



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

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

Hearing Date: July 19, 2018

To: Humboldt County Planning Commission

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

Subject: **Hadley Parcel Map Subdivision Extension**  
Application Number 14100  
Case Number PMS-11-001XX  
Assessor Parcel Number (APN) 300-201-039  
1405 Abram Lane, Eureka area

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Please contact Trevor Estlow at (707) 268-3740, or by email at [testlow@co.humboldt.ca.us](mailto:testlow@co.humboldt.ca.us) if you have any questions about the scheduled public hearing item.

**AGENDA ITEM TRANSMITTAL**

<b>Hearing Date</b> July 19, 2018	<b>Subject</b> Parcel Map Subdivision Extension	<b>Contact</b> Trevor Estlow
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**Project:** A two-year extension of a Parcel Map Subdivision (PMS-11-001) originally approved April 3, 2014. The project consisted of a subdivision of an approximately 1.3 acre parcel into two parcels of approximately 21,761 square feet and 35,014 square feet. The parcel is currently developed with a single family residence with an apartment above the attached garage. A portion of the residence was improperly converted into a third dwelling unit which will be rectified through this project. A preliminary plan for a future residence and secondary dwelling unit on proposed Parcel 1 has been submitted. As the secondary dwelling unit would be less than 800 square feet in size and the lot is located within a Housing Opportunity Zone (HOZ), it may qualify as principally permitted upon completion of a road extension and turnaround. Pursuant to Section 325-5 of Humboldt County Code, the applicant requested, and was granted an exception to the lot frontage requirements to utilize an existing 30 foot right of way. The parcels are, or will, be served by Humboldt Community Services District. **No change to the original project is proposed. This is the second extension requested and if approved, the extension will expire on April 15, 2020.**

**Project Location:** The project site is located in the Cuten area at the west end of Abram Lane approximately 275 feet west of the intersection of Abram Lane and Campton Road, on the property known as 1415 Abram Lane.

**Present Plan Designation:** Residential, Low Density (RL). Eureka Community Plan (ECP). Density: 1 – 6 units per acre. Slope Stability: Moderate Instability.

**Present Zoning:** Residential One-Family with a 6,000 square foot minimum parcel size and a combining zone for Greenway and Open Space (R-1\*/GO).

**Case Numbers:** PMS-11-001XX

**Application Number:** 14100

**Assessor Parcel Number:** 300-201-039

**Applicant**  
Mary Hadley  
1405 Abram Lane  
Eureka, CA 95503

**Owner(s)**  
same as applicant

**Agent**

**Environmental Review:** Project requires environmental review.

**Major Issues:** None

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

## HADLEY PARCEL MAP SUBDIVISION EXTENSION

Case Number PMS-11-001XX

Assessor Parcel Number 300-201-039

### RECOMMENDED COMMISSION ACTION:

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

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

### Staff Analysis of the Evidence Supporting the Required Findings

Sections 66452.6(e) and 66463.5(c) of the California Government Code (Subdivision Map Act) and Sections 326-21 and 326-31 (Filing of Final and Parcel Maps) of the Humboldt County Code Zoning Regulations establishes the authority to grant time extensions for approved or conditionally approved tentative maps when it can be found that the findings and conditions of the original project have not changed significantly.

#### Recommendation:

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

#### Staff Analysis:

A two-year extension of a Parcel Map Subdivision (PMS11-001) originally approved April 3, 2014. The project consisted of a subdivision of an approximately 1.3 acre parcel into two parcels of approximately 21,761 square feet and 35,014 square feet. The parcel is currently developed with a single family residence with an apartment above the attached garage. A portion of the residence was improperly converted into a third dwelling unit which will be rectified through this project. A preliminary plan for a future residence and secondary dwelling unit on proposed Parcel 1 has been submitted. As the secondary dwelling unit would be less than 800 square feet in size and the lot is located within a Housing Opportunity Zone (HOZ), it may qualify as principally permitted upon completion of a road extension and turnaround. Pursuant to Section 325-5 of Humboldt County Code, the applicant requested, and was granted an exception to the lot frontage requirements to utilize an existing 30 foot right of way. The parcels are, or will, be served by Humboldt Community Services District. **No change to the original project is proposed.**

The applicant states that the conditions of the property have not changed since the original application/approval of PMS-11-001. This is the second applicant requested extension and, if approved, the tentative map will expire on April 15, 2020.

The Planning Department has circulated requests for input relative to the extension petition and has received no comments against the petition being granted. It is staff's opinion that the findings and conditions of the original project, effective April 15, 2014, have not changed significantly based on the following staff analysis, and are applicable to the proposed extension because:

1. The parcel's zoning, Residential One-Family with a 6,000 square foot minimum parcel size and a combining zone for Greenway and Open Space (R-1\*/GO), for which a conformance finding was made, has not changed.
2. The General Plan Land Use designation, Residential Low Density (RL), for which a consistency finding was made, has not changed.
3. The applicable development standards, for which the original project was evaluated, have not changed. It should be noted that although the Streamside Management Area definition has changed since the project was originally approved, the standards in effect at the time the application was deemed complete apply pursuant to §66474.2 of the Subdivision Map Act.
4. The applicable design standards, for which the project was evaluated, have not changed.
5. All other standards and requirements to which the project is subject and as administered by other departments or agencies have not changed.
6. The original project was subject to environmental review and a Mitigated Negative Declaration (SCH# 2014032003) was adopted by the Planning Commission as required by Section 15074 (b) of the CEQA Guidelines. The County has received no evidence indicating that additional review under CEQA is necessary.

Referral agencies have recommended approval of the extension.

**ALTERNATIVES:** The Planning Commission could elect not to approve the extension. This alternative should be implemented if your Commission is unable to make all of the required findings per H.C.C. Sections 326-21 or 326-31. Planning Division staff has found that the required findings can be made. Consequently, planning staff does not recommend further consideration of this alternative.

Note: If the extension is denied, a fifteen calendar day appeal begins the next business day. Appeals must be filed with both the Planning Division and the Clerk of the Board of Supervisors. There is no appeal period for approved map extensions.

