% of existing canopy area)					
Canopy diameter (feet)					
Tree #1	H ₁	0	J ₁	0	square feet
Tree #2	H ₂	0	J ₂	0	square feet
Tree #3	H ₃	0	J ₃	0	square feet
Rain Barrel or Cisterns (55 gallon minimum)					
Square foot credit per gallon based on 24-hour, 85th Percentile Design Storm	K	2.48	Gallons		
Rain Barrels	L	0	M	0	square feet
Cisterns	N	0	O	0	square feet
Infiltration Trench/Basin (55 gallon minimum ~ 21 ft ³)					
volume(ft ³) = length x width x depth	P	0	Q	0	square feet
porosity (approximate %)	R	35%			
Subsurface Infiltrators (55 gallon minimum)					
Proprietary units vary, insert estimated storage in ft ³	S	0	T	0	square feet
Impervious Area Disconnection					
Credit per square foot of pervious receiving area	U	0			square feet
Soil Quality Improvement					
Credit per square foot of soil quality improvement	V	7321			square feet
Green Roof					
Credit per square foot of green roof installation	W	0			square feet
PPPP (Alternative engineered hardscaping surfaces)					
Credit per square foot of PPPP	X	0			square feet
Vegetated Swales					
Credit per square foot of vegetated swale	Y	0			square feet
Stream Setbacks and Buffers					
Credit per square foot of stream setback and buffer*	Z	0			square feet
Credits Total	AA	7721	square feet		
Post-Project Impervious Surface Area minus Site Design Measure Credits	BB	3711	square feet		
NEW Impervious Surface Runoff Value (Potential Stormwater Runoff due to Impervious surface area and design storm after implementation of Site Design Measures)	CC	1494	Gallons per 24 hours		
Percent reduction in Impervious Surface Runoff Value*	DD	67.6	%		

Bio-Retention

X 0.04 = 148 SF

*If value for DD is not greater than or equal to %100 then bioretention is required for treating remaining runoff from impervious area indicated by value BB. Design and implement bioretention facility in accordance with Humboldt LID Stormwater Manual - Part C.

**Infiltration Trench/Basin calculations are based on porosity (35%). Increased trench dimensions (volume) are required to meet 55 gallon minimum capacity.

Green Fill in [Enter Value]	Conversions Used:
Red Calculated Value	1 inch = 0.083 feet
Black Fixed Value/Selectable Value	1 cubic foot = 7.48 gallons
	# check with agency with project area jurisdiction for requirements

Regulated Projects Worksheet 2
Humboldt Low Impact Development Stormwater Manual

Project Information Washington Terrace Subdivision		Formulas/Notes	
DMA Name: DM-3			
Total Post-Project Impervious Surface Area (square feet)	A	11064	square feet
24 hour - 85th Percentile Design Storm	B	0.65	inch
Impervious Surface Runoff Value (Potential Stormwater Runoff due to impervious surface area and design storm value)	C	4465	Gallons per 24 hours
Pervious Self-Retaining Area (SRA) Credit (if applicable, if none enter 0)		C = A x B x 0.083 x 7.48	
Self-Retaining Area (square feet)	0	3.5	SRA Credit 0 square feet
		SRA Credit = Self-Retaining Area x Multiplier Select Multiplier (3.5 Humboldt Bay Area, 1.3 Shelter Cove)	
Site Design Measure Credits			
Tree Planting and Preservation			
New Trees			
100 square feet per deciduous tree	D	4	E 400 square feet
200 square feet per evergreen tree	F	0	G 0 square feet
		E = D x 100 G = F x 200	
Existing Trees (Credit for 50% of existing canopy area)			
		Canopy diameter (feet)	
Tree #1	H ₁	0	J ₁ 0 square feet
Tree #2	H ₂	0	J ₂ 0 square feet
Tree #3	H ₃	0	J ₃ 0 square feet
		J ₁ = 3.14 x (H ₁ /2) ² x 0.50 J ₂ = 3.14 x (H ₂ /2) ² x 0.50 J ₃ = 3.14 x (H ₃ /2) ² x 0.50	
Rain Barrel or Cisterns (55 gallon minimum)			
Square foot credit per gallon based on 24-hour, 85th Percentile Design Storm	K	2.48	
		K = Select square foot credit per gallon (2.48 Humboldt Bay Area, 1.24 Shelter Cove)	
Rain Barrels	L	0	M 0 square feet
Cisterns	N	0	O 0 square feet
		M = L x K O = N x K	
Infiltration Trench/Basin (55 gallon minimum ~ 21 ft³)			
volume(ft ³) = length x width x depth	P	0	Q 0 square feet
porosity (approximate %)	R	35%	
		Q = P x R x K x 7.48	
Subsurface Infiltrators (55 gallon minimum)			
Proprietary units vary, insert estimated storage in ft ³	S	0	T 0 square feet
		T = S x 7.48	
Impervious Area Disconnection			
Credit per square foot of pervious receiving area	U	0	U square feet
		U = Enter square foot value	
Soil Quality Improvement			
Credit per square foot of soil quality improvement	V	3936	V square feet
		V = Enter square foot value	
Green Roof			
Credit per square foot of green roof installation	W	0	W square feet
		W = Enter square foot value	
PPPP (Alternative engineered hardscaping surfaces)			
Credit per square foot of PPPP	X	0	X square feet
		X = Enter square foot value	
Vegetated Swales			
Credit per square foot of vegetated swale	Y	0	Y square feet
		Y = Enter square foot value	
Stream Setbacks and Buffers			
Credit per square foot of stream setback and buffer ^a	Z	0	Z square feet
		Z = Enter square foot value	
Credits Total	AA	4336	square feet
		AA = SRA Credit + E + G + J ₁ + J ₂ + J ₃ + M + O + Q + T + U + V + W + X + Y + Z	
Post-Project Impervious Surface Area minus Site Design Measure Credits	BB	6728	square feet
		BB = A - AA	
NEW Impervious Surface Runoff Value (Potential Stormwater Runoff due to impervious surface area and design storm after implementation of Site Design Measures)	CC	2715	Gallons per 24 hours
		CC = BB x B x 0.083 x 7.48	
Percent reduction in Impervious Surface Runoff Value*	DD	39.2	%
		DD = ((C - CC) / C) x 100%	

X 0.04 = 269 SF Bio-Retention

*If value for DD is not greater than or equal to %100 then bioretention is required for treating remaining runoff from impervious area indicated by value BB. Design and implement bioretention facility in accordance with Humboldt LID Stormwater Manual - Part C.

**Infiltration Trench/Basin calculations are based on porosity (35%). Increased trench dimensions (volume) are required to meet 55 gallon minimum capacity.

Green Fill In {Enter Value}	Conversions Used: 1 inch = 0.083 feet 1 cubic foot = 7.48 gallons # check with agency with project area jurisdiction for requirements
Red Calculated Value	
Black Fixed Value/Selectable Value	

Regulated Projects Worksheet 2, Version 2.0 - June 29, 2016

Regulated Projects Worksheet 2
Humboldt Low Impact Development Stormwater Manual

Project Information		Washington Terrace Subdivision		Formulas/Notes	
DMA Name:	DM-4				
Total Post-Project Impervious Surface Area (square feet)	A	15814	square feet		
24 hour - 85th Percentile Design Storm	B	0.65	Inch		B = Select Design Storm Value (0.65-inch Humboldt Bay Area, 1.3-inch Shelter Cove)
Impervious Surface Runoff Value (Potential Stormwater Runoff due to impervious surface area and design storm value)	C	6382	Gallons per 24 hours		C = A x B x 0.083 x 7.48
Pervious Self-Retaining Area (SRA) Credit (if applicable, if none enter 0)					
Self-Retaining Area [square feet]		0		3.5	SRA Credit
			0		square feet
					SRA Credit = Self-Retaining Area x Multiplier Select Multiplier (3.5 Humboldt Bay Area, 1.3 Shelter Cove)
Site Design Measure Credits					
Tree Planting and Preservation					
New Trees					
100 square feet per deciduous tree	D	# of trees	7	E	700 square feet
200 square feet per evergreen tree	F		0	G	0 square feet
					E = D x 100 G = F x 200
Existing Trees (Credit for 50% of existing canopy area)					
		Canopy diameter (feet)			
Tree #1	H ₁	0	I ₁	0	square feet
Tree #2	H ₂	0	J ₂	0	square feet
Tree #3	H ₃	0	J ₃	0	square feet
					I ₁ = 3.14 x (H ₁ /2) ² x 0.50 J ₂ = 3.14 x (H ₂ /2) ² x 0.50 J ₃ = 3.14 x (H ₃ /2) ² x 0.50
Rain Barrel or Cisterns (55 gallon minimum)					
Square foot credit per gallon based on 24-hour, 85th Percentile Design Storm	K	2.48			
		Gallons			
Rain Barrels	L	0	M	0	square feet
Cisterns	N	0	O	0	square feet
					M = L x K O = N x K
Infiltration Trench/Basin (55 gallon minimum ~ 21 ft³)					
volume(ft ³) = length x width x depth	P	0	Q	0	square feet
porosity (approximate %)	R	35%			
		cubic feet			Q = P x R x K x 7.48
Subsurface Infiltrators (55 gallon minimum)					
Proprietary units vary, insert estimated storage in ft ³	S	0	T	0	square feet
					T = S x 7.48
Impervious Area Disconnection					
Credit per square foot of pervious receiving area	U	0			square feet
					U = Enter square foot value
Soil Quality Improvement					
Credit per square foot of soil quality improvement	V	7990			square feet
					V = Enter square foot value
Green Roof					
Credit per square foot of green roof installation	W	0			square feet
					W = Enter square foot value
PPPP (Alternative engineered hardscaping surfaces)					
Credit per square foot of PPPP	X	0			square feet
					X = Enter square foot value
Vegetated Swales					
Credit per square foot of vegetated swale	Y	0			square feet
					Y = Enter square foot value
Stream Setbacks and Buffers					
Credit per square foot of stream setback and buffer*	Z	0			square feet
					Z = Enter square foot value
Credits Total	AA	8690	square feet		
					AA = SRA Credit + E + G + I ₁ + J ₂ + J ₃ + M + O + Q + T + U + V + W + X + Y + Z
Post-Project Impervious Surface Area minus Site Design Measure Credits	BB	7124	square feet		
					BB = A - AA
NEW Impervious Surface Runoff Value (Potential Stormwater Runoff due to impervious surface area and design storm after implementation of Site Design Measures)	CC	2875	Gallons per 24 hours		
					CC = BB x B x 0.083 x 7.48
Percent reduction in Impervious Surface Runoff Value*	DD	55.0	%		
					DD = ((C - CC) / C) x 100%

