



COUNTY OF HUMBOLDT
PLANNING AND BUILDING DEPARTMENT
CURRENT PLANNING DIVISION

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

Hearing Date: July 13, 2017

To: Humboldt County Planning Commission

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

Subject: **Hosford Final Map Subdivision, Lot Line Adjustment and Special Permit**
Application Number 10513
Case Numbers FMS-16-002, LLA-16-014, SP-16-039
Assessor Parcel Numbers 018-031-020-000, 018-032-008-000
2104 and 2072 Redwood Street, Cutten area

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

AGENDA ITEM TRANSMITTAL

Hearing Date July 13, 2017	Subject Final Map Subdivision, Lot Line Adjustment and Special Permit	Contact Trevor Estlow
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Project: A Final Map Subdivision creating 4 parcels and a fifth adjusted by a Lot Line Adjustment (LLA). The parcels will range in size from 6,000 square feet to 11,095 square feet (after LLA). The existing dwelling on proposed Lot 2 will remain. All parcels will be accessed via Redwood Street, a paved County road, which will be significantly improved as a result of this project. Pursuant to Section 325-9 of the Subdivision Regulations the applicant submitted an exception request to remove the requirement to install sidewalks along the property frontage. The Special Permit is required for the removal of five (5) redwood trees and for an exception to the parking requirements for proposed Parcel 4 and Parcel B of the LLA. The area is served by community water and sewer. **Note: This subdivision was approved under FMS-05-013, however, that approval has expired.**

Project Location: The project is located in Humboldt County, in the Cutten area, on the west side of Walnut Drive, approximately 400 feet east from the intersection of T Street and Redwood Street, on the properties known as 2104 and 2072 Redwood Street.

Present Plan Designation: Residential, Multiple Family (RM), Eureka Community Plan (ECP). Density: 7-16 dwelling units per acre. Slope: Moderate Instability

Present Zoning: Residential, Two-Family (R-2).

Application Number: 10513

Case Numbers: FMS-16-002, LLA-16-014, SP-16-039

Assessor Parcel Numbers: 018-031-020-000, 018-032-008-000

Applicant Hosford Construction Thomas Hosford 2072 Redwood Street Eureka, CA 95503	Owner(s) same as applicant	Agent SHN Engineers Patrick Barsanti 812 W. Wabash Eureka, CA 95501
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Environmental Review: Environmental review was completed under the previous project (SCH# 2009082082). None of the conditions under Section 15162 of the State CEQA Guidelines requiring subsequent environmental review apply to this project.

Major Issues: None

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

**HOSFORD FINAL MAP SUBDIVISION,
LOT LINE ADJUSTMENT AND SPECIAL PERMIT**
Case Numbers: FMS-16-002, LLA-16-014, SP-16-039
APNs 018-031-020-000, 018-032-008-000

RECOMMENDED COMMISSION ACTION:

1. Describe the application as a public hearing;
2. Allow staff to present the project;
3. Open the public hearing; and
4. After receiving testimony, close the public hearing and make the following motion to approve the application:

Consider the Negative Declaration adopted on October 1, 2009 for the project, make all of the required findings for approval of the Final Map Subdivision, Lot Line Adjustment and Special Permit, based on evidence in the staff report and public testimony, and adopt the Resolution approving the Hosford Construction project subject to the recommended conditions.

EXECUTIVE SUMMARY:

The applicant proposes a re-approval of a subdivision that was approved in 2009 (FMS-05-013) but has since expired. The project involves a Lot Line Adjustment between two (2) separate legal parcels to result in one parcel of approximately 11,095 sf and the other of approximately 22,500 sf. The larger parcel will then be divided into four (4) parcels ranging in size from 6,000 square feet to 6,200 square feet. The subdivision is being processed as a Final Map because the property owner had previously subdivided the land into four parcels and this project proposes to further subdivide Parcel 1 created under the previous subdivision. An existing residence will remain on proposed Parcel 2. Parking is proposed along a parking lane in front of Parcels 1 – 3. Parcels 4 and Parcel B do not have the full parking lane along the frontage and the applicant is requesting a parking exception for these two lots. Parcel 4 will provide a parking lane along the frontage, however, it will only have one way in and out, therefore, an exception is required. Parcel B is requesting to utilize "tandem" parking with two spaces located in the garage and two directly in front of the garage and outside of the front yard setback. Tandem parking such as previously described is allowed in an R-1 zone but not in an R-2 zone such as this. Staff finds that the use of the property for single family residential and the steep slopes in the area warrant a relaxation of the parking standards. A Special Permit is required for the removal of five (5) redwood trees and for the parking exception. Parcels 1 – 4 are relatively flat with steeper slopes to the northeast and on the eastern half of Parcel B. All parcels will be served by community water and sewer. Humboldt Community Services District has responded that water and sewer service is available upon payment of applicable fees.

The applicant has submitted an exception request (Attachment 3), pursuant to County Code Section 325-9 to request that the sidewalks required in the Department of Public Works Subdivision Requirements be removed due to the steep terrain and dead-end nature of the road. This request was also part of the previous subdivision approval that also included a request to remove the landscape strip requirement. At their October 1, 2009 meeting, the Planning Commission approved the exception request for the landscape strip but not the sidewalks. Therefore, Public Works requirements acknowledge the removal of the landscape strip but still recommend the installation of sidewalks. Should the Planning Commission grant the exception, Alternative 1 should be chosen as the recommended action.

The applicant has prepared a Solar Shading Study and found that all new parcels will comply with the County's Solar Shading Ordinance of the Subdivision Regulations. The average hourly shading between 10:00 am and 2:00 pm on December 21st of all proposed structures will not exceed 20% of wall area on the south side of the structures provided they do not exceed 35 feet in height.

All drainage and run-off will be accommodated on-site or as approved by the Land Use Division of Public Works. The project is conditioned to adhere to the standards of the County's General Plan in terms of stormwater detention. 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. The project is consistent with the General Plan and zoning regulations. In addition, the applicant has proposed Low Impact Development techniques to comply with the State Water Board's Phase II Small Municipal Separate Storm Sewer System (MS4) Program. All of the responding reviewing agencies have either recommended approval or conditional approval of the project. Accordingly, the Department has prepared and circulated a draft Mitigated Negative Declaration and has determined that the project, as proposed, mitigated and conditioned, will not have a significant effect on the environment.

Based on the on-site inspection, a review of Planning Division reference sources, and comments from all involved referral agencies, Planning staff believes that the project will not result in a significant impact on the environment as proposed and mitigated, and that the applicant has submitted evidence in support of making all of the required findings for approving the proposed subdivision.

Alternative 1: The Planning Commission could approve the exception request submitted by the applicant to remove the requirement to install sidewalks along the property frontage.

Alternative 2: The Planning Commission could elect not to approve the project. This alternative should be implemented if your Commission is unable to make all of the required findings. Planning Division staff has found that the required findings can be made. Consequently, planning staff does not recommend further consideration of this alternative.

**RESOLUTION OF THE PLANNING COMMISSION
OF THE COUNTY OF HUMBOLDT
Resolution Number 17-**

**Case Numbers FMS-16-002, LLA-16-014, SP-16-039
Assessor Parcel Numbers 018-031-020-000, 018-032-008-000**

Makes the required findings for certifying compliance with the California Environmental Quality Act and conditionally approves the Hosford Construction Final Map Subdivision, Lot Line Adjustment and Special Permit.

WHEREAS, Patrick Barsanti, on behalf of the owner, submitted an application and evidence in support of approving an application for the Final Map Subdivision, Lot Line Adjustment and Special Permit; 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, at their October 1, 2009 hearing, the Planning Commission adopted a Mitigated Negative Declaration for the subject proposal in accordance with the California Environmental Quality Act (CEQA); 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 subdivision; and

WHEREAS, a public hearing was held on the matter before the Humboldt County Planning Commission on July 13, 2017.

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

1. The Planning Commission finds that there is no substantial evidence that the proposed project will have a significant effect on the environment; and
2. The Planning Commission makes the findings in Attachment 2 of the Planning Division staff report for Case Nos. FMS-16-002, LLA-16-014, SP-16-039 based on the submitted evidence; and
3. The Planning Commission approves the proposed project applied for as recommended and conditioned in Attachment 1 for Case Nos. FMS-16-002, LLA-16-014, SP-16-039.

