



COUNTY OF HUMBOLDT
PLANNING AND BUILDING DEPARTMENT
CURRENT PLANNING DIVISION

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

Hearing Date: May 19, 2022

To: Humboldt County Planning Commission

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

Subject: **Strombeck– Minor Subdivision and Planned Unit Development**
Application Number: PLN-2021-17334
Assessor Parcel Number (APN): 019-111-003

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Please contact Logan Shine, Contract Planner, by phone at (707) 671-6844, or by e-mail at logan@landlogistics.com if you have any questions about the scheduled public hearing item.

AGENDA ITEM TRANSMITTAL

Hearing Date May 19, 2022	Subject Minor Subdivision and Planned Unit Development	Contact Logan Shine
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Project: A Minor Subdivision of an approximate 1.62-acre parcel into 2 parcels of 31,193 sq. ft. and 39,591 sq. ft. The project includes a Planned Unit Development to develop 10 low-income housing units on proposed Parcel 2 in addition to the 11 existing affordable housing units on Parcel 1. Land Use on adjacent parcels is residential with a mobile home park to the north and single-family housing to the east, south, and west.

Water and sewer services are provided by Humboldt Community Services District. Vehicular access to Parcel 2 will be provided from Lewis Avenue via a proposed 20-foot-wide private access road and public utility easement. Pedestrian traffic to and from the proposed dwelling units will be via the existing concrete walks on Parcel 1 with new connecting walks being constructed on Parcel 2.

Project Location: The project is located in Humboldt County, in the Eureka area, on the East side of Lewis Avenue, approximately 200 feet from the intersection of Alpha Street and Lewis Avenue, on the property known as 4565 Lewis Avenue.

Present Plan Designation: Residential Medium (RM). Eureka Community Plan, 2017 General Plan. Density: 7 to 30 units per acre, Slope Stability: Low Instability (1), Moderate Instability (2).

Present Zoning: Residential Multiple Family (R-3) / Greenway and Open Space (GO)

Application Number: PLN-2021-17334

Assessor Parcel Number: 019-111-003

Applicant Strombeck Properties P.O. Box 37 Eureka, CA 95502	Owner(s) Stombeck, Steve and Tina Tr P.O. Box 37 Eureka, CA 95502	Agent Points West Surveying Co. 5201 Carlson Park Drive Ste. 3 Arcata, CA 95521
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Environmental Review: Project is exempt from further environmental review per the CEQA guidelines described in Section 15183 - Projects consistent with a Community Plan, General Plan, or Zoning.

Major Issues: None

State Appeal Status: Project is not located within the Coastal Zone and is not appealable to the California Coastal Commission.

STROMBECK MINOR SUBDIVISION AND PLANNED UNIT DEVELOPMENT

Case Numbers PLN-2021-17334
Assessor Parcel Number 019-111-003

Recommended Action

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

Adopt the Resolution to 1) Find that the Strombeck Minor Subdivision and Planned Unit Development project is exempt from CEQA pursuant to Section 15183 of the State CEQA Guidelines, 2) make all of the required findings for approval of the Project based on evidence in the staff report and 4) approve the proposed Strombeck Minor Subdivision and Planned Unit Development project subject to the recommended conditions.

Executive Summary: A Minor Subdivision of an approximate 1.62-acre parcel into 2 parcels of 31,193 sq. ft. and 39,591 sq. ft. The project includes a Planned Unit Development to develop 10 low-income housing units on proposed Parcel 2 in addition to the 11 existing affordable housing units on Parcel 1. Land Use on adjacent parcels is residential with a mobile home park to the north and single-family housing to the east, south, and west.

The parcel Deed includes a Restriction Covenant that limits the owner to development of affordable housing for low-income Humboldt County residents and/or permanent supportive housing for homeless residents with mental health disabilities and other barriers to housing. The existing parcel was previously developed with a Senior Care facility which was later converted to multi-family residential.

Water and sewer services are provided by Humboldt Community Services District. Vehicular access to Parcel 2 will be provided from Lewis Avenue via a proposed 20-foot-wide private access road and public utility easement. Pedestrian traffic to and from the proposed dwelling units will be via the existing concrete walks on Parcel 1 with new connecting walks being constructed on Parcel 2.

Proposed development includes two separate buildings totaling 3,920 square feet with sidewalks, curbs, and a concrete pad for garbage collection. Including the Planned Unit Development, the total non-permeable developed surface will total 6,400 square feet. Access and parking are proposed to be developed with 5,827 square feet of semi-permeable pavers. Emergency vehicle access is accommodated by a planned Y-turnaround between the parking lot and refuse collection area. The Humboldt Bay Fire Protection District has recommended project approval.

The proposed project occurs in a Parcel with the Greenway/Open Space (GO) overlay as described in HCC Section 314-6 and includes a reduced Streamside Management Area buffer setback from 50 feet to 20 feet from the top of bank of the drainage area on the eastern portion of the parcel in accordance with HCC 61.1.7.6.3.1. This setback reduction will be mitigated by project design elements including bioswales and permeable pavers to reduce runoff and control sedimentation in the Streamside Management Area. A State Phase II MS4 has been prepared to address stormwater runoff.

A Resource Map provided by the Department of Fish and Wildlife indicates that the parcel is not in a State designated wetland or SMA. Marsh Pea (*Lathyrus palustris*), a perennial herb, is known to be present in the area but is not under a State or Federal protected status designation.

An historical review of the existing shed proposed for demolition has been completed prior to public hearing. The review has determined the structure does not meet any of the four criteria of

eligibility for the National Register of Historic Places due to poor condition. The shed is an old structure that is not historically significant.

The proposed development is consistent with the Residential Medium Density (RM) land use designation of the Humboldt County General Plan and the Eureka Community Plan which indicate that all Residential uses except guest housing are a principally permitted use. The proposed lot sizes of 31,193 sq. ft. and 39,591 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).

The projected need for the development of approximately 574 Extremely Low to Low Income units through 2027 is identified in Table 8-5 of the 2019 Housing Element. The proposed development of Low-income Multi-family units directly addresses the 2019 Housing Element Policy **H-P2: Flexibly Apply Development Standards to Low Income Housing** - The County shall support the flexible application of development standards through a streamlined permit process for housing people in lower income affordability categories and special needs populations, and Strategy **H-S11: Standards for Extremely Low, Very Low and Low Income Sites in the Residential Land Inventory** - The RHNA Plan allocations for extremely low, very low and low income housing units shall be accommodated on sites suitable and zoned for multifamily residential development by right (no discretionary review is required).

