

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

Resolution Number: 23-030

Record Number: PLN-2023-18081

Assessor's Parcel Number: 018-031-020 & 018-032-008

Resolution by the Planning Commission the County of Humboldt certifying compliance with the California Environmental Quality Act and conditionally approving the Hosford Estate Final Map Subdivision, Lot Line Adjustment, and Special Permit Extension.

WHEREAS, Thomas Hosford Estate submitted an application and evidence in support of approving a two-year extension of a previously approved Hosford Final Map Subdivision, Lot Line Adjustment, and Special Permit, Record No, PLN-2023-18081; 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 County Planning Commission at their October 1, 2009 hearing adopted a Mitigated Negative Declaration in accordance with the California Environmental Quality Act (CEQA); and

WHEREAS, the Planning Division staff report includes evidence in support of making all of the required findings for approving the proposed two-year extension of the previously approved Hosford Final Map Subdivision, Lot Line Adjustment and Special Permit; and

WHEREAS, the Humboldt County Planning Commission held a duly-noticed public hearing on April 6, 2023, and reviewed, considered, and discussed the application for the two-year extension of the previously approved Hosford Final Map Subdivision, lot Line Adjustment, and Special Permit, 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 two-year extension to the Hosford Final Map Subdivision, Lot Line Adjustment, and Special Permit.

EVIDENCE: a) Project File: PLN-2023-18081

- 2. FINDING:** **CEQA:** The requirements of the California Environmental Quality Act have been complied with. A Mitigated Negative Declaration was adopted for this project and no changes have occurred to the project since adoption.

EVIDENCE: a) Mitigated Negative Declaration (MND) (SCH# 2009-082082) adopted by Humboldt County Planning Commission October 1, 2009.

FINDINGS FOR EXTENSION OF FINAL MAP SUBDIVISION

3. FINDING The parcel's General Plan designation, for which conformance findings were made, has not changed.

EVIDENCE a) The property is designated Residential Medium Density (RM) in the General Plan. The parcel was reviewed for conformance with these standards during approval of the subdivision in 2017 and the zoning has not changed.

4. FINDING The proposed development is consistent with the purposes of the existing zone in which the site is located, including combining zones. No changes to the parcels zoning or changes to the project have occurred.

EVIDENCE a) The two parcels are within the Residential Two Family (R-2) zone designation. The originally approved project and subsequent statutory and applied for extensions have not changed, nor has the zoning designation.

5. FINDING The applicable development standards, for which the original project was evaluated, have not changed.

EVIDENCE a) The originally approved Final Map Subdivision, Lot Line Adjustment, and Special Permit was reviewed for consistency with all applicable development standards of the California Subdivision Map Act and the Humboldt County Code, including the Humboldt County Subdivision Ordinance. No applicable provisions of these standards have changed.

6. FINDING The applicable design standards, for which the project was evaluated, have not changed.

EVIDENCE a) The Final Map Subdivision, Lot Line Adjustment, and Special Permit was reviewed for consistency with all applicable development standards of the California Subdivision Map Act and the Humboldt

County Code, including the Humboldt County Subdivision Ordinance. No applicable provisions of these standards have changed.

7. FINDING

All other standards and requirements to which the project is subject and as administered by other departments or agencies have not changed.

EVIDENCE

The project was referred to all applicable county departments and state agencies and all either did not respond or responded with recommendations for approval. There is no evidence indicating that any applicable standards or requirements have changed in any manner which would impact the project.

DECISION

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

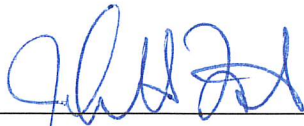
- Approves the Hosford Final Map Subdivision, Lot Line Adjustment, and Special Permit Extension.

Adopted after review and consideration of all the evidence on April 6, 2023

The motion was made by COMMISSIONER Brian Mitchell and second by COMMISSIONER Thomas Mulder and the following ROLL CALL vote:

AYES:	COMMISSIONERS:	Noah Levy, Brian Mitchell, Thomas Mulder, Peggy O'Neill, Iver Skavdal, Lonyx Landry
NOES:	COMMISSIONERS:	
ABSENT:	COMMISSIONERS:	
ABSTAIN:	COMMISSIONERS:	
DECISION:	Motion carries 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

ATTACHMENT 1A

Conditions of Approval

The conditions of approval effective July 28, 2017 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 1A
Conditions of Approval for Subdivision