Bio-Retention
 X0.04 = 285 SF

*If value for DD is not greater than or equal to %100 then bioretention is required for treating remaining runoff from impervious area indicated by value BB. Design and implement bioretention facility in accordance with Humboldt LID Stormwater Manual - Part C.
 **Infiltration Trench/Basin calculations are based on porosity (35%). Increased trench dimensions (volume) are required to meet 55 gallon minimum capacity.

Green Fill in [Enter Value]	Conversions Used:
Red Calculated Value	1 inch = 0.083 feet
Black Fixed Value/Selectable Value	1 cubic foot = 7.48 gallons
	# check with agency with project area jurisdiction for requirements

Regulated Projects Worksheet 2
Humboldt Low Impact Development Stormwater Manual

Project Information		Washington Terrace Subdivision		Formulas/Notes		
DMA Name:	DM-5					
Total Post-Project Impervious Surface Area (square feet)	A	13158	square feet			
24 hour - 85th Percentile Design Storm	B	0.65	inch	B = Select Design Storm Value (0.65-inch Humboldt Bay Area, 1.3-inch Shelter Cove)		
Impervious Surface Runoff Value (Potential Stormwater Runoff due to impervious surface area and design storm value)	C	5310	Gallons per 24 hours	C = A x B x 0.083 x 7.48		
Pervious Self-Retaining Area (SRA) Credit (if applicable, if none enter 0)						
Self-Retaining Area (square feet)		0	3.5	SRA Credit	0 square feet	
SRA Credit = Self-Retaining Area x Multiplier Select Multiplier (3.5 Humboldt Bay Area, 1.3 Shelter Cove)						
Site Design Measure Credits						
Tree Planting and Preservation						
New Trees						
100 square feet per deciduous tree	D	0	E	0 square feet	E = D x 100	
200 square feet per evergreen tree	F	0	G	0 square feet	G = F x 200	
Existing Trees (Credit for 50% of existing canopy area)						
Canopy diameter (feet)						
Tree #1	H ₁	0	J ₁	0 square feet	J ₁ = 3.14 x (H ₁ /2) ² x 0.50	
Tree #2	H ₂	0	J ₂	0 square feet	J ₂ = 3.14 x (H ₂ /2) ² x 0.50	
Tree #3	H ₃	0	J ₃	0 square feet	J ₃ = 3.14 x (H ₃ /2) ² x 0.50	
Rain Barrel or Cisterns (55 gallon minimum)						
Square foot credit per gallon based on 24-hour, 85th Percentile Design Storm	K	2.48				
Gallons						
Rain Barrels	L	0	M	0 square feet	M = L x K	
Cisterns	N	0	O	0 square feet	O = N x K	
Infiltration Trench/Basin (55 gallon minimum ~ 21 ft³)						
volume(ft ³) = length x width x depth	P	0	Q	0 square feet	Q = P x R x K x 7.48	
porosity (approximate %)	R	35%				
Subsurface Infiltrators (55 gallon minimum)						
Proprietary units vary, insert estimated storage in ft ³	S	0	T	0 square feet	T = S x 7.48	
Impervious Area Disconnection						
Credit per square foot of pervious receiving area	U	0	square feet			
U = Enter square foot value						
Soil Quality Improvement						
Credit per square foot of soil quality improvement	V	13157	square feet			
V = Enter square foot value						
Green Roof						
Credit per square foot of green roof installation	W	0	square feet			
W = Enter square foot value						
PPPP (Alternative engineered hardscaping surfaces)						
Credit per square foot of PPPP	X	0	square feet			
X = Enter square foot value						
Vegetated Swales						
Credit per square foot of vegetated swale	Y	3755	square feet			
Y = Enter square foot value						
Stream Setbacks and Buffers						
Credit per square foot of stream setback and buffer*	Z	0	square feet			
Z = Enter square foot value						
Credits Total	AA	16912	square feet	AA = SRA Credit + E + G + J ₁ + J ₂ + J ₃ + M + O + Q + T + U + V + W + X + Y + Z		
Post-Project Impervious Surface Area minus Site Design Measure Credits	BB	-3754	square feet	BB = A - AA No Bio-Retention		
NEW Impervious Surface Runoff Value (Potential Stormwater Runoff due to impervious surface area and design storm after implementation of Site Design Measures)	CC	-1515	Gallons per 24 hours	CC = BB x B x 0.083 x 7.48		
Percent reduction in Impervious Surface Runoff Value*	DD	128.5	%	DD = ((C - CC) / C) x 100%		

*If value for DD is not greater than or equal to %100 then bioretention is required for treating remaining runoff from impervious area indicated by value BB. Design and implement bioretention facility in accordance with Humboldt LID Stormwater Manual - Part C.

**Infiltration Trench/Basin calculations are based on porosity (35%). Increased trench dimensions (volume) are required to meet 55 gallon minimum capacity.

Green Fill In [Enter Value]	Conversions Used:
Red Calculated Value	1 inch = 0.083 feet
Black Fixed Value/Selectable Value	1 cubic foot = 7.48 gallons
Regulated Projects Worksheet 2, Version 2.0 - June 29, 2016	
# check with agency with project area jurisdiction for requirements	

Regulated Projects Worksheet 2
Humboldt Low Impact Development Stormwater Manual

Project Information Washington Terrace Subdivision		Formulas/Notes	
DMA Name:	DM-6		
Total Post-Project Impervious Surface Area (square feet)	A <input type="text" value="7922"/> square feet		
24 hour - 85th Percentile Design Storm	B <input type="text" value="0.65"/> inch		B = Select Design Storm Value (0.65-inch Humboldt Bay Area, 1.3-inch Shelter Cove)
Impervious Surface Runoff Value (Potential Stormwater Runoff due to impervious surface area and design storm value)	C <input type="text" value="3197"/> Gallons per 24 hours		C = A x B x 0.083 x 7.48

Pervious Self-Retaining Area (SRA) Credit (if applicable, if none enter 0)			
Self-Retaining Area (square feet)	<input type="text" value="0"/>	3.5	SRA Credit <input type="text" value="0"/> square feet
SRA Credit = Self-Retaining Area x Multiplier Select Multiplier (3.5 Humboldt Bay Area, 1.3 Shelter Cove)			

Site Design Measure Credits			
Tree Planting and Preservation			
New Trees			
100 square feet per deciduous tree	D <input type="text" value="4"/>	E <input type="text" value="400"/> square feet	E = D x 100
200 square feet per evergreen tree	F <input type="text" value="0"/>	G <input type="text" value="0"/> square feet	G = F x 200

Existing Trees (Credit for 50% of existing canopy area)			
	Canopy diameter (feet)		
Tree #1	H ₁ <input type="text" value="0"/>	J ₁ <input type="text" value="0"/> square feet	J ₁ = 3.14 x (H ₁ /2) ² x 0.50
Tree #2	H ₂ <input type="text" value="0"/>	J ₂ <input type="text" value="0"/> square feet	J ₂ = 3.14 x (H ₂ /2) ² x 0.50
Tree #3	H ₃ <input type="text" value="0"/>	J ₃ <input type="text" value="0"/> square feet	J ₃ = 3.14 x (H ₃ /2) ² x 0.50

Rain Barrel or Cisterns (55 gallon minimum)			
Square foot credit per gallon based on 24-hour, 85th Percentile Design Storm	K <input type="text" value="2.48"/>		K = Select square foot credit per gallon (2.48 Humboldt Bay Area, 1.24 Shelter Cove)

Rain Barrels			
	L <input type="text" value="0"/>	M <input type="text" value="0"/> square feet	M = L x K
Cisterns			
	N <input type="text" value="0"/>	O <input type="text" value="0"/> square feet	O = N x K

Infiltration Trench/Basin (55 gallon minimum ~ 21 ft³)			
volume(ft ³) = length x width x depth	P <input type="text" value="0"/>	Q <input type="text" value="0"/> square feet	Q = P x R x K x 7.48
porosity (approximate %)	R <input type="text" value="35%"/>		

Subsurface Infiltrators (55 gallon minimum)			
Proprietary units vary, insert estimated storage in ft ³	S <input type="text" value="0"/>	T <input type="text" value="0"/> square feet	T = S x 7.48