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

**Resolution Number 18-**

**MAKING THE REQUIRED FINDINGS FOR CERTIFYING COMPLIANCE WITH THE CALIFORNIA  
ENVIRONMENTAL QUALITY ACT AND CONDITIONALLY APPROVING THE HADLEY PARCEL MAP  
SUBDIVISION EXTENSION APPLICATION.**

**CASE NUMBER: PMS-11-001XX; ASSESSOR PARCEL NUMBER: 300-201-039**

**WHEREAS**, Mary Hadley submitted an application and evidence in support of approving the Parcel Map Subdivision Extension; and

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

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

**WHEREAS**, the County Planning Commission on April 3, 2014 adopted a Mitigated Negative Declaration; and

**WHEREAS**, the Planning Division staff report includes evidence in support of making all of the required findings for approving the proposed Parcel Map Subdivision Extension request;

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

1. The Planning Commission adopted a Mitigated Negative Declaration for the original project on April 3, 2014 pursuant to CEQA and finds that there is no substantial evidence that the proposed project extension will have a significant effect on the environment;
2. The Planning Commission makes the findings in H.C.C. [§ 326-21] in the Planning Division staff report for Case Number: PMS-11-001XX based on the submitted evidence.
3. The Planning Commission approves the proposed Parcel Map Subdivision Extension as recommended and conditioned in the Planning Division staff report for Case Number: PMS-11-001XX.

Adopted after review and consideration of all the evidence on July 19, 2018.

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

AYES: Commissioners:

NOES: Commissioners:

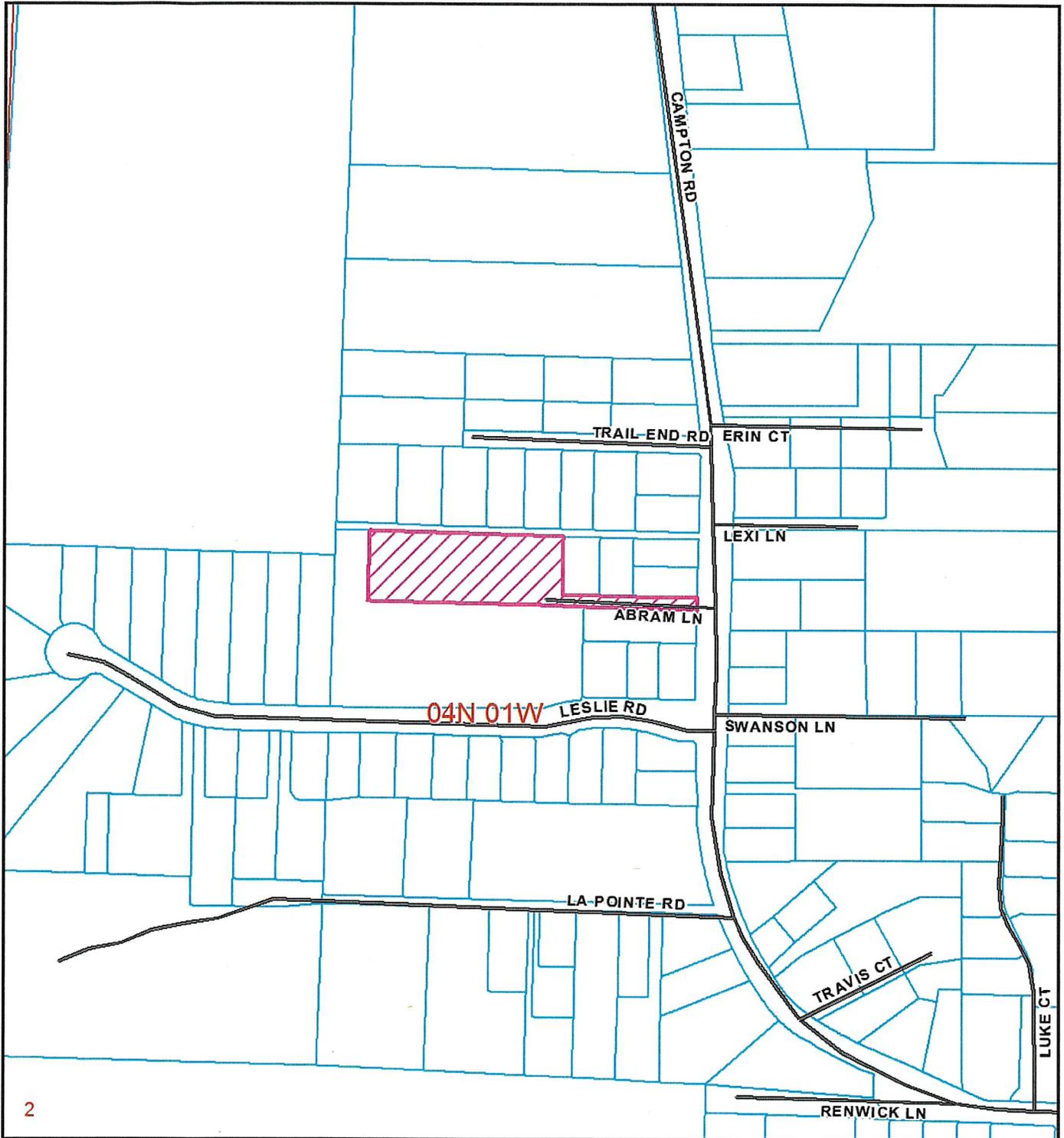
ABSTAIN: Commissioners:

ABSENT: Commissioners:

DECISION:

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

\_\_\_\_\_  
John H. Ford,  
Director, Planning and Building Department



2

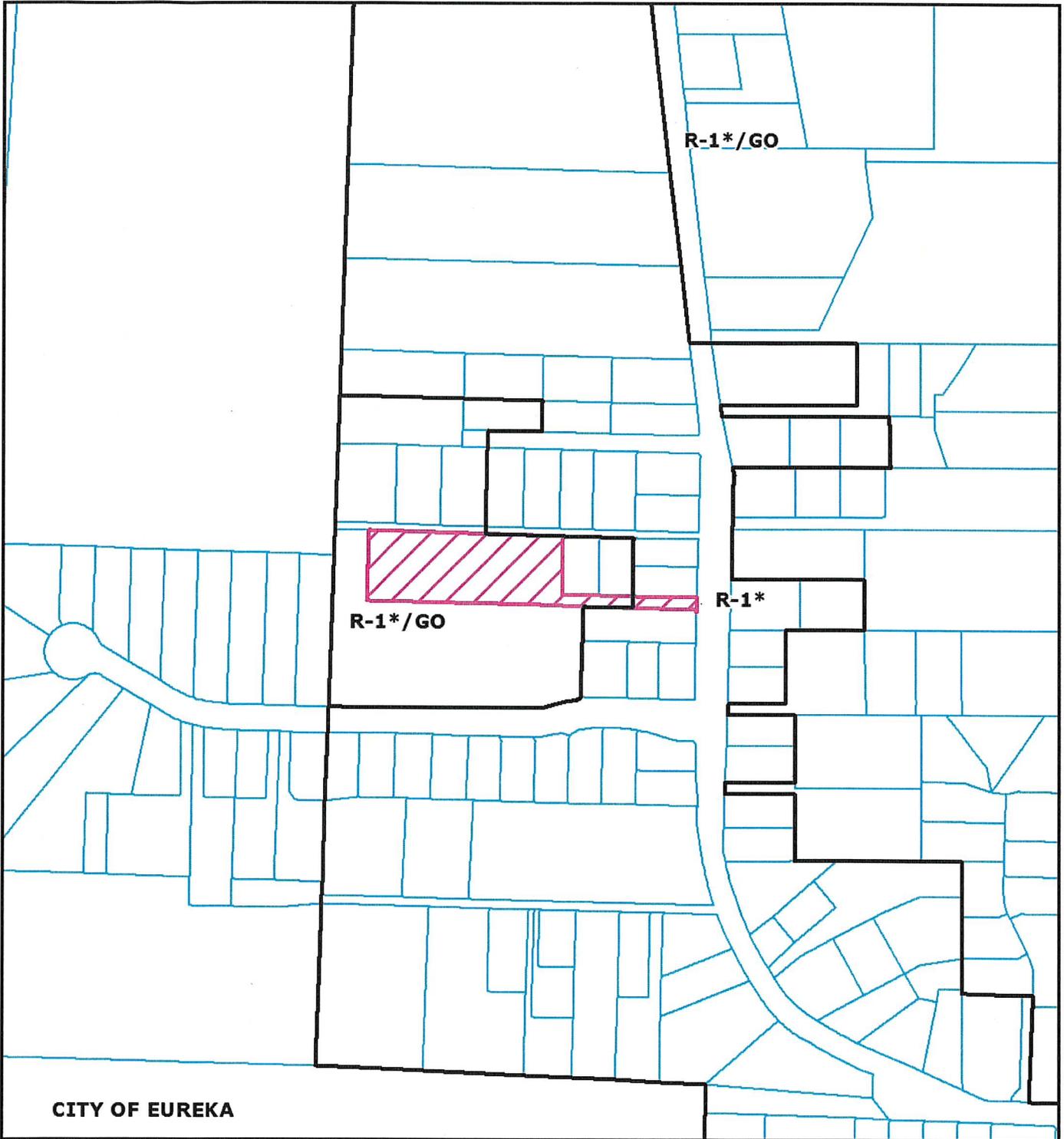
**LOCATION MAP**

**PROPOSED HADLEY  
EXTENSION OF  
PARCEL MAP SUBDIVISION  
EUREKA AREA  
PMS-11-001XX  
APN: 300-201-039  
T4N R1W S02 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.





**CITY OF EUREKA**

**ZONING MAP**

**PROPOSED HADLEY  
EXTENSION OF  
PARCEL MAP SUBDIVISION  
EUREKA AREA  
PMS-11-001XX**

**APN: 300-201-039**

**T04N R01W S02 HB&M (Eureka)**

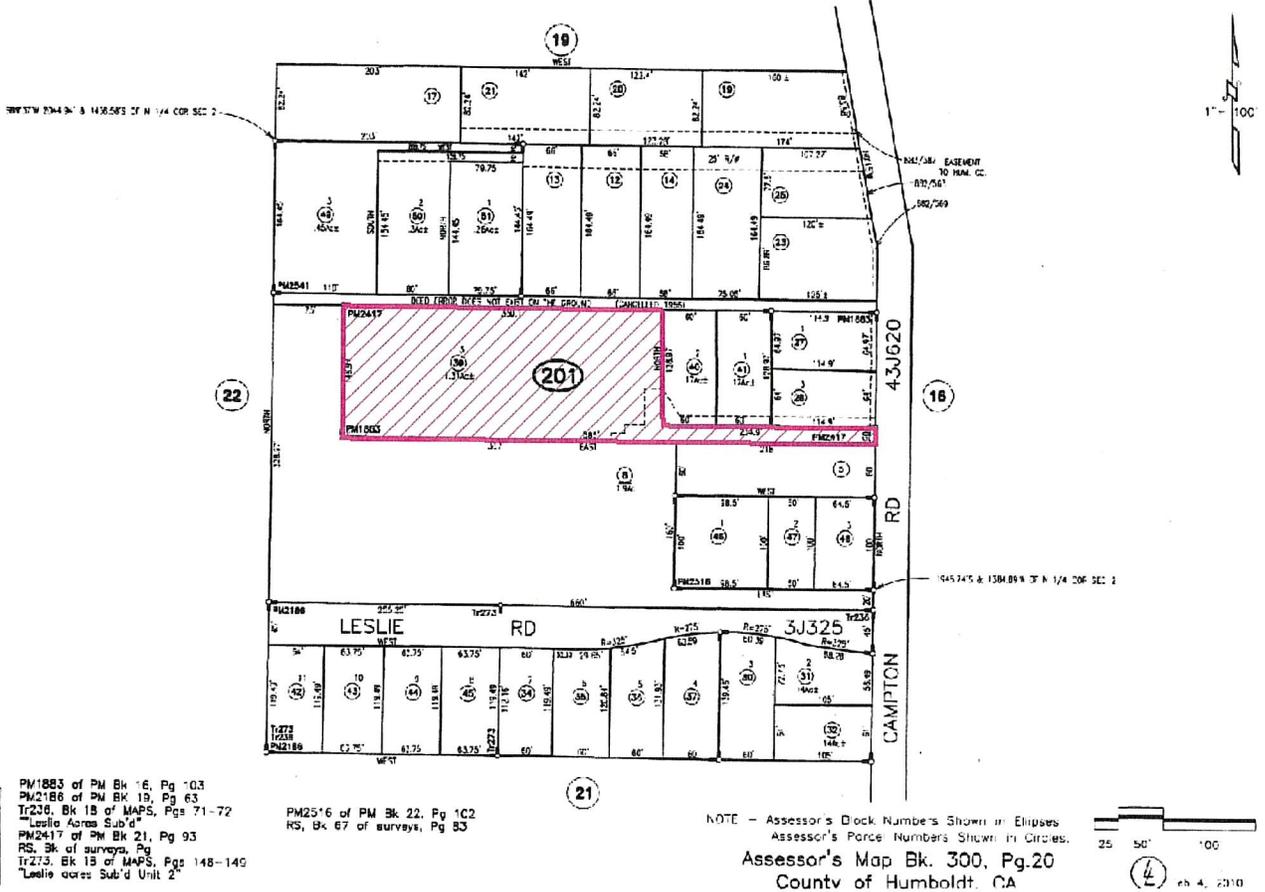
**Project Area =** 

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.