Alternative: The Planning Commission could elect not to approve the project. This alternative should be implemented if the Commission is unable to make all of the required findings. Planning Division staff has found that the required findings can be made. Consequently, planning staff does not recommend further consideration of this alternative.

**RESOLUTION OF THE PLANNING COMMISSION
OF THE COUNTY OF HUMBOLDT
Resolution Number 22-
MAKING THE REQUIRED FINDINGS FOR CERTIFYING COMPLIANCE WITH THE CALIFORNIA
ENVIRONMENTAL QUALITY ACT AND CONDITIONALLY APPROVING THE STROMBECK
MINOR SUBDIVISION AND PLANNED UNIT DEVELOPMENT**

WHEREAS, Points West Surveying Co., on behalf of Strombeck Properties, submitted an application and evidence in support of approving the Minor Subdivision (Tentative Map); 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, has prepared a Categorical Exemption for the subject proposal in accordance with the California Environmental Quality Act (CEQA); and

WHEREAS, the Planning Division staff report includes evidence in support of making all of the required findings for approving the proposed Tentative Map Subdivision (Case Number PLN-2021-17334); and

WHEREAS, a public hearing was held on the matter before the Humboldt County Planning Commission on May 19, 2022; reviewed, considered, and discussed the application for a Final Subdivision and Planned Unit Development; and reviewed and considered all evidence and testimony presented at the hearing. Planning Division staff report includes evidence in support of making all of the required findings for approving the proposed Final Subdivision and Planned Unit Development request;

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

1. FINDING: **Project Description:** The application is for a Final Subdivision to allow for the subdivision of a 1.62-acre parcel into 2 parcels, a Planned Unit Development (PUD) to develop 10 low-income housing units on proposed Parcel 2, and a reduction to the Streamside Management Area setback buffer from 50 feet to 20 feet.

EVIDENCE: a) Project File: PLN-2021-17334

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 Minor Subdivision and Planned Unit Development exempt from further CEQA review pursuant to CEQA Guidelines Section 15183.

EVIDENCE:

a) 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.

b) 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. The parcel is developed with 11 single-story affordable housing units on proposed Parcel 1, located approximately 120 feet from the frontage of Lewis Avenue. The project includes a single-story Planned Unit Development (PUD)

consisting of 10 low-income housing units with additional parking on proposed Parcel 2 located behind the existing development. Land Use on adjacent parcels is residential with a mobile home park to the north and single-family housing to the east, south, and west. With the residential uses surrounding the property, the project will result in a less than significant impact to aesthetics.

- c) The parcel has a Greenway/Open Space (GO) zoning overlay for the drainage on the east side of the site that is in the upper catchment of an unnamed tributary to Martin Slough. The property is developed with 11 existing single-story affordable housing units on proposed Parcel 1. The proposed development on proposed Parcel 2 includes a 30-foot reduction to the Streamside Management Area (SMA) buffer with project mitigations incorporating bioswales with native grasses and semi-permeable pavers used as surfacing materials for access and parking areas.

A Resource Map provided by the Department of Fish and Wildlife on October 21, 2021 indicates that the parcel is not in a State designated wetland or SMA. Marsh Pea (*Lathyrus palustris*), a perennial herb, is known to be present in the area but is not under a State or Federal protected status designation as it is a plant native to the Mediterranean coast. No development is proposed in the area designated by the (GO) overlay, and in accordance with HCC 61.1.7.6.3.1. as the (buffer) reduction will not significantly affect the biological resources of the SMA on the property.

- d) No cultural resources have been documented on the project site. The "Inadvertent Archaeological Discovery Protocol" condition has been placed on the project, as requested by Tribal agencies.

The applicant has demonstrated that historical review of the existing shed proposed for demolition is complete prior to public hearing. The review has determined the structure does not meet any of the four criteria of eligibility for the National Register of Historic Places due to poor condition. The shed is an old structure that is not historically significant.

- e) 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. There are no private airstrips within the vicinity of the project site.
- f) According to the Humboldt County Fire Hazard Severity map, the parcel is located in the outside the fire hazard severity areas. The site is within the Humboldt Fire Protection District for fire protection. Future 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.
- g) 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 Humboldt Community Services District (HCSD). Comment was received from the CSD, stating adequate water and sewer service is available for the project, and

recommending project approval. Therefore, there is a less than significant Impact. 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 at the time of future development. Therefore, there is a Less than significant Impact.

- h) The County finds there is no evidence that the project will be inconsistent with the planned build-out of the Pine Hill Neighborhood area nor will it result in a significant effect to utilities and service systems as proposed. The County finds the project to have no impact on the existing utilities and service systems.
- i) The project will not conflict with any adopted program, ordinance, or policy addressing transportation systems within the County or result in inadequate emergency access. Department finds there is no evidence that the proposed subdivision and Planned Unit Development will negatively impact the level of service standards, as there will be a minimal increase in vehicle trips generated per day when future development is proposed, given the nature of the residential use. The proposed project will not result in a change in air traffic patterns, will not result in vehicle miles traveled beyond that anticipated, and has adequate on-site circulation and parking capacity.

The project is consistent with the development density of the RM land use designation, with a maximum density of 7 - 30 dwelling units per acre. The proposed development is consistent with the Eureka Community Plan Section 2410 – Housing Goals. The development of one (1) additional parcel with a Planned Unit Development is consistent with mitigations for induced population growth as described in Impact 3.1.3.4. of the 2017 Environmental Impact Report (EIR) to reasonably obtain the projected goals of the Regional Housing Needs Allocation (RHNA) through the use of mixed-use development and other techniques to increase efficiency of land utilization.

The growth impacts of this project are not anticipated to create peculiar, specific, or more severe impacts effects which the 2017 General Plan EIR failed to analyze as significant effects or failed to evaluate.

