

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

**Resolution Number: 24-055**

**Record Number: PLN-2023-18782**

**Assessor's Parcel Number: 016-011-046**

**Resolution by the Planning Commission of the County of Humboldt certifying compliance with the California Environmental Quality Act and conditionally approving the Gardiner Parcel Map Subdivision.**

**WHEREAS**, Gregg Gardiner and Kathleen Cloney-Gardiner have submitted an application and evidence in support of approving a Parcel Map Subdivision; 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 as the Lead Agency, pursuant to Section 202 of Resolution No. 77-29 of the Humboldt County Board of Supervisors, has determined that impacts of the project were analyzed and addressed during preparation of Environmental Impact Reports (EIR) for the 2017 Humboldt County General Plan (SCH#2007012089), in keeping with the criteria outlined within Section 15183 (Projects Consistent with a Community Plan or Zoning) of the CEQA Guidelines; and

**WHEREAS**, Attachment 2 in the Planning Division staff report includes evidence in support of making all of the required findings for approving the proposed Parcel Map Subdivision (Record Number PLN-2023-18782); and

**WHEREAS**, the Humboldt County Planning Commission held a duly-noticed public hearing on August 15, 2024, and reviewed, considered, and discussed the application for the Parcel Map Subdivision, and reviewed and considered all evidence and testimony presented at the hearing.

**Now, THEREFORE BE IT RESOLVED**, that the Planning Commission makes all the following findings:

- 1. FINDING:** A Parcel Map Subdivision of an approximately 0.41-acre parcel into two (2) parcels of approximately 10,953 square feet (Parcel 1) and approximately 6,963 square feet (Parcel 2), respectively. The parcel is currently developed with a single-family residence, a detached bedroom with deck, two (2)

sheds, and a carport, which will remain on proposed Parcel 1. Proposed Parcel 2 will be vacant and suitable for residential development. The parcel is served with community water and sewer provided by the Humboldt Community Services District. The application includes an exception to the requirement of a 40-foot-wide access easement and to allow for the use of the existing 18-foot-wide access easement, and an exception from the requirement to widen the access road easement to 20 feet along the frontage of Parcel 1 and Parcel 2 and to widen the road to 16 feet from Maple Lane to the parcels.

**EVIDENCE:** a) Project File: PLN-2023-18782

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 that no additional environmental review is required pursuant to the provisions of Section 15183 *Projects Consistent with a Community Plan or Zoning* of Article 12 (Special Situations) of the State CEQA Guidelines.

**EVIDENCE:** a) Section 15183 of the CEQA Guidelines acknowledges CEQA's mandate that no additional environmental review is required when the project is consistent with the development density established by existing zoning, community plan, or general plan policies for which an Environmental Impact Report (EIR) was certified. Subsequent environmental review is only necessary where the Lead Agency determines any of the following circumstances apply:

Project-specific environmental effects:

- are peculiar to the project or the parcel on which it is located
- are significant and were not analyzed as such in a prior EIR
- are off-site and/or cumulative and were not discussed in the prior EIR
- were identified in a prior EIR as significant but due to substantial new information (not known at the time the EIR was certified) are determined to have a more severe adverse impact than what was disclosed.

The residential density specified in the Eureka Community Plan (ECP) was utilized for analysis conducted during development

of the EIR prepared for the current Humboldt County General Plan, which includes all of the required elements specified in Section 65302 of the Government Code. The EIR for the General Plan was certified during adoption of the General Plan in 2017.

- b) There are no environmental effects that are peculiar to the project or the parcel on which the project is located. Neighboring development on adjacent parcels is composed of the same density as the subject parcel. The proposal is consistent with the planned density and is currently developed with low-density residential uses. The development pattern and design included in the concept provided by the applicant has been found to be acceptable by the Department of Public Works Land Use Division (DPW) and Planning Division.
- c) Potential impacts such as those common to projects of this sort were analyzed and addressed during preparation of the Environmental Impact Report (EIR) for the 2017 Humboldt County General Plan (SCH#2007012089).
- d) There are no potentially significant environmental effects which were not analyzed in the above referenced EIR. The proposed subdivision would enable future build-out to the currently planned density for the area, which was re-confirmed during adoption of the 2017 General Plan. The project is also consistent with the applicable policies and standards of the General Plan and ECP, which are further discussed below.
- e) There are no potentially significant off-site impacts and cumulative impacts which were not discussed in the above referenced EIR (SCH#2007012089). The proposed subdivision will facilitate build-out consistent with planned densities and applicable policies and standards found in the adopted 2017 General Plan.
- f) There is no substantial new information that would cause the project to result in a more severe adverse impact than what was known and disclosed at the time the General Plan EIR was certified.