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:

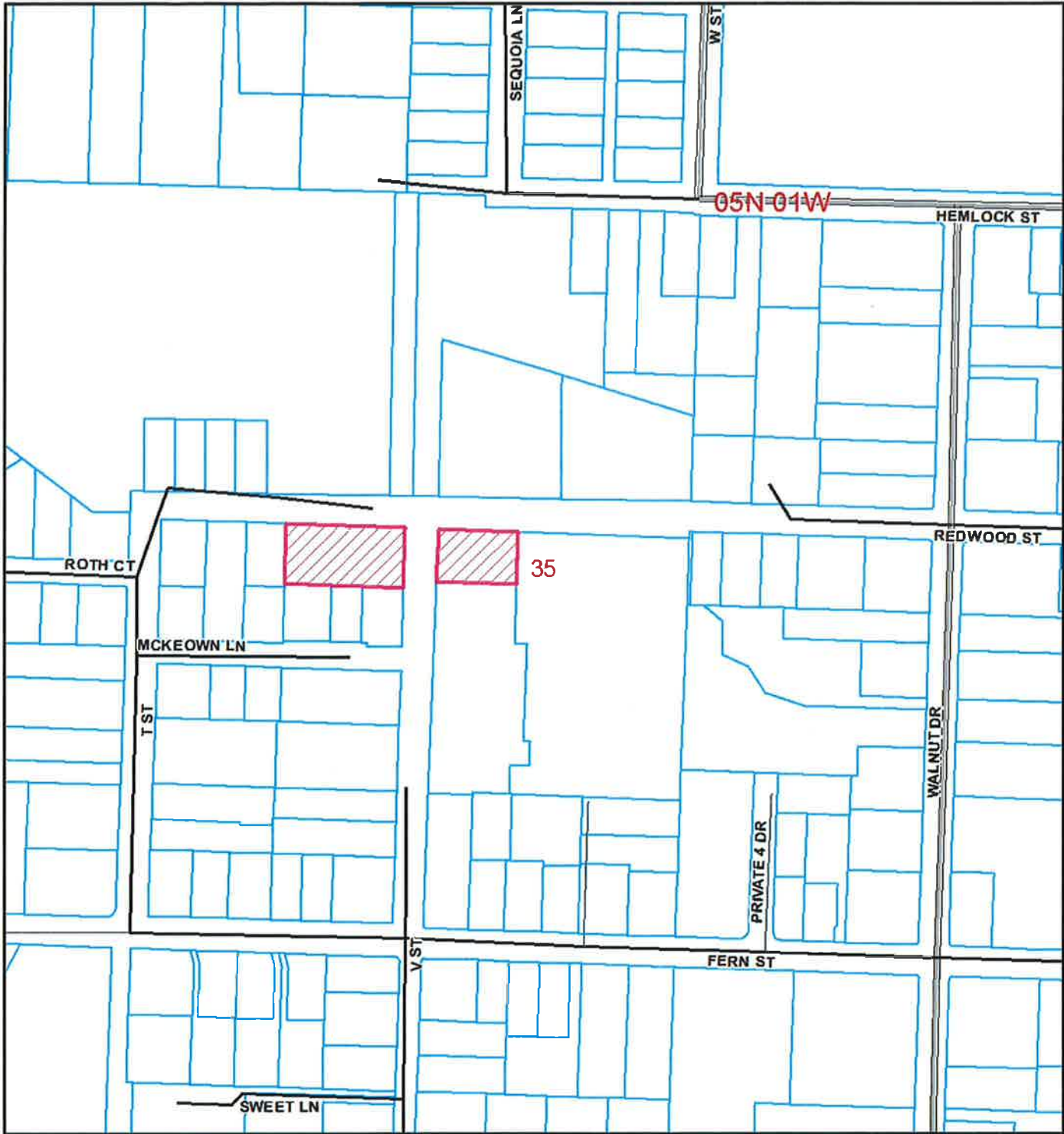
ABSENT: Commissioners:

DECISION:

Robert 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



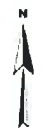
LOCATION MAP

**PROPOSED HOSFORD CONSTRUCTION
FINAL MAP SUBDIVISION,
LOT LINE ADJUSTMENT &
SPECIAL PERMIT
CUTTEN AREA**

**FMS-16-002/LLA-16-014/SP-16-039
APN: 018-031-020, 018-032-008
T05N R01W S35 HB&M (Eureka)**

Project Area = 

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



CITY OF EUREKA

R-1*/GO

R-3*/GO

C-1

R-1*

R-3*

R-2*

R-3*

R-1*

R-2*/GO

R-3*-P

ZONING MAP

**PROPOSED HOSFORD CONSTRUCTION
FINAL MAP SUBDIVISION,
LOT LINE ADJUSTMENT &
SPECIAL PERMIT
CUTTEN AREA**

FMS-16-002/LLA-16-014/SP-16-039

APN: 018-031-020, 018-032-008

T05N R01W S35 HB&M (Eureka)

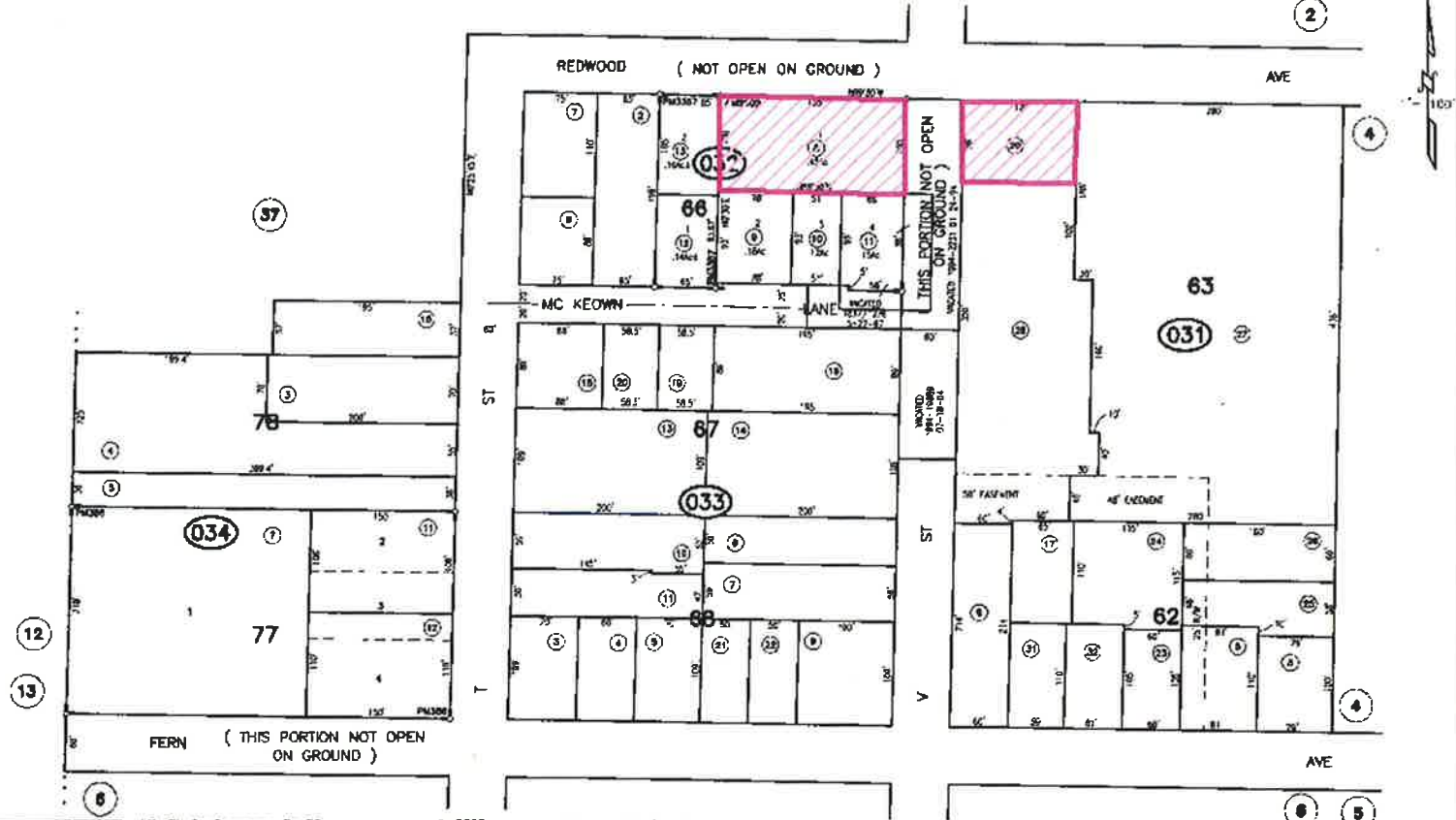
Project Area = 

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



PTN SE1/4 SEC 35 T5N, R1W H. B. & M.

18-03



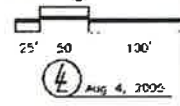
ASSessor'S PARCEL MAP
 MAP WAS PREPARED FOR
 PAYMENT PURPOSES ONLY.
 ACCURACY IS ASSURED FOR
 ACCURACY OF THE MAP SHOWN
 SHOULD PARCELS NOT
 CONFORM WITH LOCAL LOT-SIZE
 REGULATING ORDINANCES

LS, Bk 9 of surveys, Pg 79
 RM, Bk 3 of MAPS, Pg 68
 "Cuttan-Mcdonald Tract"
 RM, Bk 8 of MAPS, Pg 9
 "Cuttan-Mcdonald Tract (amend.)"
 PM3386 of PM Bk 3 of MAPS, Pg 146
 PM2802 of PM Bk 25 of MAPS, Pg 82
 RS, Bk 52 of surveys, Pg 132

PM3357 of PM Bk 32 of MAPS, Pgs 52-53

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

Assessor's Map Bk. 18, Pg.03
 County of Humboldt, CA.



