

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

**Resolution Number 23-083**

**PARCEL MAP SUBDIVISION APPROVAL  
CASE NUMBERS PLN-2022-17900  
ASSESSOR PARCEL NUMBER 403-081-023**

**MAKING THE REQUIRED FINDINGS FOR CERTIFYING COMPLIANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND CONDITIONALLY APPROVING THE FENNELL TENTATIVE MAP SUBDIVISION AND COASTAL DEVELOPMENT PERMIT**

**WHEREAS**, the owner submitted an application and evidence in support of approving a proposed Minor Subdivision of one parcel into two parcels; and

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

**WHEREAS**, the Planning Division, the lead Department pursuant to Section 202 of Resolution No. 77-29 of the Humboldt County Board of Supervisors, has determined that impacts of the project were analyzed and addressed during preparation of the Environmental Impact Report (EIR) for the 2017 Humboldt County General Plan (SCH#2007012089), in keeping with the criteria outlined within section 15183 of the Guidelines; 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 Parcel Map Subdivision (Case Number PLN-2022-17900); and

**WHEREAS**, a public hearing was held on the matter before the Humboldt County Planning Commission on September 21, 2023.

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

**PROJECT DESCRIPTION**

- 1. FINDING:** A Minor Subdivision of a 16,566 square foot parcel into two parcels of approximately 6,336 square feet and 10,230 square feet. The parcel is currently developed with a single-family residence and detached Accessory Dwelling Unit. The property is served with community water provided by the Manila Community Services District. Each dwelling unit will be sited on a separate parcel with no further development proposed. A Coastal Development Permit (CDP) is required as the property being divided is located within the Coastal Zone. An exception to certain road frontage improvements is being requested pursuant to Section 325-9 of Humboldt County Code. The exception request explicitly requests removal of Recommended Public Works Conditions of Approval 2.4(a) and (d) and the portion of 2.4(c) related to paving 50 feet of the Unnamed Access Road.

**EVIDENCE:** a) Project File: PLN-2022-17900

## CEQA

### 2. FINDING:

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

### EVIDENCE:

- a) Section 15183 of the CEQA Guidelines notes CEQA's mandate that projects be exempt from additional environmental review when consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified. 15183 notes that subsequent environmental review is only necessary where the Lead Agency determines any of the following applies:
- project-specific environmental effects:
- are peculiar to the project or the parcel on which it is located
  - are significant and were not analyzed as such in a prior EIR
  - are off-site and/or cumulative and were not discussed in the prior EIR
  - were identified in a prior EIR as significant but due to substantial new information (not known at the time the EIR was certified) are determined to have a more severe adverse impact than what was disclosed.
- b) There are no environmental effects that are peculiar to the project or the parcel on which the project is located. The parcel being divided is already host to residential development and no further development potential will result from the proposal as the applicant is agreeing to convey rights to future residential development. Adjacent lands in the vicinity are similarly planned and zoned and are also developed and sized consistent with the applicable planned density and minimum lot size.
- c) The subdivision is consistent with the residential density established under the Humboldt Bay Area Plan (HBAP). A Local Coastal Plan (LCP) covering this community planning area, the HBAP was last updated and certified by the Coastal Commission in 2014. The residential density specified in the HBAP was utilized for analysis conducted during development of the Environmental Impact Report (EIR) prepared for the current Humboldt County General Plan, which includes all of the required elements specified in Section 65302 of the Government Code. The EIR for the General Plan (SCH #2007012089) was certified during adoption of the plan in 2017.
- d) There are no potentially significant environmental effects which were not analyzed in the above referenced EIR. The proposed subdivision would enable future build-out to the currently planned density for the area, which was re-confirmed during adoption of the 2017 General Plan. The project is also consistent with the applicable policies and standards of the General Plan and Coastal Plan, which are further discussed below.
- e) There are no potentially significant off-site impacts and cumulative impacts which were not discussed in the above referenced EIR (SCH #2007012089). The proposed subdivision will facilitate build-out consistent with planned

densities and applicable policies and standards found in the recently adopted General Plan.

