

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

Resolution Number 22-085

**Case Numbers PLN-2021-17091
Assessor Parcel Numbers 511-031-011**

Makes the required findings for certifying compliance with the California Environmental Quality Act and conditionally approving the Ford Tentative Map Subdivision and Coastal Development Permit.

WHEREAS, Points West, on behalf of Glenn Ford & Sons, LLC, submitted an application and evidence in support of approving the Minor Subdivision (Tentative Map) and Coastal Development Permit; and

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

WHEREAS, the project is consistent with the development density established by the existing zoning and coastal plan designation, both of which were established pursuant to a certified Environmental Impact Report; and

WHEREAS, Section 15183 of the CEQA Guidelines mandates that projects which are consistent with the development density established in concert with an EIR shall not require additional environmental review except to examine particular project specific impacts that are peculiar to the project or site; and

WHEREAS, Attachment 2 in the Planning Division staff report includes evidence in support of making all of the required findings for approving the proposed Tentative Map Subdivision (Case Number PLN-2021-17091); and

WHEREAS, a public hearing was held on the matter before the Humboldt County Planning Commission on **July 21, 2022**.

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

- 1. FINDING:** **Project Description:** A minor subdivision of an approximately 1.17-acre parcel into 4 new parcels ranging in net size from 5,489 sq. ft., 5,228 sq. ft., 5,583 sq. ft., and 5,430 sq. ft. A remainder parcel of 16,368 sq. ft. is also proposed. The parcel is accessed from Myers Road and Lily Avenue which will continue to serve the remainder parcel. The four new parcels will be served by a proposed 22-foot-wide access road to be developed from Myers Road, and an exception to the minimum right-of-way width requirements is being sought. The parcel being divided is located within the Coastal Zone and a Coastal Development Permit is being processed in conjunction with the subdivision. The parcel is developed with an existing single-family residence and shop, which will be located on the proposed remainder parcel following the subdivision. The subject property is subject to ALUCP guidelines and is currently located within the C* Compatibility Zone, which restricts density to 8 dwelling units per

acre. The property is shown on official maps as Zone C, areas of minimal flooding. A drainage analysis has been provided for the project and construction of detention facilities is proposed to comply with drainage requirements for the McKinleyville planning area. Water and sewer service will be provided by the McKinleyville Community Services District. Grading will occur for the new roadway and construction of detention facilities, and 1 30-foot pine is proposed for removal in the Public Utility Easement. No drainage courses, creeks, or other wet areas are known to exist on the property. The proposed development is consistent with the Residential Low Density (RL) land use designation of the Humboldt County General Plan and the Eureka Community Plan which indicate that detached single family residences a principally permitted use. The proposed net lot sizes size from 5,489 sq. ft., 5,228 sq. ft., 5,583 sq. ft., and 5,430 sq. ft. and a remainder parcel of 16,368 sq. ft. comply with the required minimum lot size of 5,000 square feet and the maximum lot coverage of 60% in the Residential Multiple Family (R-3) Zone. The proposed width of both parcels complies with the required minimum lot width of 50 feet (HCC 313-6.4).

EVIDENCE: a) Project File: PLN-2021-17091

2. FINDING: **CEQA:** The requirements of the California Environmental Quality Act have been met.

EVIDENCE: a) Section 15183 of the CEQA Guidelines mandates that projects which are consistent with the development density established in concert with an EIR shall not require additional environmental review except to examine particular project specific impacts that are peculiar to the project or site. There is no substantial evidence, given the whole record before the agency, that the project may have a significant effect on the environment, as proposed.

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

EVIDENCE a) The proposed development is consistent with the Residential Low Density (RL) land use designation. This designation is intended for areas suitable for residential use where urban services are available or are anticipated to be available. Single family units on individual lots are the dominant use, but the designation can accommodate a mix of housing types including townhouses and common-wall clustered units. The project facilitates future construction of new residential development and maintains existing residential development. The proposed development will increase the amount of single-family housing in the area and will be served with community water and sewer by the McKinleyville Community Services District. Therefore, the project is in conformance with the County General Plan (Chapter 4, Land Use Element).

4. FINDING

The proposed development is consistent with the McKinleyville Area Plan (MAP)