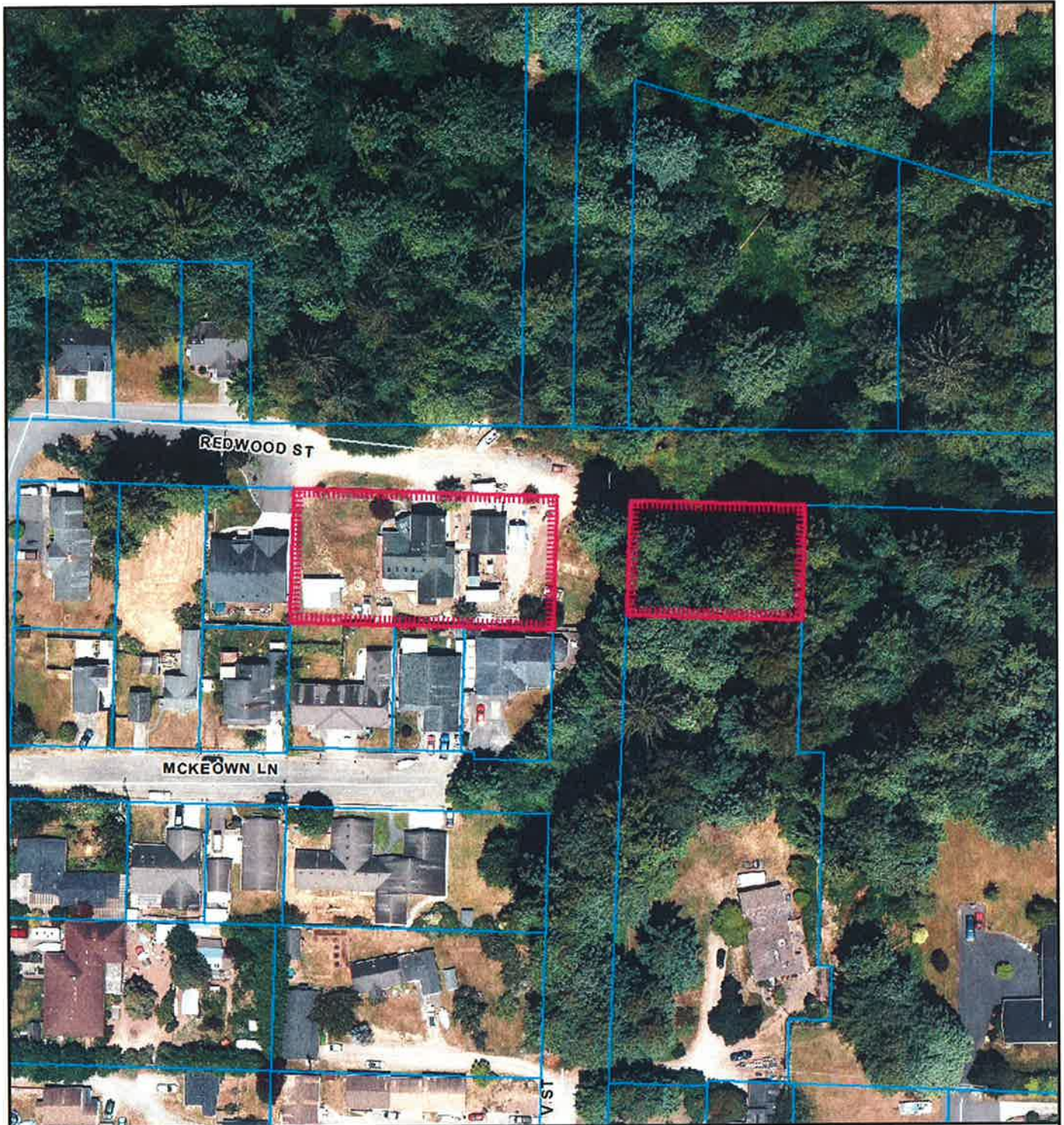
ASSESSOR PARCEL MAP

PROPOSED HOSFORD CONSTRUCTION FINAL MAP SUBDIVISION, LOT LINE ADJUSTMENT & SPECIAL PERMIT CUTTEN AREA

FMS-16-002/LLA-16-014/SP-16-039
 APN: 018-031-020, 018-032-008
 T05N R01W S35 HB&M (Eureka)

PROJECT SITE =

MAP NOT TO SCALE
 Page 8



AERIAL MAP

**PROPOSED HOSFORD CONSTRUCTION
FINAL MAP SUBDIVISION,
LOT LINE ADJUSTMENT &
SPECIAL PERMIT
CUTTEN AREA**

**FMS-16-002/LLA-16-014/SP-16-039
APN: 018-031-020, 018-032-008
T05N R01W S35 HB&M (Eureka)**

Project Area = 

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



0  100 Feet

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 Department of Public Works referral dated August 25, 2016 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 May 18, 2016.
5. Prior to recordation of the Final Map, the applicant shall submit a letter from Humboldt Bay Fire District 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 6.1 through 6.5 of the Public Works Memorandum dated August 25, 2016, 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.
 - (4) The location of all drainage improvements and related easements, including areas designated as treatment areas for Low Impact Development techniques demonstrating compliance with the M4 program.
 - (5) Height limits, plan-, sectional-view and/or elevation details to demonstrate conformance with the Solar Access requirements of HCC Section 322.5. The Solar Shade Study dated January 6, 2015 (received) illustrates that adequate solar access can be provided to all lots with no height restrictions other than those provided in the

R-2 zone (35 feet). Development, including additions to or a different footprint location, other than that specified in the Solar Shade Study, requires a site-specific solar shading analysis to show conformance.

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) "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."
7. The applicant shall cause to be recorded a "Notice of Development Plan" on forms provided by the Humboldt County Planning and Building Department. 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 \$322.00 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 \$125.00) shall be paid to the Humboldt County Planning and Building Department, 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. Parkland dedication fees of \$5,849.36 shall be paid to the Humboldt County Planning and Building Department, 3015 "H" Street, Eureka.
 10. **Within five (5) days of the effective date of the approval of this permit**, the applicant shall submit a check to the Planning Division payable to the Humboldt County Recorder in the amount of \$2,266.25. Pursuant to Section 711.4 of the Fish and Game Code, the amount includes the Department of Fish and Wildlife (DFW) fee plus a \$50 document handling fee. This fee is effective through December 31, 2017 at such time the fee will be adjusted pursuant to Section 713 of the Fish and Game Code. Alternatively, the applicant may contact DFW by phone at (916) 651-0603 or through the DFW website at www.wildlife.ca.gov for a determination stating the project will have *no effect* on fish and wildlife. If DFW concurs,

a form will be provided exempting the project from the \$2,216.25 fee payment requirement. In this instance, only a copy of the DFW form and the \$50.00 handling fee is required.

Note: This filing fee was paid on December 15, 2009 upon filing the Notice of Determination.

11. This project is required to pay for permit processing on a time and material basis as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors. Any and all outstanding Planning fees to cover the processing of the subdivision shall be paid to the Humboldt County Planning Division, 3015 "H" Street, Eureka. The Department will provide a bill to the applicant upon file close out after the Planning Commission decision.
12. 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 \$102.00 per parcel) 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.
13. The applicant must record a Notice of Lot Line Adjustment prior to the recordation of the Final Map.

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. The title report documents must be current at time of submittal. Depending on the date of the report preparation, updating may be necessary.
 - 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 \$322.00 per notice plus \$211.00 for each additional legal description 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 \$74.00) 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
C O U N T Y O F H U M B O L D T

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

ARCATA-EUREKA AIRPORT TERMINAL
MCKINLEYVILLE
FAX 839-3596

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

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

AVIATION 839-5401


ADMINISTRATION 445-7491
BUSINESS 445-7652
ENGINEERING 445-7377
FACILITY MAINTENANCE 445-7493

NATURAL RESOURCES 445-7741
NATURAL RESOURCES PLANNING 267-9540
PARKS 445-7651
ROADS & EQUIPMENT MAINTENANCE 445-7421

LAND USE 445-7205

LAND USE DIVISION INTEROFFICE MEMORANDUM

TO: Trevor Estlow, Senior Planner

FROM: Robert W. Bronkall, Deputy Director 

RE: SUBDIVISION REQUIREMENTS - IN THE MATTER OF THE APPLICATION OF HOSFORD, APN 018-031-020, FMS -16-002 FOR APPROVAL OF A TENTATIVE MAP, CONSISTING OF 0.55 ACRES INTO 4 LOTS

DATE: 08/25/2016

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 09/2009, revised 05/2016, and dated as received by the Humboldt County Planning Division on 05/12/2016.

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

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

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

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

If the project includes a lot line adjustment with adjacent parcel(s), the lot line adjustment shall be recorded prior to the filing of the subdivision map. The subdivision map may show the lot line adjustment parcel(s) outside of the subdivision map's distinctive border.

- 1.3 **DEPOSIT:** Applicant shall be required to place a security deposit with this Department for inspection and administration fees as per Humboldt County Code Section 326-13 prior to review of the improvement plans, review of the subdivision map, or the construction of improvements, whichever occurs first.
- 1.4 **EASEMENTS:** All easements that encumber or are appurtenant to the subdivision shall be shown graphically on the subdivision map. Those easements that do not have a metes and bounds description shall be noted on the subdivision map and shown as to their approximate location.
- 1.5 **PRIVATE ROADS:** Pursuant to County Code Section 323-2(c)(3), the subdivision map shall show the lanes clearly labeled "Non-County Maintained Lane" or "Non-County Maintained Road". Pursuant to County Code Section 323-2(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."

[County Code Section 323-2 appears after Section 324-1 in County Code]

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

(a) **REDWOOD STREET (NON COUNTY MAINTAINED):**

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.

The applicant shall cause to be dedicated to the County of Humboldt a PUE over the entire area of the access easement for the road.

(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 a NBU for this project.

2.0 IMPROVEMENTS

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

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

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

Unless otherwise waived by this Department, record drawing ("As-Built") plans shall be submitted for any road, drainage, landscaping, and pedestrian improvements that are constructed as part of this project. Record drawing plans must be prepared by a Civil Engineer registered by the State of California. Once approved by this Department, one (1) set of "wet stamped" record drawings on 22" x 34" mylar sheets shall be filed with this Department.

