



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

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

Hearing Date: July 13, 2017

To: Humboldt County Planning Commission

FROM: John H. Ford, Director of Planning and Building

SUBJECT: **Fawn Meadows (JLF Construction) Final Map Subdivision and Street Name  
Assignment Extension**  
Application Number 10629  
Case Number FMS-03-012XX  
Assessor's Parcel Number (APN) 509-240-037  
1717 Tasi Lane, Mckinleyville area

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Please contact Stephen Umbertis, Planner, at (707) 268-3727 if you have any questions about the scheduled public hearing item.

**AGENDA ITEM TRANSMITTAL**

<b>Hearing Date</b> July 13, 2017	<b>Subject</b> Final Map Subdivision and Street Name Assignment Extension	<b>Contact</b> Stephen Umbertis
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**Project Description:** A three year extension of a Final Map Subdivision and Street Name Assignment of an approximately 5.95 acre parcel into 25 residential parcels. The original project involved approval of a tentative map for the subdivision of 5.95 acres into 25 residential lots. The subdivision is a Planned Unit Development that utilized Lot Size Modification to result in lot sizes from approximately 6,000 to 13,290 square feet with the average lot size of 8,800 square feet. The subdivision required an exception request to lot frontage requirements and road width standards to allow for flag lot configuration. The subdivision proposed to contain storm water runoff within a central detention basin on Lot 25 and three smaller detention facilities. The project includes the extension of Tasi Lane to D Street as a vehicular connection with applicable pedestrian and bicycle improvements, the installation of traffic-calming devices, the opening of the Dogwood Street and Wild Canary closure, improvements to Dogwood Street, the installation of stop signs and a posted speed limit of 25 miles per hour. A Street Name Assignment of "Challis Court" is proposed for the interior access road. The subdivision will be accessed from Tasi Lane, Dogwood Street and Challis Court. No changes to the original project are proposed. **If approved, the extension will extend the life of the tentative map to September 27, 2019.**

**Project Location:** The project site is located in Humboldt County, in the McKinleyville area, at the end of Tasi Lane, approximately 850 feet north from the intersection of Tasi Lane with Sutter Road, on the property known as 1717 Tasi Lane.

**Present Plan Land Use Designations:** Residential One Family in addition to the Special Building site combining zone, specifying a minimum lot size of 10,000 square feet, and Manufactured Home combining zone (R-1-B-2-T).

**Present Zoning:** Residential One Family, Special Building site combining zone, minimum lot size of 10,000 square feet, and Manufactured Home combining zone (R-1-B-2-T).

**Case Numbers:** FMS 03-012XX

**Application Number:** 10629

**Assessor Parcel Numbers:** 509-240-037

**Applicant**

Helen Edwards, Alchemy Land  
Company, LLC  
1629 Kristin Way  
McKinleyville, CA 95519

**Owner**

Same as Applicant

**Agent**

JLF Construction, Inc.  
Attn: Jim Furtado  
329 Halfway Avenue  
McKinleyville, CA, 95519

**Environmental Review:** A Mitigated Negative Declaration of Environmental Impact (SCH# 2005022078) was adopted September 27, 2005.

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

**Major Issues:** Circulation

**EDWARDS FINAL MAP SUBDIVISION & STREET NAME ASSIGNMENT EXTENSION**  
**Case Nos.: FMS-03-12XX/LLA-04-29/SNA-04-14; File No.: APN 509-240-37**

**RECOMMENDED COMMISSION ACTION:**

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

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

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

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

Recommendation:

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

Staff Analysis:

The original project involved approval of a tentative map for the subdivision of 5.95 acres into 25 residential lots. The subdivision is a Planned Unit Development that utilized Lot Size Modification to result in lot sizes from approximately 6,000 to 13,290 square feet with the average lot size of 8,800 square feet. The subdivision required an exception request to lot frontage requirements and road width standards to allow for flag lot configuration. The subdivision proposed to contain storm water runoff within a central detention basin on Lot 25 and three smaller detention facilities. The project includes the extension of Tasi Lane to D Street as a vehicular connection with applicable pedestrian and bicycle improvements, the installation of traffic-calming devices, the opening of the Dogwood Street and Wild Canary closure, improvements to Dogwood Street, the installation of stop signs and a posted speed limit of 25 miles per hour. A Street Name Assignment of "Challis Court" is proposed for the interior access road. The subdivision will be accessed from Tasi Lane, Dogwood Street and Challis Court. No changes to the original project are proposed.

Applicant states the conditions of the property have not changed since the original application/approval of FMS-03-12X/SNA-04-14. This is the second extension and, if approved, the extension will expire on September 27, 2019.

The Planning Department has circulated requests for input relative to the extension petition and has received no comments against the petition being granted. It is staff's opinion that **the findings and conditions of the original project, effective September 27, 2005, have not changed significantly based on the following staff analysis, and are applicable to the proposed extension because:**

1. The parcel's zoning, Residential One Family in addition to the Special Building site combining zone, specifying a minimum lot size of 10,000 square feet, and Manufactured Home combining zone (R-1-B-2-T), for which a conformance finding was made, has not changed.

2. The General Plan Land Use designation, Residential Low Density (RL), for which a consistency findings was made, has not changed.
3. The applicable development standards, for which the original project was evaluated, have not changed.
4. The applicable design standards, for which the project was evaluated, have not changed.
5. All other standards and requirements to which the project is subject and as administered by other departments or agencies have not changed.
6. A Mitigated Negative Declaration of Environmental Impact (SCH# 2005022078) was adopted effective with the approval of the original project. No new evidence has arisen to indicate that additional review under the California Environmental Quality Act (CEQA) is necessary.

Referral agencies have recommended approval of the extension.