- f) There is no substantial new information that would cause the project to result in a more severe adverse impact than what was known and disclosed at the time the General Plan EIR was certified.
- g) There is no substantial evidence, given the whole record before the agency, that the project may have a significant effect on the environment, as proposed.
- h) The project site is not located within a scenic vista area and will not impact visual resources within the County. The proposed minor subdivision will create two parcels where one currently exists. The parcel being divided currently hosts two separate residences. The proposed subdivision is designed to separate each residence onto their own individual parcel. No new residential will result from the division as the owner is agreeing to convey rights to future residential development until such time that a site-specific Tsunami vulnerability report and Safety Plan have been prepared by a California licensed professional civil engineer. Any future residential development will also be subject to first securing a Coastal Development Permit, which will provide an opportunity to help ensure a proposal is consistent with the assortment of uses and structures on surrounding parcels. The project will result in a less than significant impact to aesthetics.
- i) The Tribal Historic Preservation officer (THPO) for the Bear Band of the Rohnerville Rancheria has requested that a restriction be placed on future ground disturbance due to the sensitivity of the area and possibility for discovery of tribal cultural resources. Conditions of Approval have been included requiring that the property file a Development Plan with the Planning & Building Department and that the owner execute a Notice of Development Plan. The Development plan will include notations prohibiting new ground disturbance on the property without prior authorization by county staff following consultation with the representatives from the Wiyot Tribe, Blue Lake Rancheria, and Bear River Band of the Rohnerville Rancheria. The notations will include an advisory that during consultation, tribal representatives may request to conduct a site visit and/or that a survey for cultural resources be performed by a qualified consultant.
- j) Potential impacts to biological and cultural resources are largely avoided since the property being divided is already developed and future development is not being authorized at this time and would be subject to further discretionary review under a subsequent Coastal Development Permit.
- k) The project site is not included on a list of hazardous material sites, nor does the proposed project involve routine transport, use or disposal of hazardous materials. The project site is not located in an Airport Review Area. The closest airport is almost 5 miles away.
- l) According to the Humboldt County Fire Hazard Severity map, the parcel is located in a moderate fire hazard severity areas. The property is located within the Community of Manila which is served by the Arcata Fire Protection District. Though not currently contemplated, future residential development of the site will require compliance with the Uniform Fire Code

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

- m) The project will not violate any water quality standards or waste discharge requirements or substantially degrade surface or groundwater quality or degrade groundwater supplies. Residential development located on the parcels being created already receives water service provided by the Manila Community Services District (MCSD). MCSD also provides sewer service to the residents of Manila using a septic tank effluent pump (STEP) system.
- n) A Drainage Report is required to be prepared by a Civil Engineer registered within the State of California, and will be submitted for review and approval prior to commencement of the project.
- o) The project will not conflict with any adopted program, ordinance, or policy addressing transportation systems within the County or result in inadequate emergency access. Access to existing residential development on the proposed parcels being created is currently provided by Peninsula Drive and two private roads.

#### **SUBDIVISION FINDINGS**

##### **(Section 66474 of the State Subdivision Map Act and Title III Division 2 of the Humboldt County Code)**

- 3. **FINDING** All lots shall be suitable for their intended uses.  
**EVIDENCE:** a) The project will result in a total of two parcels 6,336 square feet and 10,230 square feet in size.
- 4. **FINDING** Improvements shall be required for the safe and orderly movement of people and vehicles.  
**EVIDENCE:** a) Access to the parcel is primarily via a publicly maintained road that is developed to a Road Category 4 standard. The remaining portion of the access is via two private roads. Both of the private roads are required to be improved as a condition of approval of the map. The applicant is requesting an exception to the frontage improvements requirements specified for Peninsula Drive. The Planning Commission has the authority to waive this requirement upon making the required findings.
- 5. **FINDING** Flood control and drainage facilities affording positive storm water disposal shall be designed and provided by the subdivider.  
**EVIDENCE:** a) Satisfaction of the requirements found in the Memo from the Land Use Division of Public Works (DPW) is required by the project Conditions of Approval. Section 3.0 of their memo informs the applicant of their responsibility to correct any drainage problems associated with subdivision to the satisfaction of DPW and requires that a hydraulic report and drainage plan for the subdivision be submitted to DPW for review and approval.
- 6. **FINDING** Sewer and water systems shall be constructed to appropriate standards.  
**EVIDENCE:** a) Residential development located on the parcels being created already



receives water service provided by the Manila Community Services District (MCSD). MCSD also provides sewer service to the residents of Manila using a septic tank effluent pump (STEP) system.

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

**EVIDENCE:** The size and configuration of the proposed parcels complies with width, depth, and minimum lot size requirements of the RS zone.

**Govt. Code §66474.02 Structural Fire Protection**

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

**EVIDENCE:** a) The property is not located in a State Responsibility Area for Fire Protection and is located in an area of Moderate Fire Hazard Severity and is within an area served by the Arcata Fire Protection District, who provide structural fire protection. The project was referred to the district for review and received their support for the proposal.

**Community Plan Findings – Humboldt Bay Area Plan (HBAP)**

*Section 3.17 Hazards*

- 9. FINDING** The proposed development is consistent with the provisions of the Humboldt Bay Area Plan (HBAP) governing Hazards.

**EVIDENCE** a) The project is located on the Samoa Peninsula or North Spit. Much of the area on the peninsula is vulnerable to inundation from a tsunami run-up following a local great Cascadia Subduction Zone earthquake event. Policies found in section 3.17 of the Humboldt Bay Area Plan (HBAP) was added in 2014 and requiring that a tsunami vulnerability report with a site-specific prediction of tsunami run-up elevation be provided for all new subdivisions and development projects resulting in additional dwelling units. Because the primary purpose of the proposed subdivision is to enable sale of one of the dwellings to the current occupants, the applicant is agreeable to conveying rights to future residential development of the property until such time that a Tsunami vulnerability report and Safety Plan have been prepared by a California licensed professional civil engineer determining that additional residential development on the site will be safe from catastrophic failure or inundation caused by a local great Cascadia Subduction Zone earthquake event and accompanying tsunami.

b) With regards to the tsunami run-up risk faced by existing residential development on the property, the closest refuge / evacuation point is

accessible via an established trail through a private undeveloped parcel situated immediately across the street from the parcel being divided. This 9-acre parcel hosts a tall dune feature approximately 46 feet in elevation above sea level approximately 450 feet from the two residences on the property.