EVIDENCE

- a) The land use designation for the parcel within the McKAP is more restrictive with the General Plan land use designation (RL) allowing 3-7 units per acre compared to 1-8 units per acre outside of the McKinleyville Area Plan.
- b) The McKAP Section 4.10 (A) Residential/Low Density (RL) states that the purpose of the zone is intended to be applied in urban areas of the County where topography, access, utilities, and public services make the area suitable for single-family development. Detached single-family residences and secondary dwelling units are a principally permitted use. The proposed project is consistent as it will facilitate new residential development and maintain the existing residential development.
- c) The project site is not located within a scenic vista area and will not impact visual resources within the County. The proposed development includes the creation of 4 new parcels for the future construction of single-family units connected by an access easement to Myers Road. The proposed scale, setbacks, and development intensity are similar in scale with the residential infill uses surrounding the project, conform to the recommended setbacks in the RS-5 Zone.
- d) No biological resources were identified within the project area. The project site is currently developed with a single-family residence, accessory structure and driveway, and is located within a larger urbanized area of the County. There are no significant areas of natural habitat or vegetation on the site. As such, a review of the project site has determined that the site is not located within a riparian habitat or other sensitive natural community, nor is located within or near any known wetland areas.
- e) No cultural resources have been documented on the project site. The site has been previously disturbed with residential development that is being expanded as part of the proposed project. Referral responses have indicated no known resources are known to be on the property. The "Inadvertent Archaeological Discovery Protocol" condition has been placed on the project.
- f) The project site is not included on a list of hazardous material sites, nor does the proposed project involve routine transport, use or disposal of hazardous materials. The project site is approximately 3,200 feet south of the McKinleyville Airport, within the safety zones as shown in the 2021 Airport Land Use Compatibility Plan. There are no private airstrips within the vicinity of the project site.

5. FINDING The proposed development is consistent with the purposes of the existing Residential Single Family (RS-5) zone in which the site is located.

EVIDENCE a) The property zoning designation of Residential Single Family (RS-5) includes single-family residential as a principally permitted use. The proposed lot sizes of 5,228 sq. ft., 5,430 sq. ft., 5,583 sq. ft., and 7,113 sq. ft., and a remainder parcel of 16,368 sq. ft. comply with the required minimum lot size of 5,000 square feet. The proposed parcels' width, approximately 58 feet, for Parcels 1-4 and 100 feet for the Remainder, also complies with the required minimum lot width of 50 feet (HCC 313-6.1).

b) The proposed development is consistent with the maximum density requirements of the RS-5 zone. The proposed subdivision with existing and proposed development is consistent with the minimum required development standards of the RS-5 zone, including height, lot coverage, property line setbacks, and parking availability.

6. FINDING The minor subdivision of an approximately 1.17-acre parcel into four parcels of 0.15-0.16 acres, one Remainder of 0.27 acres will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.

EVIDENCE a) The property is currently developed with an existing single-family residence to be relocated on the Remainder. Residential development is proposed on Parcels 1-4. The proposed subdivision will be consistent with the surrounding existing development. Continuing an existing residential use and facilitating future residential development, as part of this project, is not anticipated to have negative impacts on the public health, safety and welfare, and will not be materially injurious to properties or improvements in the vicinity.

b) According to the Humboldt County Fire Hazard Severity map, the parcel is located outside of the Moderate/ Non-Wildland/Non-Urban; Urban Un-zoned fire hazard severity area. The site is within the Arcata Fire Protection District for fire protection. Future development of the site will require compliance with the Uniform Fire Code and Uniform Building Code.

- c) The project will not violate any water quality standards or waste discharge requirements or substantially degrade surface or groundwater quality or degrade groundwater supplies. Water and sewer services are provided by the McKinleyville Community Services District (CSD). Comment was received from the CSD, stating adequate water and sewer service is available for the project, and recommending project approval. The project site is partially developed with one (1) residence and one (1) accessory structure paved. The subject property is located within the municipal separate storm sewer system (MS4) boundary area, and development of the property is required to comply with the MS4 permit requirement.

7. 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 parcel's General Plan land use designation (RL) and zoning (RS-5) allow residential development. The project will positively impact compliance with Housing Element law. The project will increase the available housing in the McKinleyville area and will comply with the density range of the RL land use designation, with a maximum density of 3-7 dwelling units per acre. The proposed development is consistent with the McKinleyville Community Plan (Section 2732), RESIDENTIAL/LOW DENSITY (RL)).

8. FINDING An exception for a reduced right of way width of 40 feet for Myers Avenue is necessary to accommodate the proposed housing development and would not be detrimental to the public welfare or injurious to other property in the area. Similarly, an exception to 22 feet with no sidewalks, curb or gutter for the proposed new access drive off of Myers Avenue is necessary and would be detrimental to the public welfare and properties in the area.

EVIDENCE a) Exception Request Letters were submitted to staff requesting exceptions to allow for the continued use of the existing Myers Road right of way of 40 feet to serve the proposed project. The three (3) conditions that must be met for an exception to be granted pursuant to HCC 325-9, including: 1) there are special circumstances or conditions affecting said property, 2) the exception is necessary for the preservation and enjoyment of a substantial property right of the owner, and 3) the granting of the exception will not be detrimental to the public welfare or injurious to other property in the territory in which said property is situated. The County Public Works Department believes that a 40-foot right-of-way along Myers Road is appropriate, particularly given the existing right of way for Myers is 40 feet and is able to functionally serve the existing neighborhood.