Impervious Area Disconnection			
Credit per square foot of pervious receiving area	U <input type="text" value="0"/>	square feet	U = Enter square foot value

Soil Quality Improvement			
Credit per square foot of soil quality improvement	V <input type="text" value="4812"/>	square feet	V = Enter square foot value

Green Roof			
Credit per square foot of green roof installation	W <input type="text" value="0"/>	square feet	W = Enter square foot value

PPPP (Alternative engineered hardscaping surfaces)			
Credit per square foot of PPPP	X <input type="text" value="0"/>	square feet	X = Enter square foot value

Vegetated Swales			
Credit per square foot of vegetated swale	Y <input type="text" value="747"/>	square feet	Y = Enter square foot value

Stream Setbacks and Buffers			
Credit per square foot of stream setback and buffer ²	Z <input type="text" value="0"/>	square feet	Z = Enter square foot value

Credits Total	AA <input type="text" value="5959"/>	square feet	AA = SRA Credit + E + G + J ₁ + J ₂ + J ₃ + M + O + Q + T + U + V + W + X + Y + Z
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Post-Project Impervious Surface Area minus Site Design Measure Credits	BB <input type="text" value="1963"/>	square feet	BB = AA x 0.04 = 79 SF
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NEW Impervious Surface Runoff Value (Potential Stormwater Runoff due to impervious surface area and design storm after implementation of Site Design Measures)	CC <input type="text" value="792"/>	Gallons per 24 hours	CC = BB x B x 0.083 x 7.48
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Percent reduction in Impervious Surface Runoff Value*	DD <input type="text" value="75.2"/>	%	DD = ((C - CC) / C) x 100%
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*If value for DD is not greater than or equal to %100 then bioretention is required for treating remaining runoff from impervious area indicated by value BB. Design and implement bioretention facility in accordance with Humboldt LID Stormwater Manual - Part C.

**Infiltration Trench/Basin calculations are based on porosity (35%). Increased trench dimensions (volume) are required to meet 55 gallon minimum capacity.

<input type="text" value="Green"/> Fill In [Enter Value]	Conversions Used: 1 inch = 0.083 feet 1 cubic foot = 7.48 gallons # check with agency with project area jurisdiction for requirements
<input type="text" value="Red"/> Calculated Value	
<input type="text" value="Black"/> Fixed Value/Selectable Value	

Regulated Projects Worksheet 2, Version 2.0 - June 29, 2016

Bio-Retention
↓
DMS include Swales Exceeds requirements so no Bio-Retention necessary for this DMA.

Regulated Projects Worksheet 2
Humboldt Low Impact Development Stormwater Manual

Project Information Washington Terrace Subdivision		Formulas/Notes	
DMA Name:	DM-7		
Total Post-Project Impervious Surface Area (square feet)	A 44672 square feet		
24 hour - 85th Percentile Design Storm	B 0.65 inch	B = Select Design Storm Value (0.65-inch Humboldt Bay Area, 1.3-inch Shelter Cove)	
Impervious Surface Runoff Value (Potential Stormwater Runoff due to impervious surface area and design storm value)	C 18027 Gallons per 24 hours	C = A x B x 0.083 x 7.48	

Pervious Self-Retaining Area (SRA) Credit (if applicable, if none enter 0)			
Self-Retaining Area (square feet)	0	3.5	SRA Credit 0 square feet
		SRA Credit = Self-Retaining Area x Multiplier Select Multiplier (3.5 Humboldt Bay Area, 1.3 Shelter Cove)	

Site Design Measure Credits			
Tree Planting and Preservation			
New Trees			
100 square feet per deciduous tree	D 13	E 1300 square feet	E = D x 100
200 square feet per evergreen tree	F 0	G 0 square feet	G = F x 200
Existing Trees (Credit for 50% of existing canopy area)			
Canopy diameter (feet)			
Tree #1	H ₁ 0	J ₁ 0 square feet	J ₁ = 3.14 x (H ₁ /2) ² x 0.50
Tree #2	H ₂ 0	J ₂ 0 square feet	J ₂ = 3.14 x (H ₂ /2) ² x 0.50
Tree #3	H ₃ 0	J ₃ 0 square feet	J ₃ = 3.14 x (H ₃ /2) ² x 0.50

Rain Barrel or Cisterns (55 gallon minimum)			
Square foot credit per gallon based on 24-hour, 85th Percentile Design Storm	K 2.48	K = Select square foot credit per gallon (2.48 Humboldt Bay Area, 1.24 Shelter Cove)	
Rain Barrels	L 0	M 0 square feet	M = L x K
Cisterns	N 0	O 0 square feet	O = N x K

Infiltration Trench/Basin (55 gallon minimum ~ 21 ft³)			
volume(ft ³) = length x width x depth	P 0	Q 0 square feet	Q = P x R x K x 7.48
porosity (approximate %)	R 35%		

Subsurface Infiltrators (55 gallon minimum)			
Proprietary units vary, insert estimated storage in ft ³	S 0	T 0 square feet	T = S x 7.48

Impervious Area Disconnection			
Credit per square foot of pervious receiving area	U 0	U = Enter square foot value	

Soil Quality Improvement			
Credit per square foot of soil quality improvement	V 25709	V = Enter square foot value	

Green Roof			
Credit per square foot of green roof installation	W 0	W = Enter square foot value	

PPPP (Alternative engineered hardscaping surfaces)			
Credit per square foot of PPPP	X 0	X = Enter square foot value	

Vegetated Swales			
Credit per square foot of vegetated swale	Y 0	Y = Enter square foot value	

Stream Setbacks and Buffers			
Credit per square foot of stream setback and buffer ^a	Z 0	Z = Enter square foot value	

Credits Total	AA 27009 square feet	AA = SRA Credit + E + G + J ₁ + J ₂ + J ₃ + M + O + Q + T + U + V + W + X + Y + Z	
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Post-Project Impervious Surface Area minus Site Design Measure Credits	BB 37603 square feet	BB = A - AA x 0.04 = 707 SF	
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NEW Impervious Surface Runoff Value (Potential Stormwater Runoff due to impervious surface area and design storm after implementation of Site Design Measures)	CC 7128 Gallons per 24 hours	CC = BB x B x 0.083 x 7.48	
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Percent reduction in Impervious Surface Runoff Value*	DD 60.5 %	DD = ((C - CC) / C) x 100%	
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*If value for DD is not greater than or equal to %100 then bioretention is required for treating remaining runoff from impervious area indicated by value BB. Design and implement bioretention facility in accordance with Humboldt LID Stormwater Manual - Part C.

**Infiltration Trench/Basin calculations are based on porosity (35%). Increased trench dimensions (volume) are required to meet 55 gallon minimum capacity.

Green	Fill in [Enter Value]	Conversions Used: 1 inch = 0.083 feet 1 cubic foot = 7.48 gallons # check with agency with project area jurisdiction for requirements
Red	Calculated Value	
Black	Fixed Value/Selectable Value	

Regulated Projects Worksheet 2, Version 2.0 - June 29, 2016

Bio-Retention

Regulated Projects Worksheet 2
Humboldt Low Impact Development Stormwater Manual

Project Information		Washington Terrace Subdivision		Formulas/Notes	
DMA Name:		DM-B			
Total Post-Project Impervious Surface Area (square feet)	A	7042	square feet		
24 hour - 85th Percentile Design Storm	B	0.65	inch	B = Select Design Storm Value (0.65-inch Humboldt Bay Area, 1.3-inch Shelter Cove)	
Impervious Surface Runoff Value (Potential Stormwater Runoff due to impervious surface area and design storm value)	C	2842	Gallons per 24 hours	C = A x B x 0.083 x 7.48	
Pervious Self-Retaining Area (SRA) Credit (if applicable, if none enter 0)					
Self-Retaining Area (square feet)		0	3.5	SRA Credit	0 square feet
		SRA Credit = Self-Retaining Area x Multiplier Select Multiplier (3.5 Humboldt Bay Area, 1.3 Shelter Cove)			
Site Design Measure Credits					
Tree Planting and Preservation					
New Trees					
100 square feet per deciduous tree	D	0	# of trees	E	0 square feet
200 square feet per evergreen tree	F	0		G	0 square feet
		E = D x 100 G = F x 200			
Existing Trees (Credit for 50% of existing canopy area)					
Tree #1	H ₁	0	Canopy diameter (feet)	J ₁	0 square feet
Tree #2	H ₂	0		J ₂	0 square feet
Tree #3	H ₃	0		J ₃	0 square feet
		J ₁ = 3.14 x (H ₁ /2) ² x 0.50 J ₂ = 3.14 x (H ₂ /2) ² x 0.50 J ₃ = 3.14 x (H ₃ /2) ² x 0.50			
Rain Barrel or Cisterns (55 gallon minimum)					
Square foot credit per gallon based on 24-hour, 85th Percentile Design Storm	K	2.48	Gallons		
		K = Select square foot credit per gallon (2.48 Humboldt Bay Area, 1.24 Shelter Cove)			
Rain Barrels	L	0		M	0 square feet
Cisterns	N	0		O	0 square feet
		M = L x K O = N x K			
Infiltration Trench/Basin (55 gallon minimum ~ 21 ft³)					
volume(ft ³) = length x width x depth	P	0	cubic feet	Q	0 square feet
porosity (approximate %)	R	35%			
		Q = P x R x K x 7.48			
Subsurface Infiltrators (55 gallon minimum)					
Proprietary units vary, insert estimated storage in ft ³	S	0		T	0 square feet
		T = S x 7.48			
Impervious Area Disconnection					
Credit per square foot of pervious receiving area	U	0			
		U = Enter square foot value			
Soil Quality Improvement					
Credit per square foot of soil quality improvement	V	8694			
		V = Enter square foot value			
Green Roof					
Credit per square foot of green roof installation	W	0			
		W = Enter square foot value			
PPPP (Alternative engineered hardscaping surfaces)					
Credit per square foot of PPPP	X	0			
		X = Enter square foot value			
Vegetated Swales					
Credit per square foot of vegetated swale	Y	2259			
		Y = Enter square foot value			
Stream Setbacks and Buffers					
Credit per square foot of stream setback and buffer*	Z	0			
		Z = Enter square foot value			
Credits Total	AA	10953	square feet	AA = SRA Credit + E + G + J ₁ + J ₂ + J ₃ + M + O + Q + T + U + V + W + X + Y + Z	
Post-Project Impervious Surface Area minus Site Design Measure Credits	BB	-3911	square feet	BB = A - AA No Bio-Retention	
NEW Impervious Surface Runoff Value (Potential Stormwater Runoff due to impervious surface area and design storm after implementation of Site Design Measures)	CC	-1578	Gallons per 24 hours	CC = BB x B x 0.083 x 7.48	
Percent reduction in Impervious Surface Runoff Value*	DD	155.5	%	DD = ((C - CC) / C) x 100%	