FINDINGS FOR THE MINOR SUBDIVISION AND PLANNED UNIT DEVELOPMENT:

3. FINDING

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

EVIDENCE

- a) The proposed development is consistent with the Residential Medium Density (RM) land use designation. This designation is intended for areas with full urban services and where common-walled units and apartments are appropriate, including duplexes, townhouses, and apartments and manufactured home park developments. The RM designation can accommodate all residential use types except guest houses. The project facilitates future construction of new residential development and maintains existing residential development. The proposed development will increase the amount of low-income housing in the area and will be served with community water and sewer by the Humboldt 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 Eureka Community Plan (ECP)
- EVIDENCE**
- a) The land use designation for the parcel within the ECP conforms with the General Plan land use designation.
 - b) The GP Section 4.8 Residential Medium Density (RM) states that this land use designation is used in areas with full urban services and where common-walled units and apartments are appropriate, including duplexes, townhouses, and apartments and manufactured home park developments. All Residential uses except guest housing are a principally permitted use. The proposed project is consistent as it will facilitate new residential development and maintain the existing residential development.
- 5. FINDING** The proposed development is consistent with the purposes of the existing Residential Multiple Family (R-3) zone in which the site is located.
- EVIDENCE**
- a) The property zoning designation of Residential Multiple Family (R-3) includes multi-family residential development as a principally permitted use. The proposed lot sizes of 31,193 sq. ft. and 39,591 sq. ft. comply with the required minimum lot size of 5,000 square feet. The proposed width of both parcels complies with the required minimum lot width of 50 feet (HCC 313-6.4).
 - b) The proposed development is consistent with the maximum density requirements of the R-3 zone. The proposed subdivision with existing and proposed development is consistent with the minimum required development standards of the R-3 zone, including height, lot coverage, property line setbacks, and parking availability.
- 6. FINDING** The minor subdivision of an approximately 1.62-acre parcel into two parcels of approximately 31,193 sq. ft. and 39,591 sq. ft. including a Planned Unit Development on proposed Parcel 2 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 11 affordable housing units to be relocated on the proposed Parcel 1. Residential development to construct a Planned Unit Development of 10 low-income housing units is proposed on Parcel 2. The proposed subdivision will be consistent with the surrounding existing development. Continuing the 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.
- 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 (RM) and zoning (R-3) allow residential development. The project will positively impact

compliance with Housing Element law. The project will increase the available housing in the Eureka area and will comply with the density range of the RM land use designation, with a maximum density of 7 - 30 dwelling units per acre. The proposed development is consistent with the Eureka Community Plan (Section 2410), Housing Goals and is located on a conducive parcel within the Pine Hill Neighborhood.

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

- Adopts the findings set forth in this resolution, and
- Conditionally approves the Strombeck Minor Subdivision and Planned Unit Development subject to all of the recommended conditions of approval in Attachment 1.

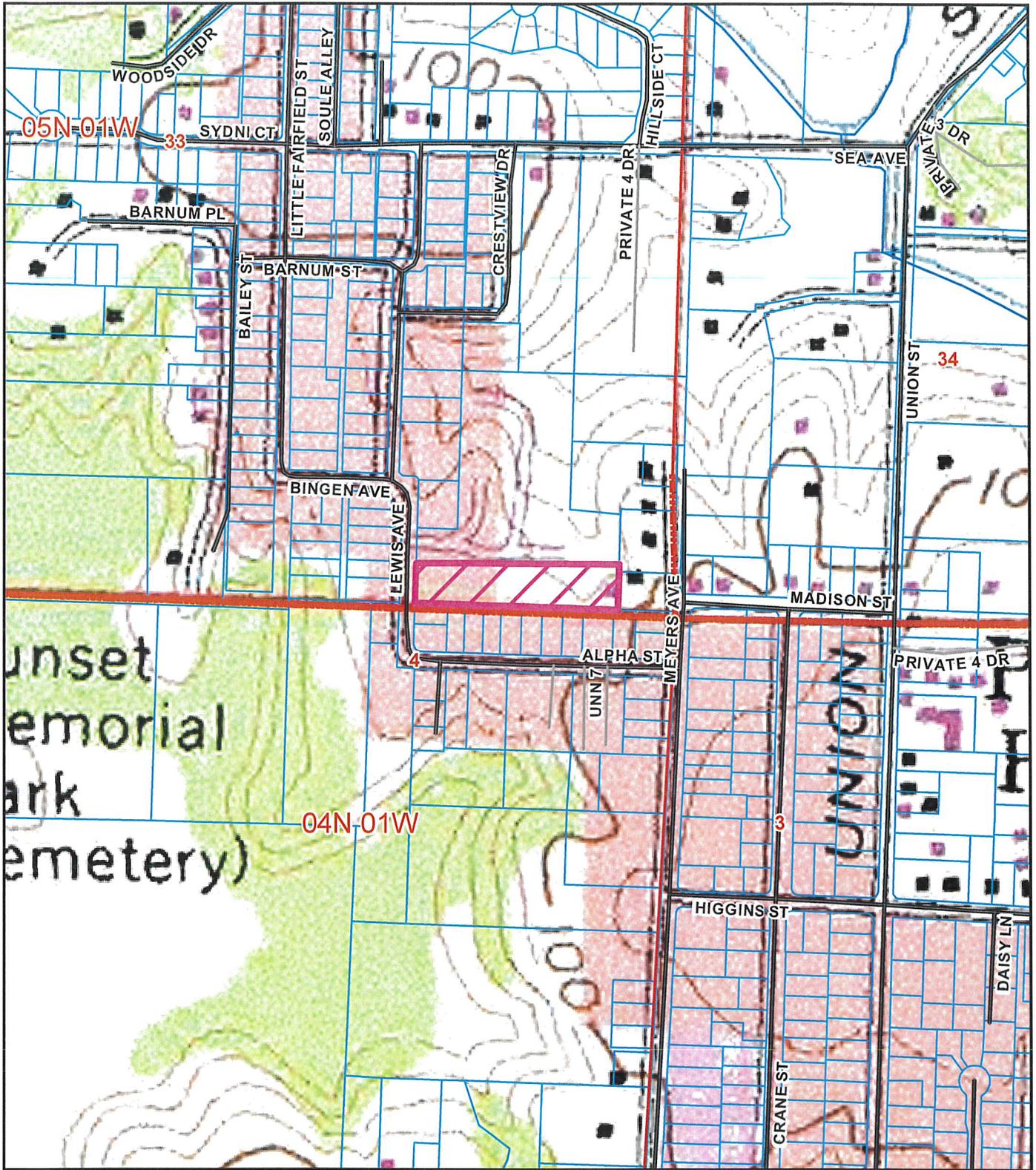
Adopted after review and consideration of all the evidence on **May 19, 2022.**

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

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

I, John Ford, Secretary to the Planning Commission of the County of Humboldt, do hereby certify the foregoing to be a true and correct record of the action taken on the above entitled matter by said Commission at a meeting held on the date noted above.