APPROVAL OF THE TENTATIVE MAP IS CONDITIONED ON THE FOLLOWING TERMS AND REQUIREMENTS WHICH MUST BE SATISFIED BEFORE THE FINAL 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 enclosed Department of Public Works referral dated Revised June 8, 2009, 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 Final Map be submitted for review and approval, said map to identify net and gross acreage for each parcel or lot.
4. Prior to recordation of the Final Map, the applicant shall submit a letter from the Humboldt Community Services District indicating that the project conforms to its requirements dated July 17, 2006. This requirement shall be administered by the Department of Public Works.
5. Prior to recordation of the Final Map, the applicant shall submit a letter from Humboldt Fire District # 1 stating that the project meets their requirements. This requirement shall be administered by the Department of Public Works.
6. The applicant shall submit at least three (3) copies of a Development Plan to the Planning Division for review and approval. The map shall be drawn to scale and give detailed specifications as to the development and improvement of the site, and shall include Items 1 through 6 of the Public Works Memorandum dated Revised June 8, 2009, included herein as Exhibit A of Attachment 1, or as may be revised, and the following site development details:

A. Mapping

- (1) Topography of the land in 1-foot contours.
- (2) Building "envelopes" for Lots 1 - 4, including dimensioned setbacks to property lines and easements. Parking area detail showing conformance with parking requirements of Humboldt County Code Section 314-109.
- (3) Proposed circulation improvements including streets, driveways, turnouts, fire hydrant and emergency vehicle turn-arounds.

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."
- (2) "Hours of construction activity shall be restricted to the hours of 8:00 am to 6:00 pm, Monday through Friday, 9:00 am to 5:00 pm on Saturday with no construction activity on Sunday."
 - (3) "Development on Lots 1 and 3 shall consist of two-family residences. A phased development involving a one-family dwelling may be considered where a design adaptable to a two-family structure (side by side or top/bottom configuration) is submitted at time of building permit application showing how (by conversion or addition) that structure would become a two-family residence. Adequate parking for the ultimate two-family design must be demonstrated."
 - (4) "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."
7. The applicant shall cause to be recorded a "Notice of Development Plan" on forms provided by the Humboldt County Community Development Services – Planning Division. Document review fees as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors (currently \$187.00 plus applicable recordation fees) will be required. The Development Plan shall also be noticed on the Final Map.
 8. 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 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.
 9. Prior to recordation of the Final Map, the applicant shall submit a letter from Pacific Gas and Electric Company stating that the project meets their requirements. This requirement shall be administered by the Department of Public Works.
 10. Parkland dedication fees of \$5,849.36 shall be paid to the Humboldt County Community Development Services – Planning Division, 3015 "H" Street, Eureka.
 11. Prior to recordation of Final Map, applicant shall pay to the Humboldt County Community Development Services any unpaid balance associated with the processing of this application.
 12. Prior to recordation of the Final Map, the applicant shall submit a letter from the United States Postal Service (USPS) Postmaster stating that the project meets their requirements for installation of a Neighborhood Box Unit (NBU), where applicable. This requirement shall be administered by the Department of Public Works as part of the review of the subdivision Improvement Plan.
 13. Within five (5) working days of the approval date of this permit, the applicant shall submit a check to the Planning Division payable to the Humboldt County Recorder in the amount of \$2,043.00. Pursuant to Section 711.4 of the Fish and Game Code, the amount includes the Department of Fish and Game (DFG) fee plus a \$50 document handling fee. This fee is effective through December 31, 2009 at such time the fee will be adjusted pursuant to Section 713 of the Fish and Game Code. Alternatively, the applicant may contact DFG by phone at (916) 651-0603 or through the DFG website at www.dfg.ca.gov for a determination stating the project will have *no effect* on fish and wildlife. If DFG concurs, a form will be provided exempting the project from the \$1,993.00 fee payment requirement. In this instance, only a copy of the DFG 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 Game Code).

14. Prior to the recordation of the Final Map, the subdivider shall enter into a reimbursement agreement with the County for the developer's proportional share of the cost of the striping, signage and traffic control markings for the Walnut/Hemlock/Dolbeer intersection and ordinances/stripping for traffic flow on Walnut from Hemlock to Cypress, including possible turn lane at Cypress, in accordance with the preliminary project plan approved by the City of Eureka and Humboldt County Public Works. The plan will address short-term traffic management issues to provide and maintain a Level of Service (LOS) at or above LOS C during peak traffic periods consistent with the Eureka Community Plan standard. The Department of Public Works will furnish the Reimbursement Agreement form. The reimbursement collected under this agreement shall be placed into the Humboldt County Road Fund to offset actual expenditures by the County. The reimbursement amount under the agreement is \$1,575 per vacant lot ($3 \times \$1,575 = \$4,725$).
15. 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 \$99.00 per parcel = \$396.00) 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.
16. The applicant must record a Notice of Lot Line Adjustment prior to the recordation of the Final Map. Alternatively, the applicant may include the adjusted parcel on the Final Map. In this case, conditions of approval identified in Attachment B will not apply.