- g) There is no substantial evidence, given the whole record before the agency, that the project may have a significant effect on the environment, as proposed.
- h) The project site is not located within a scenic vista area and will not impact visual resources within the County. The proposed minor subdivision will create one (1) additional parcel, which can accommodate future residential development consistent with the assortment of uses and structures on surrounding parcels. As such, a significant impact on aesthetics would not occur because of the project.
- i) The project was referred to the Northwest Information Center (NWIC), Bear River Band of the Rohnerville Rancheria, Blue Lake Rancheria, and Wiyot Tribe in November 2023. Based on comments received from NWIC on November 20, 2023, the project area has the possibility of containing unrecorded archaeological site(s) and a field study and contacting the local tribes were recommended. The Blue Lake Rancheria responded on November 9, 2023, that they had no knowledge of cultural resources within the project area and had no concerns about the project. No response was received from the Bear River Band or Wiyot Tribe. To ensure potential impacts are minimized in the event of inadvertent discovery of resources on-site, the standard Inadvertent Discovery Protocol has been incorporated as an Informational Note in the conditions of approval.
- j) The project site is not included on a list of hazardous material sites, nor does the proposed project involve routine transport, use, or disposal of hazardous materials. The project site is not located in an Airport Review Area. Murray Field is the closest airport and is located approximately 1.6 miles northwest of the project site.
- k) According to the Humboldt County Fire Hazard Severity map, the parcel is not located within a fire hazard severity area. The site is served by the Humboldt Bay Fire. 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.

- l) The project will not violate any water quality standards or waste discharge requirements or substantially degrade surface or groundwater quality or degrade groundwater supplies. Future residential development of the parcels being created will receive water and sewer service provided by the Humboldt Community Services District. A hydraulic report and drainage plan are required to be prepared by a Civil Engineer registered within the State of California and will be submitted to DPW for review and approval prior to commencement of the project. The project will be required to detain stormwater such that no additional water will leave the site at a rate greater than the pre-development 2-year (Q2) storm flows. Lastly, because the site is in an urban MS4 stormwater area, future development may be required to incorporate measures to further enhance and detain stormwater runoff.
- m) The project is consistent with the development density of 1-7 units per acre of the Residential Low Density (RL1-7) land use designation established during adoption of the Eureka Community Plan and upheld in 2017 following adoption of the General Plan update.
- n) The site is relatively flat and there are no streams, wetlands, or other environmentally sensitive habitats on-site. Review of the California Natural Diversity Database indicates the subject site and surrounding area is within potential habitat for the American peregrine falcon (*Falco peregrinus anatum*). However, it is important to note that while this species was previously protected, it was delisted from the federal Endangered Species Act (ESA) in 1999 and delisted from the California ESA in 2009 due to conservation and recovery efforts. Additionally, it does not appear there is suitable habitat for this species on-site. A referral was sent to the California Department of Fish and Wildlife (CDFW) on November 6, 2023, and no response was received.

### **H.C.C. §312-1.1.2 LEGAL LOT REQUIREMENT**

3. **FINDING:** Development permits shall only be issued for a lot that was created in compliance with all applicable state and local subdivision regulations.

- EVIDENCE:** a) The subject parcel qualifies for a Certificate of Compliance pursuant to Section 66499.35 of the Subdivision Map Act due to approval of Building Permit 08-0936B2.

### **SUBDIVISION FINDINGS**

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

4. **FINDING:** All lots shall be suitable for their intended uses.

- EVIDENCE:** a) The project will result in a total of two (2) parcels of approximately 10,953 square feet (Parcel 1) and approximately 6,963 square feet (Parcel 2), respectively. Both parcels will comply with the minimum parcel size of the zone [Residential One-Family (R-1\*)], which is 5,000 square feet. Additionally, both parcels will be suitable for single-family residential use. Parcel 1 is currently developed with a single-family residence, a detached bedroom with deck, two (2) sheds, and a carport, which will remain on-site. Proposed Parcel 2 will be vacant and is of a size and shape to be suitable for residential development. All necessary public services are available to serve any future development on Parcel 2.

5. **FINDING:** Improvements shall be required for the safe and orderly movement of people and vehicles.

- EVIDENCE:** a) Access to the property is via a paved 10-foot-wide private drive connected to Maple Lane, a county-maintained 30-foot-wide paved road. The Department of Public Works Land Use Division (DPW) has reviewed the proposed lot split and will require that the private road apron at Maple Lane be retrofitted to meet current urban driveway standards and recommend several other conditions related to drainage, traffic control devices and signs, monumentation on the Parcel Map, and standard improvements, etc. These are enumerated in a memo dated 7/12/2024 and are recommended as

conditions of approval. DPW has also approved two exemption requests as specified by Code Section 324-1(b); (1) relief from the requirement to dedicate a 40-foot-wide access easement, and (2) relief from the requirement to widen the access road easement to twenty feet along the frontage of Parcel 1 and Parcel 2 and widen the road to 16 feet from Maple Lane to the parcels.

- 6. FINDING:** Flood control and drainage facilities affording positive storm water disposal shall be designed and provided by the subdivider.

**EVIDENCE:** a) Satisfaction of the requirements found in the memorandum from the DPW, dated July 12, 2024, is required by the project Conditions of Approval. Section 3.0 of the DPW memo informs the applicant of their responsibility to correct any drainage problems associated with subdivision to the satisfaction of DPW and requires that a hydraulic report and drainage plan for the subdivision be submitted to DPW for review and approval.

- 7. FINDING:** Sewer and water systems shall be constructed to appropriate standards.

**EVIDENCE:** a) Current and proposed residential are provided by water and sewer services provided by the Humboldt Community Services District (HCSD). Per comments provided by HCSD on November 8, 2023, the District indicated such services are available for any future developments upon payment of applicable fees and any future development on proposed Parcel 2 would require connection to the public water and sewer systems.