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

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

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

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

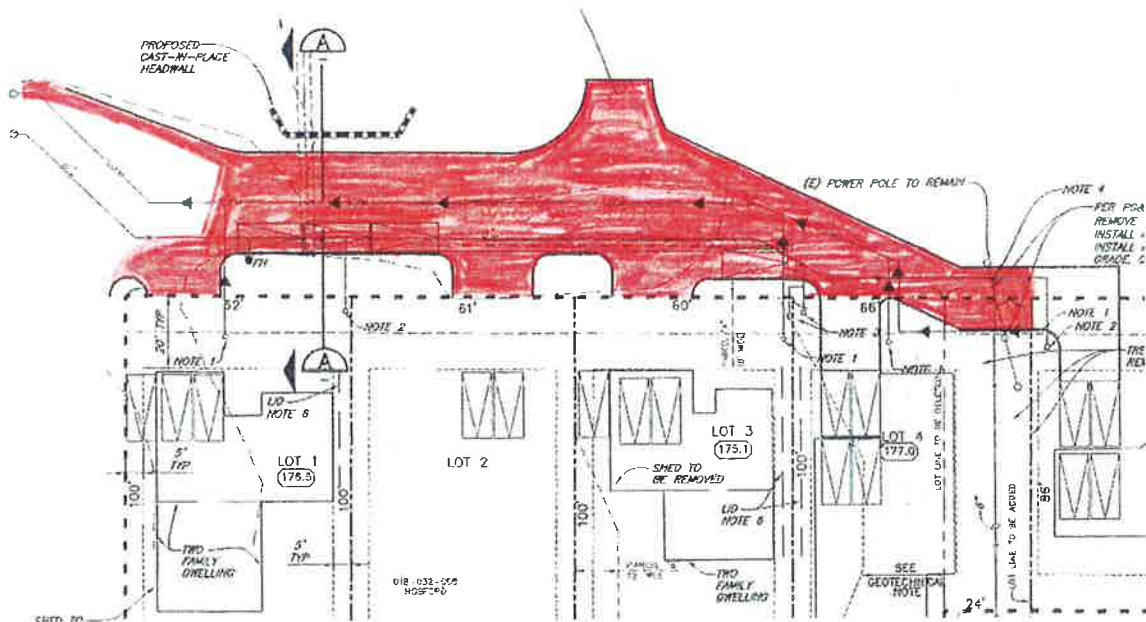
In addition, pursuant to County Code Section 323-2(c)(4), non-county maintained roads shall be posted with a sign of at least 2 square feet in size containing substantially the following words in 2" high black letters on a yellow background: "Not a County Maintained Road" or "Not a County Maintained Street". The sign shall be approved by the Department prior to installation.

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

(a) **Redwood Street** along the frontage of the subdivision shall be constructed as shown on the tentative map. The roadway shall be comprised of Caltrans Type A2-6 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 5 foot wide PCC sidewalk along the frontage of Lots 1, 2, and 3.

The paving required for the subdivision are those areas shaded in "red" in the sketch below.



- (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) Applicant shall remove and replace any public curb, gutter, sidewalk, flowline drain, or pavement found by this Department to be broken, uplifted, or damaged that fronts or is within the subdivision.
- (e) All road intersections shall conform to Humboldt County Code Section 341 regarding visibility.
- (f) The surface of the access road(s) shall conform to the *Structural Section* requirements within this document.

2.6 **DRIVEWAYS:** All access openings (existing and proposed) shall conform to Humboldt County Code Section 341 regarding visibility. All access openings (existing and proposed) shall intersect the road at a 90° angle, unless otherwise approved by this Department.

All access openings (existing and proposed) shall be paved with hot mix ("asphalt") for the width of the driveway and a distance of 25 feet from the edge of the County road. The width of the driveway shall be as approved by this Department.

Any proposed access openings to the County road will require encroachment permits from this Department. The proposed access openings will be evaluated after application is received.

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. If a development plan is prepared for this project, the development plan shall note this minimum setback condition and indicate graphically the location of the setback line on the lots.

All access openings (existing and proposed) shall be shown on the improvement plans.

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 foot of Caltrans Type B hot mix ("asphalt") over 0.67 foot of Caltrans Class 2 aggregate base. If required by this Department, the structural section of all roads shall be determined by Caltrans R-Value method using a Traffic Index (T.I.) approved by this Department.

Based upon soil conditions, this Department may also require a geotextile fabric to be placed on top of the sub grade.

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

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

2.8 **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 **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.

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

2.11 **COMPLETION OF SIDEWALK IMPROVEMENTS:** Sidewalk improvements may be deferred until such time as a building permit is pulled. Each building permit pulled will require that an ADA accessible sidewalk be constructed to connect the subject lot to the existing pedestrian network outside of the subdivision. Depending on the lot being built upon, this may include constructing sidewalk in front of numerous vacant lots within the subdivision. Sidewalk improvements must be completed prior to the "final" of the building

permit. Any sidewalk damaged during construction will need to be replaced prior to the “final” of the building permit.

3.0 DRAINAGE

- 3.1 **DRAINAGE ISSUES:** Applicant shall be responsible to correct any involved drainage problems associated with the subdivision to the satisfaction of this Department.
- 3.2 **DRAINAGE REPORT:** Applicant must submit a complete hydraulic report and drainage plan regarding the subdivision for review and approval by this Department. This may require the construction of drainage facilities on-site and/or off-site in a manner and location approved by this Department.
- 3.3 **STORM WATER QUALITY:** Applicant shall include within the project site the implementation of Best Management Practices (BMPs) to prevent storm water pollution. BMPs include, but are not limited to, stenciling drainage inlets.
- 3.4 **DETENTION FACILITIES:** Pursuant to City of Eureka General Plan 4.D.7, 4.D.9 and 4.D.10, 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.

If the site conditions do not allow for detention, then infiltration may be considered by the Department as an alternative.

- 3.5 **LOW IMPACT DEVELOPMENT (LID):** The subdivision in its entirety is a regulated project and is required to comply with County Code Section 337-13. 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 the 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. Each lot in the subdivision is considered a regulated project.

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

- 4.1 **SOILS ENGINEERING REPORT:** Pursuant to Humboldt County Code Section 331-14 (E)(5), applicant shall provide a soils engineering report that addresses the entire subdivision. The report shall include sufficient detail to enable the Building Official to issue building permits for each lot within the subdivision.

Pursuant to Humboldt County Code Section 331-14 (H)(6)(b)(3), the Applicant shall file a copy of the soils engineering report with the Chief Building Official.

- 4.2 **ENGINEERING GEOLOGY REPORT:** Pursuant to Humboldt County Code Section 331-14 (E)(6), applicant shall provide an engineering geology report that addresses the entire subdivision. The report shall include sufficient detail to enable the Building Official to issue building permits for each lot within the subdivision.

Pursuant to Humboldt County Code Section 331-14 (H)(6)(b)(3), the Applicant shall file a copy of the engineering geology report with the Chief Building Official.

- 4.3 **GRADING PLAN:** Pursuant to Humboldt County Code Section 331-14 (H)(6)(b)(1), the applicant shall submit an engineered preliminary (rough) grading plan addressing the entire project construction area to this Department for review and approval. The purpose of the grading plan is to establish building pads that will drain to the roads (or other approved drainage course) without creating lot drainage from one lot to flow across the buildable area of adjacent lots.

- 4.4 **GRADING CRITERIA:** Each lot shall have a building pad graded to a maximum of 2% per Humboldt County Code Section 331-14 (H)(3)(d), unless waived by this Department. Building pads shall be of a sufficient size to accommodate anticipated future structures.

The elevation of the building pad shall be established so that a driveway from the building pad to the back of sidewalk will have a minimum slope of 1% and a maximum slope of 16%.

If sidewalk is not required, then the driveway slope will be measured to the back of driveway apron.

- 4.5 **CONSTRUCTION TIMING:** Grading within the subdivision or off-site rights of way shall **not** occur prior to approval of a grading plan by this Department. 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.

- 4.6 **DATUM:** Grading plans shall be tied into elevation datum approved by this Department.

- 4.7 **SLOPES:** Benches/terraces when required by Humboldt County Code Section 331-14 (H)(3)(b) shall also include interceptor drains when required by this Department.

Interceptor drains when required by this Department or per Humboldt County Code Section 331-14 (H)(3)(e) shall be sized per the drainage study to pass a Q₁₀₀ storm event with at least 0.5 foot freeboard.

Proposed lot lines shall be situated at the top of slopes between lots, unless otherwise approved by this Department.

- 4.8 **EROSION CONTROL:** Pursuant to Humboldt County Code Section 331-14 (H)(6)(d)(1) and 337-13(c), an erosion control plan (aka, sediment control plan, Storm Water Pollution Prevention Plan, etc.) addressing erosion from storm water runoff and wind shall accompany the grading plan.

For construction sites equal to or greater than one (1) acre of ground disturbance, a Notice of Intent (NOI) and permit registration documents are required to be filed with the State Water Quality Control Board. A copy of the State's receipt of the approved NOI shall be provided to this Department prior to the start of construction.

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 Section 323-2* (b) regarding Private Lanes, the Applicant must provide a permanent maintenance plan acceptable to this Department for all improvements including, but not limited to, the following: roads, drainage systems (pipes, drainage inlets, detention basins), pedestrian facilities, and landscape areas. An engineer's estimate for the cost of yearly maintenance must be approved by this Department. Maintenance shall be provided by a maintenance association, district, or other means as approved by this Department. More than one maintenance plan may be required. [*Section 323-2 is listed in County Code after Section 324-1]

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

- A maintenance plan for all facilities within the proposed subdivision.
- A maintenance plan for the non-county maintained road known as Redwood Street.