**ALTERNATIVES:** The Planning Commission could elect not to approve the extension. This alternative should be implemented if your Commission is unable to make all of the required findings per H.C.C. Sections 326-21 and 312-11.3. Planning Division staff has found that the required findings can be made. Consequently, planning staff does not recommend further consideration of this alternative.

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

#### **Conditions of Approval**

1. **The conditions of approval effective September 27, 2005, 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.**

**RESOLUTION OF THE PLANNING COMMISSION  
OF THE COUNTY OF HUMBOLDT  
Resolution Number \_\_\_\_\_**

**MAKING THE REQUIRED FINDINGS FOR CERTIFYING COMPLIANCE WITH THE CALIFORNIA  
ENVIRONMENTAL QUALITY ACT AND CONDITIONALLY APPROVING THE EDWARDS FINAL MAP  
SUBDIVISION & STREET NAME ASSIGNMENT EXTENSION APPLICATION.**

**CASE NUMBER: FMS-03-12XX/SNA-04-14XX; ASSESSOR PARCEL NUMBER: 509-240-037**

**WHEREAS**, Helen Edwards submitted an application and evidence in support of approving the Final Map Subdivision and Street Name Assignment Extension; 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 project is subject to environmental review pursuant to the California Environmental Quality Act (CEQA); and

**WHEREAS**, the Board of Supervisors, on September 27, 2005, adopted a Mitigated Negative Declaration; and

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

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

1. The Board of Supervisors did adopt a Mitigated Negative Declaration for the original project on September 27, 2005 pursuant to CEQA and finds that there is no substantial evidence that the proposed project extension will have a significant effect on the environment;
2. The Planning Commission makes the findings in H.C.C. [§326-21] in the Planning Division staff report for Case Number: FMS-03-12XX/SNA-04-16XX based on the submitted evidence.
3. The Planning Commission approves the proposed Final Map Subdivision and Street Name Assignment Extension as recommended and conditioned in the Planning Division staff report for Case Number: FMS-03-12XX/SNA-04-16XX.

Adopted after review and consideration of all the evidence on July 13, 2017.

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

AYES: Commissioners:

NOES: Commissioners:

ABSTAIN: Commissioners:

ABSENT: Commissioners:

DECISION:

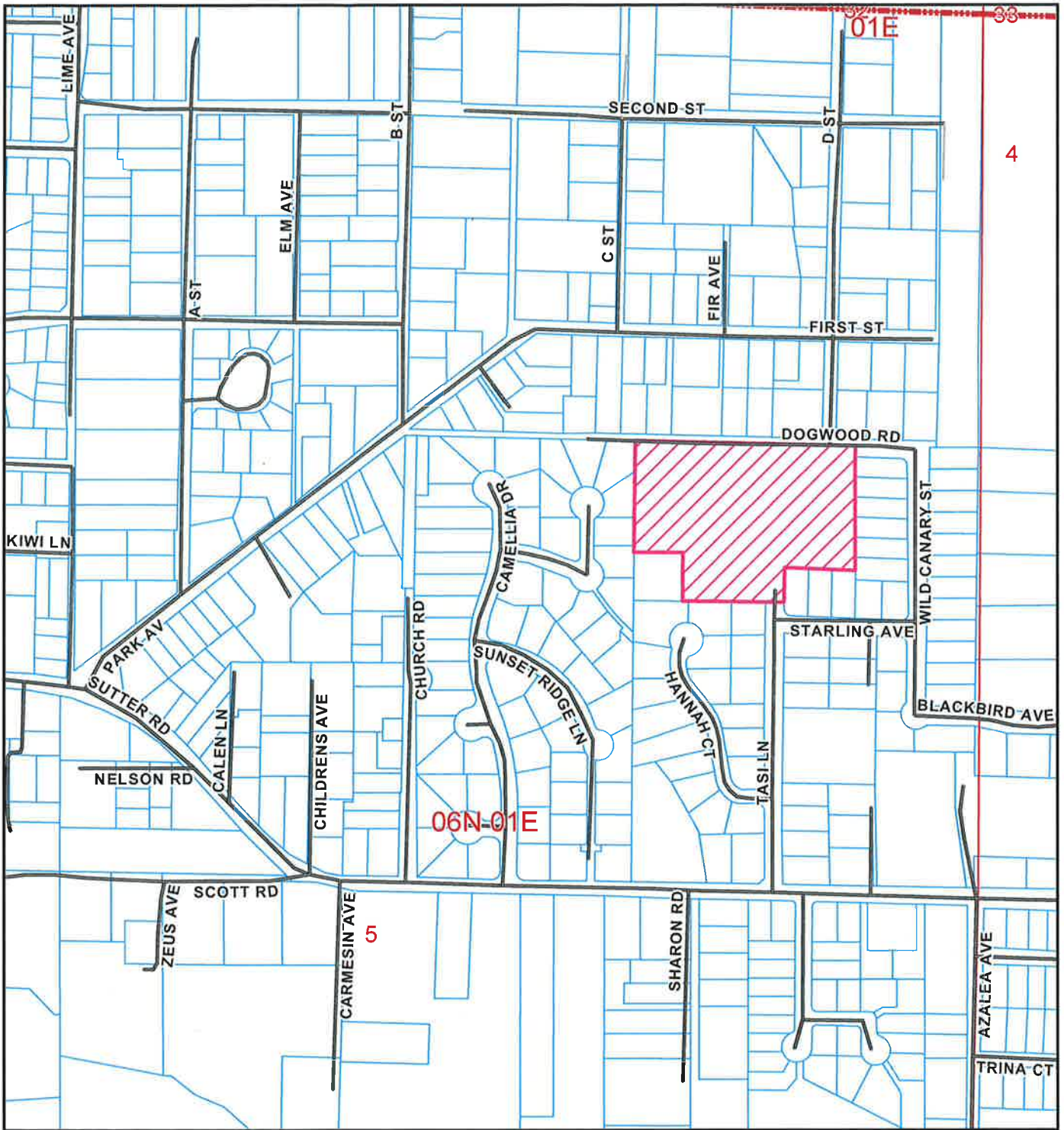
\_\_\_\_\_  
Robert E. Morris, Chair

I, Suzanne Lippre, Clerk 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.