9. FINDING An exception to the road width requirements, as specified by Humboldt County Code Section 324-1(b) to pursue subdivision of this parcel utilizing a 22 foot wide right of way width with no curb, gutter or sidewalks on the access road. The exception would not be

detrimental to the public welfare or injurious to other property in the area.

- EVIDENCE**
- a) Exception Request Letters were submitted to staff requesting exceptions to allow for the pursuit of parcel subdivision utilizing a 22 foot wide right of way width with no sidewalks on the access road. The three (3) conditions that must be met for an exception to be granted pursuant to HCC 325-9, including: 1) there are special circumstances or conditions affecting said property, 2) the exception is necessary for the preservation and enjoyment of a substantial property right of the owner, and 3) the granting of the exception will not be detrimental to the public welfare or injurious to other property in the territory in which said property is situated. The Planning Commission believes that a 22 foot wide right of way width with no sidewalks on the access road is appropriate, and is able to functionally serve the existing neighborhood and will not be detrimental to the public welfare or injurious to other properties in the area.

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
- Conditionally approved the Ford Parcel Map Subdivision and Coastal Development Permit based upon the findings and evidence and subject to the conditions of approval attached hereto as Attachment 1 and incorporated by reference.

Adopted after review and consideration of all the evidence on **July 21, 2022**.

The motion was made by Commissioner Mitchell and seconded by Commissioner McCavour and the following ROLL CALL vote:

AYES: Commissioners: Commissioner Bongio, Commissioner Levy, Commissioner Mitchell, Commissioner Newman, Commissioner McCavour, Commissioner O'Neill and Commissioner Mulder

NOES: Commissioners:

ABSTAIN: Commissioners:

ABSENT: Commissioners:

DECISION: Motion Carries 7/0

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

ATTACHMENT 1

CONDITIONS OF APPROVAL

APPROVAL OF THE TENTATIVE MAP AND COASTAL DEVELOPMENT PERMIT IS CONDITIONED ON THE FOLLOWING TERMS AND REQUIREMENTS WHICH MUST BE SATISFIED BEFORE THE TENTATIVE MAP MAY BE RECORDED:

Conditions of Approval:

1. All development shall conform to the project description and approved Tentative Map.
2. All taxes to which the property is subject shall be paid in full if payable, or secured if not yet payable, to the satisfaction of the County Tax Collector's Office, and all special assessments on the property must be paid or reapportioned to the satisfaction of the affected assessment district. Please contact the Tax Collector's Office approximately three to four weeks prior to filing the tentative or final map to satisfy this condition. This requirement will be administered by the Department of Public Works.
3. The conditions on the Department of Public Works memorandum dated June 4, 2021, included herein as Exhibit A, shall be completed or secured to the satisfaction of that department. Prior to performing any work on the improvements, contact the Land Use Division of the Department of Public Works.
4. The Planning Division requires that two (2) copies of the Tentative Map be submitted for review and approval.
5. Prior to recordation of the Final Map, the applicant shall submit a letter from the Humboldt Bay Fire Protection District stating that the project meets their requirements. This requirement shall be administered by the Department of Public Works.
6. Prior to recordation of the Final Map, the applicant shall submit a letter from Pacific Gas and Electric Company stating that the project meets their requirements per their letter dated July 1, 2021. This requirement shall be administered by the Department of Public Works.
7. 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.
8. 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.
9. 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.

10. Grading within the subdivision or off-site rights of way shall **not** occur prior to approval of a grading plan by the Department of Public Works. Construction of improvements or grading for this project will not be allowed to occur between October 15 and April 15 without permission of the Department from Public Works.
11. 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.
12. Pursuant to County Code Section 324-2(c)(4), non-county maintained roads shall be posted with a sign of at least 2 square feet in size containing substantially the following words in 2" high black letters on a yellow background: "Not a County Maintained Road" or "Not a County Maintained Street". The sign shall be approved by the Department of Public Works prior to installation. (Last paragraph for private roads).
13. A map revision fee as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors (currently \$110.00 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.
15. The applicant is required to pay for permit processing on a time and material basis as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors. The Department will provide a bill to the applicant after the Planning Commission and/or Board decision. Any and all outstanding Planning fees to cover the processing of the application to decision by the Hearing Officer shall be paid to the Humboldt County Planning Division, 3015 "H" Street, Eureka.
16. Unless subdivision improvements in Attachment 1, Exhibit A, are completed or a Subdivision Agreement is entered into prior to filing of the Tentative Map, a Notice of Subdivision Improvement Requirements shall be recorded for the subdivision pursuant to Government Code Section 66411.1. The Notice shall be on forms provided by the Planning Division and all applicable recording fees shall apply.
17. The owner shall execute and cause to be recorded a "Deed Restriction and Hold Harmless Agreement" as required per Section 336-5(i) of the Humboldt County Code, the Geologic Hazards Ordinance, on forms provided by the Planning Division. A legal document review and County notary fee (currently \$135.00) shall be paid to the County, along with the applicable recordation fees.
18. Parkland dedication fees of \$6,275.20 shall be paid to the Humboldt County Planning Division, 3015 H Street, Eureka, CA. Alternately, a parkland dedication fee of \$3,103 may be paid, provided the applicant enters into a Conveyance and Agreement of development