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

**EVIDENCE:** a) The size and configuration of the proposed parcels complies with width, depth, and minimum lot size requirements of the Residential One-Family (R-1\*) zone.



## FINDINGS APPLICABLE TO ALL PERMITS

**9. FINDING:** The proposed development is in is in conformance with all applicable policies and standards in the Humboldt County General Plan and Eureka Community Plan (ECP).

**EVIDENCE:** a) The proposed development is consistent with the Residential Low Density (RL1-7) land use designation. The project will allow for the creation of an additional parcel for single-family residential development within the 0.41-acre parcel. The RL1-7 designation specifies a density of 1-7 units for every one (1) acre.

b) The project will be required to detain stormwater such that no additional water will leave the site at a rate greater than the pre-development 2-year (Q2) storm flows. Because the site is in an urban MS4 stormwater area, future development will be required to incorporate measures to further enhance and detain stormwater runoff.

c) *Parkland §4420 (ECP)*  
*Parkland Dedication Fee Calculations*

	130.00	Eureka Community Plan requires 130 square feet of parkland dedication per person for new subdivisions
X	2.30	Persons per average Eureka household (Source: 2020 U.S. Census)
	299.0	Parkland dedication per average household in square feet
/	43,560	Square feet per acre
	0.00686	Parkland dedication per average household in acres
X	2	Number of new units being created by the subdivision and Planned Unit Development,
X	100% (1.0)	Percentage of these parcels within the Eureka Community Planning Area

-----	
0.01372	Acres of parkland for subdivision
X \$150,000	Value of one acre of land in the vicinity of the subdivision project
\$2,058.00	Parkland Dedication In-lieu Fee for the Gardiner Minor Subdivision

**10. FINDING:** The proposed development is consistent with the purposes of the existing Residential One-Family (R-1\*) zone in which the site is located.

**EVIDENCE:** a) The property zoning designation of Residential One-Family (R-1\*) includes single-family residential and accessory dwelling units as principally permitted uses. The proposed lot sizes are consistent with the required minimum lot size of 5,000 square feet as well as the minimum width (50 feet) and maximum lot depth (3 times the width) requirements (HCC 314-6.2). The project would not impact the current residential use of the site (to remain on proposed Parcel 1) or impact future residential development on proposed Parcel 2.

**11. FINDING:** The project and the conditions under which it may be operated or maintained will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.

**EVIDENCE:** a) The proposed subdivision will divide a 0.41-acre parcel into two (2) parcels with potential build out of a total of two (2) units and two (2) Accessory Dwelling Units. The proposed parcel sizes are permitted with the zoning and the resulting density is consistent with that planned for the area.

b) The parcel being divided is currently host to an existing single-family residence and a detached bedroom that will remain on Parcel 1. Public water and sewer service is available through the Humboldt Community Services District. The parcel has been planned and zoned for single-family residential development for several decades and is surrounded by parcels with the same density. Single-family residential development is principally permitted under the parcel's current zoning.

None of the referral agencies oppose the project and there is no information to suggest that approval of the project would potentially be detrimental to the public health, safety, and welfare or materially injurious to properties or improvements in the vicinity.

**12. 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 (RL1-7) and zoning (R-1\*) allow single-family residential development. The project will positively impact compliance with Housing Element law. The project will increase the available separately owned housing in the Eureka Community Plan area and will comply with the density range of the RL1-7 land use designation, which includes a maximum density of 1-7 units per acre. The parcel was not included in the 2019 Housing Element inventory so there is no risk of the density falling short of the target required.



## DECISION

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

- Adopt the findings set forth in this resolution; and
- Conditionally approves the Gardiner Parcel Map Subdivision subject to the conditions of approval attached hereto as Attachment 1A.

Adopted after review and consideration of all the evidence **August 15, 2024**.

The motion was made by COMMISSIONER NOAH LEVY and second by COMMISSIONER JEROME QIRIAZI and the following vote:

AYES: COMMISSIONERS: Noah Levy, Jerome Qiriazzi, Thomas Mulder, Peggy O'Neill, Sarah West, Lorna McFarlane

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS: Iver Skavdal

ABSTAIN: COMMISSIONERS:

DECISION: Motion carried 6/0

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

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

## **CONDITIONS OF APPROVAL**

APPROVAL OF THE TENTATIVE PARCEL MAP IS CONDITIONED ON THE FOLLOWING TERMS AND REQUIREMENTS WHICH MUST BE SATISFIED BEFORE THE PARCEL MAP MAY BE FILED WITH THE COUNTY RECORDER.