*If value for DD is not greater than or equal to %100 then bioretention is required for treating remaining runoff from impervious area indicated by value BB. Design and implement bioretention facility in accordance with Humboldt LID Stormwater Manual - Part C.

**Infiltration Trench/Basin calculations are based on porosity (35%). Increased trench dimensions (volume) are required to meet 55 gallon minimum capacity.

- Green Fill In (Enter Value)
- Red Calculated Value
- Black Fixed Value/Selectable Value

Conversions Used:
 1 inch = 0.083 feet
 1 cubic foot = 7.48 gallons

ATTACHMENT 3

CEQA Initial Study and Mitigated Negative Declaration

Furtado-Washington Terrace

Final Subdivision and Planned Development Permit (PLN-2020-16515)

Initial Study/Mitigated Negative Declaration

June 28, 2021



Prepared By:



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

Project Information

Project Title: Furtado-Washington Terrace Final Subdivision and Planned Development Permit (PLN-2020-16515)

Lead Agency

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

Property Owners

JLF Construction, Inc.
3329 Halfway Ave
McKinleyville, CA 95519

Project Applicant

Jim Furtado
3329 Halfway Ave
McKinleyville, CA 95519

Project Location

The project is located on the west side of Washington Avenue, approximately 280 feet north from the intersection of Washington Avenue and School Road, in the McKinleyville area. APN: 508-242-044

General Plan Designation

Residential Low Density (RL), Density: Range is 1 to 8 units per acre, McKinleyville Community Plan (MCCP), 2017 General Plan, Slope Stability: Relatively Stable (0).

Zoning

Residential One-Family (R-1), Noise Impact (N)

Project Description

The project is a Major (Final Map) Subdivision of an approximately 7.6-acre parcel into forty (40) residential parcels, ranging in size from approximately 3,800 square feet to 7,500 square feet. A minimum of 15 percent of the lots would meet affordable housing requirements. A Planned Development Permit is also requested to allow for reduced lot sizes on 10 of the 40 lots (below the R-1 Zone's standard minimum lot size of 5,000 square feet), and to allow 40-foot-wide lot widths on these 10 smaller lots. Additionally, an exception to County shading requirements is requested for Lots 12-15 and 37-40.

The applicant states: *“The Planned Unit Development designation will allow for greater design flexibility. The Planned Unit Development requests to reduce lot dimensions as well as lot areas down from the 5,000 Square Feet size required by R1 Zone. Per the Tentative Map, 10 lots are currently proposed to be smaller than the R1 zoning requirements, with the smallest being Lot 37 at 3,653 Square Feet. Lot dimensions for these 10 lots are proposed to be 40 feet wide by just over 90 feet deep. As a condition of development from the purchase of this formerly publicly owned property, 15% of the total lots must meet affordable housing requirements per the income limits specified by the U.S. Department of Housing and Urban Development (HUD). Thus, a minimum of 6 lots out of the 40 total subdivision lots proposed must meet these requirements. Supporting the above lot sizes and dimensions will allow the project to better adapt to site conditions and meet its affordable housing target.”*

The lots will be served with community water and sewer by the McKinleyville Community Services District (CSD). Access to the proposed project would occur via a single street connection to Washington Avenue, with access to individual lots provided by two cul-de-sac streets. In addition to 40 residential parcels, on-site storm drainage would be provided via an on-site basin (proposed Parcel C) and two linear swales (Parcels A and B). These can be maintained by a homeowner's association, the Services District or the County (the applicant has indicated a preference for the County to maintain the facilities).

Baseline Conditions: Surrounding Land Uses and Setting

The project is undeveloped and is predominantly open, covered with grasses, shrubs, and clusters of trees (Monterey and shore pines). The site slopes generally at approximately 3 percent from a low elevation of approximately 138 ft in the northeast corner to a high elevation of approximately 165 ft in the southwest corner. The property fronts Washington Avenue to the east.

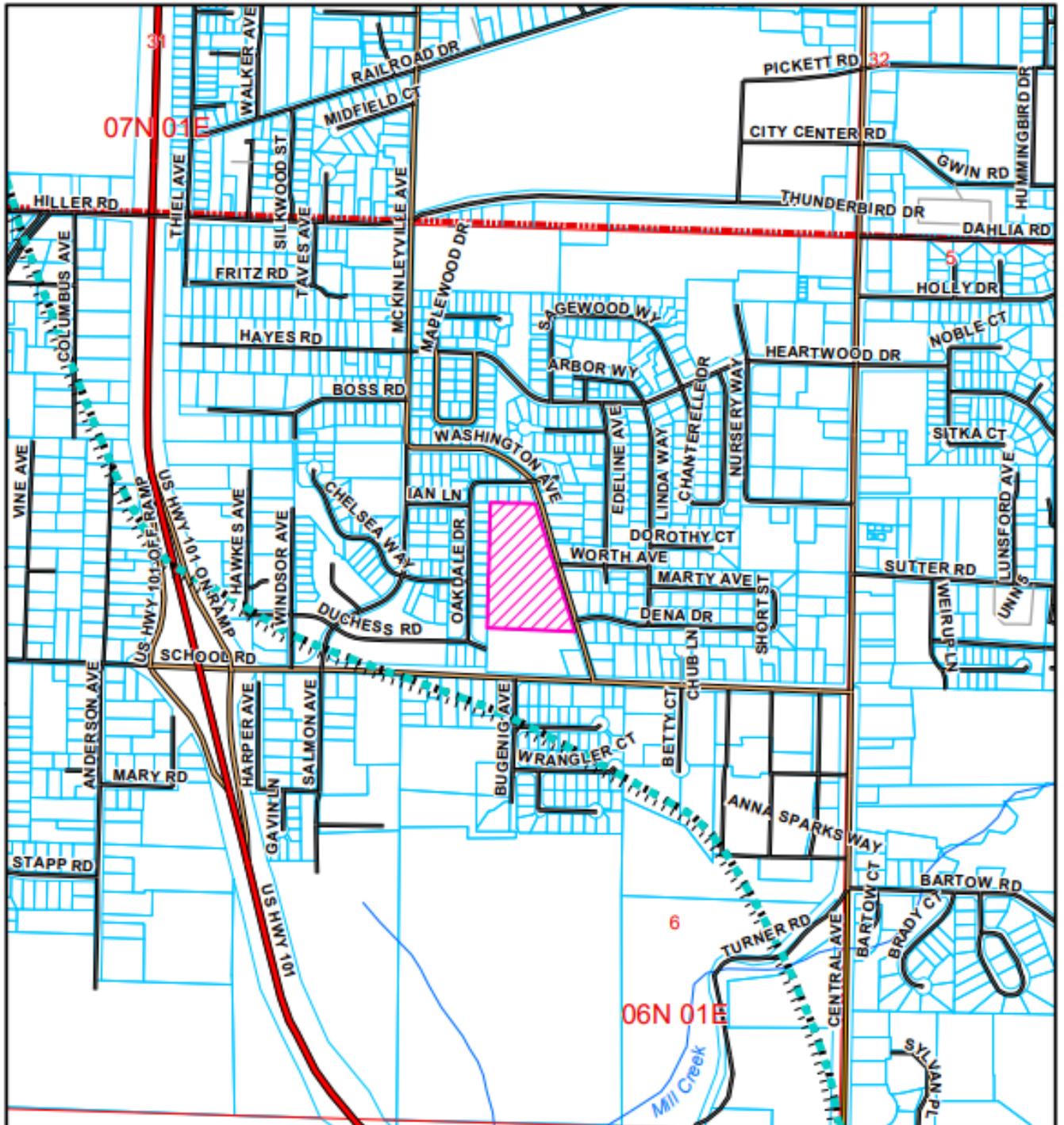
Surrounding land uses:

- North: Single-family residential
- East: Single-family residential
- South: Undeveloped parcel (owned by McKinleyville Community Services District)
- 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. 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 for the Tentative Map and mitigation measure.