Informational Notes:

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

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

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

2. Under state planning and zoning law (CGC §66000 *et seq.*), a development project applicant who believes that a fee or other exaction imposed as a condition of project approval is excessive or inappropriately assessed may, within 90 days of the applicable date of the project's approval, file a written statement with the local agency stating the factual basis of their payment dispute. The applicant may then, within 180 days of the effective date of the fee's imposition, file an action against the local agency to set aside or adjust the challenged fee or exaction.
3. The tentative map and Special Permit approval shall expire and become null and void at the expiration of two (2) years after all appeal periods have lapsed (see Effective Date). This approval may be extended in accordance with the Humboldt County Code.

ATTACHMENT 1B
Conditions of Approval (Lot Line Adjustment)

APPROVAL OF THE LOT LINE ADJUSTMENT IS CONDITIONED ON THE FOLLOWING TERMS AND REQUIREMENTS WHICH MUST BE SATISFIED BEFORE COMPLETION OF THE LOT LINE ADJUSTMENT IF THE LOT LINE ADJUSTMENT IS TO BE RECORDED PRIOR TO THE FINAL MAP:

1. A Notice of Lot Line Adjustment shall be recorded for each resultant parcel. The following information must be submitted to the Planning Department for review prior to recordation:
 - a. A copy of the existing deeds and the deeds to be recorded for the adjusted parcels. If the property is not changing ownership, only the existing deeds are required.
 - b. A Title Report regarding ownership of parcels involved. (If the submitted title documents are more than 6 months old, updated documents must be submitted.)
 - c. A completed "Notice of Lot Line Adjustment and Certificate of Compliance" form for each parcel.
 - d. 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 \$176.00 per notice plus applicable recordation fees).
2. When the parcels being adjusted are not held in common ownership, copies of the executed deeds, signed but not recorded, prepared by a qualified individual must be submitted for review by the Planning and Public Works Departments.
3. 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 \$68.00) as required by the County Assessor shall be paid to the County Planning and Building Department, 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.
4. The applicant shall comply with the provisions of Section 321-14 of the Humboldt County Code concerning reapportionment or payment of special assessments, as applicable.
5. Applicant shall provide documentation from the County of Humboldt Tax Collector that all property taxes for the parcels involved in the Lot Line Adjustment have been 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. *Note: The purpose of this condition is to avoid possible title consequences in the event of a tax default and sale affecting the owner's real property interest. If property is acquired as a result of a Lot Line Adjustment and said property has delinquent taxes, the property cannot be combined for tax purposes. This means, that the owner will receive two or more tax bills, and penalties and interest will continue to accrue against the land which has delinquent taxes. If five or more years have elapsed since the taxes on the subject property were declared in default, such property will be sold by the County Tax Collector for non-payment of delinquent taxes unless the amount required to redeem the property is paid before sale. Property combined by lot line adjustment but "divided" by tax sale will require separate demonstration of subdivision compliance of all resultant parcels prior to the County's issuance of a building permit or other grant of authority to develop the subject properties.*

Informational Notes:

1. A Record of Survey as outlined in the Business and Professions Code of the State of California may be required pursuant to Section 8762 of the Land Surveyors Act which states in part, a Record of Survey shall be filed upon "...the establishment of one or more points or lines not shown on any subdivision map, official map, or record of survey..."
2. Approval of this Lot Line Adjustment does not guarantee that developable parcels will result. Final approval for any development will depend on demonstration of conformance with site suitability requirements in effect at the time development is proposed and consistency with County Fire Safe Regulations.
3. To reduce 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 as a package at least four (4) weeks before the desired date for recordation. Post application assistance by the Planner on Duty, or 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. There is no charge for the first post project approval meeting. Please contact the Planning Division at (707) 445-7541 for copies of all required forms and written instructions.
4. This permit shall expire and become null and void at the expiration of three (3) years after all appeal periods have lapsed (see "Effective Date"). This approval may be extended in accordance with 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 / FAX 445-7409