rights with the County of Humboldt for dwelling units on Parcels 1 - 4. Release from the Conveyance and Agreement may be pursued upon payment of the \$3,103.00 parkland dedication fee balance. A copy of the Conveyance and Agreement form with pro-rata updated dedication payments amounts for each lot calculated will be provided by the Planning Division upon the election of this option by the applicant once the Final Map is prepared and approved for recordation. These fees may be paid for by individual lot owners on a pro-rata basis at the time individual lot owners apply for a permit to construct an accessory dwelling unit. Should the applicant elect to enter into a Conveyance and Agreement, legal document review fees as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors (currently \$424.00) will be required.

Parkland dedication fee calculations:

	130.00	130 square feet of parkland dedication per person for new subdivisions
X	2.60	Persons per average household (per 2020 McKinleyville Census CDP)
	338.00	Parkland dedication per average household in square feet
/	43,560	Square feet per acre
	0.0077594	Parkland dedication per average household in acres
X	4	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	\$100,000	Value of one acre of land in the vicinity of the subdivision project
	\$6,207.00	Parkland Dedication In-lieu Fee

19. Prior to filing of the subdivision map the applicant shall record a Conditional Certificate of Subdivision Compliance for the remainder parcel to require these subdivision conditions to be imposed upon sale or further development of the remainder parcel.
20. As approved by the Planning Commission the unnamed access road shall be an easement 22 feet in width with a turnaround area at the end of the road with an 18-foot wide travel lane. A 10-foot wide public utility easement (PUE) shall be dedicated to the lots in a manner, width and location approved by the Public Works Department.

Informational Notes:

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

Assessor's Parcel No . _____. Condition _____.
(Specify) (Specify)

2. The project site is not located within an area where known cultural resources have been located. However, as there exists the possibility that undiscovered cultural resources might

be encountered during construction activities, the following mitigation measures are required under state and federal law:

If cultural resources are encountered, all work must cease and a qualified cultural resources specialist contacted to analyze the significance of the find and formulate further mitigation (e.g., project relocation, excavation plan, protective cover).

Pursuant to California Health and Safety Code §7050.5, if human remains are encountered, all work must cease and the County Coroner contacted."

3. The term of the approved Tentative Map shall be 24 months from the effective date of the action except where otherwise provided by law. An extension may be requested prior to the date in accordance with Section 326-21 and 326-31 of the Humboldt County Code.



EXHIBIT A

DEPARTMENT OF PUBLIC WORKS

COUNTY OF HUMBOLDT

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

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

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

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

ADMINISTRATION
BUSINESS
ENGINEERING
FACILITY MANAGEMENT

445-7491
445-7652
445-7377
445-7493

NATURAL RESOURCES
NATURAL RESOURCES PLANNING
PARKS
ROADS

445-7741
267-9540
445-7651
445-7421

LAND USE 445-7205

LAND USE DIVISION INTEROFFICE MEMORANDUM

TO: Trevor Estlow, Senior Planner

FROM: Robert W. Bronkall, Deputy Director

RE: SUBDIVISION REQUIREMENTS - IN THE MATTER OF THE FORD,
APPLICATION # PLN-2021-17091 PMS, APN 511-031-011, FOR APPROVAL
OF A TENTATIVE MAP, CONSISTING OF 1.12 ACRES INTO 4 PARCELS
WITH A REMAINDER

DATE: 06/04/2021
07/21/2022 revised by Planning Commission

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

These recommendations are based on the tentative map prepared by Points West Surveying Co. dated January 2021, and not dated as received by the Humboldt County Planning Division.

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 PROOF OF LEGAL ACCESS:** Access shall be noted on the Parcel Map pursuant to County Code Section 324-3.
- 1.5 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.
- 1.6 PRIVATE ROADS:** Pursuant to County Code Section 324-2(c)(3), the subdivision map shall show the lanes clearly labeled "Non-County Maintained Lane" or "Non-County Maintained Road". Pursuant to County Code Section 324-2(c)(5), the following note shall appear on the map or instrument of waiver, which shall read substantially as follows:

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

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

(a) PUBLIC ROAD:

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~~ 20 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. (revised by Planning Commission 07/21/2022)

Culverts & Bridges: In addition, the public road easement shall include a 50 foot wide strip centered on the existing creek/stream/river for a length of 50 feet.

Sidewalks: Applicant shall cause to be dedicated on the subdivision map to the County of Humboldt a 10 foot wide easement for public sidewalk purposes lying adjacent to the right of way of the County road. The applicant is only responsible to cause to be dedicated lands that are included within the boundary of the proposed subdivision. This easement may overlap a public utility easement.