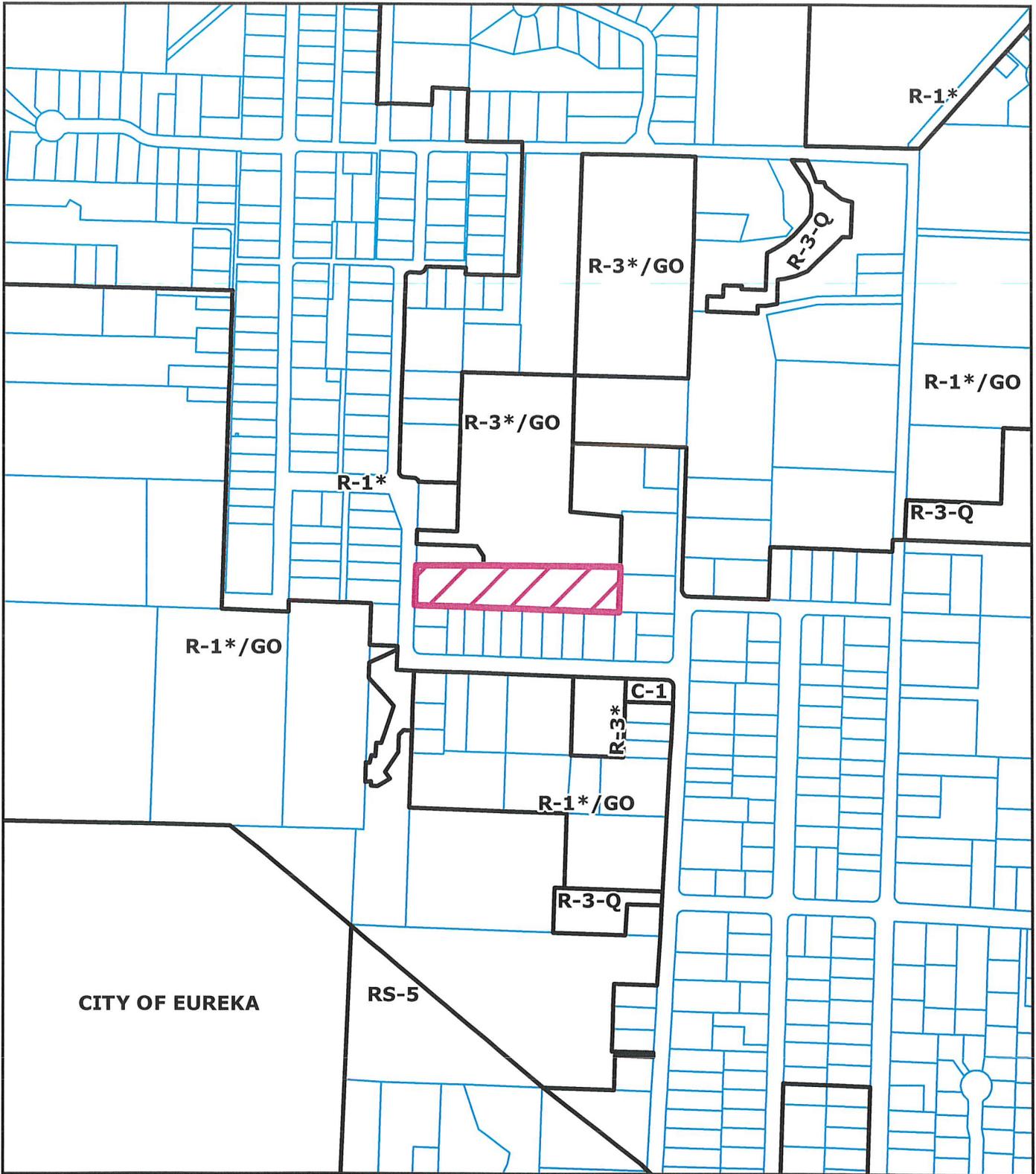
John H. Ford, Director,
Planning and Building Department