#### *Section 3.18 Archaeological and Paleontological Resources*

The proposed development is consistent with the provisions of the Humboldt Bay Area Plan (HBAP) governing protection of Archaeological and Paleontological Resources.

- c) Potential impacts to cultural resources are largely avoided since the property being divided is already developed at this time. The Tribal Historic Preservation officer (THPO) for the Bear Band of the Rohnerville Rancheria has requested that a restriction be placed on future ground disturbance due to the sensitivity of the area and possibility for discovery of tribal cultural resources. Conditions of Approval have been included requiring that the property file a Development Plan with the Planning & Building Department and that the owner execute a Notice of Development Plan. The Development plan will include notations prohibiting new ground disturbance on the property without prior authorization by county staff following consultation with the representatives from the Wiyot Tribe, Blue Lake Rancheria, and Bear River Band of the Rohnerville Rancheria. The notations will include an advisory that during consultation, tribal representatives may request to conduct a site visit and/or that a survey for cultural resources be performed by a qualified consultant.

#### *Section 3.16 Housing*

- d) The proposed development is consistent with the provisions of the Humboldt Bay Area Plan (HBAP) concerning Housing.

The proposed project would separate two existing homes onto separate parcels, facilitating sale and home ownership by existing tenants. This is consistent with section 30213 of the Coastal Act and section 3.16 of the Area Plan which encourage development of housing opportunities for persons of low and moderate income.

#### *Section 3.30 Natural Resources Protection Policies and Standards*

- e) Potential impacts to natural resources are largely avoided since the property being divided is already developed at this time. Development of additional residential units will be subject to first securing a Coastal Development Permit.

#### *Section 3.40 Visual Resource Protection Policies and Standards*

- f) Potential visual impacts are largely avoided since the property being divided is already fully developed at this time. Development of additional residential units will be subject to first securing a Coastal Development Permit.

#### *Section 3.50 Access Policies and Standards*

A vertical access point crossing through private property lies immediate across the street from the proposed subdivision. The subdivision does not interfere with ongoing use of this coastal access point.

Department of Housing and Community Development in determining compliance with housing element law.

- 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 by dividing the property to its maximum density allowable under the land use designation and zoning restrictions.

#### **FINDINGS FOR EXCEPTIONS**

- 15. FINDING** There are special circumstances or conditions affecting the property  
**EVIDENCE**
  - a) The property is already developed with two residences
  - b) New residential development will be subject to first securing a Coastal Development Permit
  - c) The frontage of the Peninsula Drive is currently improved with gravel the paved surface and shoulder of the road are both in good condition.
  - d) The existing gravel shoulder / parking lane is consistent with road conditions evident throughout the balance of the neighborhood.
  - e) Paving of the shoulder could worsen the effects and rate of stormwater runoff in the vicinity.
  
- 16. FINDING** The exception is necessary for the preservation and enjoyment of a substantial property right  
**EVIDENCE**
  - a) Waiver of certain road improvements will help keep the subdivision affordable for both the property owner and future buyer(s).
  
- 17. FINDING** Granting of the exception will not be detrimental to the public or injurious to other property in the area where the project is situated.  
**EVIDENCE**
  - a) The parking lane/shoulder along Peninsula Drive and encroachment of the unnamed private northern access road are both currently functioning adequately.

## DECISION

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

1. Adopts the findings set forth in this resolution; and
2. Conditionally approves the Exception Request, Minor Subdivision and Coastal Development Permit (Record Number: PLN-2022-17900 based on the approved tentative map on file, subject to the conditions of approval.

Adopted after review and consideration of all the evidence on **September 21, 2023**

The motion was made by Commissioner Thomas Mulder and seconded by Commissioner Sarah West.

AYES:	Commissioners:	Iver Skavdal, Noah Levy, Lonyx Landry, Thomas Mulder, Peggy O'Neill, Brian Mitchell, Sarah West
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.



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John H. Ford,  
Director, Planning and Building Department