LOCATION MAP

**PROPOSED JLF CONSTRUCTION, INC
FINAL MAP SUBDIVISION &
PLANNED DEVELOPMENT PERMIT
MCKINLEYVILLE AREA**

**PLN-2020-16515
APN: 508-242-044**

T06N R01E S06 HB&M (Arcata North)

Project Area = 

Coastal Zone Boundary 

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

Determination: On the basis of this initial evaluation:

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

B Millar

6-25--21

Signature

Date

Brian Millar, Contract 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.

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

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

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

I. Aesthetics. 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) Less Than Significant Impact: The project site is not within an area mapped or designated with scenic vistas or resources, nor is it in the Coastal Zone where specified areas of scenic values are mapped and certified by the state. The site is located in a largely urbanized area within the McKinleyville community, and surrounded on three sides (to the west, north and east) by developed single-family residential neighborhoods. 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 development of 40 single-family residences built on lots ranging in size from approximately 3,800 square feet to 7,500 square feet. The lots would be developed consistent with County setback standards and building height limitations. The county finds no evidence that the subdivision of the parcel within the area will have substantial adverse aesthetic impacts, and there is no indication that the project will significantly 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) Less Than Significant: Neither the subject property nor adjacent lands are within a Williamson Act Contract. The site does not contain prime farmland soils, nor does the site contain unique farmland. 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 Zone. The county finds no evidence that the project will result in a significant adverse impact on agricultural resources.

III. Air Quality. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?			X	
b) 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: 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, etc.), 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 40 lots, all suitable for single-family residential development. The project would not: (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 Game or U.S. Fish and Wildlife Service?		X		
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of 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 Fish?		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-c) Less Than Significant with Mitigation Incorporated. Seasonally appropriate floristic surveys were completed on March 22 and June 18, 2021, for potentially occurring special status plants. No special status plants were detected onsite. The parcel contains a mixture of native and non-native dominated vegetation communities, including non-native Monterey pine woodland, native coastal brambles, invasive Scotch broom, and mowed grassland dominated by non-native sweet vernal grass (GHD 2021, p 7). Vegetation includes: a 0.27-acre patch of disturbed coastal brambles dominated by California blackberry (*Rubus ursinus*), which are considered a Sensitive Natural Community (S3 G4); a 1.11-acre stand of trees dominated by planted Monterey pine (*Pinus radiata*); a 0.11-acre patch of invasive Scotch broom (*Cytisus scoparius*); and a 5.33-acre mowed field dominated by non-native sweet vernal grass (*Anthoxanthum odoratum*) (GHD 2021, p. 7). Although Monterey pine is rare (CRPR 1B.1) (CNPS 2021) within its native range in the Central Coast of California, it has been widely planted and naturalized on the North Coast (GHD 2021, p. 5). Many escaped exotic species and several species designated as invasive by the California Invasive Plant Council (Cal-IPC) were noted onsite (GHD 2021, p. 5).

If removal of the coastal bramble patch or any trees is planned onsite, it should occur outside of the breeding season (March 15-August 15), or surveys will be needed to ensure any nesting birds in the area are protected. The recommended mitigation measure for potential impacts to nesting birds protected under MBTA has been provided in Mitigation Measure No. 1. It is also recommended that the landowner incorporates native trees and

shrubs by landscaping or preservation of native trees and shrubs currently on the parcel as feasible. Recommended native landscaping species that could replace the native habitat value of the recently established coastal brambles on the parcel include California blackberry, coast silk tassel (*Garrya elliptica*), red flowering currant (*Ribes sanguineum*), evergreen huckleberry (*Vaccinium ovatum*), or coast twinberry (*Lonicera involucrata*), among other locally occurring plants that may be available at a restoration nursery.

The site consists of 3-parameter uplands based on field investigations that showed a lack of one and three parameter wetlands, and no wetlands have been previously mapped on the parcel (GHD 2021, p. 5).

Based on the Complete Botanical Surveys and Habitat Assessment (GHD 2021), a mitigation measure is included addressing protection of special status, migratory, and nesting birds. With this mitigation measure, the project is not anticipated to 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. Additionally, with the project mitigation measures, the project is not anticipated to 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.

(d) Less Than Significant: 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) Less Than Significant with Mitigation Incorporated: The Complete Botanical Surveys and Habitat Assessment (GHD 2021), included protocol-level floristic surveys for potentially occurring special status plants and investigations for sensitive habitats and potential wetlands onsite were completed on March 22 and June 18, 2021 (GHD 2021, p. 7). The surveys determined that parcel contains a mixture of native and non-native dominated vegetation communities, including non-native Monterey pine woodland, native coastal brambles, invasive Scotch broom, and mowed grassland dominated by non-native sweet vernal grass (GHD 2021, p. 7). Highly invasive Scotch broom, English ivy, Himalayan blackberry, and pampas grass should be high priority for removal, this will be addressed as a recommended condition of approval for the project; invasive English holly, cotoneaster, periwinkle (*Vinca major*), and bull thistle (*Cirsium vulgare*), as well as an uncommon nonnative star acacia (*Acacia verticillata*) are also recommended for removal. If removal of the coastal bramble patch or any trees is planned onsite, it should occur outside of the breeding season (March 15-August 15), or surveys will be needed to ensure any nesting birds in the area are protected (GHD 2021, p. 7).

(f) Less Than Significant: 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 a significant adverse impact on any habitat conservation plan.

Mitigation Measure No. 1: Protect Special Status, Migratory, and Nesting Birds

Ground disturbance and vegetation clearing shall be conducted, if possible, during the fall and/or winter months and outside of the avian nesting season (March 15 – August 15) to avoid any direct effects to special status and protected birds. If ground disturbance cannot be confined to work outside of the nesting season, a qualified ornithologist shall conduct pre-construction surveys within the vicinity of the project area, to check for nesting activity of native birds and to evaluate the site for presence of raptors and special status bird species. The ornithologist shall conduct at minimum a one day pre-construction survey within the 7 - day period prior to vegetation removal and ground disturbing activities. If ground disturbance and vegetation removal work lapses for seven days or longer during the breeding season, a qualified ornithologist shall conduct a supplemental avian preconstruction survey before project work is reinitiated.

If active nests are detected within the construction footprint or within 500 feet of construction activities, the ornithologist shall flag a buffer around each nest. Construction activities shall avoid nest sites until the ornithologist determines that the young have fledged or nesting activity has ceased. If nests are documented outside of the construction (disturbance) footprint, but within 500 feet of the construction area, buffers would be implemented as needed. In general, the buffer size for common species would be determined on a case-by-case basis in consultation with the CDFW and, if applicable, with USFWS. Buffer sizes would take into account factors such as (1) noise and human disturbance levels at the construction site at the time of the survey and the noise and disturbance expected during the construction activity; (2) distance and amount of vegetation or other screening between the construction site and the nest; and (3) sensitivity of individual nesting species and behaviors of the nesting birds.

If active nests are detected during the survey, the qualified ornithologist shall monitor all nests at least once per week to determine whether birds are being disturbed. Activities that might, in the opinion of the qualified ornithologist, disturb nesting activities (e.g., excessive noise), shall be prohibited within the buffer zone until such a determination is made. If signs of disturbance or distress are observed, the qualified ornithologist shall immediately implement adaptive measures to reduce disturbance. These measures may include, but are not limited to, increasing buffer size, halting disruptive construction activities in the vicinity of the nest until fledging is confirmed or nesting activity has ceased, placement of visual screens or sound dampening structures between the nest and construction activity, reducing speed limits, replacing and updating noisy equipment, queuing trucks to distribute idling noise, locating vehicle access points and loading and shipping facilities away from noise-sensitive receptors, reducing the number of noisy construction activities occurring simultaneously, and/or reorienting and/or relocating construction equipment to minimize noise at noise-sensitive receptors.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
V. Cultural Resources. Would the project:				
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:

(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.

(b, c) Less Than Significant with Mitigation Incorporated: Pursuant to AB52, the project was initially referred to local Tribes. Based on referral responses, including from the Wiyot, Bear Creek and Blue Lake Rancheria Tribes, no further action was deemed necessary. The standard accidental discovery clause of cultural/archaeological resources is provided as a condition of approval for the Final Map and Mitigation Measure No. 2, below.

Mitigation Measure No. 2. The following note shall be placed on the project Final Map, and on the Improvement Plans and carried out through project implementation: “If suspected archaeological resources are encountered during the project: 1. Stop work within 100 feet of the find; 2. Call the project representative, a professional archaeologist, the County Planning and Building Department and representatives from the Wiyot Tribe; 3. The professional historic resource consultant, Tribe and County officials will coordinate and provide an assessment of the find and determine the significance and recommend next steps.”

“If human remains are encountered: 1. All work shall stop and per CA Health and Safety Code Section 7050.5: 2. Call the Humboldt County Coroner at (707) 445- 7242; 3. The Coroner will determine if the remains are of prehistoric/historic Native American origin. If the remains are Native American Heritage Commission within 24 hours. 5. The NAHC is responsible under CA PRC 5097.98. (a) for identifying the most likely descendent (MLD) immediately and providing contact information. The MLD may, with the permission of the owner of the land, or his or her authorized representative, inspect the site of the discovery of the Native American human remains and may recommend to the owner means for treatment or disposition, with appropriate dignity, of the human remains and any associated grave goods. The descendants shall complete their inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the site.”

“The applicant is responsible for ensuring compliance with this condition.”