PTN NW 1/4 SEC 2 T4N R1W H.B.& M.

300-20

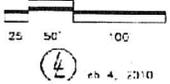


PARCEL MAP  
REQUIRED FOR  
APPROVAL ONLY.  
ASSUMED FOR  
THE DATA SHOWN  
HEREIN MAY NOT  
BE USED FOR  
LEGAL PURPOSES  
OR CONVEYANCE

PM1883 of PM Bk 16, Pg 103  
PM2186 of PM Bk 19, Pg 63  
Tr236, Bk 18 of MAPS, Pgs 71-72  
"Leslie Acres Sub'd"  
PM2417 of PM Bk 21, Pg 93  
RS, Bk of surveys, Pg  
Tr273, Bk 13 of MAPS, Pgs 148-149  
"Leslie Acres Sub'd Unit 2"

PM2516 of PM Bk 22, Pg 102  
RS, Bk 67 of surveys, Pg 83

NOTE - Assessor's Block Numbers Shown in Ellipses  
Assessor's Parcel Numbers Shown in Circles.  
Assessor's Map Bk. 300, Pg.20  
County of Humboldt, CA



**ASSESSOR PARCEL MAP**

**PROPOSED HADLEY  
EXTENSION OF  
PARCEL MAP SUBDIVISION  
EUREKA AREA  
PMS-11-001XX**

**APN: 300-201-039**

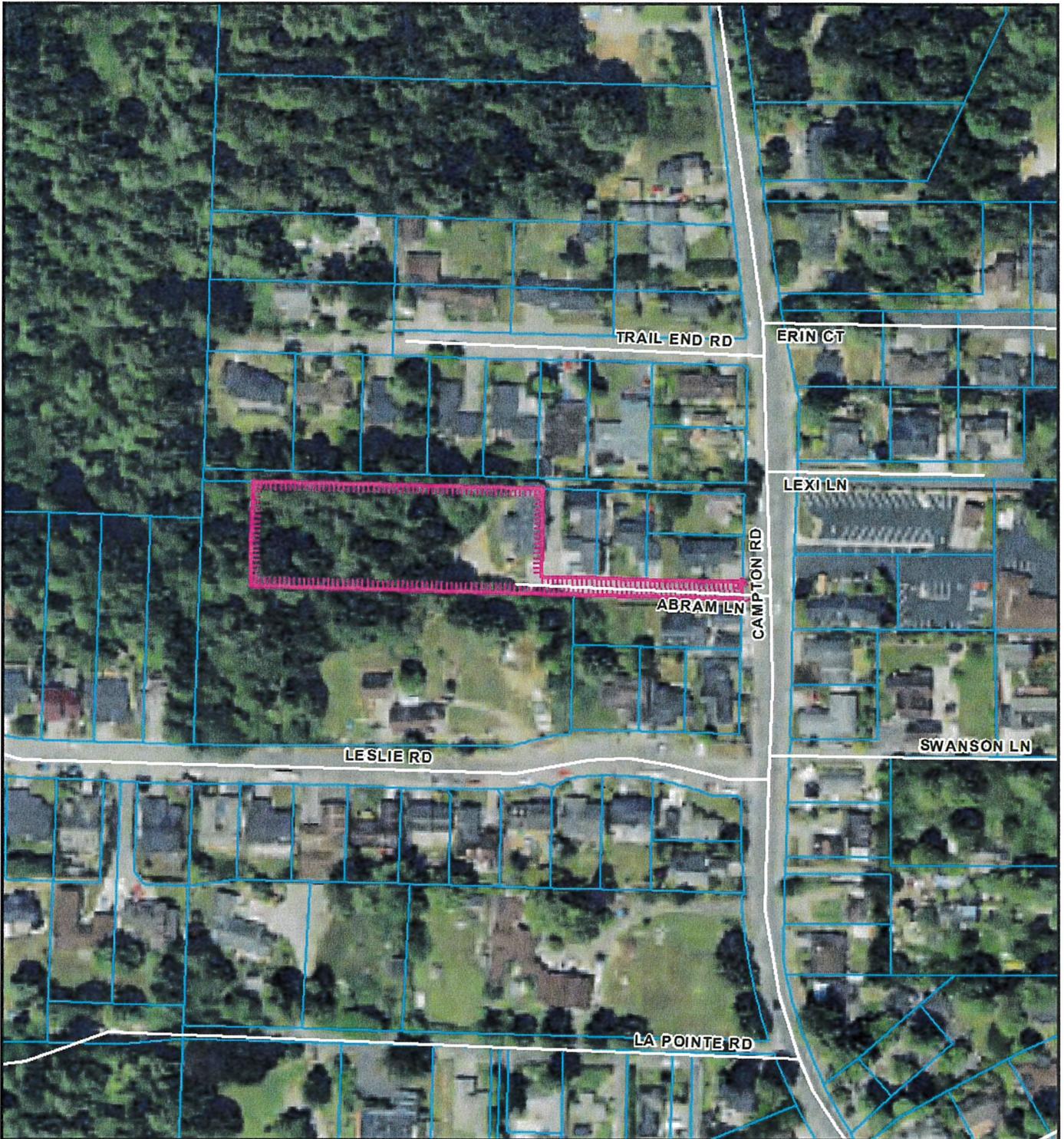
**T04N R01W S02 HB&M (Eureka)**

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.