## 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 PARCEL MAP MAY BE RECORDED:

### **Conditions of Approval:**

1. All taxes to which the property is subject shall be paid in full if payable, or secured if not yet payable, to the satisfaction of the County Tax Collector's Office, and all special assessments on the property must be paid or reapportioned to the satisfaction of the affected assessment district. Please contact the Tax Collector's Office approximately three to four weeks prior to filing the parcel or final map to satisfy this condition. This requirement will be administered by the Department of Public Works.
2. Unless otherwise modified by the Planning Commission, all the conditions on the enclosed Department of Public Works referral dated **November 28, 2022**, shall be completed or secured to the satisfaction of that department. The exception request waiving Public Works Recommended Conditions of Approval 2.4(a) and (d) and the portion of 2.4(c) related to paving 50 feet of the Unnamed Access Road was granted by the Planning Commission on September 21, 2023 during their approval of the project. Prior to performing any work on the improvements, contact the Land Use Division of the Department of Public Works.
3. The Planning Division requires that two (2) copies of the Parcel Map be submitted for review and approval, said map to identify net and gross acreage for each parcel.
4. Prior to recordation of the Parcel Map, the applicant shall submit a letter from the Manila Community Services District indicating that the project conforms to its requirements. This condition shall be administered by the Department of Public Works.
5. Prior to recordation of the Parcel Map, the applicant shall submit a letter from the Arcata Fire Protection District stating that the project meets their requirements. This condition shall be administered by the Department of Public Works.
6. Prior to recordation of the Parcel Map, the applicant shall submit a letter from Pacific Gas and Electric Company stating that the project meets their requirements. This condition shall be administered by the Department of Public Works.
7. The applicant shall submit at least three (3) copies of a Development Plan to the Planning Division for review and approval. The map shall be drawn to scale and give detailed specifications as to the development and improvement of the site, and shall include the following site development details:
  - A. Mapping
    - (1) Topography of the land in 1-foot contours.
    - (2) Proposed access, parking lanes and pedestrian ways
    - (3) Two (2) off-street parking spaces on both lots consistent with Section 314-109.1 Humboldt County Code.
    - (4) Building locations and easements

B. Notes to be Placed on the Development Plan:

*Prohibition on New Ground Disturbance*

- (1) "These parcels are located within an area that is sensitive for tribal cultural resources. Prior to conducting any new ground disturbance, the owner must first contact the Humboldt County Planning & Building Department. An authorized representative from the Department will then engage in consultation with representatives from the Wiyot Tribe, Blue Lake Rancheria, and Bear River Band of the Rohnerville Rancheria.

During consultation, tribal representatives may request to conduct a site visit and/or that a survey for cultural resources be performed by a qualified consultant. Other mitigation may include use of a tribal cultural monitor during future ground disturbing activities and avoidance of specific areas refined during survey.

These provisions are binding on the property owner(s) and tenant(s), as well as their successors and assigns. The property owner is responsible for providing payment to cover county staff time accrued during consultation and facilitation with the local tribes."

*Inadvertent Discovery Protocol*

- (2) "Should the parcel(s) be cleared for ground disturbance without requiring use of a cultural monitor, there always exists the possibility that undiscovered cultural resources may be encountered during construction activities. The following mitigation measures are required under state and federal law:

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

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

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

- (3) "The project is located in a designated non-attainment area for the state's health-based particulate matter (PM10) air quality standard. As such, additional emission from the project (construction potential single family residences) could exacerbate air quality problems, including non-attainment of ambient air quality standards. In order to address potential effects to air quality the District recommends:

- Prohibition of open fireplaces.
- Heating should be provided using clean fuels (electricity or natural gas), when



feasible.

- If wood heating must be used, only US Environmental Protection Agency (EPA) certified heating appliances should be permitted in new construction."
- (4) "Construction activities shall be restricted to hours between 7:00 a.m. and 6:00 p.m. Monday through Friday. All proposed uses must comply with the noise standards identified in Figure 3-2 of the General Plan."
  - (5) "Rights to future residential development of the property have been conveyed to the County of Humboldt until such time that a Tsunami vulnerability report and Safety Plan has been prepared by a California licensed professional civil engineer determining that additional residential development on the site will be safe from catastrophic failure or inundation caused by a local great Cascadia Subduction Zone earthquake event and accompanying tsunami."
  - (6) "The parcel is located within the Coastal Zone. Development of additional residential units is subject to first securing a Coastal Development Permit."
  - (7) "Please note that the information and requirements described and/or depicted on this Development Plan are current at the time of preparation but may be superseded or modified by changes to the laws and regulations governing development activities. Before commencing a development project, please contact the Planning Division to verify if any standards or requirements have changed."
10. The applicant shall cause to be recorded a "Notice of Development Plan" on forms provided by the Humboldt County Community Development Services—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 **\$445.00** plus applicable recordation fees) will be required. The Development Plan shall also be noticed on the Final Map.
  11. 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 shall be paid to the Humboldt County Community Development Services—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.
  13. The applicant shall reimburse the Planning Division for any processing costs that exceed the application deposit.

**Informational Notes:**

1. To minimize costs the applicant is encouraged to bring in written evidence\* of compliance with all of the items listed as conditions of approval in this Exhibit that are administered by the Planning Division. The applicant should submit the listed item(s) for review as a package as early as possible before the desired date for final map checking and recordation. Post application assistance by the Assigned Planner, with prior appointment, will be subject to a Special Services Fee for planning services billed at the County's current burdened hourly rate. Copies of all required forms and written instructions are included in the final approval packet.
  - Each item evidencing compliance except legal documents to be recorded should note in the upper right-hand corner:  
Assessor's Parcel No. \_\_\_\_\_ Condition \_\_\_\_\_  
(Specify) (Specify)
2. Under state planning and zoning law (CGC §66000 et seq.), a development project applicant who believes that a fee or other exaction imposed as a condition of project approval is excessive or inappropriately assessed may, within 90 days of the applicable date of the project's approval, file a written statement with the local agency stating the factual basis of their payment dispute. The applicant may then, within 180 days of the effective date of the fee's imposition, file an action against the local agency to set aside or adjust the challenged fee or exaction.
3. The PMS and Coastal Development Permit 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.