Slopes: When cut and fill slopes adjacent to the road are proposed (or currently exist), applicant shall cause to be dedicated to the County of Humboldt a slope maintenance easement to a point 10 feet beyond the toe of fill slopes or top of cut slopes in a manner approved by this Department. The applicant is only responsible to cause to be dedicated lands that are included within the boundary of the proposed subdivision.

PUE: Applicant shall cause to be dedicated to the County of Humboldt on the subdivision map a 10 foot wide public utility easement (PUE) adjacent to the right of way for the road or as otherwise approved by this Department. Additional PUEs shall be dedicated in a manner, width, and location approved by this Department.

(b) UNNAMED ACCEESS ROAD:

Access: Applicant shall cause to be dedicated on the subdivision map a non-exclusive easement for ingress, egress, and public utilities for the benefit of the parcels within the subdivision in a manner approved by this Department. The easement shall be ~~40 feet in width.~~ as shown on the tentative map. (revised by Planning Commission 07/21/2022)

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

PUE: Applicant shall cause to be dedicated to the lots within the subdivision map a 10 foot wide public utility easement (PUE) adjacent to the right of way for the road or as otherwise approved by this Department. Additional PUEs shall be dedicated in a manner, width, and location approved by this Department.

The applicant shall cause to be dedicated to the lots within the subdivision a PUE over the entire area of the access easement for the road.

1.8 NEIGHBORHOOD BOX UNIT (NBU) MAILBOXES: Prior to submittal of the subdivision map, provide a sign-off from the Post Office on the location of the neighborhood box unit.

Applicant shall cause to be dedicated on the subdivision map additional sidewalk easements as necessary to accommodate the NBU.

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

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

1.10 OPEN SPACE LOTS: When open space lots or other lots not designated for development are proposed and there is no entity (CSD, HOA, County, City, etc) willing to take ownership of the lot, the lot may be merged into one or more adjoining lots. The configuration of the merged lot(s) shall be to the satisfaction of the Public Works Department and the Planning and Building Department.

2.0 IMPROVEMENTS

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

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

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

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

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

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

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

- 2.4 ROAD NAMES:** The access road 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 Unnamed Access Road at its intersection with Myers Road. When the road is paved, a "stop" pavement marking and limit line shall be installed.
 - (b) Pursuant to County Code Section 324-2(c)(4), non-county maintained roads shall be posted with a sign of at least 2 square feet in size containing substantially the following words in 2" high black letters on a yellow background: "Not a County Maintained Road" or "Not a County Maintained Street". The sign shall be approved by the Department prior to installation. (last paragraph for private roads)
 - (c) No parking signs shall be installed along both sides of the Unnamed Access Road from Myers Road to end of road.
 - (d) Street name signs shall be provided at all road intersections.
 - (e) Fire hydrants shall be identified with a retroreflective blue colored raised pavement marker. In State Responsibility Areas, street name signs shall also comply with County Code Section 3114-5.
 - (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:** The access road(s) serving the subdivision shall be constructed to the satisfaction of this Department as follows:
- (a) All intersections (including driveways) must conform to Humboldt County Code Section 341 regarding visibility.
 - (b) The intersection of the subdivision access road and the County road shall be constructed in conformance with the standards for a private road intersection as illustrated in Caltrans standards. The access opening must conform to Humboldt County Code Section 341 regarding visibility.
- When the County road is paved, the access road shall be paved for a minimum of 50 feet from the edge of the County road.
- (c) **Unnamed Access Road** shall be constructed to the following typical section (from north to south): 18 foot wide travel lane, Caltrans Type A2-6 PCC curb and gutter, 5 foot wide (4.5 foot useable) landscape strip, and 5 foot wide PCC sidewalk. The sidewalk shall terminate at the driveway serving Parcel 4. (revised by Planning Commission 07/21/2022)

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

The access road shall be signed and striped for no parking.

- (d) Along the subject property's entire frontage of **Myers Road (County Road No. 4M180)** shall be constructed having a typical section comprised of two 10 foot wide driving lanes, an 8 foot wide parking lane on the south side and a five foot wide landscape strip (4.5 foot useable) and a 5 foot wide pedestrian sidewalk with Caltrans Type A2-6 portland cement concrete (PCC) curb and gutter(s).