### **Conditions of Approval:**

1. All taxes to which the property is subject shall be paid in full if payable, or secured if not yet payable, to the satisfaction of the County Tax Collector's Office, and all special assessments on the property must be paid or reapportioned to the satisfaction of the affected assessment district. Please contact the Tax Collector's Office approximately three to four weeks prior to filing the parcel or final map to satisfy this condition. This requirement will be administered by the Department of Public Works.
2. The conditions on the Department of Public Works referral dated July 12, 2024, included herein as Attachment 1B, shall be completed or secured to the satisfaction of that department. Prior to performing any work on the improvements, contact the Department of Public Works Land Use Division.
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, if applicable.
4. Prior to filing of the Parcel Map, the applicant shall submit a letter from the Humboldt Community Services District (HCSD) stating that the project meets their requirements. This condition shall be administered by the Department of Public Works.
5. Prior to filing of the Parcel Map, the applicant shall submit a letter from Humboldt Bay Fire stating that the project meets their requirements. This condition shall be administered by the Department of Public Works.
6. Prior to filing the Parcel Map, the applicant shall submit a letter from Pacific Gas and Electric Company (PG&E) stating that the project meets their requirements. This condition shall be administered by the Department of Public Works.
7. Prior to filing of the Parcel Map, the applicant shall submit a letter from the United States Postal Service (USPS) stating that the project meets their requirements for mailbox units. This condition shall be administered by the Department of Public Works.

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 \$129.00 per lot) 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.
9. Parkland dedication fees of \$2,058.00 shall be paid to the Humboldt County Planning and Building Department, 3015 "H" Street, Eureka. Alternately, a parkland dedication fee of \$1,029.00 may be paid, provided the applicant enters into a Conveyance and Agreement of development rights with the County of Humboldt for a second or secondary dwelling unit on Parcel 2. Release from the Conveyance and Agreement may be pursued upon payment of the \$1,029.00 parkland dedication fee balance. A copy of the Conveyance and Agreement form with the pro-rata dedication payment amount for the lot will be provided by the Planning Department upon the election of this option by the applicant once the Parcel Map is prepared and approved for recordation. This fee may be paid for by an individual lot owner on a pro-rata basis at the time the lot owner applies 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 will be required. Parkland dedication in-lieu fees were calculated by the Assessor's Office to be \$150,000/acre. The dedication fee calculation per Section 314-110 of the Humboldt County Code is as follows:  $2(130 \times 2.3/43,560) \times \$150,000 = \$2,058.00$ .
10. A review fee for Conformance with Conditions as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors shall be paid to the Humboldt County Community Development Services—Planning Division, 3015 "H" Street, Eureka. This fee is a deposit, and if actual review costs exceed this amount, additional fees will be billed at the County's current burdened hourly rate. Please see Informational Note 1 below for suggestions to minimize the cost for this review.
11. The applicant shall reimburse the Planning Division for any processing costs that exceed the application deposit.
12. The applicant is required to pay for permit processing on a time and material basis as set forth in the latest 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 decision and upon file close out. 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.

**Informational Notes:**

1. To reduce costs the applicant is encouraged to bring in written evidence\* of compliance with all the items listed as conditions of approval in this Attachment that are administered by the Planning Division (Namely: Conditions 1-9). The applicant should submit the listed item(s) for review as a package as soon as possible before the desired date for Parcel Map checking and recordation. Post application assistance by the Planner on Duty, or by the Assigned Planner, with prior appointment, will be subject to a review fee for Conformance with Conditions billed at the County's current burdened hourly rate with an initial deposit as set forth in the Planning Division's schedule of fees and charges. Copies of all required forms and written instructions are included in the final approval packet.

\* Each item evidencing compliance except legal documents to be recorded should note in the upper right-hand corner:

Assessor's Parcel No. \_\_\_\_\_, Condition \_\_\_\_\_.  
(Specify) (Specify)

2. Under state planning and zoning law (CGC §66000 et seq.), a development project applicant who believes that a fee or other exaction imposed as a condition of project approval is excessive or inappropriately assessed may, within 90 days of the applicable date of the project's approval, file a written statement with the local agency stating the factual basis of their payment dispute. The applicant may then, within 180 days of the effective date of the fee's imposition, file an action against the local agency to set aside or adjust the challenged fee or exaction.
3. The term of the approved Tentative Parcel 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. If cultural resources are encountered during construction activities, the contractor on site shall cease all work in the immediate area and within a 50-foot buffer of the discovery location. A qualified archaeologist as well as the appropriate Tribal Historic Preservation Officer(s) are to be contacted to evaluate the discovery and,

in consultation with the applicant and lead agency, develop a treatment plan in any instance where significant impacts cannot be avoided.

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

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

5. As a reminder, before any digging or excavation occurs, please contact Underground Service Alert (USA) by dialing 811 a minimum of two (2) working days prior to commencing any work. This free and independent service will ensure that all existing underground utilities are identified and marked on-site.

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

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

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: Rodney Yandell, Senior Planner

FROM: Ken Freed, Assistant Engineer 

RE: **SUBDIVISION REQUIREMENTS - IN THE MATTER OF THE GARDINER,  
PLN-2023-18782 PMS, APN 016-011-046, FOR APPROVAL OF A TENTATIVE  
MAP, CONSISTING OF 0.41 ACRES INTO 2 PARCELS**

DATE: 12/20/2023  
07/12/2024  
-----

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

**These recommendations are based on the tentative map prepared by Kelly-O'Hern dated October 2023 and dated as received by the Humboldt County Planning Division on October 23, 2023.**

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

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

Applicant shall submit to this Department an electronic copy of the subdivision map, in pdf format, as filed by the County Recorder. [Reference: Government Code §66466(f)]

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

## **1.3 DEPOSIT**

Applicant shall be required to place a security deposit with this Department for inspection and administration fees as per Humboldt County Code §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 §324-3.