\_\_\_\_\_  
Suzanne Lippre, Clerk

**ATTACHMENT 1**

Vicinity, Zoning, Assessor's Parcel, Aerial Photo and Top Maps



**LOCATION MAP**

**PROPOSED JLF CONSTRUCTION  
FINAL MAP SUBDIVISION EXTENSION  
MCKINLEYVILLE AREA**

**FMS-03-012XX**

**APN: 509-240-037**


**T06N R01E S05 HB&M (Arcata North)**

**Project Area =** 

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



0 250  
Feet







**AERIAL MAP**

**PROPOSED JLF CONSTRUCTION  
FINAL MAP SUBDIVISION EXTENSION  
MCKINLEYVILLE AREA**

**FMS-03-012XX**

**APN: 509-240-037**

**T06N R01E S05 HB&M (Arcata North)**

**Project Area =** 

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

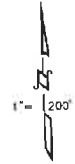
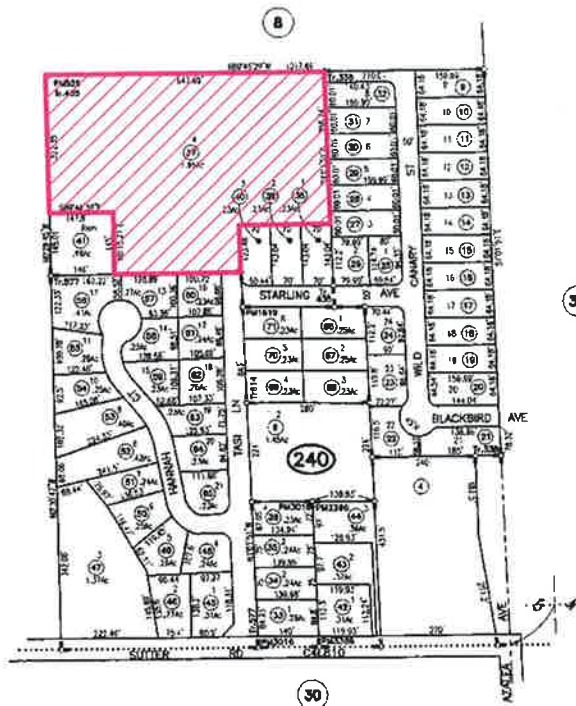


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PTN SE1/4 OF NE1/4 SEC 5 T6N, R1E H.B. & M.

509-24

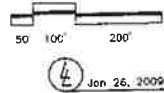


PM826 of PM Bk 5, Pg.48  
 PM1618 of PM Bk 14, Pg.40  
 Tr 336, Bk 19 of MAPS, Pgs 136-138  
 "Green Meadow Estates"  
 PM3018 of PM Bk 27, Pgs.138-139  
 Tr 435, Bk 21 of MAPS, Pgs 56-58  
 "Green Meadow Westside Estates Ph 1"  
 PM3366 of PM Bk 32, Pgs.70-71  
 Tr 577, Bk 23 of MAPS, Pgs 138-141  
 "SUTTER RIDGE SUBD"  
 Tr 614, Bk 24 of MAPS, Pgs 82-84

**ASSESSOR'S PARCEL MAP**  
 THIS MAP WAS PREPARED FOR  
 ASSESSMENT PURPOSES ONLY.  
 NO LIABILITY IS ASSUMED FOR  
 THE ACCURACY OF THE DATA SHOWN.  
 ASSESSOR'S PARCELS MAY NOT  
 COMPLETELY WITH LOCAL LOT-SPLIT  
 PER S.F.P.C. TITLE INSURANCE

NOTE - Assessor's Block Numbers Shown in Ellipses  
 Assessor's Parcel Numbers Shown in Circles.

Assessor's Map Bk. 509, Pg.24  
 County of Humboldt, CA.