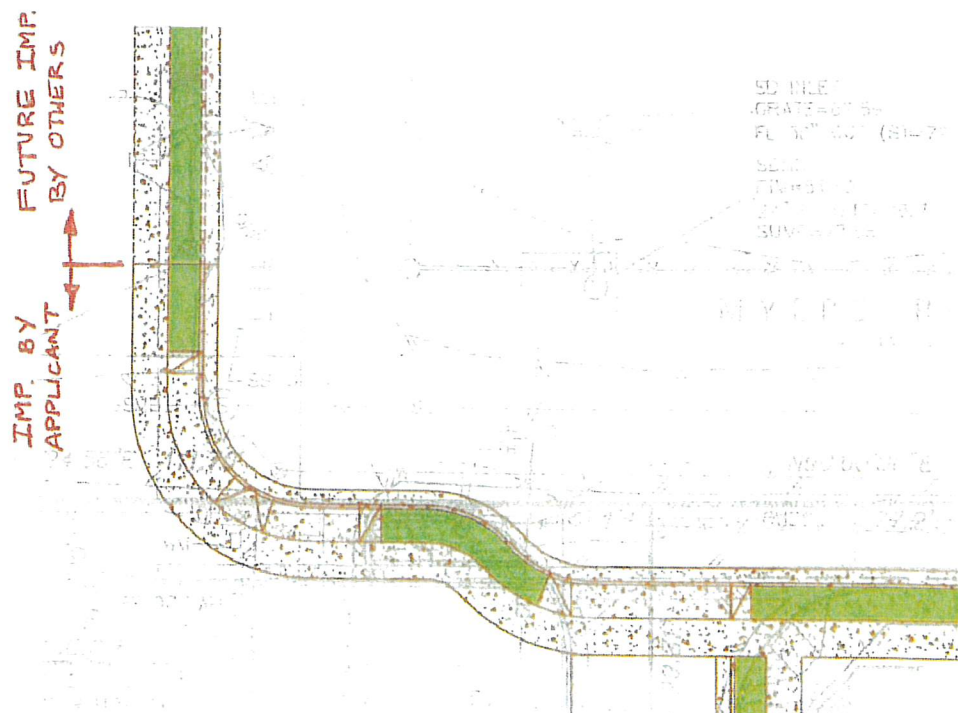
Curb returns with a curb radius of 15 feet shall be provided at the intersection of Myers Road and the Unnamed Access Road. Curb ramps shall be provided.

As an alternative, an Urban Driveway No. 1 (W=22 feet) may be provided at the intersection of Myers Road and the Unnamed Access Road.

A curb ramp shall be provided at the intersection of Myers Road and Lily Road.

As an alternative, at the intersection of Myers Road and Lily Road, a curve with curb radius of 15 feet and urban driveway No. 1 (W=16 feet) shall be constructed. A parkway drain shall be constructed if necessary to allow for drainage. The curb radius may need to be adjusted to accommodate the sanitary sewer manhole.

As an alternative, a bulb-out with reverse curves having a curb radius of 15 feet may be provided to accommodate the existing utility pole. Otherwise, the utility pole shall be relocated out of the travelled way.



Above: diagram showing the preferred frontage improvements for Myers Road.

- (e) 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'

- (f) The widening of Myers Road may require the reconstruction of the existing road to provide a uniform centerline grade compatible with the proposed curb grade. This is necessary in order to provide an adequate cross slope to the proposed gutter. Engineering plans showing existing and proposed conditions for both the centerline grade and roadway cross sections will be necessary to ensure proper drainage. In addition, existing utilities may need to be adjusted and/or relocated at the expense of the applicant.

In addition, roadside ditches shall be constructed when required by this Department.

- (g) Nothing is intended to prevent the applicant from constructing the improvements to a greater standard.
- (h) Nothing is intended to prevent this Department from approving alternate typical sections, structural sections, drainage systems, and road geometrics based upon sound engineering principals as contained in, but not limited to, the Humboldt County Roadway Design Manual, Caltrans Highway Design Manual, Caltrans Local Programs Manual, Caltrans Traffic Manual, California Manual on Uniform Traffic Control Devices (MUTCD), and AASHTO's A Policy of Geometric Design of Highways and Streets (AKA "The Green Book"). Engineering must not be in conflict with Humboldt County Code or County adopted guidelines and policies.
- (i) 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.
- (j) 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. Existing driveways

serving developed parcels need to be paved prior to filing of the subdivision map. 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.

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

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

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

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

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

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

be submitted prior to constructing the roadway structural section. Any utilities that need to be relocated shall be done solely at the subdivider's expense.

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

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

2.12 NEIGHBORHOOD BOX UNIT (NBU) MAILBOXES: When clustered mailboxes (neighborhood box units) are required by the Post Office, applicant shall obtain approval for the location of the mailbox unit from the Post Master. The pad for the mailbox unit shall be constructed as part of the subdivision and shall be encompassed by a sidewalk easement or other easement, as approved by this Department. 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 GATES: Gates are not permitted on County right of way for public roads without authorization of the Board of Supervisors. Gates must not create a traffic hazard and must provide an appropriate turnaround in front of the gate. Existing gates shall be evaluated for conformance.