## **1.5 EASEMENTS**

All easements that encumber or are appurtenant to the subdivision shall be shown graphically on the subdivision map. Those easements that do not have a metes and bounds description shall be noted on the subdivision map and shown as to their approximate location.

## **1.6 PRIVATE ROADS**

Pursuant to County Code §324-2(c)(3), the subdivision map shall show the lanes clearly labeled "Non-County Maintained Lane" or "Non-County Maintained Road". Pursuant to County Code §324-2(c)(5), the following note shall appear on the map or instrument of waiver, which shall read substantially as follows:

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

## **1.7 DEDICATIONS**

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

### **(a) UNNAMED 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 within the subdivision in a manner approved by this Department. The easement shall be 18 feet adjacent to Parcels 1 and 2.

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) NEIGHBORHOOD BOX UNIT (NBU) MAILBOXES**

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

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

## **1.8 LINES OF OCCUPATION**

Applicant shall provide prospective buyers with notice of any fences that are not on the property lines.

## **2.0 IMPROVEMENTS**

### **2.1 CONSTRUCTION PLANS**

<NONE>

### **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.

#### **2.4 ROAD NAMES**

The access street shall be named as approved by the Planning & Building Department – Planning Division.

#### **2.5 TRAFFIC CONTROL DEVICES & SIGNS**

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

- (a) A stop sign shall be installed on Unnamed Access Road at its intersection with Maple Lane. When the road is paved and has sufficient width, a "stop" pavement marking and limit line shall be installed.
- (b) Pursuant to County Code §324-2(c)(4), non-county maintained roads shall be posted with a sign of at least 2 square feet in size containing substantially the following words in 2" high black letters on a yellow background: "Not a County Maintained Road" or "Not a County Maintained Street". The sign shall be approved by the Department prior to installation. (last paragraph for private roads)
- (c) Street name signs shall be provided at the road intersection.
- (d) For streets that will not be named, address signs shall be posted at the intersection.
- (e) Fire hydrants shall be identified with a retroreflective blue colored raised pavement marker.
- (f) Additional signing and striping may be required by the Department upon review of the improvement plans. This includes, but is not limited to, centerline striping, two way left turn lane striping, bicycle lane striping, edge lines, dead end road signs, no outlet signs, speed limit signs, warning signs, etc....

#### **2.6 ACCESS ROADS**

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

- (a) **UNNAMED ACCESS ROAD – OFFSITE:** An Urban Driveway No. 1 shall be constructed along the intersection of Maple Lane (County Maintained) with the unnamed access road. The road shall be widened to provide a paved 16 foot wide road for the first 20 feet starting from the back of the 4 foot sidewalk.
- (b) Nothing is intended to prevent the applicant from constructing the improvements to a greater standard.
- (c) 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.

- (d) All road intersections shall conform to Humboldt County Code § 341 regarding visibility.
- (e) The surface of the access road(s) shall conform to the *Structural Section* requirements within this document.

## 2.7 STRUCTURAL SECTION

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

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

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

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

## 2.8 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.

## 2.9 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.

## **2.10 PERMITS**

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

## **2.11 NEIGHBORHOOD BOX UNIT (NBU) MAILBOXES**

When clustered mailboxes (neighborhood box units) are required by the Post Office, applicant shall obtain approval for the location of the mailbox unit from the Post Master. The pad for the mailbox unit shall be constructed as part of the subdivision and shall be encompassed by a sidewalk easement or other easement, as approved by this Department. If the NBUs will not be installed by the Post Office, the subdivider shall install the NBUs as part of the subdivision.

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

## **2.12 GATES**

Gates are not permitted on County right of way for public roads without authorization of the Board of Supervisors. Gates must not create a traffic hazard and must provide an appropriate turnaround in front of the gate. Existing gates shall be evaluated for conformance.

## **2.13 COMPLETION OF IMPROVEMENTS ON PARCEL MAP SUBDIVISION**

When improvements are not constructed before the subdivision map is filed with the County Recorder, the following apply:

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

<NONE>



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

Items 2.5 and 2.6

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

<NONE>

### **3.0 DRAINAGE**

#### **3.1 PRELIMINARY DRAINAGE REPORTS**

Any submitted reports have not been through a thorough engineering review. Detailed review and approval will be provided after the tentative map has been approved. This also applies to low impact development submittals.

#### **3.2 DRAINAGE ISSUES**

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

#### **3.3 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.

#### **3.4 DETENTION FACILITIES**

Pursuant to Humboldt County General Plan Policy WR-P37, this project is required to construct detention facilities in a manner and location approved by this Department. In general, storm flows from the 100-year ( $Q_{100}$ ) storm shall be detained so as to release water from the site at a rate no greater than the predevelopment 2-year ( $Q_2$ ) storm flows. Contact this Department regarding any questions.

Applies to Parcel 2, the vacant parcel.

#### **3.5 LOW IMPACT DEVELOPMENT (LID)**

The subdivision is required to comply with County Code § 337-13. The applicant shall submit a Storm Water Information Sheet for review and approval by the County. The improvement plans must incorporate LID strategies for the entire subdivision, including roads, lots, and other areas.

At the time that the subdivision improvements are constructed, the LID elements related to an individual lot may be deferred until such time as the lot is developed. It is intended that any deferred LID strategies shown on the improvement plans for a lot are conceptual in nature and



subject to adjustment/refinement at the time that the building permit is applied for. Any deferred LID improvements must be shown and identified on the Development Plan.