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:

(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 ongoing occupancy of the 40 homes. The construction phase is not anticipated to utilize excessive energy, and the 40 new homes that could be constructed on the project's 40 lots will be compliant with the energy requirements of Title 24 of the Building Code. Solar access plans have been developed for each lot to ensure natural solar heating is available; the applicant has requested an exception to County solar access requirements for Lots 12-15 and 37-40, which will be considered as part of the Planning Commission action on the proposed subdivision application. Therefore, a less than significant impact will occur.

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

(a)(i-iii) Less Than Significant impact: The southwest corner of the project site is located within an Alquist-Priolo Earthquake Fault Zone. The subject property was part of a 1989 LACO analysis, *Geotechnical Investigation, Fault-Rupture Hazard Evaluation, Mad River Fault Zone, Alquist-Priolo Special Study Zone*, which analyzed the potential impacts of the fault zone on future development of the project site and an adjoining property. LACO’s study found that various fault studies in the area document the north trace of the Mad River fault diminishing to the southeast of the project site, stopping just south of its intersection with School Road. As the study had been prepared over 20 years ago, the County utilized a current review of the fault zone study by SHN engineers. The SHN analysis found “the results of the LACO fault study are clear and definitive.” Active faulting at the site appears to be limited; the absence of fault rupture potential on the project site was addressed by trench analysis and on-site investigations. SHN found that no additional fault investigation is required and recommended the 1989 LACO fault evaluation report for the site be accepted by the County. A geotechnical investigation of the project site was also prepared by SHN in 2020. The geotechnical analysis found the site suitable for residential development and included recommendations for site preparation, grading, and residential foundation design. These provisions will be implemented as part of site development plans. Additionally, 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.

(a)(IV) Less Than Significant Impact: 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 prevent soil erosion and loss of topsoil.

(c) Less Than Significant impact: The project is located in or on soils that are classified as having relatively stable slopes, with the site being generally level to approximately three percent grades. 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 project site is not located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994); therefore, the project will not create substantial risks to life or property.

(e) No Impact: The project will connect to community 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 40 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. Because of the temporary nature of the greenhouse gas contributions, coupled with the modest quantity of emission, the proposed project would not have a significant impact on the environment, nor conflict with applicable plan, policy, or regulation for the purposes of reducing greenhouse gas emissions. 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) Less Than Significant impact: The project site is not included on a list of hazardous material sites, nor does the proposed subdivision involve routine transport, use or disposal of hazardous materials. The project site is approximately 2.2 miles south of the California Redwood Coast – Humboldt County Airport and would not impact airport operations or be impacted by the Airport. 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:			X	
(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	
<p>Discussion:</p> <p>(a-e) Less than significant Impact: The project site will be provided with water and sewage disposal by connection to the McKinleyville (CSD), and therefore would not impact groundwater supplies nor require on-site sewage disposal systems. The County finds no evidence indicating that the subdivision will violate any water quality or waste discharge standards, or otherwise substantially degrade water quality. According to the Flood Insurance Rate Map, the project site is located outside the 100 - and 500- year floodplains (Panel No. 06023 C0690F). Further, the project site is not within a mapped dam or levee inundation area. The site sits at elevations ranging from approximately 138 to 165 feet and is outside areas subject to tsunami run-up. The project was reviewed by Public Works which recommended that the applicant submit a complete hydraulic report and drainage plan as a condition of approval. No streams, creeks or other waterways will be altered as a result of this project. The County finds no evidence that the proposed project will result in significant hydrologic or water quality impacts.</p>				

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	

Discussion:

(a-b) Less Than Significant Impact: The 7.6-acre project site is designated Residential Low Density (RL), Density: Range is 1 to 8 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), Noise Impact (N). The General Plan and Zoning are intended to support single-family residential development. The proposed project would have a resultant density of approximately 5.2 units/acre, consistent with the land use designation. The subject property would be accessed by a primary roadway connection from Washington Avenue, with internal circulation provided by two cul-de-sacs. As such, the design of the project would not divide an established community. A Planned Development Permit is included as part of the project to allow modification of Zone's R-1 lot width and minimum size standards on 10 of the lots. The Department finds there is no evidence that the project will result in significant adverse impact with regard to land use and planning.

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

Discussion:

(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.

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: This parcel is located within a Noise Impact combining zone (see discussion below under item (c)), though the planned single-family residential uses of the lots is not anticipated to generate a substantial increase in ambient noise levels in the vicinity of the project nor in excess of local standards.

(b) 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 groundborne vibration. No significant permanent change in noise from the existing conditions would result from this project.

(c) Less Than Significant Impact: The project area is approximately 2.2 miles south of the California Redwood Coast – Humboldt County Airport, and therefore is not within 2 miles of a public or private airport. The project site is zoned with a “N” (Noise) Combining District, which is used to establish regulations to maintain, within single family structures, low exposure levels to noise associated with airports and major roads. These Noise impact regulations are applied to areas mapped by the General Plan to have a noise exposure level of equal to or in excess of 60 dB Community Noise Equivalent Level - Day-Night Average Level (CNEL-Ldn); the 60 dB noise contour related to Airport noise does not affect the project site, though potential noise related to traffic along the project’s Washington Avenue frontage is identified as a potential noise source impacting the site. Pursuant to requirements of the “N” Combining District, building standards to reduce interior noise levels of new residences will be applied as part of the building permit process to limit noise levels to 45 dB CNEL-Ldn in all habitable rooms. This standard will ensure noise impacts associated with the Airport would not present a significant impact to the proposed subject property. Therefore, noise impacts will remain less than significant.

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) Less Than Significant Impact. The proposed project would divide a 7.6-acre parcel into 40 lots 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 8 units per acre, and the proposed project would have a residential density of 5.2 dwelling units per acre. Six of the lots (15 percent of project total) would be provided for affordable housing development, supporting County affordable housing goals. The project site 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 a significant 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:

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. The Fire District would not allow on-street parking in cul-de-sac areas to ensure adequate emergency vehicle turnarounds are available; this will be addressed as a project condition of the Final Map. Police protection would be provided by the County Sheriff's Office. 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 has reviewed the proposed project plans and has recommended approval. 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. 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 project site has direct access to and frontage along Washington Avenue, which is classified as an Urban Minor Arterial in the General Plan. The project proposes a single roadway connection to Washington Avenue, with internal access to the project's 40 residential lots provided by two cul-de-sac roadways. The Final Map indicates a planned 46-footwide roadway section for these internal streets, including two vehicle travel lanes, parking lanes on each side of the streets, landscape strips and 5-foot-wide sidewalks. The Land Use Division of Public Works has recommended conditions of approval for the project, including for frontage and internal road improvements. The project developer will be required to construct sidewalk improvements from the southern boundary of the subdivision to School Road in order to provide access to a bus stop on Central Avenue at School Road. This is 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 40 parcels for single-family residential use, the County finds there is no evidence that the project will not result in a change in air traffic patterns (with the closest Airport over two miles to the north), nor will it result in vehicle miles traveled because it is infill development withing on half mile of an existing transit stop. A Class II bicycle lane is located along School Road, just south of the project site. 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 de fined 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, the lead agency shall consider the significance of the resource to a California Native American tribe?		X		
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Discussion:

(a-i,ii) Less Than Significant Impact:
Pursuant to AB52, the project was initially referred to local Tribes. Based on referral responses, including from the Wiyot, Bear Creek and Blue Lake Rancheria Tribes, no further action was deemed necessary. The standard accidental discovery clause of cultural/archaeological resources is provided as a condition of approval for the Tentative Map and Mitigation Measure No. 2, previously discussed under Cultural/Historical Resources.

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: 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 to utilities and service systems. The 7.6-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 C) and two linear drainage swales (Parcels A and B) 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:				
<p>(a-d) Less than significant: 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. The project impact will be less than significant.</p>				

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	
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Discussion:

(a-c) Less Than Significant Impact: The proposed project divides one 7.6-acre parcel into 40 parcels 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

Biological Resources:

Mitigation Measure No. 1: Protect Special Status, Migratory, and Nesting Birds

Ground disturbance and vegetation clearing shall be conducted, if possible, during the fall and/or winter months and outside of the avian nesting season (March 15 – August 15) to avoid any direct effects to special status and protected birds. If ground disturbance cannot be confined to work outside of the nesting season, a qualified ornithologist shall conduct pre-construction surveys within the vicinity of the project area, to check for nesting activity of native birds and to evaluate the site for presence of raptors and special status bird species. The ornithologist shall conduct at minimum a one-day pre-construction survey within the 7 - day period prior to vegetation removal and ground disturbing activities. If ground disturbance and vegetation removal work lapses for seven days or longer during the breeding season, a qualified ornithologist shall conduct a supplemental avian preconstruction survey before project work is reinitiated.

If active nests are detected within the construction footprint or within 500 feet of construction activities, the ornithologist shall flag a buffer around each nest. Construction activities shall avoid nest sites until the ornithologist determines that the young have fledged or nesting activity has ceased. If nests are documented outside of the construction (disturbance) footprint, but within 500 feet of the construction area, buffers would be implemented as needed. In general, the buffer size for common species would be determined on a case-by-case basis in consultation with the CDFW and, if applicable, with USFWS. Buffer sizes would take into account factors such as (1) noise and human disturbance levels at the construction site at the time of the survey and the noise and disturbance expected during the construction activity; (2) distance and amount of vegetation or other screening between the construction site and the nest; and (3) sensitivity of individual nesting species and behaviors of the nesting birds.