2.14 COMPLETION OF IMPROVEMENTS ON PARCEL MAP SUBDIVISION: When improvements are not constructed before the subdivision map is filed with the County Recorder, the following apply:

(a) Pursuant to Government Code section 66411.1 (improvement timing), fulfillment of reasonable on-site and off-site construction requirements may be imposed prior to Parcel Map filing with the County Recorder if found necessary for the public health or safety or orderly development of the area. The following improvements are necessary for the public health or safety or orderly development of the area and shall be completed: (1) within twenty-four (24) months after the filing date of the Parcel Map, or (2) prior to issuance of a building permit on any property subject to this notice, or (3) prior to any other grant of approval for any property subject to this notice, whichever occurs first:

- Completion of Myers Road improvements fronting the remainder parcel.

(b) The following improvements shall be completed: (1) prior to issuance of a building permit on any property subject to this notice, or (2) prior to any other grant of approval for any property subject to this notice, whichever occurs first:

- Completion of the Myers Road improvements
- Completion of the Unnamed Access Road improvements.

(c) The following improvements shall be completed: (1) within twenty-four (24) months after the issuance of a Building Permit on any property subject to this notice, or (2) prior to issuance of an Occupancy Permit for any property subject to this notice, whichever occurs first:

- Sidewalks not constructed at the time that the road improvements are constructed shall be constructed prior to the “final” of the building permit. Any sidewalk damaged during construction shall be replaced prior to the “final” of the building permit. Each building permit pulled shall 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.

(d) The following note shall be placed on the development plan:

"This subdivision was approved with requirements to construct improvements. At the time the parcel map was filed, the improvements were not completed. The subdivision improvements must be completed within the timelines specified in the *Notice of Construction Requirements*. Building permits or other development permits cannot be obtained until the required improvements are constructed to the satisfaction of the County. The improvements required in the *Notice of Construction Requirements* are shown on the improvement plans prepared by _____, dated _____, and are signed as approved by the County on _____. Contact the Land Use Division of the Department of Public Works for details."

(e) The Department shall cause to be recorded at the time of filing of the parcel map with the County Recorder a *Notice of Construction Requirements*.

3.0 **DRAINAGE**

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

3.2 **DRAINAGE REPORT:** Applicant must submit a complete hydraulic report and drainage plan regarding the subdivision for review and approval by this Department. The report and plan must be prepared by a Civil Engineer registered by the State of California. This may require the construction of drainage facilities on-site and/or off-site in a manner and location approved by this Department.

3.3 **STORM WATER QUALITY:** Applicant shall include within the project site the implementation of Best Management Practices (BMPs) to prevent storm water pollution. BMPs include, but are not limited to, stenciling drainage inlets.

3.4 **DETENTION FACILITIES:** Pursuant to McKinleyville Community Plan Policy 3310 (5), this project is required to construct detention facilities in a manner and location approved by this Department. In general, storm flows from the 100-year (Q_{100}) storm shall be detained so as to release water from the site at a rate no greater than the predevelopment 2-year (Q_2) storm flows. Contact this Department regarding any questions.

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

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

- 3.5 DRAINAGE FEES:** Applicant must conform to Humboldt County Code Section 328.1-16 regarding McKinleyville Drainage Area Fees.
- 3.6 LOW IMPACT DEVELOPMENT (LID):** The subdivision is required to comply with County Code Section 337-13. The applicant shall submit a Storm Water Information Sheet for review and approval by the County. The improvement plans must incorporate LID strategies for the entire subdivision, including roads, lots, and other areas.

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

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

Each lot in the subdivision is considered a regulated project.

4.0 GRADING

- 4.1 GRADING PLAN:** Pursuant to Humboldt County Code Section 331-14 (H)(6)(b)(1), the applicant shall submit an engineered preliminary (rough) grading plan addressing the entire project construction area to this Department for review and approval. The purpose of the grading plan is to establish building pads that will drain to the roads (or other approved drainage course) without creating lot drainage from one lot to flow across the buildable area of adjacent lots.
- 4.2 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.

- 4.3 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.
- 4.4 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.
- 4.5 SLOPES:** Benches/terraces when required by Humboldt County Code Section 331-14 (H)(3)(b) shall also include interceptor drains when required by this Department.

Interceptor drains when required by this Department or per Humboldt County Code Section 331-14 (H)(3)(e) shall be sized per the drainage study to pass a Q₁₀₀ storm event with at least 0.5-foot freeboard.

Proposed lot lines shall be situated at the top of slopes between lots, unless otherwise approved by this Department.

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

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

5.0 MAINTENANCE

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

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

- A maintenance plan for all facilities within the proposed subdivision.
- A maintenance plan for the unnamed access road

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.