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

A maintenance plan is not required for driveways; as driveways serve only one parcel. A maintenance plan is *optional* for roads that serve only two parcels. A maintenance plan is required for roads serving three or more parcels.

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

- (a) 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.
- (b) A system to monitor the basins in a timely manner after significant rain fall events.
- (c) Monitoring shall be done by a qualified professional as approved by this Department.
- (d) 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.

- (e) A financially secured procedure that will ensure that maintenance is identified and subsequently performed in a timely manner.
- (f) For infiltration basins, wet weather testing of the percolation rate of the basin consistent with Department of Environmental Health standards for determining the percolation rates for septic systems. Percolation rate testing shall be done every five (5) years.

5.2 **MAINTENANCE AGREEMENTS:** 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.

6.0 **DEVELOPMENT PLAN:** The following are required for all development plans:

6.1 The development plan shall be legibly drawn to a convenient scale on 22"x34" (or 24"x36") mylar, in black ink, unless approved otherwise by this Department.

6.2 The development plan shall include a note substantially similar to the following: "See the subdivision map on file with the County Recorder for easements that existed at the time the map was filed. Additional easements may have been established after the map was filed. Refer to a current title report for all easements. Refer to the filed subdivision map for exact lot dimensions."

6.3 The development plan shall include the following to the satisfaction of this Department:

- (a) When roads or drainage facilities are not to be maintained by the County, then clearly state next to the facility "NOT COUNTY MAINTAINED".
- (b) When minimum finished floor elevations must be adhered to, the plan shall state the minimum elevation and the referenced benchmark.
- (c) If prepared for the project, reference the soils report; 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."
- (d) A statement substantially similar to: "All pedestrian facilities must be ADA compliant."
- (e) 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".
- (g) 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. Typically, this is 29 feet from the curb.

- (h) Provide a note identifying the maximum finished floor elevations for garage slabs based upon holding minimum setback of 20 feet to the garage door from back of sidewalk. The slab elevation should be relative to the flowline of the street at the centerline of the driveway. The maximum elevation is typically around 2.5 feet.
- (i) A typical section showing the location of the curbs and sidewalks with respect to the right of way lines.
- (j) For projects with a subdivision agreement, include the following note: "This subdivision was approved with requirements to construct improvements. At the time the subdivision map was filed, the improvements were not completed. The developer has entered into a subdivision agreement with the County to defer construction of these improvements. **Subdivision improvements must be completed within the timelines specified in the agreement. In general, building permits cannot be obtained until the required improvements are constructed to the satisfaction of the County.** The improvements required in the subdivision agreement are shown on the improvement plans prepared by _____, dated _____, and are signed as approved by the County on _____. Contact the Land Use Division of the Department of Public Works for details."
- (k) Typical precise grading/lot drainage details for the lots shall be shown or a reference shall be made to the approved grading plan on file with the Department of Public Works.
- (l) The following note shall be placed on the development plan: "**LOW IMPACT DEVELOPMENT (LID) NOTE:** This subdivision is approved as a regulated project and is required to comply with County Code Section 337-13. Each lot within the subdivision is considered a regulated project. The improvement plans prepared for this subdivision show a conceptual plan to address LID for the lots. It is intended that the LID strategies shown on the improvement plans are conceptual in nature and subject to adjustment/refinement at the time that the building permit is applied for."

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

6.5 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: _____ Date _____
 Department of Public Works

7.0 LANDSCAPING

<NONE>

// END //

ATTACHMENT 2
Staff Analysis of the Evidence Supporting the Required Findings

Required Findings: To approve this project, the Planning Commission must determine that the applicants have submitted evidence in support of making **all** of the following required findings.

A. Subdivision Findings: Section 66474 of the State Subdivision Map Act and Title III Division 2 of the Humboldt County Code (H.C.C.) specify the findings that must be made to approve tentative subdivision maps. Basically, the Hearing Officer may approve a tentative map if the applicants have submitted evidence that supports making all of the following findings:

1. That the proposed subdivision together with the provisions for its design and improvements, is consistent with the County's General Plan.
2. That the tentative subdivision map conforms to the requirements and standards of the County's subdivision regulations.
3. That the proposed subdivision conforms to all requirements of the County's zoning regulations.
4. The proposed subdivision is not likely to cause substantial environmental damage.
5. The proposed subdivision 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.

B. Special Permit: The Zoning Ordinance, Section 312-17.1 of the Humboldt County Code (Required Findings for All Discretionary Permits) specifies the findings that are required to grant a Conditional Use Permit and Planned Development Permit:

1. The proposed development is in conformance with the County General Plan;
2. The proposed development is consistent with the purposes of the existing zone in which the site is located;
3. The proposed development conforms with all applicable standards and requirements of these regulations;
4. That the proposed location of the use and 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; and
5. 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.

C. Lot Line Adjustment Findings: Title III, Division 2 of the Humboldt County Code, Section 325.5-6 specifies the findings that must be made to approve a Lot Line Adjustment. Basically, the Hearing Officer may approve a Lot Line Adjustment if the applicants have submitted evidence that supports making all of the following findings:

1. The application is complete;

2. The project is consistent with the Subdivision Map Act;
3. The project proposed development is in conformance with all applicable policies and standards in the Humboldt County Zoning Regulations and that the lot line adjustment neither causes non-conformance nor increases the severity of pre-existing nonconformity with zoning and building ordinances;
4. The project is in conformance with all applicable policies and standards of the General Plan; and
5. The project will not adversely impact the environment.

Furthermore, the California Environmental Quality Act requires that the required CEQA findings be made for any development that is subject to the regulations of CEQA.

Staff Analysis:

A.1./B.1./C.4. General Plan Consistency: The following table identifies the evidence which supports finding that the proposed subdivision is in conformance with all applicable policies and standards in the Framework Plan (FP) and Eureka Community Plan (ECP).

Relevant Plan Section(s)	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the Required Finding
Land Use	Residential, Multiple Family (RM). Density: 7 – 16 units per acre. Primary and compatible uses: Multiple family housing, professional and business offices, educational and religious activities, and noncommercial recreation facilities.	The project involves a Lot Line Adjustment and subsequent subdivision into 4 residential lots. An existing single family residence currently exists on proposed Parcel A will remain on proposed Lot 2 once the LLA and subdivision is complete.
Housing	Concentrate new development around existing public services and around existing communities.	This subdivision is in an urban area with full urban services. Attachment 6 documents that all service providers have indicated that full urban services are available to the project site.
Geologic	New construction shall be built to help protect occupants from geologic hazards.	The site is relatively flat where the development is proposed and then drops off to a gulch area that is a tributary to Martin Slough. The parcel is located in an area of moderate slope instability. An R-2 Soils Report was prepared and reviewed by the Building Inspection Division. They recommended approval of the project.
Flood Hazards FP 3220 et seq. ECP 3300 et seq.	All new development shall conform with the County Flood Insurance Program.	The project site is located outside of a mapped flood hazard area, and is in an area of minimal flooding.
Fire Hazards FP 3291 (4)	Use appropriate sections of the Uniform Fire Code for review of residential development in urban areas.	The General Plan Fire Hazard map indicates that the property is located in an area of low fire hazard rating. Fire protection falls under the Humboldt Bay Fire Protection District's jurisdiction which recommended approval of the project. A turnaround along Redwood Street will be constructed for emergency vehicles.

Relevant Plan Section(s)	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the Required Finding
Sensitive Habitats FP 3420 et seq.; ECP 3400-3604	To protect designated sensitive habitats resources.	The parcel does not contain the Greenway and Open Space (GO) combining zone, however, the site is mapped in the Eureka Community Plan as such. The four subdivision parcels contain relatively moderate slopes whereas the parcel adjusted by Lot Line Adjustment (Parcel B) contains some steep slopes as it leads down a gulch to an intermittent drainage channel. The gulch forms a tributary to Martin Slough. All stormwater will be directed to a stormwater detention facility per Public Works recommendation that will reduce the stormwater outfall to a predevelopment condition.
Cultural Resources FP 3530 et seq.; ECP 3500-3510	To protect cultural resources.	Both the Wiyot Tribe and the North Coastal Information Center recommend project approval. An informational note has been added re: legal requirements should ground disturbing activities reveal the presence of resources.
Public Services FP/ECP 4100 - 4820	Public services shall be available to support the proposed new lots.	All service providers have indicated that they can support the proposed new lots. Attachment 6 includes and references their individual recommendations and improvement requirements.

A.2./C.1./C.2. Subdivision Regulations: The following table identifies the evidence which supports finding that the proposed subdivision is in conformance with all applicable policies and standards in Section 66474 of the State Subdivision Map Act and Title III Division 2 of the Humboldt County Code (H.C.C.).

Section(s)	Summary of Applicable Subdivision Requirements	Evidence Which Supports Making The Required Finding
Lot Suitability 322-3	All lots shall be suitable for their intended uses.	The staff site inspections and service provider comments in Attachment 6 all indicate that the parcels are suitable for the proposed residential uses.
Access and Drainage 324-1	Improvements shall be required for the safe and orderly movement of people and vehicles.	The parcels front Redwood Street, a County road within a 60 foot right of way. Access is to be provided via direct encroachments off of Redwood Street. County Public Works Land Use Division (LUD) has provided Subdivision Requirements dated August 25, 2016 that address access and drainage. Project approval is conditioned upon satisfaction of these requirements.
Sewer & Water 324-1 (d)	Community sewer and water shall be installed to the standards of the Humboldt CSD.	All the resultant parcels will be served by community water and sewer. Project approval is conditioned upon satisfaction of the requirements of the Humboldt Community Services District.
Adequate Solar Access 322.5-5	Subdivision to provide adequate solar access.	The applicant has prepared a Solar Shading Study and found that all new parcels will comply with the County's Solar Shading Ordinance of the Subdivision Regulations. The average hourly shading between 10:00 am and 2:00 pm on December 21 st of all proposed structures will not exceed 20% of wall area on the south side of the structures provided they do not exceed 35 feet in height. This will be further identified on the Development Plan.
Access Road Appendix 4-1	Roadway design must incorporate a 40-foot right of way.	Redwood Street is located within a 60 foot right of way, although it is not a through road in this location. The road will be improved to provide two travel lanes and a parking lane as well as curb, gutters and sidewalks. LUD has provided Subdivision Requirements dated August 25, 2016 which addresses access. Project approval is conditioned upon satisfaction of these requirements.