**ASSESSOR PARCEL MAP**

**PROPOSED JLF CONSTRUCTION  
 FINAL MAP SUBDIVISION EXTENSION  
 MCKINLEYVILLE AREA**

**FMS-03-012XX**

**APN: 509-240-037**

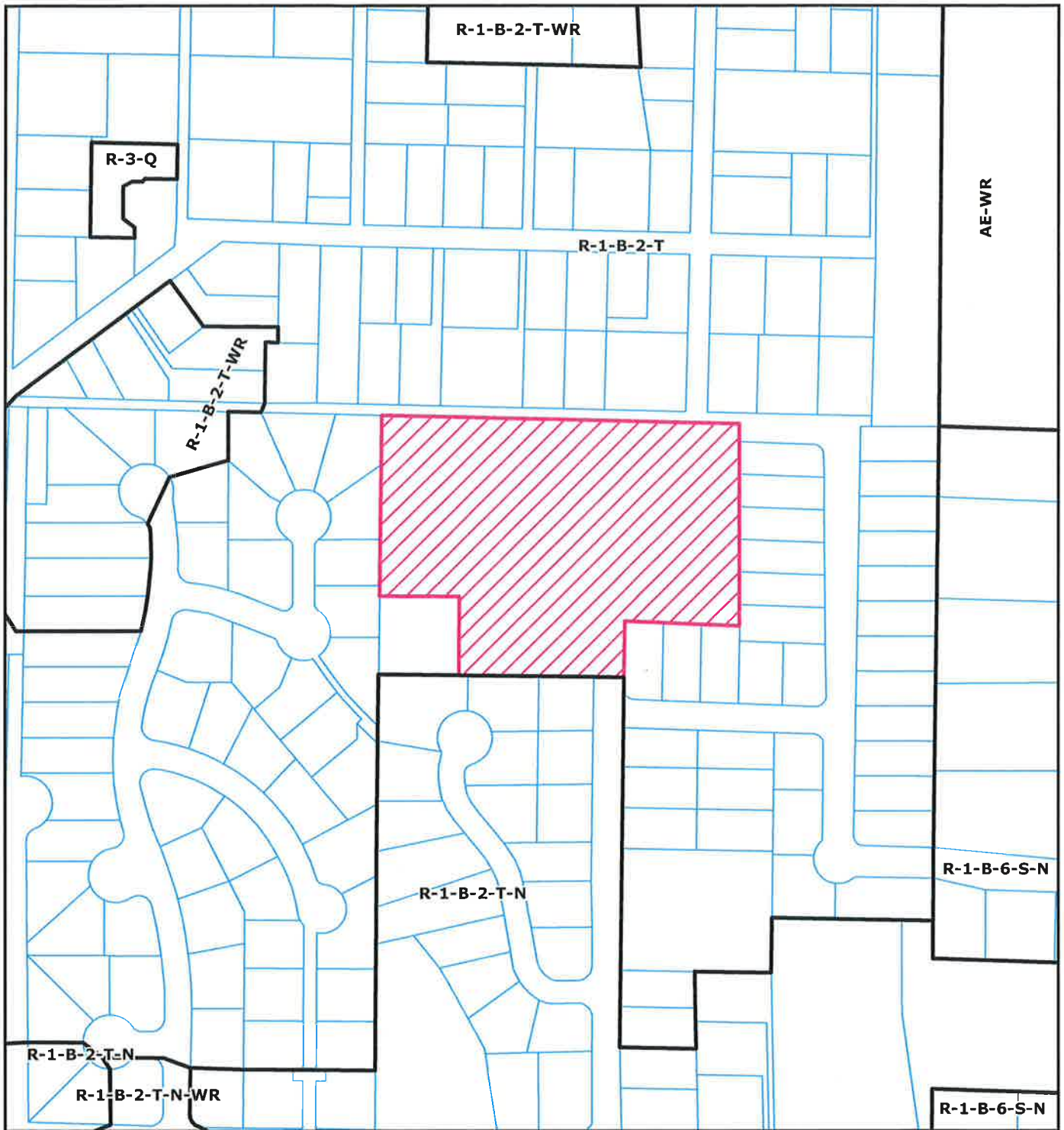
**T06N R01E S05 HB&M (Arcata North)**

Project Area = 

This map is intended for display purposes and  
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 navigation. Data has not been completely checked  
 for accuracy.



**MAP NOT TO SCALE**



**ZONING MAP**

**PROPOSED JLF CONSTRUCTION  
 FINAL MAP SUBDIVISION EXTENSION  
 MCKINLEYVILLE AREA  
 FMS-03-012XX  
 APN: 509-240-037  
 T06N R01E S05 HB&M (Arcata North)**