**TOPO MAP
PROPOSED PMS STROMBECK
PINE HILL AREA
PLN-2021-17334
APN: 019-111-003
T05N R01W S33 HB&M (EUREKA)**

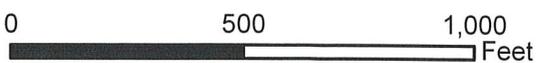
Project Area =

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

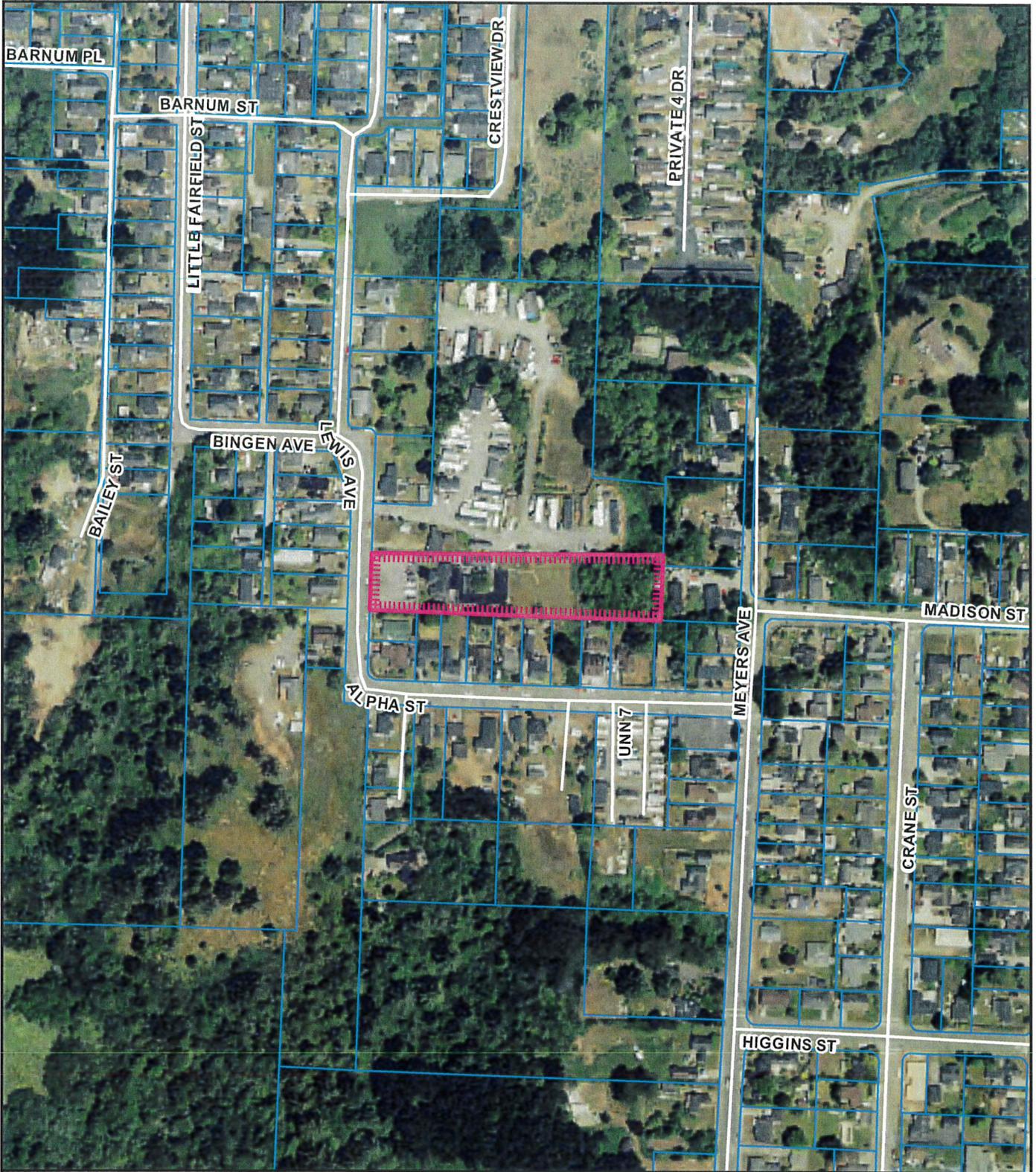


Project Area = 

**ZONING MAP
 PROPOSED PMS STROMBECK
 PINE HILL AREA
 PLN-2021-17334
 APN: 019-111-003
 T05N R01W S33 HB&M (EUREKA)**



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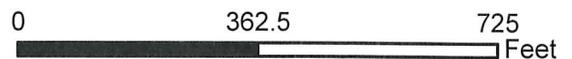


AERIAL MAP
PROPOSED PMS STROMBECK
PINE HILL AREA
PLN-2021-17334
APN: 019-111-003
T05N R01W S33 HB&M (EUREKA)

Project Area = 



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



Attachment 1

Conditions of Approval for the Strombeck Minor Subdivision

APPROVAL OF THE TENTATIVE MAP AND PLANNED UNIT DEVELOPMENT 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 December 9, 2020 and revised on July 22, 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. The project shall comply with all applicable mitigation measures of the 2017 General Plan EIR.
6. 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.
7. Prior to recordation of the Final Map, the applicant shall submit a letter from Pacific Gas and Electric Company stating that the project meets their requirements per their letter dated. This requirement shall be administered by the Department of Public Works.
8. Prior to submittal of the Final Map, the applicant shall provide a sign-off from the Post Office on the location of the NBU. Applicant shall cause to be dedicated on the subdivision map additional sidewalk easements as necessary to accommodate the NBU. This requirement shall be administered by the Department of Public Works.
9. 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.
10. 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.
11. 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.

12. The proposed improvements may require the undergrounding or relocation of existing facilities at the expense of the applicant. Undergrounding of existing facilities, relocation of existing facilities, or construction of new facilities shall be completed prior to constructing the structural section for the roadway. If any utilities are required to be installed as a condition of the 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.
13. 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).
14. 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. **Within five (5) days of the effective date of the approval of this permit**, the applicant shall submit a check to the Planning Division payable to the Humboldt County Recorder in the amount of \$2,330.75. Pursuant to Section 711.4 of the Fish and Game Code, the amount includes the Department of Fish and Wildlife (DFW) fee plus a \$50 document handling fee. This fee is effective through December 31, 2018 at such time the fee will be adjusted pursuant to Section 713 of the Fish and Game Code. Alternatively, the applicant may contact DFW by phone at (916) 651-0603 or through the DFW website at www.wildlife.ca.gov for a determination stating the project will have *no effect* on fish and wildlife. If DFW concurs, a form will be provided exempting the project from the \$2,280.75 fee payment requirement. In this instance, only a copy of the DFW form and the \$50.00 handling fee is required.
16. 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.
17. 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.
18. 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.

19. Parkland dedication fees of \$_____ shall be paid to the Humboldt County Planning Division, 3015 H Street, Eureka, CA. Alternately, a parkland dedication fee of \$_____ may be paid, provided the applicant enters into a Conveyance and Agreement of development rights with the County of Humboldt for dwelling units on Parcel 2. Release from the Conveyance and Agreement may be pursued upon payment of the \$_____ parkland dedication fee balance. A copy of the Conveyance and Agreement form with *pro-rata* updated dedication payments amounts for each lot calculated will be provided by the Planning Division upon the election of this option by the applicant once the Final Map is prepared and approved for recordation. These fees may be paid for by individual lot owners on a *pro-rata* basis at the time individual lot owners apply for a permit to construct an accessory dwelling unit. Should the applicant elect to enter into a Conveyance and Agreement, legal document review fees as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors (currently \$424.00) will be required.

Informational Notes:

1. To 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:

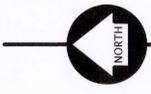
If cultural resources are encountered, all work must cease and a qualified cultural resources specialist contacted to analyze the significance of the find and formulate further mitigation (e.g., project relocation, excavation plan, protective cover).

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.

4. Parkland dedication fee calculations:

	130.00	130 square feet of parkland dedication per person for new subdivisions
X	<u>2.36</u>	Persons per average household (per 2019 American Community Survey Estimates))
	306.8	Parkland dedication per average household in square feet
/	<u>43,560</u>	Square feet per acre
	0.00704316	Parkland dedication per average household in acres
X	2	Number of parcels being created by the subdivision,
X	2	Number of dwellings per legal parcel or lot, including potential second units
X	100%	Percentage of these parcels within the MCP Area
X	<u>\$100,000</u>	Value of one acre of land in the vicinity of the subdivision project
	\$1,408.63	Parkland Dedication In-lieu Fee