Section(s)	Summary of Applicable Subdivision Requirements	Evidence Which Supports Making The Required Finding
Parking Appendix. 4-2	If the subdivision does not provide for on-street parking, room for five vehicles must be provided for each parcel.	The subdivision is conditioned with a requirement that each lot provide the required off-street parking. An exception is requested to allow tandem parking on the Lot Line Adjusted parcel (Parcel B) and to allow a parking stall in place of a parking lane along the frontage of Parcel 4. The tentative map reflects this parking arrangement.

Further, pursuant to H.C.C. Section 325-9, in order to grant the exception to the Subdivision Regulations the Planning Commission must find the following:

Summary of Applicable Requirement	Evidence That Supports the Zoning Finding
That there are special circumstances or conditions affecting said property.	As stated in the applicant's request for exception, the project is located on topographically steep terrain and as such, the extension of the street section will require an increased grading effort and increased residential construction costs due to retaining walls. The exception would allow for division of the parcel such that (1) the maximum number of lots can be created, (2) suitable building sites are provided on each, and (3) the build out promoted by the Plan and Zoning may be achieved.
That the exception is necessary for the preservation and enjoyment of a substantial property right of the petitioner.	The proposed project is located on a dead-end street that will likely remain so due to the steep topography. There are no residences across the street to the north – that terrain is also steep and forested and is unlikely to be a candidate for development. This street will not experience high vehicle or pedestrian traffic. In addition, there is no sidewalk connectivity in the area. The proposed subdivision will result in four (4) parcels consistent with the General Plan and the R-2 zoning. The lots will be similar to other lots within the neighborhood, and the subdivision is in keeping with the existing pattern of development, and the character of the immediate area.
That the granting of the exception will not be detrimental to the public welfare or injurious to other property in the territory in which the subject property is located.	The exception would allow subdivision of the subject parcel similar to others in the immediate vicinity that do not have similar restrictions (i.e. steepness of the lot and dead-end road). There is no indication that the development of the surrounding lands will be adversely impacted by this exception. All referral agencies have recommended approval of the subdivision.

A3/B2/B3/C3. Zoning Compliance: The following table identifies the evidence which supports finding that the proposed project is in conformance with all applicable policies and standards in the Humboldt County Zoning Regulations.

Zoning Section	Summary of Applicable Requirement	Evidence
Principal Permitted Use: §314-6.2 Residential Two-Family with a 6,000 sf min.	The R-2* zone principally permits single family and two-family (duplex) residences.	The subdivision results in a total of 4 lots not including the one involved in the Lot Line Adjustment. Overall, the site is currently developed with one single family residence that will remain on Lot 2.
Min. Parcel Size:	6,000 square feet	The subdivision results in 5 lots ranging in size from 6,000 square feet to 6,200 square feet.
Min. Lot Width:	50 feet	All parcels are proposed with a lot width greater than 50 feet. All lots will meet or exceed these minimum standards.
Max. Bldg. Height:	35 feet	Lot 2 is already developed and complies with this standard. Development must comply with development standards of the zone.
Min. Setbacks:	Front: 20' Rear: 10' Interior Side: 5' Ext. Side: 20' or 10' if rear is 25'	Development on proposed Lot 2 complies with the setback requirements. All future development must comply with these standards.
Maximum Coverage	40%	Lot 2 is developed at 35%. Future development will be required to adhere to this standard.
Parking: §314-109.1	Parking shall be determined at the time of building permit application. Parking is dependent on the number of bedrooms proposed. A parking lane may be provided in lieu of additional on-site parking.	The applicant has requested an exception to the parking standards to allow tandem parking on Parcel B and a parking space for Lot 4 located in the parking lane area but with only one way in and out. The exception request was supported by Planning Staff. See discussion in Executive Summary. Parking requirements and locations shall be shown on the Development Plan.
Parkland §4400 (ECP)	To establish recreational facilities to meet the needs of Eureka residents.	By formula per Humboldt County Code §314-110.1 Parkland dedication in-lieu fees were calculated as follows: $2(4(130 \times 2.45/43,560)) \times \$100,000 = \mathbf{\$5,849.36}$.

Parkland Dedication Fee Calculations

	130.00	The ECP requires 130 square feet of parkland dedication per person for new subdivisions
X	<u>2.45</u>	Persons per average Eureka household (Source: 2000 U.S. Census)
	318.50	Parkland dedication per average household in square feet
/	<u>43,560</u>	Square feet per acre
	0.0073	Parkland dedication per average household in acres
X	4	Number of residential parcels being created by the subdivision,
X	2	Number of dwellings per legal parcel
X	100%	Percentage of these parcels within the ECP Area
X	<u>\$100,000</u>	Value of one acre of land in the vicinity of the subdivision project

\$5,849.36 Parkland Dedication In-lieu Fee for the Hosford Subdivision

A.4./B.4./C.4./C.5. Public Health, Safety and Welfare:

The project will not be detrimental to the public health, safety and welfare nor will it be materially injurious to properties or improvements in the area because:	Evidence supporting the finding:
All reviewing referral agencies have approved or conditionally approved the proposed project design.	See Attachment 6 - Agency Recommendations
The proposed project is consistent with the general plan.	See previous discussion
The proposed project is consistent with the zoning.	See previous discussion
The proposed project will not cause environmental damage.	See following discussion

A.5./B.5. Housing Element Density Conformance:

Section(s)	Summary of Applicable Subdivision Requirements	Evidence Which Supports Making The Required Finding
312-17.1.5 and 322-3.1 Housing Element Densities	The proposed project 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, except where: 1) the reduction is consistent with the adopted general plan including the housing element; and 2) the remaining sites identified in the housing element are adequate to accommodate the County share of the regional housing need; and 3) the property contains insurmountable physical or environmental limitations and clustering of residential units on the developable portions of the site has been maximized.	The proposed project involves a residential subdivision on lands planned and zoned for such development. This parcel was not utilized by the Department of Housing and Community Development, therefore, a specific density target is not required. These parcels will ultimately provide additional dwelling units beyond that analyzed in the most recent Housing Element.

A.4./B.4./C.5. Environmental Impact. Please see the attached Mitigated Negative Declaration.

As lead agency, the Department prepared an Initial Study and Mitigated Negative Declaration (MND) that was adopted by the Planning Commission at their October 1, 2009 meeting. The initial study evaluated the project for any adverse effects on fish and wildlife resources. Based on the information in the application 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 effect either individually or cumulatively, on fish and wildlife resources or the habitat upon which wildlife depends. The environmental document on file includes a detailed discussion of all relevant environmental issues.

Section 15162 of the California Environmental Quality Act (CEQA) states that when a MND has been adopted for a project, no subsequent MND shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

1. Substantial changes are proposed in the project which require major revisions of the previous MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous MND was certified as complete, shows any of the following: A) the project will have one or more significant effects not discussed in the previous MND; B) significant effect previously examined will be substantially more severe than shown in the previous MND; C) mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or D) mitigation measures or alternatives which are considerably different from those analyzed in the previous MND would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

No changes were made to the original project. The project is being re-submitted because the tentative map has expired. The circumstances under which the project is undertaken have not changed. The land use designation and zoning support the project as proposed. Further, the project complies with the requirements of all referral agencies. Lastly, there is no new information, which was not known and could not have been known at the time of the previous Mitigated Negative Declaration was certified as complete. For these reasons no subsequent MND is required.

ATTACHMENT 3

Applicants' Evidence In Support of the Required Findings

Document	Location
Application Form (May 12, 2016)	On file with Planning
Preliminary Title Report (May 12, 2016)	On file with Planning
Tent. Subdivision Map (May 12, 2016)	Attached
Solar Access Study (May 12, 2016)	On file with Planning
Deeds (May 12, 2016)	On file with Planning
Parking Exception Request (May 12, 2016)	Attached
Request to remove sidewalk and landscape requirement (May 12, 2016)	Attached
Response to Public Works Subdivision Requirements (June 19, 2017)	Attached



CONSULTING ENGINEERS & GEOLOGISTS, INC.

812 W. Wabash • Eureka, CA 95501-2138 • 707/441-8855 • FAX: 707/441-8877 • shninfo@shn-engr.com

Reference: 003142

June 3, 2009

Trevor Estlow
Humboldt County Department
of Development Services
3015 H Street
Eureka, CA 95501



Subject: Exception Request for Case Nos.: FMS-05-03/SP-05-121/LLA-05-33

Dear Mr. Estlow:

On behalf of Thomas M. Hosford, SHN Consulting Engineers & Geologists, Inc. is requesting an exception to allow tandem parking on APN 018-031-020.

We are requesting an exception to allow for the parking on the above mentioned parcel to be located in the garage and driveway immediately in front of the garage because Redwood Street dead ends west of the parcel, and is topographically steep and forested. The lot is also steep and forested, so on-street and on-site parking is limited. It is not expected that granting the exception would create a nuisance for any other property owners.