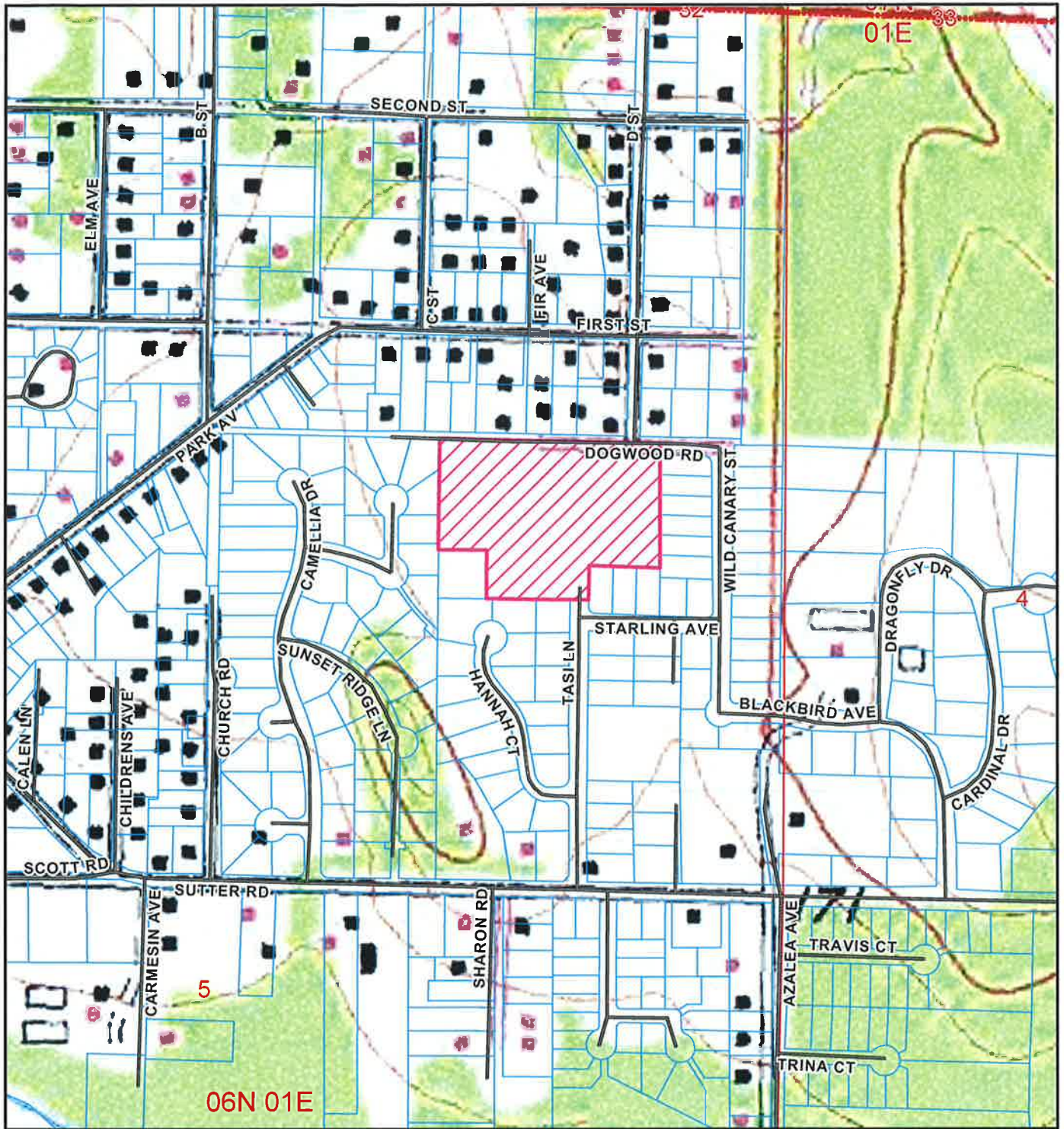
**Project Area =** 

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



0 100 200  
 Feet





**TOPO MAP**

**PROPOSED JLF CONSTRUCTION  
FINAL MAP SUBDIVISION EXTENSION  
MCKINLEYVILLE AREA  
FMS-03-012XX**

**APN: 509-240-037**

**T06N R01E S05 HB&M (Arcata North)**

Project Area = 

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



**ATTACHMENT 2**  
Tentative Map

(INSERT)

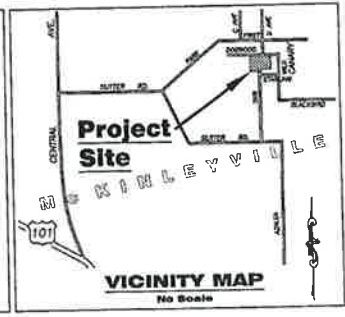


# \* 25 LOT PLANNED UNIT DEVELOPMENT TENTATIVE MAP \*

in McKinleyville, CA  
for  
~ Helen Edwards ~

**LEGEND:**

- (P) PROPOSED
- (E) EXISTING
- PROPERTY BOUNDARY
- EDGE OF ROAD
- (P) PROPERTY LINE
- TRAVELWAY STRIPE
- W --- W --- WATER LINE (W)
- SS --- SS --- SANITARY SEWER (SS)
- SD --- SD --- STORM DRAIN (SD)
- WM --- WM --- WATER METER (WM)
- FH --- FH --- FIRE HYDRANT
- DI --- DI --- DROP INLET (DI)
- DC --- DC --- DETENTION CULVERT
- ED --- ED --- ENERGY DISSIPATOR
- --- ○ --- MANHOLE



NO.	DATE	DESCRIPTION	REVISIONS
1	05.20.05	Misc. Clarifications	

**PROJECT DESCRIPTION:**  
Major subdivision (25 Lots + Parcel "X") for Planned Unit Development residential use.  
The project incorporates and complies with Minimum Lot Size Modification per 325-11, Humboldt County Ordinance requirements, for development to maximum density.

259,183 sf Total Parcel Area / 10,000 sf minimum lot size = 25.9 > 25 Maximum Units Allowed  
(25 Units Proposed + Parcel "X" to be offered for dedication to Humboldt County or MCSO)

Smallest Lot Area = 6000 sf  
Average Lot Area = 8800 sf  
Largest Lot Area = 13920 sf

**OWNER/APPLICANT:**  
Helen Edwards - 1629 Kristin Way - McKinleyville, CA 95519 - 707-476-4367

**ENGINEER/AGENT:**  
A.M. Baird Engineering & Surveying  
P.O. Box 398 - Fortuna, CA - 95540  
707-725-5182

**SITUS:**  
Bounded by Dogwood Avenue to the North, Wild Canary Street to the East, & Starling Avenue to the South.

**APN:** 509-240-037  
**TOTAL PARCEL AREA:** 259,183 sf (5.95 acres)

**PRESENT PLAN DESIGNATIONS:**  
Residential Low Density (RL) McKinleyville Community Plan (MCCP) Density: 3-7 units per acre.

**PRESENT ZONING:**  
Residential One Family with combining zones for Special Building site specifying a minimum lot size of 10,000 square feet and Manufactured Home (R1-B-2-1).

- NOTES:**
1. Site will be served by public utilities: water, electricity, sanitary sewer, telephone, & CATV. Accommodation for US Postal Service Mail Boxes will be provided.
  2. All easements of record are shown on the tentative map and will appear on the recorded map.
  3. Detention basin shall be sized in accordance with a preliminary drainage analysis prepared by A.M. Baird Engineering & Surveying.
  4. All improvements are proposed to drain as recommended by the Preliminary Drainage Analysis.
  5. Approximately 500 cy of grading, shall be in compliance with Humboldt County ordinances and 1997 USC.
  6. Contour interval shown on the tentative map is 1'.
  7. ADA accessibility will be provided throughout the subdivision at all public rights-of-way.
  8. Conditions of Approval will be incorporated in the Project Improvement Plans.