**MAP NOT TO SCALE**





**AERIAL MAP**

**PROPOSED HADLEY  
EXTENSION OF  
PARCEL MAP SUBDIVISION  
EUREKA AREA  
PMS-11-001XX**

**APN: 300-201-039**

**T04N R01W S02 HB&M (Eureka)**

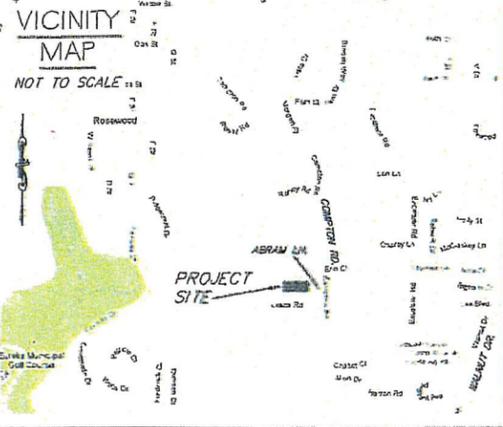
Project Area = 

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.



0 100 200 Feet





# HADLEY SUBDIVISION

**PROPERTY ADDRESS:**  
1405 ABRAM LANE  
4522 CAMPTON ROAD  
EUREKA, CA 95501

**OWNER & SUBDIVIDER:**  
MARY E. HADLEY

**TENTATIVE MAP PREPARED BY:**  
PRAJ WHITE, PE NO. 65,025  
MANHARD CONSULTING, LTD.  
427 F STREET, SUITE 236  
EUREKA, CA. 95501

**DECEMBER 2006 TOPOGRAPHIC SURVEY PREPARED BY:**  
HABERSTOCK SURVEYING  
3651 ROHNERVILLE RD.  
FORTUNA, CA 95540

**BENCHMARK:**  
ELEVATIONS SHOWN HEREON ARE ASSUMED. HELD 100 FT. ELEVATION AT FOUND LEAD AND BRASS DISK AT SOUTHEAST CORNER PER 21 P/M 93.

- SITE NOTES:**
- 1.) THERE ARE NO APPARENT HAZARDOUS AREAS ON THE PROJECT SITE OR WITHIN 400 FEET OF THE PROJECT.
  - 2.) PROJECT IS LOCATED WITHIN MARTIN SLOUGH DRAINAGE AREA.
  - 3.) THERE ARE NO VISIBLE HISTORICAL BUILDINGS OR ANY KNOWN ARCHEOLOGICAL/PALEONTOLOGICAL RESOURCES.
  - 4.) THERE ARE NO APPARENT SENSITIVE HABITAT AREAS WITHIN 400 FEET OF THE PROJECT.
  - 5.) ALL EASEMENTS OF RECORD ARE SHOWN ON THE TENTATIVE MAP AND WILL APPEAR ON THE RECORDED SUBDIVISION MAP.

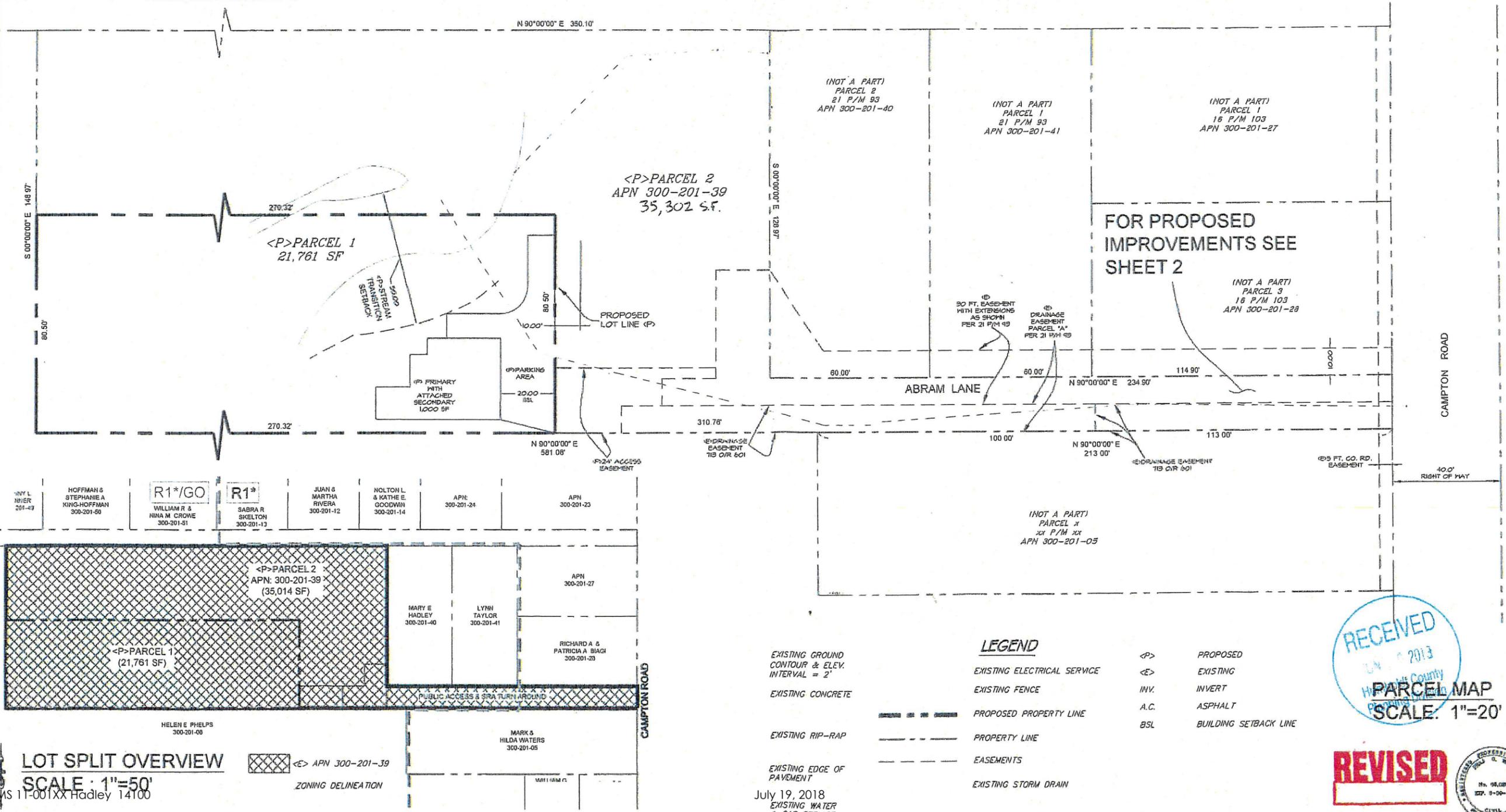
**UTILITIES:**  
SANITARY SEWER: PUBLIC  
WATER: PUBLIC  
GAS: PG&E  
ELECTRICITY: PG&E  
CABLE: SUDDENLINK