**Exhibit 1B**

**Public Works Department Conditions of Approval**

EXHIBIT A



DEPARTMENT OF PUBLIC WORKS  
**C O U N T Y O F H U M B O L D T**

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

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	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 445-7205

**LAND USE DIVISION INTEROFFICE MEMORANDUM**

**TO:** Steve Lazar, Senior Planner

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

**RE:** SUBDIVISION REQUIREMENTS - IN THE MATTER OF THE  
APPLICATION FENNELL, APPLICATION #PLN-2022-17900 PMS-CDP,  
APN 400-141-012, FOR APPROVAL OF A TENTATIVE MAP, CONSISTING  
OF 0.38 ACRES INTO 2 PARCELS

**DATE:** 11/28/2022

*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 Kelly-O'Hern dated August 2022 and dated as received by the Humboldt County Planning Division on August 24, 2022.

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 326-31. Subdivision map checking fees shall be paid in full at the time the subdivision map is submitted for checking. County Recorder fees shall be paid prior to submittal of the map to the County Recorder for filing. The subdivision map must be prepared by a Land Surveyor licensed by the State of California -or- by a Civil Engineer registered by the State of California who is authorized to practice land surveying.

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

Applicant shall submit to this Department a “.pdf” scan of the subdivision map as filed by the County Recorder. [Reference: Government Code Section 66466(f)]

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

- 1.3 DEPOSIT:** Applicant shall be required to place a security deposit with this Department for inspection and administration fees as per Humboldt County Code Section 326-13 prior to review of the improvement plans, review of the subdivision map, or the construction of improvements, whichever occurs first.
- 1.4 EASEMENTS:** All easements that encumber or are appurtenant to the subdivision shall be shown graphically on the subdivision map. Those easements that do not have a metes and bounds description shall be noted on the subdivision map and shown as to their approximate location.
- 1.5 FURTHER SUBDIVISION:** At least some of the parcels may be further divided; therefore, the applicant shall conform to Humboldt County Code Section 323-6(a)(5), Statements to Accompany a Tentative Subdivision Map.
- 1.6 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: PENINSULA DRIVE (#3K905)**

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.

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

(b) **PRIVATE ROADS: TAYLOR COURT & UNNAMED ACCESS ROAD**

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

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

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

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

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

2.0 **IMPROVEMENTS**

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

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



Construction plans shall be tied into elevation datum approved by this Department.

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 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 Taylor Court and the Unnamed Access Road at its intersection with Peninsula Drive. 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) Street name signs shall be provided at all road intersections.
- (d) Fire hydrants shall be identified with a retroreflective blue colored raised pavement marker.
- (e) 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....

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

- (a) Fronting the subject parcel **Peninsula Drive** shall be widened to have two 12 foot wide paved travel lanes and an 8 foot wide paved parking lane on the east side, the remainder of the right of way shall be gravel.
- (b) The intersection of the subdivision access road(s) and the County road shall be constructed in conformance with the standards for a private road intersection as illustrated in Caltrans standards. The access openings must conform to Humboldt County Code Section 341 regarding visibility. **Portions of existing fences within the County right of way and not in compliance with county code shall be relocated, removed, or modified for compliance with County Code.**

- (c) **Taylor Court and Unnamed Access Road** shall be paved for a minimum length of 50 feet from the edge of the County road.
- (d) Applicant shall be required to construct a parking lane along the frontage of the subdivision on in a manner satisfactory to this Department.
- (e) Nothing is intended to prevent the applicant from constructing the improvements to a greater standard.
- (f) Nothing is intended to prevent this Department from approving alternate typical sections, structural sections, drainage systems, and road geometrics based upon sound engineering principals as contained in, but not limited to, the Humboldt County Roadway Design Manual, Caltrans Highway Design Manual, Caltrans Local Programs Manual, Caltrans Traffic Manual, California Manual on Uniform Traffic Control Devices (MUTCD), and AASHTO's A Policy of Geometric Design of Highways and Streets (AKA "The Green Book"). Engineering must not be in conflict with Humboldt County Code or County adopted guidelines and policies.
- (g) Applicant shall remove and replace any public curb, gutter, sidewalk, flowline drain, or pavement found by this Department to be broken, uplifted, or damaged that fronts or is within the subdivision.
- (h) All road intersections shall conform to Humboldt County Code Section 341 regarding visibility.
- (i) The surface of the access road(s) shall conform to the *Structural Section* requirements within this document.

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

- (a) **For paved road surfaces**, the structural section shall include a minimum of 0.2 feet of Caltrans Type A 1/2" hot mix ("asphalt") over 0.67 foot of Caltrans Class 2 aggregate base. If required by this Department, the structural section of all roads shall be determined by Caltrans R-Value method using a Traffic Index (T.I.) approved by this Department. Based upon soil conditions, this Department may also require a geotextile fabric to be placed on top of the sub grade.
- (b) When widening hot mix ("asphalt") roads, the widened road shall be paved with hot mix. A sawcut is required to ensure a uniform joint between the existing and new pavements. The location of the sawcut shall be approved by this Department based upon the condition of the existing road surface.