ARCATA-EUREKA AIRPORT TERMINAL
McKINLEYVILLE 839-5401

PUBLIC WORKS BUILDING
SECOND & I ST., EUREKA
ADMINISTRATION 445-7491
BUSINESS 445-7652
ENGINEERING 445-7377
FACILITY MANAGEMENT 445-7493
NATURAL RESOURCES 445-7741
PARKS 445-7651
ROADS & EQUIP MAINT. 445-7421

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

TO: Trevor Estlow, Senior Planner

FROM: Robert W. Bronkall, Associate Engineer *RB*

RE: SUBDIVISION REQUIREMENTS - IN THE MATTER OF THE
APPLICATION OF HOSFORD, APN 018-031-020 & 018-032-08,
FMS-05-13, FOR APPROVAL OF A TENTATIVE MAP,
CONSISTING OF 0.55 ACRE INTO 4 LOTS

DATE: 8/24/06
Revised 06/08/2009

RECEIVED
JUN 15 2009

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 SHN Consulting Engineers dated 5/09 and dated as received by the Humboldt County Planning Commission on 6/12/09.

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. MAPPING

(a) Applicant must cause to be filed a final 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.

The applicant shall submit to this Department four (4) copies of the subdivision map as filed by the County Recorder.

(b) **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 construction plan, review of the subdivision map, or the construction of improvements, whichever occurs first.

(c) **PROOF OF LEGAL ACCESS:** Applicant shall provide, to the satisfaction of this Department, proof of recorded access from a publicly maintained road to the subject property. The width of the access shall be a minimum of 40 feet and shall be shown on the subdivision map.

(d) **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.

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

(1) **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 access roads, or as otherwise approved by this Department. Additional PUEs shall be dedicated in a manner, width, and location approved by this Department.

2. IMPROVEMENTS

(a) **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.

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.

(b) Construction of improvements for this project will not be allowed to occur between October 15 and April 15 without permission of this Department.

(c) ADA: 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.

(d) A turnaround area as approved by this Department shall be constructed near the end of the access road at a location approved by this Department. It shall have the same structural section as the roadway serving the parcels/lots.

(e) The access road(s) shall be named as approved by Community Development Services Department - Planning Division.

(f) Street name and traffic control devices may need to be placed as required and approved by this Department. Warning signs are recommended to be placed at the end of "T" Street advising that the road does not have an outlet and at the end of Redwood Street improvements.

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

(1) Redwood Street along the frontage of the subdivision shall be constructed having a minimum width of 34 feet. At a minimum the entire road shall be constructed with 0.2 foot of Caltrans Type B asphalt concrete (AC) over of 0.5 foot of Caltrans Class 2 aggregate base. The roadway shall be comprised of portland cement concrete curb, 8 foot parking lane along the frontage of the parcels and two 10 foot driving lanes, and a 4 foot shoulder. The location of the road within the 60 foot wide public right of way for Redwood Street shall be as approved by this Department.

The typical section for the road shall include a 4.5 foot wide landscape strip and 5 foot wide PCC sidewalk along the frontage of Lots 1, 2, and 3. A minimum of one street tree shall be planted in the landscape strip in front of each lot. [added 06/08/2009]

(2) Nothing is intended to prevent the applicant from constructing the improvements to a greater standard.

(3) 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 Road Design Manual, Caltrans Highway Design Manual, Caltrans Local Programs Manual, Caltrans Traffic Manual, Manual on Uniform Traffic Control Devices, 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.

(h) DRIVEWAYS: The location of existing and proposed driveway aprons (access openings) shall be shown on the construction plans.

All access openings shall conform to Humboldt County Code Section 341 regarding visibility. Any existing accesses that do not conform shall be paved with asphalt concrete or portland cement concrete for the width of the driveway and a distance of 20 feet from the edge of the road prior to filing of the map.

That portion of a structure used for the parking of vehicles must be setback a minimum of 20 feet from easements created as a condition of tentative map approval for the purpose of moving automotive vehicles, bicycles, pedestrians, or animals. A development plan must be created as a condition of approval of the tentative map. The development plan must note this minimum setback condition and indicate graphically the location of the setback line on the lots.

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

At a minimum, the structural section shall include 0.2 foot of Caltrans Type B asphalt concrete (AC) over 0.67 foot of Caltrans Class 2 aggregate base. If required by this Department, the structural sections 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 require a geotextile fabric to be placed on top of the subgrade.

When widening or lengthening asphalt concrete (AC) roads, the road shall be paved with AC. A sawcut is typically 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.

(j) 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 approval by the Community Development Services Department - Planning Division, 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.