**USAGE & AREA:**

APN 301-201-39  
1405 ABRAM LANE  
EUREKA, CA 95503  
1.31 ACRES

**OWNER & SUBDIVIDER:**  
MARY E. HADLEY,  
GUARDIAN, ESTATE  
OF THOMAS HADLEY

**ZONING:** R1\*/GO



HOFFMAN & STEPHANIE A KING-HOFFMAN 300-201-50	JUAN & MARTHA RIVERA 300-201-12	NOLTON L & KATHE E GOODWIN 300-201-14	APN: 300-201-24	APN: 300-201-23
WILLIAM R & NINA M CRONE 300-201-51	SABRA R SKELTON 300-201-13	MARY E HADLEY 300-201-40	LYNN TAYLOR 300-201-41	RICHARD A & PATRICIA A BIAGI 300-201-20
HELEN E PHELPS 300-201-08	MARK & HILDA WATERS 300-201-05			

**LOT SPLIT OVERVIEW**  
SCALE: 1"=50'  
PMS 11-001XX Hadley 14100

**LEGEND**

EXISTING GROUND CONTOUR & ELEV. INTERVAL = 2'	EXISTING ELECTRICAL SERVICE	EXISTING FENCE	EXISTING CONCRETE	EXISTING RIP-RAP	EXISTING EDGE OF PAVEMENT	EXISTING WATER & GAS SERVICE	<P> PROPOSED	<E> EXISTING	INV. INVERT	A.C. ASPHALT	BSL BUILDING SETBACK LINE
EXISTING PROPERTY LINE	PROPOSED PROPERTY LINE	PROPERTY LINE	EASEMENTS	EXISTING STORM DRAIN							

RECEIVED  
JUL 19 2013  
Humboldt County  
PLANNING DEPARTMENT  
SCALE: 1"=20'

**REVISED**



DATE	DESCRIPTION
7/17/2013	REVISIONS PER FIELD WITH MARY HADLEY
7/17/2013	FINAL CHECK COMMENTS
7/17/2013	DATE
7/17/2013	BY

**Manhard CONSULTING**  
Civil Engineers • Surveyors • Water Resources Engineers • Water & Wastewater Engineers  
Construction Managers • Environmental Scientists • Landscape Architects • Planners

TENTATIVE PARCEL MAP  
APN 300-201-39 & 300-201-05  
HADLEY-WATERS MINOR SUBDIVISION

**ATTACHMENT 1**

**Conditions of Approval**

The conditions of approval effective April 15, 2014, shall remain in full force and effect and are not affected by this extension.

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

**ATTACHMENT 2**

Original Conditions of Approval

**ATTACHMENT 1**  
**RECOMMENDED CONDITIONS OF APPROVAL**

Approval of the tentative map is conditioned on the following terms and requirements which must be satisfied before the parcel map may be recorded:

1. All taxes to which the property is subject shall be paid in full if payable, or secured if not yet payable, to the satisfaction of the County Tax Collector's Office and all special assessments on the property must be paid or reapportioned to the satisfaction of the affected assessment district. Please contact the Tax Collector's Office approximately three to four weeks prior to filing the parcel or final map to satisfy this condition. This requirement will be administered by the Department of Public Works.
2. The conditions on the Department of Public Works referral dated February 4, 2014, included herein as Exhibit A of Attachment 1, shall be completed or secured to the satisfaction of that department. Prior to performing any work on the improvements contact the Land Use Division of the Department of Public Works.
3. The Planning Division requires that two (2) copies of the Parcel Map be submitted for review and approval. Gross and net lot area shall be shown for each parcel.
4. Prior to recordation of the Parcel Map the applicant shall submit a letter from the Humboldt Community Services District stating that the project meets their 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 PG&E 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 the Humboldt Bay Fire Protection District stating that the project meets their requirements. This condition shall be administered by the Department of Public Works.
7. Prior to issuance of the building permits the Applicant shall make payment for all outstanding Humboldt County Planning and Building Department, Planning Division, fees. Cost report available at the Humboldt County Planning and Building Department, Planning Division.
8. 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 \$96 per parcel = \$192.00) as required by the County Assessor's Office shall be paid to the Humboldt County Planning Division, 3015 H Street, Eureka. The check shall be made payable to the "County of Humboldt". The fee is required to cover the Assessor's cost in updating the parcel boundaries.
9. A review fee for Conformance with Conditions as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors (currently \$95.00) shall be paid to the Humboldt County Planning Division, 3015 "H" Street, Eureka. This fee is a deposit and if actual review costs exceed this amount additional fees will be billed at the County's current burdened hourly rate. Please see Informational Note 1 below for suggestions to minimize the cost for this review.
10. The applicant shall:
  - a) use dust control techniques when excavating to minimize dust problems on adjacent parcels,
  - b) reseed disturbed areas prior to winter rain, and

c) take all precautions necessary to avoid the encroachment of dirt or debris on adjacent properties.

In addition, Best Management Practices for erosion and sediment control are to be utilized to minimize construction related impacts. These measures shall include:

- Restricting ground disturbance to the dry season,
- Installation of a silt fence on the downslope perimeter of the construction site,
- Limiting the concentration of runoff and armoring any high velocity discharge areas,
- Prohibiting downslope sidecasting of disturbed soils, and
- Staging of equipment be conducted on paved areas above the project site.

The Plot Plan submitted for the Building Permit shall indicate that all ground bared during construction shall be landscaped and/or seeded and mulched prior to October 1<sup>st</sup> or as determined by the terms of the Building Permit.