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

- (c) **For unpaved road surfaces**, the structural section shall include a minimum, of 0.5 foot of Caltrans Class 2 aggregate base. Paved surfaces are required for grades in excess of 16%.

**2.6 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.

**2.7 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.

**2.8 PERMITS:** Pursuant to County Code §411-11 (a)&(b), an encroachment permit is required to be obtained prior to construction from this Department for all work within the right of way of a County maintained road.

**2.9 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.

**2.10 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.

**2.11 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:

**2.12** 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:

- All improvements specified in Item 2.4.

- 2.13 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:

<NONE>

- 2.14 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:

<NONE>

- 2.15 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."

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 **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.

#### **4.0 GRADING**

<NONE>

#### **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 the non-county maintained roads known as

- Taylor Court
- 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.

#### **6.0 DEVELOPMENT PLAN**

<NONE>

#### **7.0 LANDSCAPING**

<NONE>

// END //



EXHIBIT A



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

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

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

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

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**LAND USE DIVISION INTEROFFICE MEMORANDUM**

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TO: Steve Lazar, Senior Planner

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

DATE: 11/28/2022

RE: FENNELL, APN 400-141-012, PLN-2022-17900 PMS CDP

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

**LOW IMPACT DEVELOPMENT (LID):** While the subject property is located within the municipal separate storm sewer system (MS4) boundary area, the subdivision itself does not require LID standards to be applied due to less than 2,500 SF of impervious area being created.

**UNNAMED ACCESS ROAD:** The Department recommends that the Planning & Building Department determine if the unnamed access road is to be named prior to the project being presented to the Planning Commission for approval.

**NON-COUNTY MAINTAINED ROAD NOTE:** The project will be taking access from an existing non-county maintained road. If a road maintenance association currently exists, this Department recommends that the applicant secure an agreement for annexation prior to the project being presented to the Planning Commission. If an agreement for annexation cannot be reached, then the issue of road maintenance should be discussed/addressed at the Planning Commission meeting.



**Exhibit 3A**

**325-9 Exception Request submitted by Applicant**

July 14, 2023  
Steve Lazar, Senior Planner  
Planning & Building Department  
3015 H Street  
Eureka, Ca 95501



RE: 325-9 Exception Request  
PLN-2022-17900 PMS CDP  
Parking Lane Paving And Extension Of Existing Access Road

This lot split does not include any new construction or development. There are already two dwellings on the site, one built in 1987 and the second in 1994 as a second unit with it's own driveway. The north access road was paved in 1987 and is 40 feet long and in good condition. The approximately 170 feet of parking lane along Peninsula Drive was made with compacted gravel.

For a petition for exception to be approved, the following conditions must exist:

- (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 petitioner.
- (3) 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.

We are requesting exceptions to the standard subdivision requirements for the following reasons:

1. This is a fully developed parcel and no new construction is planned, and there are no deficiencies in either the access road or the long parking lane.
2. The estimates to pave those areas are too large for our budget and would prevent us from completing the lot split and selling the first house to our long-term tenants that raised their family in that house.
3. These exceptions will not be detrimental to the public or the neighbors as the access road is already paved for forty feet and is adequate for the three properties that use it. The parking lane is now about 170 feet long and graveled and has never been a problem. In fact, our street has had a flooding problem about 100 feet to the north. In heavy rains the street floods and the county has not been able to fix it. Adding another 1700 square feet of impervious paving would add to the problem.
4. We do agree to repair and pave the Taylor Court access road which will cost us about twelve thousand dollars. The estimates to comply with the standard requirements would cost an unaffordable twenty-eight thousand dollars!

Sincerely,

A handwritten signature in blue ink, which appears to read 'Michael Fennell', is written over a horizontal line.

Michael Fennell



# Proposal

General Engineering Contractor

License # 663866

707-839-1291

3445 Central Avenue, McKinleyville, CA 95519

Proposal #: 4194

Date: 5/5/2023

<b>To:</b> Michael fennell Attn: Michael Fennell 1480 Peninsula Dr Arcata, CA 95521	<b>Project:</b> Michael Fennell-Paving 1480 Peninsula Dr Arcata, CA 95521
---	--

<b>Estimator</b>	<b>SBA # 1262920</b>	<b>DIR # 1000013619</b>
Kalynne Hannah	This proposal is valid for 15 days	Please sign to schedule work

## Scope of Work

Per county recommendations grade roadway and pave 2.5" thick of type a or b asphalt, 12 foot wide travel lane and an 8 foot wide parking lane on the east side of Peninsula Drive.