Please do not hesitate to call me at 707-441-8855 if you have any questions or require further information.

Sincerely,

SHN Consulting Engineers & Geologists, Inc.

Allison Kelly

Allison Kelly, P.E.
Project Engineer

ARK:lms



Reference: 003142

July 23, 2009

Robert Bronkall
Humboldt County
Department of Public Works Land Use Division
3015 H Street
Eureka, CA 95501



Subject: Hosford Tentative Map APNs 018-031-020, -032-08; Case Nos.: FMS-05-03/SP-05-121/LLA-05-33

Dear Mr. Bronkall:

This letter is submitted, on behalf of Mr. Thomas Hosford, in response to the Department of Public Works Memorandum dated June 8, 2009. The aforementioned memorandum requires sidewalks with landscape strips along the project frontage.

This requirement would unnecessarily increase costs of construction, as explained below:

1. The project is located on topographically steep terrain and as such, the extension of the street section will require an increased grading effort and increased residential construction costs due to retaining walls. Additionally, as proposed, the slopes from the edge of the traveled way to the proposed residence are approximately 14% upgradient. There is 32 feet of driveway at the maximum driveway slope of 18% to get to the finished floor. If sidewalks and a landscape strip are added, the 32-foot driveway at 18% would be reduced to 22.5 feet of driveway, so we would lose 1.7 feet at the finished floor, which substantially increases grading efforts at the site. The steep slope continues to the rear of the proposed residence, where a stemwall will likely be required. Without sidewalks, the stemwall will be around 3.5 feet high. With sidewalks and a landscape strip, the stemwall will likely be around 5.0 feet high. The inclusion of the sidewalks and landscape strip significantly increase the amount of grading work, the size of the retaining wall, and overall construction costs.
2. The proposed project is located on a dead-end street that will likely remain so due to the topography. There are no residences across the street to the north; that terrain is also steep and forested and is unlikely to be a candidate for development. So, although this may technically be considered an "urban area," this street will not experience high vehicle or pedestrian traffic. In addition, there is no sidewalk connectivity in the area. Taking a "virtual walk" from the site to the Cutten shopping area, the most likely route for a pedestrian, emphasizes our point: Starting at the site, there are no sidewalks, but because it is not a throughway, the road is not well traveled, and pedestrians and bicyclists can comfortably use the traveled way. As we turn left onto T Street, there are again, no sidewalks, yet there is more of an urban feel. As we turn onto Fern Street, a well-traveled road, we notice the presence of sidewalks on both sides of the street. What I hope our "virtual tour" highlights is that Redwood Street along the project frontage does not support

Robert Bronkall

Hosford Tentative Map APNs 018-031-020, -032-08; Case Nos.: FMS-05-03/SP-05-121/LLA-05-33

July 23, 2009

Page 2

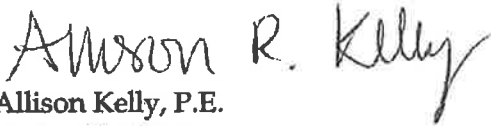
a high traffic count because it dead ends at the project and the terrain is very steep (and most likely undevelopable). There is no sidewalk connectivity to T Street, and the sidewalks on Fern Street already provide safe pedestrian passage where it is needed.

Please consider removing the sidewalk and landscape strip requirement from the project conditions.

I am available to discuss this matter further, please do not hesitate to call me at 441-8855.

For your consideration,

SHN Consulting Engineers & Geologists, Inc.



Allison Kelly, P.E.
Project Engineer

ARK:lms



Reference: 003142

June 19, 2017

Trevor Estlow, Senior Planner
Humboldt County Land Use Division
1106 Second Street
Eureka, CA 95501



Subject: Response to Land Use Division Memorandum Items 2.11 and 3.5 Regarding Application of Hosford, APN 018-031-020, FMS-16-002 for Approval of a Tentative Map

Dear Mr. Estlow:

This letter is in response to the comment **2.11 Completion of Sidewalk Improvements** that requires sidewalks to be included in the proposed subdivision and comment **3.5 Low Impact Development (LID)** from the memorandum dated August 25, 2016. It is understood between SHN Project Manager Patrick Barsanti and Trevor Estlow that these items must be addressed prior to the Planning Commission meeting on July 13, 2017.

Comment 2.1: Completion of Sidewalk Improvements

In the proposed Hosford Subdivision, sidewalks, curb ramps, and walk-behind driveway aprons have not been included on the tentative map. Redwood Street currently does not have any existing sidewalks, curb ramps, or walk-behind driveway aprons. Sidewalk begins at the intersection of T Street and Roth Court, approximately where Redwood Street ends (approximately 350 to 400 feet from the project site).

Installing these facilities in the proposed development would be creating an isolated facility that would ultimately force pedestrians back onto the paved roadway before they could access additional sidewalks. Several parcels between the proposed subdivision and the existing sidewalk on T Street have already been constructed on and do not have sidewalks or walk-behind driveway aprons. There are also no more buildable lots or access roads beyond the proposed development that would connect to the improvements in the proposed subdivision. In addition, the existing sidewalk at the intersection of Roth Court and T Street does not have an accessible curb ramp, creating an additional barrier to use of the sidewalk.

It is for these reasons that SHN asks that sidewalk, curb ramps, and walk-behind driveway aprons not be included as a requirement for the Hosford Subdivision.

Comment 3.5: Low Impact Development

SHN has submitted a preliminary stormwater control plan (SCP) to the County that shows the proposed LID features. The features used to reduce surface runoff include soil quality improvements, self-retaining areas, and existing trees. The preliminary SCP was developed according to Appendix 2 of the Humboldt Low Impact Development Stormwater Manual.

Trevor Estlow
**Response to Land Use Division Memorandum Items 2.11 and 3.5 Regarding Application of
Hosford, APN 018-031-020, FMS-16-002 For Approval of a Tentative Map**
June 19, 2017
Page 2

Please let me know if you have any questions.

Sincerely,

SHN Engineers & Geologists



Cody Long, PE
Project Engineer
441-8855

CJL:lms

ATTACHMENT 4

Adopted Mitigated Negative Declaration

Draft Mitigated Negative Declaration

1. Project title: Hosford Parcel Map Subdivision.
2. Lead agency name and address: Humboldt County Community Development Services Department, 3015 H Street, Eureka, CA 95501-4484; Phone: (707) 445-7541; Fax (707) 445-7446.
3. Contact person and phone number: Trevor Estlow, Senior Planner, Phone: 707-268-3740, Fax: 707-445-7446.
4. Project location: The project is located in Humboldt County, in the Cutten area, on the west side of Walnut Drive, approximately 400 feet east from the intersection of T Street and Redwood Street, on the properties known as 2104 and 2072 Redwood Street.
5. Project sponsor's name and address: Tom Hosford, 2072 Redwood Avenue, Eureka CA 95503.
6. General plan designation: Residential, Multiple Family (RM). Eureka Community Plan (ECP). Density 7 - 16 du/acre.
7. Zoning: Residential Two Family - 6,000 sf minimum parcel size (R-2*).
8. Description of project: A Final Map Subdivision creating 4 parcels and a 5th adjusted by LLA. The parcels will range in size from 6,000 sf - 11,095 sf (after LLA). Two parcels will be developed with two-family dwellings in order to comply with the midpoint density requirement pursuant to the Housing Element and the Residential Multiple Family General Plan designation. The existing dwelling on proposed Lot 2 will remain. All parcels will be accessed via Redwood Street, a paved County road, which will be significantly improved as a result of this project. The Special Permit is required for the removal of five (5) redwood trees and for an exception to the parking requirements for proposed Parcel 4 and Parcel B of the LLA. The area is served by community water and sewer.
9. Surrounding land uses and setting: The parcel is surrounded by single and multi family residential parcels to the south and west with a gulch area to the north and east compromising a tributary to Martin Slough. There are some large parcels in the immediate vicinity due to the gulch, however, most of the smaller parcels are developed with residential uses. The entire area is served by community water and sewer. This parcel is not in the Coastal Zone.
10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.) Department of Public Works, Building Inspection Division.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- Aesthetics
- Biological Resources
- Hazards & Hazardous Materials
- Mineral Resources
- Public Services
- Utilities / Service Systems
- Agriculture Resources
- Cultural Resources
- Hydrology / Water Quality
- Noise
- Recreation
- Mandatory Findings of Significance
- Air Quality
- Geology / Soils
- Land Use / Planning
- Population / Housing
- Transportation / Traffic

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project COULD have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project COULD have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Trevor Estlow
Signature (Trevor Estlow, Senior Planner)

Aug. 27, 2009
Date

TREVOR ESTLOW
Printed name

For Humboldt Community Development Services

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take into account the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section 17, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addresses. Identify which effects from the above checklist were within the scope of and adequately analyze in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less Than Significant with Mitigation Measures Incorporated," describe the mitigation measures which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plan, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats, however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue identify:
 - a) The significant criteria or threshold, if any, used to evaluate each question; and
 - b) The mitigation measure identified, if any, to reduce the impact to less than significant.

	Poten- tially Signifi- cant	Potentially Significant Unless Mitigation Incorp.	Less Than Signifi- cant Im- pact	No Impact
1. AESTHETICS. Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

1. AESTHETICS

Finding: The project will not have a substantial adverse effect on a scenic vista; will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway; will not substantially degrade the existing visual character or quality of the site and its surrounding; and will not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.