If active nests are detected during the survey, the qualified ornithologist shall monitor all nests at least once per week to determine whether birds are being disturbed. Activities that might, in the opinion of the qualified ornithologist, disturb nesting activities (e.g., excessive noise), shall be prohibited within the buffer zone until such a determination is made. If signs of disturbance or distress are observed, the qualified ornithologist shall

immediately implement adaptive measures to reduce disturbance. These measures may include, but are not limited to, increasing buffer size, halting disruptive construction activities in the vicinity of the nest until fledging is confirmed or nesting activity has ceased, placement of visual screens or sound dampening structures between the nest and construction activity, reducing speed limits, replacing and updating noisy equipment, queuing trucks to distribute idling noise, locating vehicle access points and loading and shipping facilities away from noise-sensitive receptors, reducing the number of noisy construction activities occurring simultaneously, and/or reorienting and/or relocating construction equipment to minimize noise at noise-sensitive receptors.

Timing for Implementation/Compliance: Throughout project construction

Person/Agency Responsible for Monitoring: Applicant and successors

Monitoring Frequency: Throughout construction

Evidence of Compliance: Visible evidence

Cultural Resources:

Mitigation Measure No. 2: The following note shall be placed on the Development Plan and carried out through project implementation: "If suspected archaeological resources are encountered during the project: 1. Stop work within 100 feet of the find; 2. Call the CalFire project representative, a professional archaeologist and representatives from the Blue Lake Rancheria, Bear River Band of the Rohnerville Rancheria and the Wiyot Tribe; 3. The professional historic resource consultant, Tribes and CalFire officials will coordinate and provide an assessment of the find and determine the significance and recommend next steps.

"If human remains are encountered: 1. All work shall stop and per CA Health and Safety Code Section 7050.5: 2. Call the Humboldt County Coroner at (707) 445-7242; 3. The Coroner will determine if the remains are of prehistoric/historic Native American origin. If the remains are Native American Heritage Commission within 24 hours. 5. The NAHC is responsible under CA PRC 5097.98. (a) for identifying the most likely descendent (MLD) immediately and providing contact information. The MLD may, with the permission of the owner of the land, or his or her authorized representative, inspect the site of the discovery of the Native American human remains and may recommend to the owner or the person responsible for the excavation work means for treatment or disposition, with appropriate dignity, of the human remains and any associated grave goods. The descendants shall complete their inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the site."

"The applicant is ultimately responsible for ensuring compliance with this condition."

Timing for Implementation/Compliance: Throughout project construction

Person/Agency Responsible for Monitoring: Applicant and successors

Monitoring Frequency: Throughout construction

Evidence of Compliance: Visible evidence

ATTACHMENT 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	✓	Approval	✓	
McKinleyville Community Service District	✓	Approval	✓	
Arcata Fire Protection District	✓	Conditional Approval	✓	
California Department of Fish and Wildlife	✓	Conditional Approval	✓	
Regional Water Quality Control Board	-	None		
North Coast Unified Air Quality Management District	-	None	✓	
Pacific Gas & Electric Company	✓	Conditional Approval	✓	
McKinleyville Union School District	✓	Approval	✓	
Bear River Band	✓	Conditional Approval	✓	
Blue Lake Rancheria	✓	Conditional Approval	✓	
NWIC	✓	Conditional Approval	✓	
Wiyot Tribe	✓	Conditional Approval	✓	

ATTACHMENT 5

Public Comments

16515

Paul, Gayle

From: Moxon, Delilah
Sent: Monday, August 2, 2021 1:56 PM
To: Paul, Gayle
Cc: McClenagan, Laura
Subject: FW: MND for Furtado Washington Terrace



Good afternoon,

Gayle: Please add the email below to the Accela record and the project e-file as public comment. Follow that with a copy of the communication to the physical file.

Laura: This is not coming for hearing right now, but we will need to consider the public comment when it does.

Thank you both,



Delilah Moxon

Administrative Services Manager
Planning and Building Department
3015 H Street | Eureka, CA 95501
Phone: 707-445-7541 | Fax: 707-445-7446
Email: dmoxon@co.humboldt.ca.us

From: Brian Millar <brian@landlogistics.com>
Sent: Monday, August 2, 2021 1:51 PM
To: Sarah Pilkington <spilkington721@gmail.com>; corin pilkington <corinup@gmail.com>
Cc: Johnson, Cliff <CJohnson@co.humboldt.ca.us>; Moxon, Delilah <DMoxon@co.humboldt.ca.us>
Subject: Re: MND for Furtado Washington Terrace

Hello Ms. Pilkington,
I've provided brief responses to your questions, below. We'll also provide your comments to the Planning Commission as part of their packet of project materials for when this item goes to a public hearing.
Thank you.
Brian Millar
Land Logistics

From: Sarah Pilkington <spilkington721@gmail.com>
Sent: Friday, July 30, 2021 7:57 AM
To: Brian Millar <brian@landlogistics.com>; Sarah Pilkington <spilkington721@gmail.com>; corin pilkington <corinup@gmail.com>
Subject: MND for Furtado Washington Terrace

Hi Brian:

It was nice chatting with you a couple of weeks ago. You said I could send comments to your email in regards to the MND for the Furtado Washington Terrace project.

1. Traffic and noise mitigation: what plans, if any, will be in place for this? The nearby Heartwood subdivision by JLF (which is still being built) has already significantly impacted traffic along Washington and in surrounding neighborhoods. *There would be a wide range of conditions applicable to the project, if approved, that address street improvements and project circulation.*

2. Will the School Road roundabout be completed to help with the above concern? Who is responsible for this, and when will it be done? *The School Roundabout is completed; the connection to the north can only happen if and when the property owner subdivides that property.*

3. Is there a plan to address the increase of density due to development with this current project? The proposed area is zoned for residential development in the current General Plan (which I assume was based on a certain density). Has the more recent large increase in development and density in this area been considered in this project? *The project residential density fits within the prescribed standards of the General Plan.*

4. Washington Avenue does not have sidewalks and is already unsafe. Is there a plan to address this with this development? For example will JLF be required to put sidewalks on both sides of Washington, and/or will speed bumps or any 4 way traffic stop be included? How does this interface with the proposed MCSD project for a bike park in the adjacent property? *The project evaluated the potential for any significant traffic and circulation impacts. This included review by engineering staff from the Public Works Department and the applicant's engineer, and no significant impacts were identified. Traffic control devices and signs may need to be placed as required by the Public Works Department as a condition of project approval; this may include placement of a stop sign at Washington Court/Washington Avenue, and placement of "No Parking" signage along Washington Avenue by Washington Court. The possible BMX track on the MCSD property would not interface with this project.*

5. What is being done for mitigation in this project? Infrastructure improvements? Environmental impact? There is a lot of development in McKinleyville, which is understandable. However, there is also a need for green space and better community planning. Is JLF and this property actively addressing this? If so, how? *The project Initial Study evaluated the potential environmental impacts of the proposed project. Where there was a potential for significant impact, mitigation measures have been identified reducing the level of impact to insignificant. This is the basis of the proposed project Mitigated Negative Declaration.*

Thank you for including these comments in the process. Please notify me when you have answers to the above questions.

Take Care,

Sarah

RE: Furtado Washington plan

Jane Fusek <jane.fusek@earthlink.net>

Thu 7/29/2021 5:52 PM

To: Brian Millar <brian@landlogistics.com>

Hi Brian. Thanks for your reply.

I strongly urge the Planning Commission to mandate water-wise landscaping on the private properties. This includes vastly reducing the number of lawns in the development. It's the smart and responsible thing to do.

Respectfully, Jane Fusek

From: [Brian Millar](#)

Sent: Thursday, July 29, 2021 4:25 PM

To: [Jane Fusek](#)

Cc: [Moxon, Delilah](#)

Subject: Re: Furtado Washington plan

Hi Ms. Fusek,

I wanted to follow up on my call to you yesterday and your earlier email regarding questions of water conservation for the proposed Washington Terrace Subdivision (File #16515).

Staff intends to include conditions for the project, if approved by the Planning Commission, which would encourage the use of water conserving landscaping in the subdivision on private properties, and included in landscape planning for commonly-owned areas of the subdivision.

We'll ensure your comments are provided to the Planning Commission as well for their consideration when this item is scheduled for a public hearing. You'll be notified once the hearing date is set.

Regards,

Brian Millar

Land Logistics

Ph: 530-902-9218

From: Jane Fusek <jane.fusek@earthlink.net>

Sent: Wednesday, July 28, 2021 12:25 PM

To: Brian Millar <brian@landlogistics.com>

Subject: FW: Furtado Washington plan

Hello Brian. I hear you are back in the office now. Please read this email; I first sent this on July 19.

I did hear from Leelani (?) about the swales. So my remaining question is about water conservation.

The comment period ends soon!

Thanks, Jane Fusek

(707) 273-2656

From: [Jane Fusek](#)

Sent: Monday, July 19, 2021 12:45 PM

To: brian@landlogistics.com

Subject: Furtado Washington plan

Hello Brian. I live on Oakdale Drive in McKinleyville and I have looked at the June 25, 2021 PLN for the Furtado Washington Terrace project. I don't see where the two swales would be. I assume they would be above ground and provide some biofiltration of storm water. Can you please give me more details on the swales?