Remove existing asphalt at the entrance of Taylor Court, place down new base rock, compact and pave 2.5" type a or b asphalt approx 1,100 sq.ft. +/- Keeping roadway 20' wide and going down Taylor Court 55 l.ft. +/-

## Exclusions

Excavation, removal or disposal of any contaminated material encountered on site or created by wet weather  
Any work in wet weather or saturated conditions  
Compaction testing, surveying and construction staking (if required)  
Concrete curbs, gutters, or flatwork  
Hydroseeding  
Maintenance of Erosion control  
Permits, permit fees, and inspection fees  
Pressure sewer pumps, lines, electrical connections  
Relocation of any unknown underground utilities or other underground conflicts  
Sidewalk, or sidewalk prep, or repairs  
Storm water monitoring, inspections, or reporting  
Any Excavation, removal, replacement and/or disposal of any unsuitable / hazardous materials encountered on site  
Street light conduits, poles, hardware, or boxes  
Traffic control or pilot cars

Reference	Description	Quantity	UOM	Unit Price	Extended Price
01	Grade	3,100.00	SF	1.90	5,901.38
02	Pave	3,100.00	SF	4.21	13,053.82
03	Grade, prep and pave Taylor Court	1,100.00	SF	8.70	9,570.82

**Proposal Total: 28,526.03**

<b>Acceptance</b>	
Accepted by:	_____
Title:	_____
Date:	_____



## ALVES INC.

A, B, C39, & C61/D24 Contractor  
4200 West End Road  
Arcata, CA 95521  
Phone 707-825-4725 \* Fax 707-825-4727  
www.thinkalvesinc.com \* Lic. #739085

# PROPOSAL

PAGE 1 of 1

TO:

Michael Fennell  
mfennell151@gmail.com

CONTACT PHONE	DATE
707-499-6314	4/25/2023
JOB NAME & LOCATION	
1500 Peninsula Drive, Arcata	
JOB NUMBER	JOB PHONE
P-101-2023	

We hereby submit specifications and estimates for the following: (may be continued on subsequent pages, see page numbering above)

[ ] **Item 1A:**

Cut edge of Peninsula Drive for smooth tie-in.  
Extend northbound lane by 10' wide by 170' long between Taylor Court and driveway to the north.  
Extend or replace meter boxes if needed. \$13,480.00

[ ] **Item 1B:**

Cut edge of Peninsula Drive for smooth tie-in.  
Extend width of road by approx. 3'x170'.  
Create 8' parking lane with compacted base rock. \$ 9,380.00

[ ] **Item 2:**

Remove old driveway entrance/apron.  
Add 6" thick base rock and compact.  
Pave with 2.5" thick asphalt, approx. 1,650 sq. ft. \$11,930.00

[ ] **Item 3:**

Extend north driveway, approx. 12'x12' with asphalt. \$ 2,880.00

**NOTE:** No other work is included if required by County.

**NOTE:** No compaction testing or surveying included.

Owner agrees to all stipulations of "Notice to Owner" (on reverse) and the enclosed Information Sheet.

**We Propose** hereby to furnish material and labor complete in accordance with the above specifications, for the sum of:

dollars (\$ \_\_\_\_\_ )

Payment to be made as follows:

**10% down payment (\$1,000 maximum) and the remainder due upon completion.**

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Authorized  
Signature \_\_\_\_\_

Note: This proposal may be  
withdrawn by us if not accepted within 10 days.

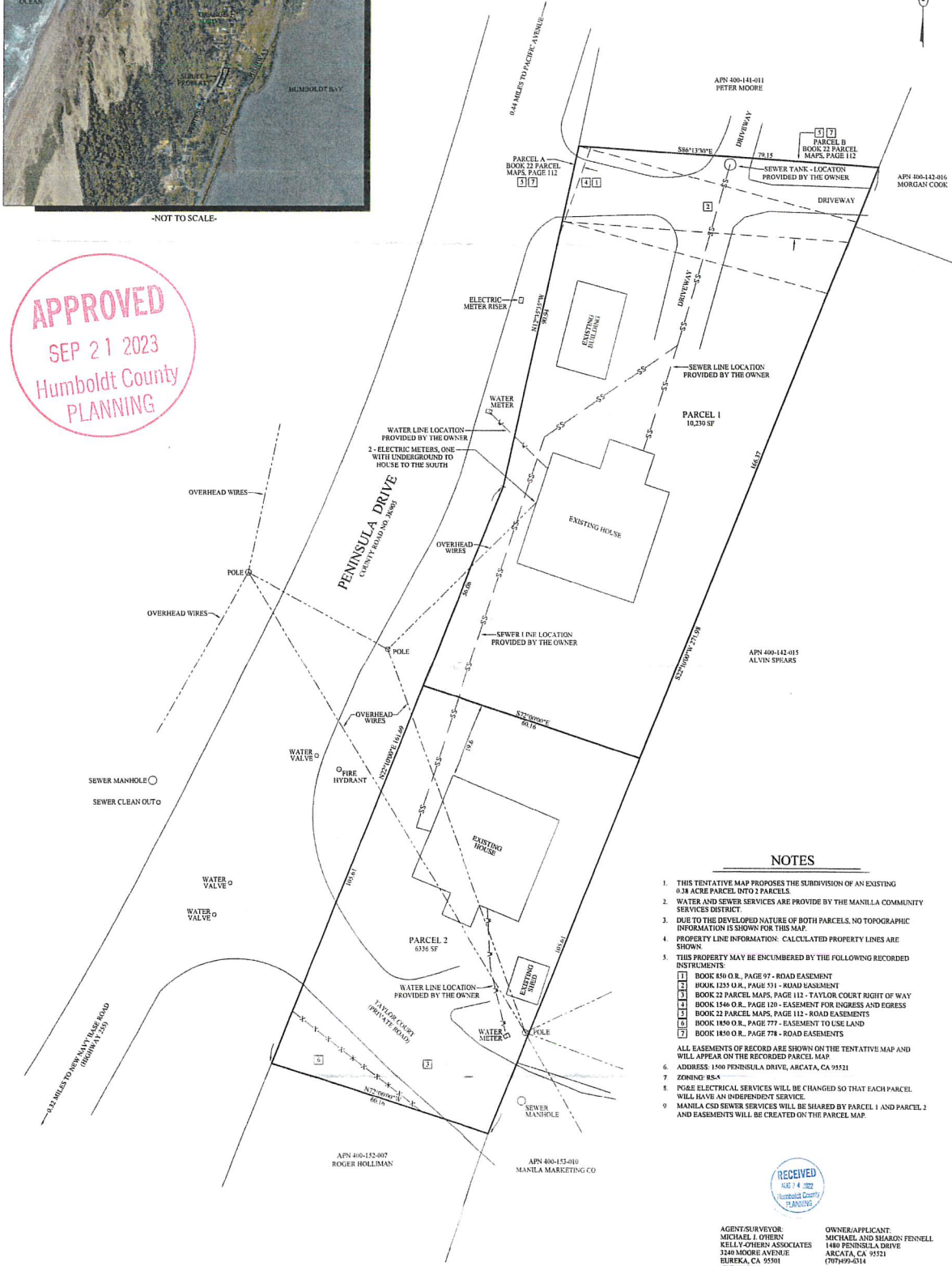
**Acceptance of Proposal** - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature: \_\_\_\_\_