(k) Other on-site and/or off-site improvements may be required which cannot be determined from tentative map and/or preliminary improvement plans at this time. These improvements will be determined after a review of more complete improvement plans and profiles have been submitted to the County.

3. DRAINAGE

(a) Applicant must submit a complete hydraulic report and drainage plan for approval by this Department. This shall require the construction of drainage facilities on-site and/or off-site in a manner and location approved by this Department.

(b) Applicant shall be responsible to correct any involved drainage problems to the satisfaction of this Department.

(c) 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.

4. GRADING

(a) Applicant shall submit an engineered grading plan to this Department for approval addressing the entire project construction areas. No grading within the subdivision or off-site rights of way shall occur prior to approval of the plan by this Department.

The criteria for the grading plan is that the buildable portion of all lots shall drain to the street, an approved water course, or other location acceptable to this Department without crossing an adjacent lot's buildable area. The minimum grade from the buildable portion of the lots shall be 2%, unless a lesser grade is approved by this Department. The grading plan shall show, at a minimum, the existing grades and proposed grades at the corners of each lot and building pad. Maximum grade from the street to the 20 foot setback line shall not exceed 10%.

(b) An erosion control plan (aka, sediment control plan, Storm Water Pollution Plan, etc.) addressing erosion from storm water runoff and wind shall accompany the grading plan.

(c) Construction of improvements or grading for this project will not be allowed to occur between October 15 and April 15 without permission of this Department.

5. MAINTENANCE

(a) The improvements to be constructed as part of this subdivision will not be maintained by the County. 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.

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 for projects that contain detention facilities shall include, but is not limited to, the following:

- A schedule for the periodic monitoring of the detention facilities. At a minimum, the detention facilities shall be monitored at least once each year between April 15 and October 15.
- A system to monitor the basins in a timely manner after significant rain fall events.
- Monitoring shall be done by a qualified professional as approved by this Department.
- Monitoring shall include an annual written report identifying (1) the condition of the facilities; (2) the recommended maintenance needed for the facilities to function as originally constructed or as required by subsequent regulation; and (3) certification that the maintenance was completed to the satisfaction of a qualified professional. The report shall be submitted no later than October 31 of each year to this Department.
- A financially secured procedure that will ensure that maintenance is identified and subsequently performed in a timely manner.

(b) Any agreements regarding the maintenance of the detention facilities between the applicant and a public entity or Homeowners Association may be required to be approved by County Counsel and the County Risk Manager.

6. DEVELOPMENT PLAN

(a) The development plan shall be legibly drawn to a convenient scale on 24"x36" mylar, in black ink, unless approved otherwise by this Department.

(b) The development plan shall include all encumbrances of record as shown on a current title report as well as those created on the subdivision map.

(c) The development plan shall include the following to the satisfaction of this Department:

- When roads or drainage facilities are not to be maintained by the County, then clearly state next to the facility "NOT COUNTY MAINTAINED".

- When minimum finished floor elevations must be adhered to, the plan shall state the minimum elevation and the referenced benchmark.

- Reference the soils report prepared for the project; including a statement substantially similar to: "See soils report prepared by _____, Project No. _____, dated _____, for recommendations, inspections, and special requirements required for development of this subdivision."

- A statement substantially similar to: "All pedestrian facilities must be ADA compliant."

- When improvement plans have been prepared in conjunction with proposed subdivision, include a statement substantially similar to: "Improvement plans for roads, driveways, and drainage, etc. are on file with the Department of Public Works".

- Building setbacks to allow for the ultimate development of parcels that could be further subdivided and to show a minimum setback of 20 feet from garage entrances for vehicles from easements created as a condition of tentative map approval or existing for the purpose of moving automotive vehicles, bicycles, pedestrians, or animals.

- A typical section showing the location of the curbs and sidewalks with respect to the right of way lines.

(d) The development plan shall include a statement signed by the Surveyor (or Civil Engineer) who signed the subdivision map. The statement shall be substantially similar to the following: "All encumbrances of record as of the date of the referenced title report are correctly shown on this plan; that all encumbrances created on the filed subdivision map are correctly shown on this plan; that approximate distances from existing fence corners to the actual property corners, if not the same, are shown on this plan. Title report prepared by _____, Order No. _____, dated _____."

(e) Applicant shall cause a "Notice of Development Plan" to be recorded in the Office of the County Recorder.

(f) The development plan shall be signed off by this Department prior to official filing with the Planning Division. The plan shall include a signoff block for this Department to sign substantially similar to:

Reviewed by:

Department of Public Works

Date

(g) Typical precise grading/lot drainage details for the lots shall be shown.

// END //