11. Parkland dedication fees of **\$2,924.68** shall be paid to the Humboldt County Planning Division, 3015 H Street, Eureka, CA. Alternately, a parkland dedication fee of **\$2,368.99** may be paid, provided the applicant enters into a Conveyance and Agreement of development rights with the County of Humboldt for secondary dwelling units on Parcel 1. Release from the Conveyance and Agreement may be pursued upon payment of the **\$555.69** 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 Parcel 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 a second or secondary 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 \$292.00) will be required.
12. The applicant shall submit three (3) copies of a Development Plan for all parcels to the Planning Division for review and approval. The map shall be a minimum of 11 inches by 17 inches (11" x 17"). The plan 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) Development standards for parcels: building "envelopes" (applicable yard setbacks, maximum lot coverage, maximum building height), dimensioned setbacks to property lines and easements.
    - (2) Parking area detail and improvements: Five (5) parking spaces shall be shown on Parcel 1, outside of the front yard setback and five (5) spaces on Parcel 2 consistent with Humboldt County Code Section 314-109.1.
    - (3) Proposed improvements including streets, sidewalks, driveways, drainage and storm water detention facilities, community services facilities, access easements, and emergency access and vehicle turn-around, as applicable.
    - (4) Topography of the land in 1-foot contour intervals.
    - (5) Emergency turnaround area on Parcel 2.
    - (6) Areas of 30% slope or greater and all Streamside Management Areas (50 feet from the stream transition line).

B. Notes to be Placed on the Development Plan:

- (1) "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 may 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."

The applicant and successors in interest are ultimately responsible for ensuring compliance with this condition.
- (2) "Hours of construction for on- and off-site improvements shall be restricted to Monday thru Friday from 7:00 am to 6:00 pm, Saturday from 9:00 am to 5:00 pm, with no construction activity on Sunday." All proposed uses must comply with the noise standards identified in Figure 3-2 of the General Plan.
- (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 of six (6) 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) "Utilities associated with the subdivision shall be placed underground, where feasible."
- (5) "Development within Streamside Management Areas shall be limited to the following uses:
  - a. Development permitted within stream channels pursuant to Section 3432.6 of the General Plan (Volume 1, Framework).
  - b. Timber management and harvests not otherwise excluded by Applicability Section as well as noncommercial cutting of firewood and clearing for pasturage, provided that cottonwoods are retained and remaining willows and alders, as well as other unmerchantable hardwoods or shrubs should be protected from unreasonable damage.
  - c. Road and bridge replacement or construction, when it can be demonstrated that it would not degrade fish and wildlife resources or water quality, and that vegetative clearing is kept to a minimum.
  - d. Removal of vegetation for disease control or public safety purposes.Note: A Special Permit is required for all new development in Streamside Management Areas not exempt per Section 314-61.1(d)1-7."

- (6) (If applicable) "Development rights for secondary dwelling units have been conveyed by the subdivider to the County of Humboldt. The terms and conditions of the Conveyance and Agreement must be satisfied in order for the County to accept an application for subdivision and/or a secondary dwelling unit on any of the involved parcels. Please refer to the recorded Conveyance and Agreement for the specific requirements. Questions regarding this note should be directed to the Humboldt County Planning Division."
- (7) "Notice is given pursuant to Government Code Section 66411.1 that the improvement requirements in Exhibit A to Attachment 1 for the subdivision shall be completed to the satisfaction of the Department of Public Works upon the earliest of the following events:
- (a) Issuance of building permits for development on Parcel 1; or
  - (b) Within 24 months of the filing of the parcel map."

(This Note shall appear on the Development Plan unless a Subdivision Agreement is voluntarily entered into between the subdivider and the County prior to filing of the Parcel Map.)

- (8) "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 superceded 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."
13. The applicant shall cause to be recorded a "Notice of Development Plan" on forms provided by the Humboldt County Planning Division (enclosed in the final approval packet). 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 \$292.00 plus applicable recordation fees) will be required. The Development Plan shall also be noticed on the Parcel Map.
14. All development shall comply with the adopted Mitigated Negative Declaration.
15. **Prior to hearing**, the applicant shall submit a check to the Planning Division payable to the Humboldt County Recorder in the amount of \$2,231.25. [Note: In order to comply with the time limits for filing the Notice of Determination per CEQA, this payment will be requested from the applicant prior to hearing and will be held by the Planning Division pending a decision on the permit.] Pursuant to Section 711.4 of the Fish and Wildlife 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, 2014 at such time the fee will be adjusted pursuant to Section 713 of the Fish and Wildlife Code. Alternatively, the applicant may contact DFW by phone at (916) 651-0603 or through the DFW website at [www.dfg.ca.gov](http://www.dfg.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 \$2,181.25 fee payment requirement. In this instance, only a copy of the DFW form and the \$50.00 handling fee is required.

*Note: If a required filing fee is not paid for the project, the project will not be operative, vested or final and any local permits issued for the project will be invalid (Section 711.4(c)(3) of the State Fish and Wildlife Code).*

16. The existing primary and secondary dwelling units on proposed Parcel 2 shall comply with the approved floor plan prior to recordation of the Parcel Map. A building permit 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."

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

3. 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.
4. This project 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. Any and all outstanding Planning fees to cover the processing of the Subdivision shall be paid to the Humboldt County Planning Division, 3015 "H" Street, Eureka. The Department will provide a bill to the applicant upon file close out after the Planning Commission decision.
5. The term of the approved Tentative Map shall be 24 months from the effective date of the action except where otherwise provided by law. An extension may be requested prior to the date in accordance with Section 326-21 and 326-31 of the Humboldt County Code.

EXHIBIT A



DEPARTMENT OF PUBLIC WORKS  
COUNTY OF HUMBOLDT

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

ARCATA-EUREKA AIRPORT TERMINAL  
McKINLEYVILLE  
FAX 839-3596

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

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

AVIATION 839-5401

ADMINISTRATION 445-7491  
BUSINESS 445-7652  
ENGINEERING 445-7377  
FACILITY MAINTENANCE

NATURAL RESOURCES 445-7741  
PARKS 445-7651  
ROADS & EQUIP. MAINT. 445-7421  
445-7493

LAND USE 445-7205  
NATURAL RESOURCES 445-7205  
PLANNING

LAND USE DIVISION INTEROFFICE MEMORANDUM

TO: Trevor Estlow, Senior Planner

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

RE: SUBDIVISION REQUIREMENTS - IN THE MATTER OF THE  
APPLICATION OF HADLEY, APN 300-201-039, PMS 11-01, SP 11-01, FOR  
APPROVAL OF A TENTATIVE MAP, CONSISTING OF 1.3 ACRES INTO 2  
LOTS

DATE: 02/04/2014

*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 Manhard Consulting Ltd. dated 07/31/2012, and dated as received by the Humboldt County Planning Commission on 06/20/2013.**

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 Section 326-15 of the Humboldt County Code. Subdivision map checking fees shall be paid in full at the time the subdivision map is submitted for checking. County Recorder fees shall be paid prior to submittal of the map to the County Recorder for filing. The subdivision map must be prepared by a Land Surveyor licensed by the State of California -or- by a Civil Engineer registered by the State of California who is authorized to practice land surveying.