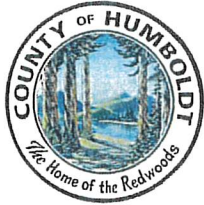
6.0 DEVELOPMENT PLAN

<NONE>

7.0 LANDSCAPING

<NONE>

// END //



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

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

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

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

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

LAND USE DIVISION INTER OFFICE MEMORANDUM

TO: Trevor Estlow, Senior Planner

FROM: Robert W. Bronkall, Deputy Director

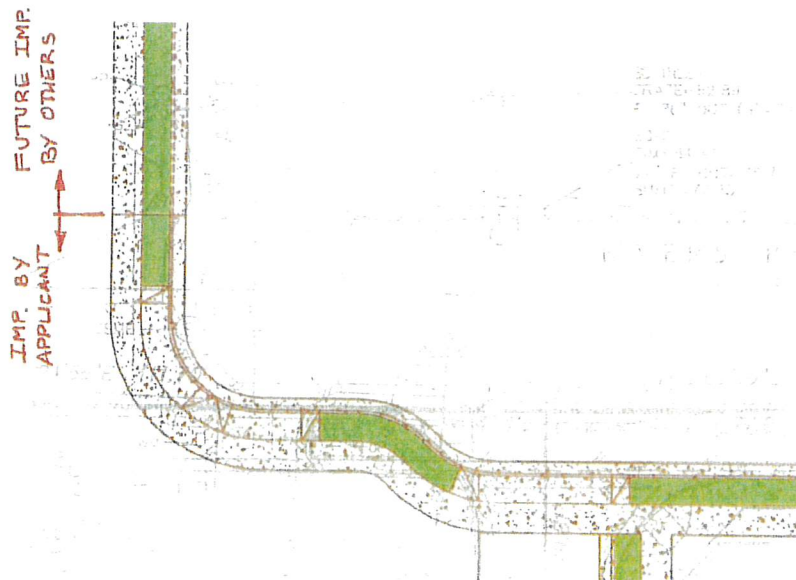
DATE: 06/04/2021

RE: **GLEN FORD & SONS LLC, APN 511-031-011, PLN-2021-17091 PMS**

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

PROPOSED UNNAMED ACCESS ROAD: The location of the proposed unnamed access road may benefit from constructing an Urban driveway style of access instead of the one presented on the tentative map. Pursuant to Item 2.6(i), the applicant may propose this alternative at the time that the improvement plans are prepared.

MYERS ROAD (County Road No. 4M180): The County maintained portion of Myers Road ends at Lily Avenue (County Road No. 4M185). Instead of continuing the frontage improvements along the non-county maintained portion of the Myers Avenue right of way, the Department is recommending that a knuckle/curve be constructed at the intersection as shown in the diagram below. This would include constructing an urban driveway apron and a parkway drain (if needed) for drainage. The proposed design eliminates the need for 3 curb ramps and accommodates an existing utility pole.



Above: diagram showing the knuckle/curve at Myers / Lily intersection

RIGHT OF WAY – MYERS ROAD: The tentative map proposes a 40 foot right of way for Myers Road. The subdivision ordinance specifies a 50 foot wide right of way for a category 4 road. The applicant may wish to consider applying for an exception requires under County Code Section 325-9 to allow for a 40 foot wide right of way. The Department can support a 40 foot wide right of way. The project has been conditioned for a 40 foot wide right of way in anticipation of receipt of an exception request.

TURNAROUND AREA – UNNAMED ACCESS ROAD: The proposed turn around area as shown on the tentative map will require that a portion of the existing shop on the remainder parcel be removed. It is recommended that at the time that the improvement plans are prepare, that the applicant shift the location of the turnaround to avoid the need to remove a portion of the existing shop.

PARCEL MAP IMPROVEMENT NOTE: Frontage improvements to Remainder parcel (an existing developed parcel) must be constructed per the Department's subdivision requirements. Pursuant to Government Code Section 66411.1 (b), the Department recommends that the frontage improvements on the Remainder parcel be completed within twenty-four (24) months from the date that the subdivision map is filed with the County Recorder; or prior to issuance of a development permit (or building permit) for Parcels 1 through 4, whichever occurs first. This is based upon the need for orderly development of the surrounding area.

UNNAMED ACCESS ROAD: The applicant is 1) proposing a road section which does not include pedestrian facilities; and 2) proposing a 22 foot wide right of way that is less than the 40 feet required by County Code. The project has been conditioned to require sidewalk improvements along the easterly side of the Unnamed Access Road to serve parcels 1 through 4. If the Planning Commission approves the exception requests, Item 1.8(b) and Item 2.6(c) would be as follows:

1.87(b) UNNAMED ACCEESS ROAD: (PW correction)

Access: Applicant shall cause to be dedicated on the subdivision map a non-exclusive easement for ingress, egress, and public utilities for the benefit of the parcels within the subdivision in a manner approved by this Department. The easement shall be 22 feet in width.

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

PUE: Applicant shall cause to be dedicated to the lots within the subdivision map a 10 foot wide public utility easement (PUE) adjacent to the right of way for the road or as otherwise approved by this Department. Additional PUEs shall be dedicated in a manner, width, and location approved by this Department.

The applicant shall cause to be dedicated to the lots within the subdivision a PUE over the entire area of the access easement for the road.

2.6(c) Unnamed Access Road shall be constructed to the following typical section (from north to south): 18 foot wide travel lane.

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

// END //