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

#### **4.0 GRADING**

<NONE>

#### **5.0 MAINTENANCE**

##### **5.1 MAINTENANCE OF IMPROVEMENTS**

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

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

- A maintenance plan for the non-county maintained road known as Unnamed Access Road.

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

#### **6.0 DEVELOPMENT PLAN**

<NONE>

#### **7.0 LANDSCAPING**

<NONE>

// END //



## EXHIBIT A

DEPARTMENT OF PUBLIC WORKS

# COUNTY OF HUMBOLDT

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

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

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

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

ADMINISTRATION  
BUSINESS  
ENGINEERING  
FACILITY MANAGEMENT

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


NATURAL RESOURCES  
NATURAL RESOURCES PLANNING  
PARKS  
ROADS

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

LAND USE 445-7205

## LAND USE DIVISION INTEROFFICE MEMORANDUM

TO: Rodney Yandell, Senior Planner

FROM: Ken Freed, Assistant Engineer 

DATE: 07/12/2024

RE: GARDINER, APN 016-011-046, PLN-2023-18782 PMS

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

**EXCEPTION REQUEST FOR RIGHT OF WAY WIDTH:** Based upon the development potential of Unnamed Access Road, and the physical constraints that prohibit a wider right of way from being established, the Department can support the proposed exception request. This has been incorporated into Public Works Conditions of Approval Item No.'s 1.7.

**EXCEPTION REQUEST FOR ROAD WIDTH:** Owner has submitted an exception request for the widening of the access road, from the County road to the subject parcel, to sixteen feet. In addition, the exception requests to remove the widening of the access road to twenty feet fronting the subject parcel to provide on-street parking. The Humboldt Bay Fire Department sent a letter to the Department of Public Works dated July 2, 2024, stating that the existing road width is sufficient for access and emergency services. Therefore, the Director of Public Works has approved the exception request, and the Department has revised the Subdivision Requirements.

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

The unnamed access road is a dead end road. The road is essentially fully built-out. In urban areas such as this, the Department typically requires urban level improvements (curb, gutter sidewalk). However, due to the narrow nature of the offsite access easement and existing structures in close proximity to the offsite access easement, providing a continuous sidewalk along the unnamed access road is not feasible. In addition, the existing structure on Parcel 1 also makes adding urban improvements to Parcel 1's frontage of the unnamed access road impractical.

// END //

RECEIVED  
OCT. 23, 2023  
Humboldt County  
PLANNING

APPROVED  
AUG 15 2024  
Humboldt County  
PLANNING



-NOT TO SCALE-

GLENWOOD  
STREET

MAPLE LANE

#### NOTES

1. THIS TENTATIVE MAP PROPOSES THE SUBDIVISION OF AN EXISTING 0.41 ACRE PARCEL INTO 2 PARCELS FOR RESIDENTIAL USE.
2. WATER AND SEWER IS PER THE HUMBOLDT COMMUNITY SERVICES DISTRICT. WATER METER LOCATION IS SHOWN HEREIN. THE LOCATION OF THE SEWER LATERAL IS UNKNOWN.
3. PROPERTY LINE INFORMATION: CALCULATED PROPERTY LINES ARE SHOWN. A BOUNDARY SURVEY IS CURRENTLY IN PROGRESS.
4. CONTOURS SHOWN HEREON ARE SCALED PER HUMBOLDT COUNTY GIS AND ARE APPROXIMATE.
5. UNDERGROUND DISCLAIMER: NO RESEARCH OR INVESTIGATION REGARDING UNDERGROUND PIPES, ELECTRIC LINES, OR OTHER SUBSURFACE FEATURES WAS PERFORMED BY THIS SURVEY. NO LIABILITY IS ASSUMED FOR ANY UNDERGROUND INFORMATION.
6. BEFORE ANY EARTHWORK IS PERFORMED ON SUBJECT PROPERTY, PROPERTY OWNER IS ADVISED TO CONTACT UNDERGROUND SERVICES ALERT (USA) FOR AN ACCURATE LOCATION OF UNDERGROUND UTILITIES (811).
7. ADDRESS: 2302 MAPLE LANE, EUREKA, CA 95501.
8. THIS PROPERTY MAY BE ENCUMBERED BY THE FOLLOWING RECORDED INSTRUMENTS:
  - [1] BOOK 633 OFFICIAL RECORD, PAGE 112 - EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITY PURPOSES RESERVED BY CHARLES BARKE - SHOWN HEREON.
  - [2] INSTRUMENT NO. 2008-27555-5 - NOTICE OF RESTRICTION FOR "PATTY'S HEDGECOCK".ALL EASEMENTS OF RECORD ARE SHOWN ON THIS TENTATIVE MAP AND WILL APPEAR ON THE RECORDED PARCEL MAP.