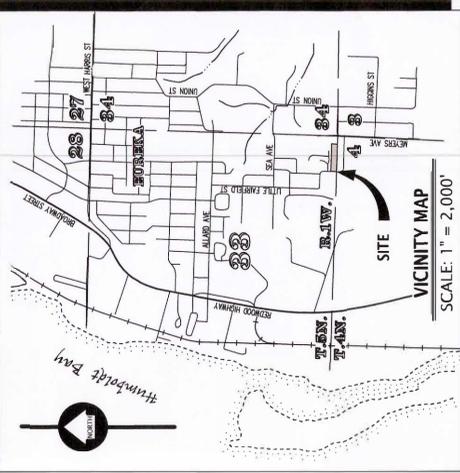
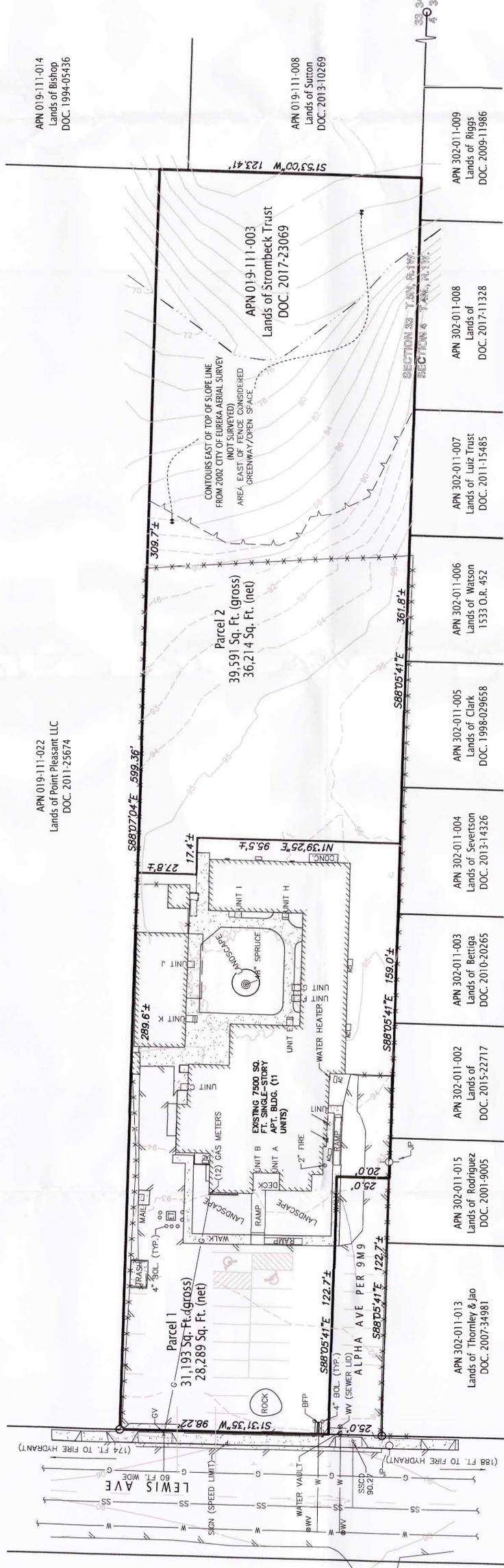


GRAPHIC SCALE



17x11" PRINTS ARE 1/2 SCALE

EXISTING SITE & OVERALL BOUNDARY SHOWING PROPOSED NEW PARCEL LINES



PARCEL INFORMATION
Current Parcel Area: 1.62 ± Acres
70,783 Square Feet
Proposed Parcel One Area: 0.66± Acres
28,746 Square Feet
Proposed Parcel Two Area: 0.97 ± Acres
42,037 Square Feet

PROJECT DATA
Owner / Applicant: Steve & Tina Strombeck-Trustees of the Strombeck Family Revocable Trust
Mailing Address: 960 S. C Street
Arcata, CA 95521
Phone: 707-822-4557
APN: 019-111-003
Site Address: 4565 Lewis Ave
Eureka, CA 95501

Agent: David Crivelli
Points West Surveying
Mailing Address: 5201 Carlson Park Drive, Suite 3
Arcata, CA 95521
Phone: 707-840-9510
Fax: 707-840-9542
Email: crivelli@pointswestsurveying.com
Zoning: R3-GO - Residential Multi Family, with
Greenway Open Space combining zone
Min. Parcel Size: 5000 Square feet

General Plan: Residential Multifamily (Eureka Community Plan)
Building Setbacks: Front: 20'
Side: 10'
Rear: 5'

APN 019-111-003 PLANNED UNIT DEVELOPMENT TENTATIVE MAP

for
Strombeck Family Trust
SE 1/4 SE 1/4 SECTION 33, T3N, R1W,
HUMBOLDT MERIDIAN
IN THE UNINCORPORATED AREA OF EUREKA, HUMBOLDT COUNTY
STATE OF CALIFORNIA

Date: June 2021
SCALE: 1" = 30'
SHEET 1 OF 2

POINTS WEST SURVEYING CO.
5201 Carlson Park Dr., Suite 3 - Arcata, CA 95521
707-840-9510 - Phone 707-840-9542 - Fax

SURVEYOR'S STATEMENT

This map was prepared by me, or under my direction, and is based upon a field survey. All existing and proposed easements are plotted hereon.