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

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 Section 326-13, Improvement Review and Inspection Fees, of the Humboldt County Code prior to review of the improvement plans, review of the subdivision map, or the construction of improvements, whichever occurs first.
- 1.4 **EASEMENTS:** All easements that encumber or are appurtenant to the subdivision shall be shown graphically on the subdivision map. Those easements that do not have a metes and bounds description shall be noted on the subdivision map and shown as to their approximate location.
- 1.5 **DEDICATIONS:** The following shall be dedicated on the subdivision map, or other document as approved by this Department:

(a) **CAMPTON ROAD:**

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.

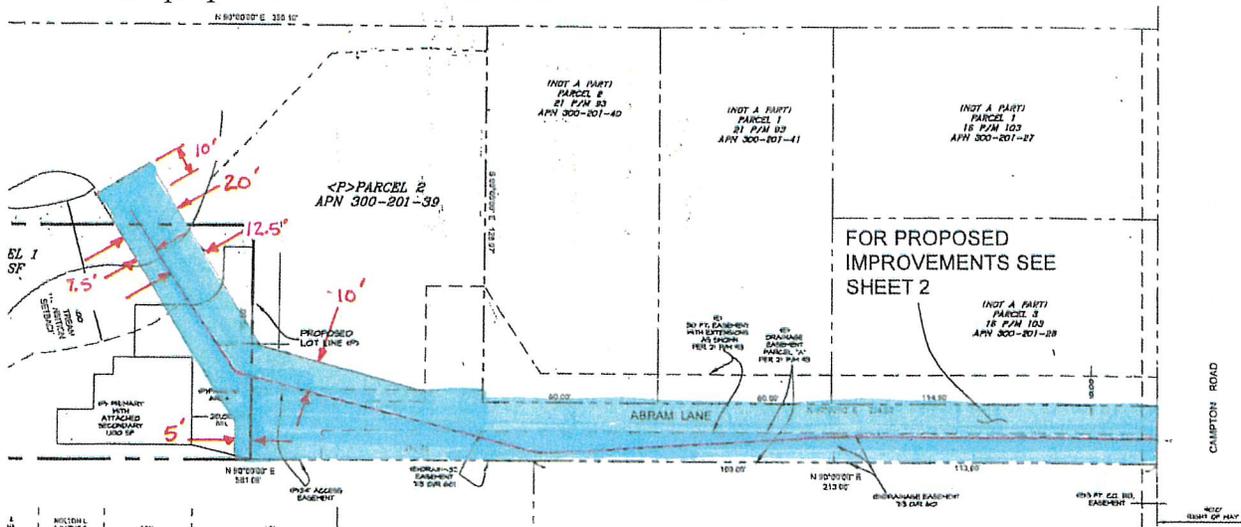
PUE: Applicant shall cause to be dedicated to the County of Humboldt on the subdivision map a 10 foot wide public utility easement (PUE) adjacent to the right of

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) ABRAM LANE (NON-COUNTY MAINTAINED 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. The easement shall be the same as shown on Parcel Map No. 2417, filed in Book 21, page 93 of Parcel Maps; and shall be extended to proposed Parcel 1.

Storm Drain: Applicant shall cause to be dedicated to the County of Humboldt on the subdivision map drainage easement in a location and manner acceptable to the Department. The general location of the existing storm drain line is shown in **RED** and the proposed easement is shown in **BLUE** below.



**2.0 IMPROVEMENTS**

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

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

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

Unless otherwise waived by this Department, record drawing ("As-Built") plans shall be submitted for any road, drainage, landscaping, and pedestrian improvements that are

constructed as part of this project. Record drawing plans must be prepared by a Civil Engineer registered by the State of California. Once approved by this Department, one (1) set of "wet stamped" record drawings on 22" x 34" mylar sheets shall be filed with this Department.

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

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

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

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

The construction of curb ramps also requires the upgrade of non-ADA compliant companion curb ramps that may be off-site.

2.4 **TRAFFIC CONTROL DEVICES:** Street name and traffic control devices may need to be placed as required and approved by this Department.

2.5 **ACCESS ROADS:** The surface of the access road(s) shall conform to the *Structural Section* requirements within this document. The access road(s) serving the subdivision shall be constructed to the satisfaction of this Department as follows:

(a) All intersections (including driveways) must conform to Humboldt County Code Section 341 regarding visibility.

(b) **CAMPTON ROAD (A3J620):** The intersection of Abram Lane and Campton Road shall be retrofitted for ADA compliance: A 4 foot wide ADA accessible sidewalk shall be constructed behind the existing driveway apron.

(c) **ABRAM LANE (NON-COUNTY MAINTAINED)** shall be constructed as shown on the tentative map.

There appears to be a drainage seep on APN 300-201-041 that will need to be addressed on the improvement plans.

The existing junction structure located near APN 300-201-040 shall be replaced with a Caltrans type GO drainage inlet with a 2" gutter depression.

The turn-around area on proposed Parcel 2 shall be signed and striped in a manner acceptable to the Department to prevent parking in the turn-around area.

- (d) Nothing is intended to prevent the applicant from constructing the improvements to a greater standard.
- (e) Nothing is intended to prevent this Department from approving alternate typical sections, structural sections, drainage systems, and road geometrics based upon sound engineering principals as contained in, but not limited to, the Humboldt County Roadway Design Manual, Caltrans Highway Design Manual, Caltrans Local Programs Manual, Caltrans Traffic Manual, California Manual on Uniform Traffic Control Devices (MUTCD), and AASHTO's A Policy of Geometric Design of Highways and Streets (AKA "The Green Book"). Engineering must not be in conflict with Humboldt County Code or County adopted guidelines and policies.
- (f) Applicant shall remove and replace any public curb, gutter, sidewalk, flowline drain, or pavement found by this Department to be broken, uplifted, or damaged that fronts or is within the subdivision.

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

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

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

2.7 **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.

2.8 **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.

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

2.10 **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.

2.11 **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.

### 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. 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.

### 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 County Code 323-2 (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 needed

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

- A maintenance plan for all facilities within the proposed subdivision.
- A maintenance plan for the non-county maintained road known as Abram Lane. There is an existing maintenance association per document recorded on 06/13/1986 in Book 1800, page 1424 OR.

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 //