AGENT/SURVEYOR: MICHAEL J. O'HERN, L.S. 4829  
KELLY O'HERN ASSOCIATES  
3240 MOORE AVENUE  
EUREKA, CA 95501  
(707)442-7283

OWNER/APPLICANT: GREGG C. GARDINER  
3127 MONTGOMERY STREET  
EUREKA, CA 95501  
(707)844-6595

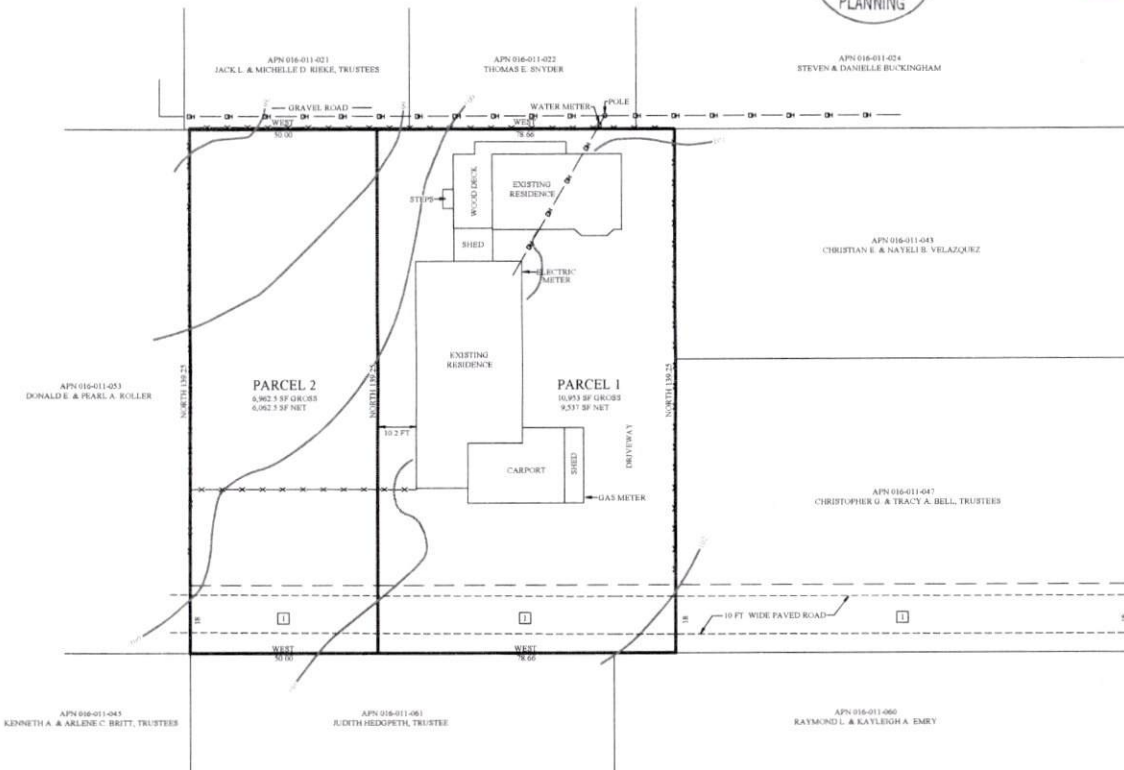
APN 016-011-046  
TENTATIVE PARCEL MAP  
FOR  
GREGG C. GARDINER AND  
KATHLEEN CLONEY-GARDINER, TRUSTEES  
IN  
SW 1/4 SECTION 23 T1N, R1W, HUMBOLDT MERIDIAN  
IN THE UNINCORPORATED AREA OF HUMBOLDT COUNTY  
OCTOBER 2023 SCALE 1" = 15'

HUMBOLDT COUNTY  
STATE OF CALIFORNIA  
KELLY O'HERN ASSOCIATES  
EUREKA, CALIFORNIA



*Michael J. O'Hern*  
MICHAEL J. O'HERN, L.S. 4829  
DATED: OCTOBER 23, 2023

SCALE 1" = 15'  
15'





# Kelly – O'Hern Associates

3240 Moore Avenue – Eureka, CA 95501  
Email: kellyohern@sbcglobal.net

Professional Land Surveyors  
Phone and fax: 707-442-7283

August 9, 2023

Humboldt County Planning Division  
3015 H Street  
Eureka, CA 95501



RE: Tentative Parcel Map for Gregg Gardiner - APN 016-011-046

Dear Planner:

Pursuant to Humboldt County Code Section 325-9, the applicant requests an exception from the requirement for a 40 foot wide access easement to allow for the use of the existing 18 foot wide access road.

The referenced section of the Humboldt County Code lists three conditions that must be met in order to consider an exception. These conditions and the specific information for this request are as follows:

(1) *That there are special circumstances or conditions affecting said property.*

This is an existing road that has fences along both sides of the road. The land is nearly flat and thus there is no need for cut or fill slope easements. Obtaining additional right of way width would impact neighboring parcels with no practical benefit.

(2) *That the exception is necessary for the preservation and enjoyment of a substantial property right of the petitioner.*

Several parcels in this area have been created by subdivisions using narrow roads, including the land directly south of this property. This infill project cannot be approved without the exception. The petitioner would not be allowed to create a parcel that is similar in size to adjacent parcels and will provide needed housing.

(3) *That the granting of the exception will not be detrimental to the public welfare or injurious to other property in the territory in which said property is situated.*

The 18 foot wide easement will only be used by parcels on this road and there will be no connection to other areas. The existing road has been serving parcels along the road with no known problems. Use of this easement for these parcels will not have a detrimental effect on adjacent owners.