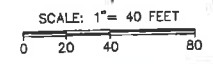
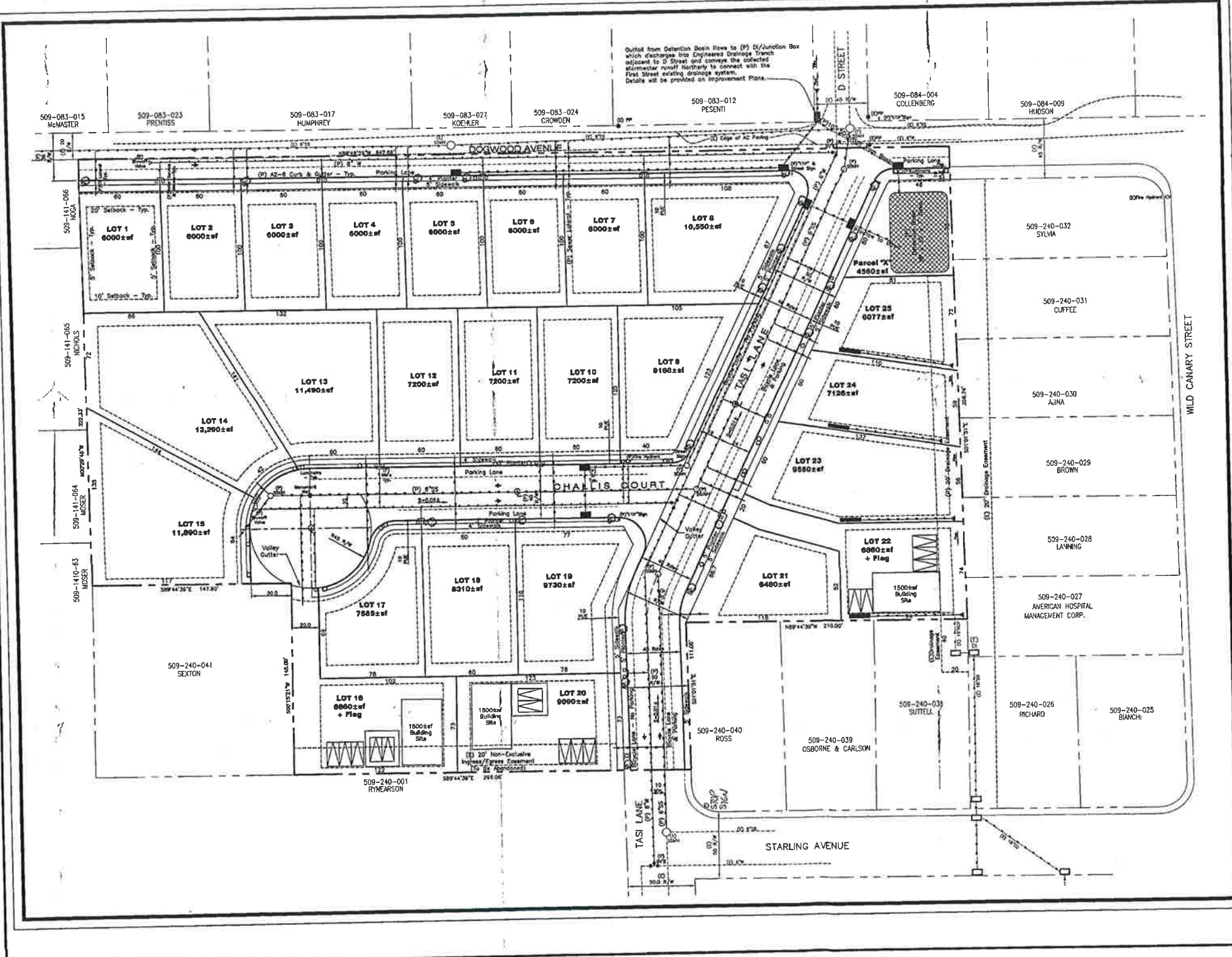
**A.M. Baird**  
Engineering & Surveying  
1257 Main St., P.O. Box 398, Fortuna, CA 95540, (707)725-5182

SCALE	Noted
DRAWN BY	DPS-1/4
CHKD	A.M.B.
DATE	05.12.05

HELEN EDWARDS  
APN: 509-240-037  
MCKINLEYVILLE, CA

MAJOR SUBDIVISION - PLANNED UNIT DEVELOPMENT  
**TENTATIVE MAP**

No. 25,481	25-lot-pud-tentative
EXP. 12-31-05	JOB NO. 03-2936
CIVIL	SHEET NO. 1 OF 3



**ATTACHMENT 3**  
Conditions of Approval

**ATTACHMENT 1  
CONDITIONS OF APPROVAL**

**EXHIBIT "A"**

**APPROVAL OF THE TENTATIVE MAP IS CONDITIONED ON THE FOLLOWING TERMS AND REQUIREMENTS WHICH MUST BE SATISFIED BEFORE THE PARCEL OR FINAL MAP MAY BE RECORDED.**