SIGNED David A. Crivelli
DATED 6/25/21

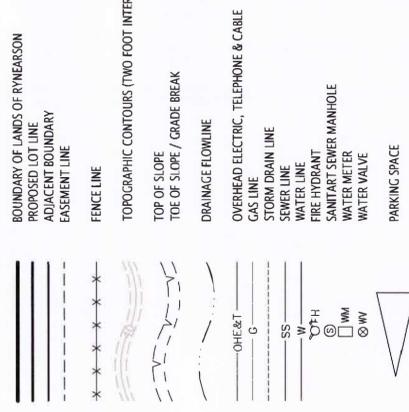


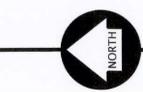
David A. Crivelli
PLS 7015

PROJECT NOTES

- 1) The map illustrates a proposed Minor Subdivision of this property into two parcels. Sheet 1 of 2 shows existing conditions and boundaries. The project proposed is to be completed under a Planned Unit Development Permit; the proposed project is shown on Sheet 2 of 2. This property is subject to a "Declaration of Deed Restriction Covenant" recorded in Book 2019-9695 of Official Records. It restricts development of this property to "affordable housing to low-income Humboldt County residents with mental health disabilities and other barriers to housing". Duration per said document is 15 years from completion of project (existing rest home converted to 11 apartments completed Sept. 1, 2019). Future Parcel Two shown on Sheet 2 shows up to ten new housing units in two buildings on newly created parcel. Utilities to be provided by PC&E, AT&T, and Suddenlink.
- 2) Vehicular access Parcels will be accessed from Lewis Road with rear parcel having a 20 foot wide access easement over front parcel. Pedestrian access for parcels will be through existing site sidewalks. Parking will be shared via a reciprocal parking easement. Existing and proposed parking stalls are shown on Sheet 2 of 2. A total of 32 stalls are available for the existing 11 units and proposed 10 new units (total of 21 units after this Minor Subdivision).
- 3) The property is Zoned R3 and has a Greenway/Open Space zoning overlay for the drainage that falls on east side of site. SHN Consulting Engineers prepared a report entitled Reduced Buffer Justification to support the project as shown on Sheet 2. It addresses setback from wetland/drainage and includes a Storm Water Management Plan which incorporates pervious surfaces and detention swales as shown on the proposed project on Sheet 2.
- 4) A Preliminary Title Report by Humboldt Land Title Co. Order No. FHBT20100060C, dated February 19, 2021, is included with this application. An easement identified therein under item 5 of Schedule B, recorded in Book 632 O.R. 36, was found to not fall within this properties boundaries and is not shown. Proposed easements are shown on Sheet 2.
- 5) Alpha Street (north half) as shown on the Map of Pleasant Point recorded in Book 9 of Maps, page 9, is not included in the Legal Description for the property. This strip of land had long been used for parking and utilities for this property and is not used by the public. The south half of Alpha St. no longer exists as it was included in Parcels 1, 2, and 3 of Parcel Map No. 2537, recorded in Book 22 of Parcel Maps page 131.1. Per the Assessor Parcel Map the location of Alpha Street is south of those parcels and as shown on said Parcel Map.
- 6) Land Use on adjacent parcels is residential with a mobile home park to the north and single family housing to the east, south, and west. Site is fairly flat; only minor grading to occur which will be determined by Engineer when preparing Grading Plan should project be approved.

LEGEND



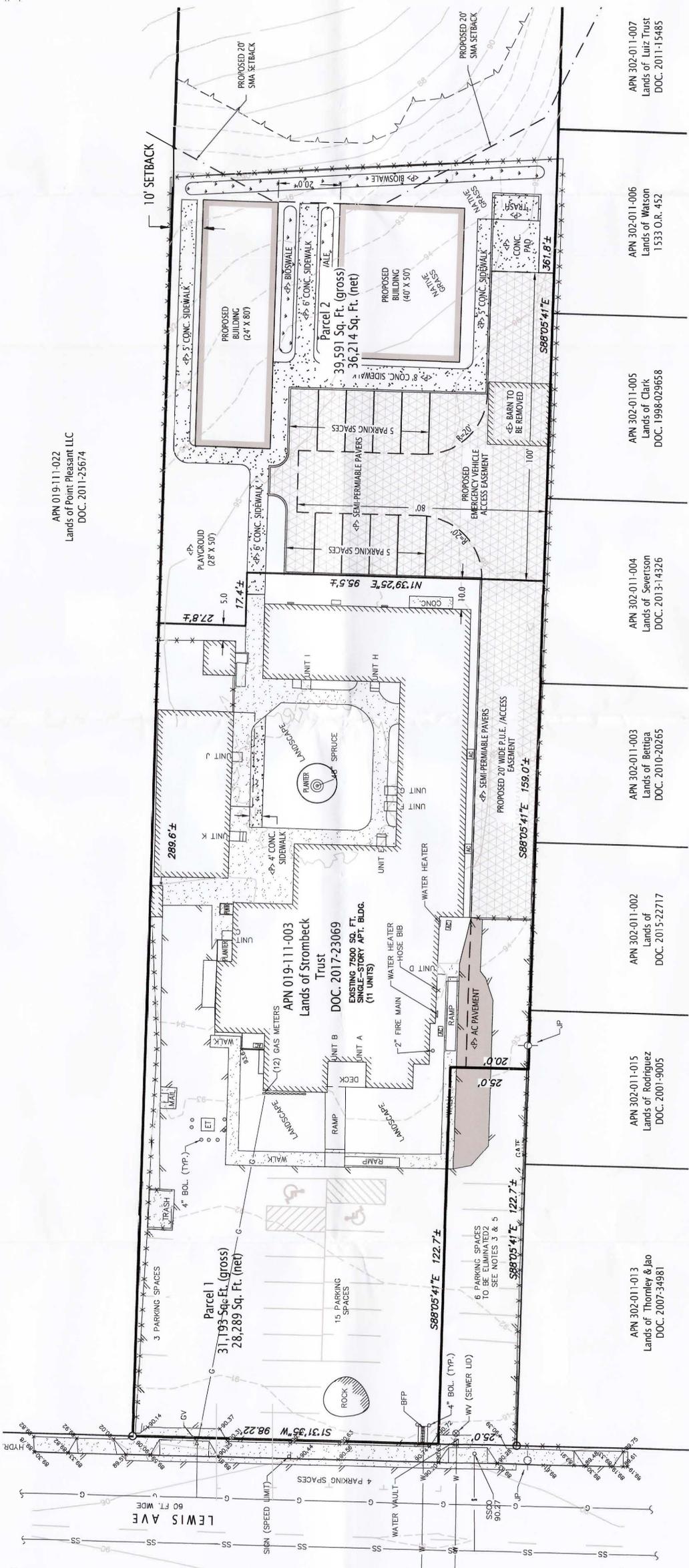


SITE PLAN

SHOWING PROPOSED ULTIMATE DEVELOPMENT PLAN, PARKING, AND BUILDING SITES

LEGEND

—	PROPERTY LINES
- - -	RIGHT-OF-WAY CENTERLINE
—	DRAINAGE FLOW LINE
—	EDGES OF PAVEMENT
—	EXISTING GROUND CONTOURS
- - -	TOP OF SLOPE
- - -	TOE OF SLOPE
—	FENCE LINE
—	CAS LINE
—	UNDERGROUND ELECTRIC LINE
—	OVERHEAD ELECTRIC LINE
—	OVERHEAD ELECTRIC & TELEPHONE LINES
—	SANITARY SEWER LINE
—	STORM DRAIN CULVERT
—	WATER LINE
—	ELECTRIC TRANSFORMER
—	ELECTRIC METER
—	GAS METER
—	TELEPHONE PEDestal
—	CABLE TV PEDestal
—	UTILITY POLE WITH CUY ANCHOR
—	JOINT UTILITY POLE
—	ELECTRIC POWER POLE
—	TELEPHONE SERVICE POLE
—	STREET LAMP
—	FIRE HYDRANT
—	WATER METER
—	WATER VALVE
—	WHARF HYDRANT
—	SANITARY SEWER CLEANOUT
—	SEPTIC TANK
—	STORM DRAIN INLET
—	STORM DRAIN CLEANOUT



PARCEL SURFACE AREAS:

PARCEL ONE	31,193 s.f.
Existing Buildings	8,990 s.f.
Existing Concrete	3,177 s.f.
Existing Asphalt	10,492 s.f.
Proposed Sidewalk	186 s.f.
Proposed Curb	55 s.f.
Proposed Asphalt	424 s.f.
Non-permiable Total	23,224 s.f. = 75%
Proposed Pavers (semi-permiable)	2,174 s.f. = 7%

PARCEL TWO

16,850 s.f. (Developed area)	
Proposed Buildings	3,920 s.f.
Proposed Curbs	126 s.f.
Proposed Sidewalks	1,985 s.f.
Proposed Trash Area & Concrete Pad	369 s.f.
Non-permiable Total	6,400 s.f. = 38%
Proposed Pavers (semi-permiable)	5,827 s.f. = 35%

TENTATIVE MAP / SITE PLAN for Planned Unit Development

for Strombeck Family Trust

SE 1/4 SE 1/4 SECTION 33, T5N, R1W,
HUMBOLDT MERIDIAN
IN THE UNINCORPORATED AREA OF EUREKA, HUMBOLDT COUNTY
STATE OF CALIFORNIA

Date: June 2021
SCALE: 1" = 20'
SHEET 2 OF 2

POINTS WEST SURVEYING CO.
5201 Carlson Park Dr., Suite 3 - Arcata, CA 95521
707-840-9510 - Phone 707-840-9542 - Fax

APN 019-111-022
Lands of Point Pleasant LLC
DOC. 2011-25674

APN 302-011-007
Lands of Luiz Trust
DOC. 2011-15485

APN 302-011-006
Lands of Watson
1533 O.R. 452

APN 302-011-005
Lands of Clark
DOC. 1998-029658

APN 302-011-004
Lands of Sewertson
DOC. 2013-14326

APN 302-011-003
Lands of Bettiga
DOC. 2010-20265

APN 302-011-002
Lands of
DOC. 2015-22717

APN 302-011-015
Lands of Rodriguez
DOC. 2001-9005

APN 302-011-013
Lands of Thornley & Jao
DOC. 2007-34981

APN 019-111-003
Lands of Strombeck Trust
DOC. 2017-23069
EXISTING 7500 SQ. FT. SINGLE-STORY APT. BLDG. (11 UNITS)

Parcel 1
31,193 Sq. Ft. (gross)
28,289 Sq. Ft. (net)

Parcel 2
39,591 Sq. Ft. (gross)
36,214 Sq. Ft. (net)

EXHIBIT A



DEPARTMENT OF PUBLIC WORKS
COUNTY OF HUMBOLDT

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

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

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

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

LAND USE DIVISION INTEROFFICE MEMORANDUM

TO: Trevor Estlow, Senior Planner

FROM: Robert W. Bronkall, Deputy Director

RE: SUBDIVISION REQUIREMENTS - IN THE MATTER OF THE STROMBECK, APPLICATION # 2021-17334 PMS, APN 019-111-003, FOR APPROVAL OF A TENTATIVE MAP, CONSISTING OF 1.62 ACRES INTO 2 PARCELS

DATE: 07/19/2021

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

These recommendations are based on the tentative map prepared by Points West Surveying Co. dated June 2021 and dated as received by the Humboldt County Planning Division on June 25, 2021.

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

READ THE ENTIRE REPORT BEFORE COMMENCING WORK ON THE PROJECT

1.0 MAPPING

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

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

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

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

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

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

- 1.3 DEPOSIT:** Applicant shall be required to place a security deposit with this Department for inspection and administration fees as per Humboldt County Code Section 326-13 prior to review of the improvement plans, review of the subdivision map, or the construction of improvements, whichever occurs first.
- 1.4 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 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.
- 1.7 DEDICATIONS:** The following shall be dedicated on the subdivision map, or other document as approved by this Department:

(a) PUBLIC ROAD (LEWIS AVENUE):

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 30 feet of the center line of the County road. The applicant is only responsible to cause to be dedicated lands that are included within the boundary of the proposed subdivision.

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

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 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/lots within the subdivision in a manner approved by this Department.

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

<NONE>

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.

A storm water filtration system shall be constructed to the satisfaction of this Department. A note shall be placed on the development plan indicating this.

3.4 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.

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.

3.5 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.

4.0 MAINTENANCE

<NONE>

5.0 DEVELOPMENT PLAN

<NONE>

6.0 LANDSCAPING

<NONE>

// END //



DEPARTMENT OF PUBLIC WORKS
C O U N T Y O F H U M B O L D T
MAILING ADDRESS: 1106 SECOND STREET, EUREKA, CA 95501-0579
AREA CODE 707

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

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

ADMINISTRATION	445-7491	NATURAL RESOURCES	445-7741
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FACILITY MANAGEMENT	445-7493	ROADS	445-7421

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

LAND USE DIVISION INTER OFFICE MEMORANDUM

TO: Trevor Estlow, Senior Planner

FROM: Robert W. Bronkall, Deputy Director 

DATE: 07/19/2021

RE: STROMBECK, APN 019-111-003, PLN -2021-17334 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).

LOW IMPACT DEVELOPMENT (LID): Future building permits will require that the project comply with the MS4 permit.

// END //

ATTACHMENT 2

Applicants' Evidence In Support of the Required Findings

Document	Date Received by Planning	Location
Tentative Subdivision Map	June 25, 2021	Attached
Application Form	June 25, 2021	On file with Planning
Preliminary Title Report	June 25, 2021	On file with Planning
Deed Restriction Covenant	June 25, 2021	On file with Planning
Stormwater Information Sheet	June 25, 2021	On file with Planning
Biological Report	June 25, 2021	On file with Planning
CDFW Resource Map	October 19, 2021	On file with Planning

ATTACHMENT 3

Referral Agency Comments and Recommendation

All referral agencies that the proposed project was sent to for review and comment are listed below. Those agencies that provided written comments are checked off.

Referral Agency	Response	Recommendation	Attached	On File
City of Eureka				
County Assessor				
County Counsel				
County Division of Environmental Health	✓	Approval		✓
County Supervising Planner				
County Public Works, Land Use Division – Subdivision Requirements (memo dated 07-19-2021)	✓	Conditional Approval	(Exhibit A of Attachment 1)	✓
County Building Inspections	✓	Conditional Approval		✓
Humboldt Bay Community Services District	✓	Approval		✓
Humboldt Community Services District	✓	Conditional Approval		✓
Regional Fire Protection District – Humboldt #1	✓	Approval		✓
Bear River Band	✓	Conditional Approval		✓
Blue Lake Rancheria	✓	Conditional Approval		✓
Wiyot Tribe	✓	Conditional Approval		✓
NWIC	✓	Conditional Approval		✓