Please let me know if you have any questions regarding any of this information.

Sincerely,  
Kelly-O'Hern Associates

A handwritten signature in black ink that reads "Mike O'Hern". The signature is written in a cursive, flowing style.

Mike O'Hern (agent)

# Kelly – O'Hern Associates

Professional Land Surveyors

3240 Moore Avenue – Eureka, CA 95501

Phone and fax: 707-442-7283

Email: kellyohern@sbcglobal.net

July 10, 2024

Rodney Yandell  
Humboldt County Planning and Building Department  
3015 H Street  
Eureka, CA 95501

RE: Tentative Parcel Map for Gregg Gardiner - APN 016-011-046

Dear Rodney:

Pursuant to Humboldt County Code Section 325-9, the applicant requests an exception from the requirement to construct a parking lane and widen the road from Maple Lane to the subject parcel.

The referenced section of the Humboldt County Code lists three conditions that must be met in order to consider an exception. These conditions and the specific information for this request are as follows:

*(1) That there are special circumstances or conditions affecting said property.*

This is an existing road that has a paved surface and is in good condition. There is insufficient area between the fences to widen the road to a width that would provide two traffic lanes. Widening the road to sixteen feet would not materially improve the road.

Parking can be provided on the parcels and a parking lane is not needed along the road.

*(2) That the exception is necessary for the preservation and enjoyment of a substantial property right of the petitioner.*

Widening the road adds excessive costs to this project that would make the project infeasible for the proposed small development.

*(3) That the granting of the exception will not be detrimental to the public welfare or injurious to other property in the territory in which said property is situated.*



The existing road is paved and in good condition. The road currently provides access to the subject property and adjacent parcels. The subdivision of the subject property will add a small amount of traffic. Widening the road would not provide a material improvement to access, thus the removal of the condition for widening the road will not be detrimental to public welfare or injurious to other properties in the area.

Please let me know if you have any questions regarding any of this information.

Sincerely,  
Kelly-O'Hern Associates

A handwritten signature in cursive script that reads "Mike O'Hern".

Mike O'Hern (agent)



## EXHIBIT A

DEPARTMENT OF PUBLIC WORKS

# COUNTY OF HUMBOLDT

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

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

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

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

ADMINISTRATION  
BUSINESS  
ENGINEERING  
FACILITY MANAGEMENT

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


NATURAL RESOURCES  
NATURAL RESOURCES PLANNING  
PARKS  
ROADS

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

LAND USE 445-7205

## LAND USE DIVISION INTEROFFICE MEMORANDUM

TO: Rodney Yandell, Senior Planner

FROM: Ken Freed, Assistant Engineer 

DATE: 07/12/2024

RE: GARDINER, APN 016-011-046, PLN-2023-18782 PMS

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

**EXCEPTION REQUEST FOR RIGHT OF WAY WIDTH:** Based upon the development potential of Unnamed Access Road, and the physical constraints that prohibit a wider right of way from being established, the Department can support the proposed exception request. This has been incorporated into Public Works Conditions of Approval Item No.'s 1.7.

**EXCEPTION REQUEST FOR ROAD WIDTH:** Owner has submitted an exception request for the widening of the access road, from the County road to the subject parcel, to sixteen feet. In addition, the exception requests to remove the widening of the access road to twenty feet fronting the subject parcel to provide on-street parking. The Humboldt Bay Fire Department sent a letter to the Department of Public Works dated July 2, 2024, stating that the existing road width is sufficient for access and emergency services. Therefore, the Director of Public Works has approved the exception request, and the Department has revised the Subdivision Requirements.

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

The unnamed access road is a dead end road. The road is essentially fully built-out. In urban areas such as this, the Department typically requires urban level improvements (curb, gutter sidewalk). However, due to the narrow nature of the offsite access easement and existing structures in close proximity to the offsite access easement, providing a continuous sidewalk along the unnamed access road is not feasible. In addition, the existing structure on Parcel 1 also makes adding urban improvements to Parcel 1's frontage of the unnamed access road impractical.

// END //





## HUMBOLDT BAY FIRE

Joint Powers Authority

533 C Street • Eureka, California 95501-0340 • (707) 441-4000

Fax (707) 441-4133 • [www.hbfire.org](http://www.hbfire.org) • email: [info@hbfire.org](mailto:info@hbfire.org)

July 2<sup>nd</sup>, 2024

Humboldt County Public Works

Attn: Thomas K. Mattson, Public Works Director

1106 2<sup>nd</sup> St.

Eureka, CA 95501

Subject: Lot Split at 2302 Maple Lane, Eureka

As Fire Marshal for Humboldt Bay Fire Department, I recently assessed the roadway at 2302 Maple Lane in Eureka.

The section of Maple Lane in question features a 10-foot asphalt roadway with an additional 3 feet on either side.

We have not encountered any issues accessing the road or providing emergency services to this area, and therefore, we do not believe any further improvements are necessary. The width of the roadway in its current state will accommodate our Type 1 Fire Engines as all-weather access.

If you have any questions, please contact me either via e-mail at (707) 441-4000 or via e-mail at [wreynolds@hbfire.org](mailto:wreynolds@hbfire.org).

Thank you,

William M. Reynolds

Deputy Fire Chief

Humboldt Bay Fire