And, I want more information on the landscaping and how it would impact the use of water. We are in a drought. It doesn't take an expert to foresee a future with less and less water. How is this development going to be a part of the solution in terms of water-wise landscaping?

Thanks, Jane Fusek

Jane Fusek <jane.fusek@earthlink.net>

Mon 7/19/2021

12:45 PM

To: Brian Millar



Hello Brian. I live on Oakdale Drive in McKinleyville and I have looked at the June 25, 2021 PLN for the Furtado Washington Terrace project. I don't see where the two swales would be. I assume they would be above ground and provide some biofiltration of storm water. Can you please give me more details on the swales?

And, I want more information on the landscaping and how it would impact the use of water. We are in a drought. It doesn't take an expert to foresee a future with less and less water. How is this development going to be a part of the solution in terms of water-wise landscaping?

Thanks, Jane Fusek

Keith Bacon

670 Hughs Way
McKinleyville, CA 95519



July 4, 2021

Humboldt County Planning and Building Department
Attn. Brian Millar
3015 H Street
Eureka, CA 95501

Re: Furtado Washington Terrace Development

Dear Mr. Millar,

I am writing on behalf of myself, Keith Bacon of 670 Hughs Way, McKinleyville; Heather Baefsky of 670 Hughs Way, McKinleyville; and Pauline Baefsky of 1220 Washington Avenue, McKinleyville in regards to the proposed Furtado Washington Terrace residential development. While we understand the need for residential housing in the State of California, we also understand that such development should be responsible and not negatively impact the quality of life or surrounding environment of the local community. We have concerns in regards to this proposed development.

When Pauline built her house on Washington Avenue some 35+ years ago, her's was one of only a handful of residences in the area. The view from her front yard was of cow pastures; an idyllic Humboldt setting. In the past ten years that idyllic setting has drastically changed. While the cow pastures have been replaced by much needed housing, the infrastructure of the surrounding communities affected by these developments doesn't seem to have kept up. Traffic along McKinleyville Avenue and Washington Avenue has increased exponentially, partially due to the failure to extend McKinleyville Avenue to School Road. There have been numerous car accidents as driver's fail to negotiate the sharp, uncontrolled turn from McKinleyville Avenue onto Washington Avenue. Out of control cars have ended up driving across several front yards, as well as hitting parked cars. With the ongoing development of additional housing along Chelsea Way, more traffic will be directed along Washington Avenue to access Highway 101. Depending on the time of day, it sometimes takes several minutes to exit Pauline's driveway safely onto Washington Avenue, with nothing to slow down the traffic coming in two directions.

When the houses went up across the street at Heartwood, Pauline began to have problems with electrical surges; there was an obvious increase in noise; and now litter in the roadway is a weekly occurrence. The Furtado Development will now add an additional 40 residential parcels feeding onto Washington Avenue at a point where there are only two lanes, no shoulder, and sporadic sidewalks. This adds undue strain onto an already overloaded infrastructure.

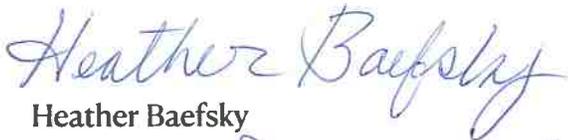
The strain could be somewhat mitigated by extending McKinleyville Avenue to School Road, making McKinleyville Avenue and Washington Avenue a controlled intersection, and construction of speed humps and sidewalks along Washington Avenue.

A developer has to be held responsible for the impact of their projects on the surrounding communities beyond their property lines, and it is the job of the Planning and Building Department to ensure accountability.

Sincerely yours,



Keith Bacon



Heather Baefsky



Pauline Baefsky

Humboldt County Planning and Building Department
Attention: Brian Millar
3015 H Street
Eureka, CA 95501



Dear Mr. Millar,

I wish to share a couple thoughts about development of the Furtado Washington Terrace. Basically I recommend extending McKinleyville Avenue south to the School Road roundabout simultaneously with development of the Washington Terrace.

Living on Maplewood, my wife and I regularly use Washington Avenue to travel south in McKinleyville and to access Highway 101 south. Obviously Washington Avenue will become very busy after Washington Terrace is completed. Being able to connect with School Road from McKinleyville Avenue would avoid congestion on Washington for all who use McKinleyville Avenue to reach School Road. A stop sign on Washington at McKinleyville Avenue would also reduce the current speeding around that ninety degree turn onto McKinleyville Avenue.

I have no concerns about the Terrace development itself.

Sincerely,

A handwritten signature in cursive script, reading 'Randall Perry', is written in black ink below the word 'Sincerely,'.

Randall Perry
1836 Maplewood Drive
McKinleyville, CA 95519

From: [Brian Millar](#)
To: [Johnson, Cliff](#)
Subject: Fw: Furtado/Washington Subdivision; PLN-2020-16515; HumCo APN 508-242-044
Date: Tuesday, August 10, 2021 12:29:21 PM
Attachments: [Humboldt-LID-Stormwater-Manual V2.0 Planting List.pdf](#)

From: O'Connell, Gregory@Wildlife <Gregory.OConnell@Wildlife.ca.gov>
Sent: Monday, August 2, 2021 3:07 PM
To: Brian Millar <brian@landlogistics.com>
Subject: FW: Furtado/Washington Subdivision; PLN-2020-16515; HumCo APN 508-242-044

Hi Brian. Thanks for the call on July 27, 2021. We discussed considerations for topics mentioned below in my Sept 3, 2020 email. Regarding Sensitive Natural Communities and other native vegetation, I recommended a condition of approval that the approximately 20,000 square feet of proposed open space (including landscaping, stormwater planters, terminal bio-retention/detention cell, and vegetated swales) be planted with native species. The project engineer provided the attached plant list. This is a good list, but I would add shore pine (*Pinus contorta* ssp. *contorta*). I recommend to Project prepare and implement a landscaping plan utilizing this list, with groupings of native trees spaced about 8 to 10 feet apart with native shrubs interspersed between.

Thanks again,

Greg O'Connell
Environmental Scientist
Coastal Conservation Planning
California Department of Fish and Wildlife
619 Second Street
Eureka, CA 95501
Gregory.OConnell@Wildlife.ca.gov

From: O'Connell, Gregory@Wildlife
Sent: Thursday, September 3, 2020 3:40 PM
To: Estlow, Trevor <TEstlow@co.humboldt.ca.us>
Subject: Furtado/Washington Subdivision; PLN-2020-16515; HumCo APN 508-242-044

Hi Trevor,

Thanks for the August 18, 2020 site visit for the Furtado/Washington Subdivision in McKinleyville on HumCo APN 508-242-044 (PLN-2020-16515). I understand the County will be preparing a CEQA document for this 40 parcel subdivision. Below are some preliminary comments to help inform the CEQA process.

- I observed approximately 1.5 acres of California blackberry (*Rubus ursinus*) brambles and approximately 50 shore pine (*Pinus contorta* ssp. *contorta*) trees throughout the ~ 7 acre parcel. These [Sensitive Natural Communities](#) (SNC) should be addressed in the CEQA document, as recommended in CEQA Guidelines [Environmental Checklist](#) (Appendix G,

Section IV b).

- I observed suitable habitat for coast checkerbloom (*Sidalcea oregana* ssp. *eximia*) and Siskiyou checkerbloom (*Sidalcea malviflora* ssp. *patula*) within the proposed development area. I recommend botanical field work occur that is consistent with CDFW's [Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Sensitive Natural Communities](#) in order to determine if these or other rare plant species may be impacted by the project.
- I did not observe any locations dominated by wetland plants, but I recommend botanical field work keep an eye out for hydrophytes or areas with evidence of saturated soils, and that a [wetland delineation](#) be done if warranted.
- I observed many Monterey pine (*Pinus radiata* X; horticultural varieties) through the proposed development area. These trees provide nesting habitat for migratory birds as well as resident raptors. I recommend that any vegetation clearing or tree removal occur September 16 - January 31 and outside the nesting season (conservatively February 1 to September 15). If vegetation removal needs to occur within the nesting season, it should only be done after a qualified biologist has verified there are no active nests.
- It appears that approximately ½ acre of the proposed development will include stormwater planters, bio-retention/detention cells, vegetated swales, and a landscape strip along Washington Ave. These locations may be suitable places for native landscaping. Native trees or shrubs plantings these and other locations, such as the storm water detention feature on Heartwood Drive (40.9391, -124.1085), may offset any impacts to SNC's and loss of nesting bird habitat within the project site.
- [Invasive plant species](#) are known to result in habitat loss for native species and may result in an overall loss of biodiversity within and effected area. Can the County include a mitigation measure or condition of approval to prohibit planting, seeding or otherwise introducing invasive species on the parcels?
- Raptors including Cooper's hawk (*Accipiter cooperii*), sharp-shinned hawk (*Accipiter striatus*), white-tailed kite (*Elanus leucurus*) may continue to use the area after development. New residential development has the potential to increase rodent populations, which are sometimes treated with rodenticides. Rodents killed by rodenticide have the potential to be consumed by raptors, other birds of prey, and wildlife species, resulting in harm or mortality. Can the County include a mitigation measure or condition of approval to prohibit the use of rodenticides on the parcels?

I'm available to speak with you further on this project and provide any guidance I can.

Thanks,

Greg O'Connell
Environmental Scientist
Coastal Conservation Planning
California Department of Fish and Wildlife
619 Second Street
Eureka, CA 95501
Gregory.OConnell@Wildlife.ca.gov