**This reflects conditions approved by the Board of Supervisors on September 27, 2005.**

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 June 21, 2005, herein as Exhibit A of Attachment 1, **and as modified by the Board of Supervisors on September 27, 2005**, 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. **(Note: Contact the Department of Public Works at 445-7205 for written clarification on how the Board's action modified the June 21, 2005 Subdivision Requirements. )**
3. The Planning Division requires that two (2) copies of the Final Map, identifying both net and gross parcel areas, be submitted for review and approval. The Final Map shall include mapping and notation of the Lot Line Adjustments.
4. The interior street name "Challis Court" shall appear on the final map as precisely spelled herein.
5. Prior to recordation of the Final Map, the applicant shall submit a letter from the McKinleyville Community Services District stating that the project meets their requirements, herein as Exhibit B of Attachment 1. This requirement shall be administered by the Department of Public Works.
6. Prior to recordation of the Final Map, the applicant shall submit a letter from the Arcata Fire Protection District stating that the project meets their requirements. This requirement shall be administered by the Department of Public Works.
7. Water and available utilities shall be extended onto each lot to the specifications of the affected agencies providing the facilities and utilities and to the satisfaction of the Department of Public Works. The improvements shall be inspected by the affected agency and a certificate of acceptance of the improvements from the agency shall be filed with the County Public Works Department prior to the recordation of the map.
8. The applicant shall submit three (3) copies of a Development Plan for all lots to the Planning Division for review and approval. The map shall be a minimum of 11 inches by 17 inches (11" x 17"). The map shall be drawn to scale and give detailed specifications as to the development and improvement of the site, and shall include the following site development details:
  - A. Mapping
    - (1) Topography of the land in 1-foot contour intervals.
    - (2) Proposed improvements including streets, sidewalks, driveways, drainage facilities, community services corridors, access easements, recreational trails, and emergency access and vehicle turn-around, as applicable.

- (3) Development standards for parcels: Building "envelopes" (dwelling site locations with applicable yard setback, maximum lot coverage, maximum building height), including shading projections and offsets to demonstrate compliance with solar access provisions, dimensioned setbacks to property lines and easements, and parking area detail and improvements showing conformance with Section 314-109.1 HCC, County Subdivision Regulations and as restricted by LUD Subdivision Requirements (e.g., 5 spaces per Lots 9 and 20).
- (4) Location of waterline, sewer, and drainage easements in favor of McKinleyville Community Services District (MCSD) or the County of Humboldt,
- (5) Street lighting as required by MCSD.
- (6) Location of hydrants as required by Arcata Fire Protection District.
- (7) Height limits, plan-, sectional-view, and/or elevational details to demonstrate conformance with the Solar Access requirements of HCC §322.5.
- (8) Lot Line Adjustment with APN 509-240-41.

B. Notations

- (1) "Construction of building foundations, site grading, and other improvements are subject to the recommendations of the approved preliminary engineering geologic soils report for the subdivision. Contact the Planning Division for specific information. Conformance with the recommendations in the geological report is required at the time of residential development."
- (2) "Utilities associated with the subdivision shall be placed underground, if feasible."
- (3) "Roof drains should be directed away from all foundations by solid pipe."
- (4) "Water and sewer connection fees are due and payable to the McKinleyville Community Services District upon a request for services."
- (5) "One and two-story residential structures are permitted in the R-1 zone. However, State and local subdivision requirements require that, to the greatest extent feasible, adequate solar access be provided to new building sites. Specifically, sunlight must reach at least 80% of the south-facing wall of a primary building between the hours of 10:00 a.m. and 2:00 p.m. on December 21st." To accomplish this, site improvements are subject to a height restriction of 25-foot maximum for Lots 1 through 21 and Lot 25, a 15-foot maximum for Lots 23 and 24 and a 23-foot maximum for Lot 22, per the approved Shade Projection Map, unless a site-specific solar access study demonstrates conformance with the above standard at a greater height.
- (6) "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."
- (7) "Construction activities shall be restricted to hours between 8:00 a.m. and 6:00 p.m. Monday through Friday and between the hours of 9:00 a.m. and 5:00 p.m. on Saturdays with no construction activity on Sundays."
  - (8) "Please note that the information and requirements described and/or depicted on this Development Plan are current at the time of preparation, but may be superseded or modified by changes to the laws and regulations governing development activities. Before commencing a development project, please contact the Planning Division to verify if any standards or requirements have changed."
  - (9) "Parkland dedication fees of \$28,761.75 shall be paid to the Humboldt County Community Development Services. Alternately, a parkland dedication fee of \$14,380.88 may be paid, provided the applicant enters into a Conveyance and Agreement of development rights with the County of Humboldt for secondary dwelling units on the 20 residential lots. Release from the Conveyance and Agreement may be pursued upon payment of the \$14,380.88 parkland dedication fee balance."
  - (10) "The Final Map also reflects a Lot Line Adjustment with APN 509-240-41, as approved under LLA-04-29, to provide access to Challis Court."
9. "Development shall be consistent with the provisions of Section 2650 of the McKinleyville Community Plan, Landscaping. A landscaping plan prepared pursuant to Section 2652.2 shall be a condition of Building Permit issuance."
  10. 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.
  11. The applicant will cause to be recorded a *Notice of Development Plan* on forms provided by the Humboldt County Community Development Services. Document processing, notary, legal description review fees (presently \$146), recording fees (variable), and copies of applicable deeds must accompany the Notice. The Development Plan will also be noticed on the Final Map. Satisfaction of this condition may be pursued in conjunction with meeting Condition #13.
  12. Fire hydrants and emergency vehicle turn-around as may be required by the Arcata Fire Protection District shall be installed to the satisfaction of the AFD, McKinleyville Community Services District and the Department of Public Works.
  13. The recommendations set forth in the Preliminary Engineering Geologic R-2 Soils Report for site preparation, residential structural improvements, and roadway construction shall be implemented as a condition to the issuance of permits or other grants of approval for the development or improvement of the site.
  14. The applicant shall cause to be record a *Notice of Geologic Report* for all lots on forms provided by the Humboldt County Community Development Services. Document processing, notary, legal description review fees (presently \$146), recording fees (variable), and copies of applicable deeds must accompany the Notice. The Geologic Report shall also be noticed on the Final Map. Contact the Department of Public Works concerning the wording of the statement. This condition may be satisfied in conjunction with Condition #10 with a combined Notice.
  15. A map revision fee (currently \$74.00 per parcel) as required by the County Assessor's Office shall be paid to the County Planning & 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.