Date of Acceptance: \_\_\_\_\_

Signature: \_\_\_\_\_





- NOTES**
1. THIS TENTATIVE MAP PROPOSES THE SUBDIVISION OF AN EXISTING 0.38 ACRE PARCEL INTO 2 PARCELS.
  2. WATER AND SEWER SERVICES ARE PROVIDED BY THE MANILA COMMUNITY SERVICES DISTRICT.
  3. DUE TO THE DEVELOPED NATURE OF BOTH PARCELS, NO TOPOGRAPHIC INFORMATION IS SHOWN FOR THIS MAP.
  4. PROPERTY LINE INFORMATION: CALCULATED PROPERTY LINES ARE SHOWN.
  5. THIS PROPERTY MAY BE ENCUMBERED BY THE FOLLOWING RECORDED INSTRUMENTS:
    - 1. BOOK 850 O.R., PAGE 97 - ROAD EASEMENT
    - 2. BOOK 1235 U.A., PAGE 531 - ROAD EASEMENT
    - 3. BOOK 22 PARCEL MAPS, PAGE 112 - TAYLOR COURT RIGHT OF WAY
    - 4. BOOK 1546 O.R., PAGE 120 - EASEMENT FOR INGRESS AND EGRESS
    - 5. BOOK 22 PARCEL MAPS, PAGE 112 - ROAD EASEMENTS
    - 6. BOOK 1850 O.R., PAGE 777 - EASEMENT TO USE LAND
    - 7. BOOK 1850 O.R., PAGE 778 - ROAD EASEMENTS
  6. ALL EASEMENTS OF RECORD ARE SHOWN ON THE TENTATIVE MAP AND WILL APPEAR ON THE RECORDED PARCEL MAP.
  7. ADDRESS: 1500 PENINSULA DRIVE, ARCATA, CA 95521
  8. ZONING: RS-4
  9. POLE ELECTRICAL SERVICES WILL BE CHANGED SO THAT EACH PARCEL WILL HAVE AN INDEPENDENT SERVICE.
  10. MANILA CSD SEWER SERVICES WILL BE SHARED BY PARCEL 1 AND PARCEL 2 AND EASEMENTS WILL BE CREATED ON THE PARCEL MAP.



AGENT/SURVEYOR:  
MICHAEL J. O'BRYEN  
KELLY-O'BRYEN ASSOCIATES  
3240 MOORE AVENUE  
EUREKA, CA 95501  
(707)442-7781

OWNER/APPLICANT:  
MICHAEL AND SHARON FENNELL  
1480 PENINSULA DRIVE  
ARCATA, CA 95521  
(707)442-2314

APN 400-141-012  
**TENTATIVE PARCEL MAP**  
FOR  
**MICHAEL & SHARON FENNELL**  
IN  
SW 1/4 SECTION 3 T9N, R1W, HUMBOLDT MERIDIAN  
IN THE UNINCORPORATED AREA OF HUMBOLDT COUNTY  
AUGUST 2022 SCALE 1" = 12'  
HUMBOLDT COUNTY  
STATE OF CALIFORNIA  
KELLY-O'BRYEN ASSOCIATES  
EUREKA, CALIFORNIA