16. Prior to the recordation of the final map, parkland dedication fees of \$28,761.75 shall be paid to the County Planning & Building Department, 3015 H Street, Eureka, CA. Alternately, parkland dedication fees of \$14,380.88 may be paid, provided the applicant enters into a Conveyance and Agreement of development rights with the County of Humboldt for secondary dwelling units. Release from the Conveyance to allow construction of secondary dwelling units on lots not otherwise restricted may be pursued upon payment \$14,380.88 prorated per additional unit. A copy of the Conveyance and Agreement form with *pro-rata* dedication payment amounts for each of the lots calculated will be provided by the Planning Division once the final map is prepared and approved for recordation. These fees may be paid for by individual lot owners on a pro-rata basis at the time individual lot owners apply for a permit to construct a secondary dwelling unit.
17. A review fee for Conformance with Conditions as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors (currently \$95.00) shall be paid to the Humboldt County Planning Division, 3015 "H" Street, Eureka. This fee is a deposit, and if actual review costs exceed this amount, additional fees will be billed at the County's current burdened hourly rate. Please see Informational Note 1 below for suggestions to minimize the cost for this review.
18. Completion of the mitigation measures as set forth in the Mitigated Negative Declaration, Attachment 3. The applicant shall be responsible for all staff costs involved in carrying out responsibilities for mitigation. These costs shall be charged using the most current County burdened hourly rate. A deposit may be collected to cover anticipated costs, if required by the Planning Director.
19. Prior to recordation of the Final Map, the applicant shall submit a letter from the California Regional Water Quality Board stating that the project meets their requirements. This requirement shall be administered by the Department of Public Works.
20. Streets shall reflect the alternative road section per Alternative #2 as approved by the Planning Commission, subject only to final improvement plan approval by the Department of Public Works. This condition shall be administered by the Department of Public Works.
21. The Lot Line Adjustment shall be reflected in the Final Map. A completed Notice of Lot Line Adjustment and Certificate of Compliance for APN 509-240-41 shall be submitted for recordation, along with the submittal of existing deeds, executed deeds to be recorded for the adjusted parcel, a Title Report and document review fees as set forth in the schedule of fees and charges, i.e. \$146 per Notice plus applicable recordation fees.

Informational Notes:

1. 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 for review **as a package** at least four (4) weeks before the desired date for final 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 Special Services Fee for planning services 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 (currently \$95.00). Copies of all required forms and written instructions are attached.

Each item evidencing compliance should note in the upper right hand corner:

Assessor's Parcel No. \_\_\_\_\_, Exhibit "A", 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 in-

appropriately 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. Site preparation and grading work for subdivision improvements will require a Grading Plan from the Land Use Division of Public Works. Please contact the Land Use Division at 445-7205 for more information concerning permit requirements and processing.
4. ***The parcels created by this subdivision have utilized the lot size modification provisions of Section 325-11 of the Humboldt County Code. These provisions have enabled the subdivision to create parcels substandard to the zoning minimum parcel size subject to the overall subdivision compliance with General Plan density and other requirements. Any future action to alter one or more of the parcels created by this subdivision (e.g., lot line adjustment) will require that the requested change be viewed in the context of maintaining compliance with the provisions of Section 325-11 for all parcels within this subdivision.***

**ATTACHMENT 4**  
Notice of Determination per CEQA





CALIFORNIA DEPARTMENT OF FISH AND GAME  
CERTIFICATE OF FEE EXEMPTION

De Minimis Impact Finding

<b>Project Title:</b>	Helen Edwards	<b>Applicant's Name:</b>	Helen Edwards
<b>Case Number:</b>	FMS-03-12/LLA-04-29/ SNA-04-14	<b>Address:</b>	1629 Kristin Way McKinleyville, CA 95519
<b>Assessor Parcel Number:</b>	509-240-37	<b>Phone:</b>	707-840-0307

**Project Location:** The project site is located in Humboldt County, in the McKinleyville area, north of Sutter Road, approximately 850 feet northwest from the intersection of Tasi Lane with Sutter Road, on the property known as 1717 Tasi Lane.

**Project Description:** A Final Map Subdivision of 5.95 acres into 25 residential lots. The subdivision is a Planned Unit Development that utilizes Lot Size Modification to result in lot sizes from approximately 6000 to 13,290 square feet with the average lot size of 8,800 square feet. The subdivision requires an Exception Request to lot frontage requirements and road width standards to allow for flag lot configuration. The subdivision proposes to contain storm water runoff within a central detention basin on Lot 25 and three smaller detention facilities. The subdivision will be accessed from Tasi Lane, Dogwood Street and Challis Court. The project proposes neighborhood connections via the extension of Tasi Lane and improvements on Dogwood Street. A Lot Line Adjustment with APN 509-240-41 to provide access to the proposed interior road. A Street Name Assignment of "Challis Court" for the interior access road.

**Findings of Exemption:** The initial study conducted by Humboldt County Planning Division, Community Development Services evaluated the project for any adverse effects on fish and wildlife resources. Based on information in the application, a field inspection, and a review of relevant references in the Department, staff has determined that there is no evidence before the Department that the project will have any potential adverse effects on fish and wildlife resources. The environmental document on file in the Department includes a detailed discussion of all relevant environmental issues.

**Certification:** I hereby certify that the public agency has made the above finding that the project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.

  
Kirk Girard

**Title:** Director  
**Lead Agency:** County of Humboldt  
Community Development Services

**Date:** 10/6/05

93D924  
OLYN CRNICH  
Humboldt County Clerk  
OCT 11 2005  
FILED  
BY Z. Halman