Discussion: The project site is not within an area mapped or designated with scenic vistas or resources nor is it in the Coastal Zone where specified areas of scenic values are mapped and certified by the State. The proposed subdivision infills an established development pattern, and is consistent with the planned build-out of the area. The future new residences will be located along Redwood Street, at the intersection of V Street, which has since been abandoned. The Department finds no evidence that the creation of three additional parcels within an area characterized as urban residential will have a substantial adverse aesthetic impact. There is no indication that the future development likely to occur on the site will significantly increase light or glare or effect nighttime views in the vicinity.

	Poten- tially Signifi- cant	Potentially Significant Unless Mitigation Incorp.	Less Than Signifi- cant Im- pact	No Impact
2. AGRICULTURE RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of State-wide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Poten- tially Signifi- cant	Potentially Significant Unless Mitigation Incorp.	Less Than Signifi- cant Im- pact	No Impact
--------------------------------------	---------------------------------------------------------------	----------------------------------------------	--------------

2. AGRICULTURE RESOURCES

Finding: The project will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use; will not conflict with existing zoning for agricultural use, or a Williamson Act contract; and will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of farmland, to non-agricultural use.

Discussion: Neither the subject property nor adjacent lands are within a Williamson Act contract. The site is not considered prime or unique farmland and is not used for agricultural purposes. The neighborhood is characterized by urban residential development with services provided by the Humboldt CSD. The proposed subdivision infills an established development pattern. Two-family and one-family residential is a primary and compatible use within the RM designation and is principally permitted in the R-2 zoning district. Agriculture is not a use allowed in the R-2 zone, nor are there any intensive ag uses in the immediate vicinity. The area has slopes and valleys that would not historically have been used for intensive agriculture, unlike other areas of the County, like McKinleyville. Timber harvesting has occurred over the years in this neighborhood and the original homesteaders likely harvested timber to clear for home sites and most likely and their own individual gardens. The Department finds no evidence that the project will result in a significant adverse impact on agricultural resources.

3. AIR QUALITY. Where available, the significant criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

	Poten- tially Signifi- cant	Potentially Significant Unless Mitigation Incorp.	Less Than Signifi- cant Im- pact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Poten- tially Signifi- cant	Potentially Significant Unless Mitigation Incorp.	Less Than Signifi- cant Im- pact	No Impact
--------------------------------------	---------------------------------------------------------------	----------------------------------------------	--------------

3. AIR QUALITY

Finding: The project will not conflict with or obstruct implementation of the applicable air quality plan; will not violate any air quality standard or contribute substantially to an existing or projected air quality violation; will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors); will not expose sensitive receptors to substantial pollutant concentrations; and will not create objectionable odors affecting a substantial number of people.

Discussion: Although minimal disturbance can be expected at the time of the construction of future homes and during the road improvements, the subdivision under review at this point will not increase any negative air quality issues for the long term. The additional parcels will increase the amount of traffic thus increasing vehicular exhaust levels slightly, but not at a level that Staff finds to be significant. The Department finds no evidence that the creation of three additional parcels within an area characterized as urban residential will have a substantial adverse impact on air quality.

4. BIOLOGICAL RESOURCES. Would the project:

	Poten- tially Signifi- cant	Potentially Significant Unless Mitigation Incorp.	Less Than Signifi- cant Im- pact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Poten- tially Signifi- cant	Potentially Significant Unless Mitigation Incorp.	Less Than Signifi- cant Im- pact	No Impact
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4. BIOLOGICAL RESOURCES: NO IMPACT

Finding: The project will not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service; will not have a substantial effect, either directly or through habitat modifications, on a riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service; or have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means; will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites; will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance; and will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

Discussion: Per County resource maps, the eastern portion of the lot line adjusted parcel contains steep slopes that drain towards a tributary to Martin Slough. The Greenway and Open Space combining zone requires a 50 foot setback from this drainage which is being maintained with this proposal. The project site is not within an adopted or proposed habitat conservation plan. The area is developed with some similarly sized parcels and some rather large parcels due to the surrounding gulch area. The Department finds no evidence that the project will result in a significant adverse impact on biological resources.

5. CULTURAL RESOURCES. Would the project:

	Poten- tially Signifi- cant	Potentially Significant Unless Mitigation Incorp.	Less Than Signifi- cant Im- pact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

5. CULTURAL RESOURCES

Finding: The project will not cause a substantial adverse change in the significance of a historical resource as defined in §15064.5; or of an archaeological resource pursuant to §15064.5; will not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature; and will not disturb any human remains, including those interred outside of formal cemeteries.

Discussion: The existing residence is not considered a significant historical resource, nor are there any known structures in the area that meet these criteria. NCIC did not voice concerns regarding the proposed development. Nonetheless, the conditions of project approval include a requirement that a note be placed on the Development Plan protecting archaeological resources should they be found during site development.

6. GEOLOGY AND SOILS. Would the project:

- a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:
 - i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42?
 - ii) Strong seismic ground shaking?
 - iii) Seismic-related ground failure, including liquefaction?
 - iv) Landslides?
- b) Result in substantial soil erosion or the loss of topsoil?
- c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?
- d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?
- e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

Poten- tially Signifi- cant	Poten- tially Signifi- cant Unless Mitigation Incorp.	Less Than Signifi- cant Im- pact	No Impact
Poten- tially Signifi- cant	Poten- tially Signifi- cant Unless Mitigation Incorp.	Less Than Signifi- cant Im- pact	No Impact

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

6. c): GEOLOGY AND SOILS: POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPRATED

Finding: The project may be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse.

Discussion: According to the County’s slope instability rating maps, the parcel has a slope instability rating of moderate. An R-1 Soils Report was prepared for the site and demonstrated adequate building sites for the new parcels. This will be made a condition of approval to maintain that the parcels are developed with a sufficient setback to the break in slope.

Mitigation Measure #1:

All recommendations of the R-1 Engineering Geologic Soils Report (SHN Consulting Engineers & Geologists, July 2005) shall be adhered to at time of construction.

6. a), b), d) - e): GEOLOGY AND SOILS: NO IMPACT

Finding: The project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault, strong seismic ground shaking, seismic-related ground failure, including liquefaction and landslides; will not be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property; and will not have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water.

Discussion: According to the Alquist-Priolo Earthquake Fault Zoning Map and Framework Plan Geologic Hazards map, the project site is not located within a Special Studies Zone; it is over 2 miles from the nearest mapped A-P zone which encompasses the Humboldt Hill area. According to the Framework Plan Geologic Hazards map, the project site is in an area of moderate slope instability (see 6. c), and is not located in an area subject to liquefaction. The Building Inspection Division did not identify any issues with expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994). The Uniform Building Code requires all structures in Humboldt County to be built in accordance with Zone 4, the most restrictive zone. These issues will be addressed upon the review of future Building Permits. The subject parcel is in an area served by community water and sewer. The proposed subdivision infills an established development pattern, and is consistent with the planned build-out of the area. The Building Inspection Division did not identify any concerns with regards to site suitability for residential development. The Department finds no evidence that the creation of three additional parcels within an area characterized as urban residential will have a substantial adverse impact on geology and soils.

7. HAZARDS AND HAZARDOUS MATERIALS. Would the project:

	Poten- tially Signifi- cant	Potentially Significant Unless Mitigation Incorp.	Less Than Signifi- cant Im- pact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

and, as a result, would it create a significant hazard to the public or the environment?

- | | | | | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

7. HAZARDS AND HAZARDOUS MATERIALS: NO IMPACTS

Finding: The project will not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials; will not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment; will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school; will not be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment; will not, for a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, result in a safety hazard for people residing or working in the project area; will not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan; and will not expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands. The project will not result in a safety hazard for people residing or working in the project area in terms of the nearby public airport.

Discussion: The project site is not included on a list of hazardous material sites, nor does the proposed subdivision involve routine transport, use or disposal of hazardous materials. According to the Fire Hazard map, the parcel is located in a low fire hazard area. The Humboldt #1 Fire Protection District has recommended approval of the project.

Furthermore, the applicant proposes to improve the existing access along Redwood Street that serves all proposed lots. The site is > 2 miles from both Murray Field and the Rohnerville airport, both are public. There are no private airstrips within 25 miles of the site. The Department finds no evidence that the creation of three additional parcels in an area characterized as urban residential will create, or expose people or property to, hazardous materials, or impair implementation of, or physically interfere with, an adopted emergency response plan.

8. HYDROLOGY AND WATER QUALITY. Would the project:

- | | Poten-
tially
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Significant
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Incorp. | Less
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Signifi-
cant Im-
pact | No
Impact |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|---------------------------------------------------------------|----------------------------------------------|-------------------------------------|
| a) Violate any water quality standards or waste discharge requirements? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

- c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?
- d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?
- e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?
- f) Otherwise substantially degrade water quality?
- g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?
- h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?
- i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?
- j) Inundation by seiche, tsunami, or mudflow?

8: a), b), f) - j): HYDROLOGY AND WATER QUALITY: NO IMPACT

Finding: The project will not violate any water quality standards or waste discharge requirements; will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted); will not otherwise substantially degrade water quality; or place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map; will not place within a 100-year flood hazard area structures which would impede or redirect flood flows; will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam; will not result in inundation by seiche, tsunami, or mudflow.

Discussion: The proposed subdivision infills an established development pattern, and is consistent with the planned build-out of the area, in terms of both the County's Housing Element and the Eureka Community Plan (ECP) adopted in 1995. The project site is an area served by community water and sewer. The Humboldt Community Services District (HCSD) has indicated that it is able to provide water and sewer service to the proposed subdivision upon the payment of the appropriate fees. HCSD has not identified any concerns with regard to the project interfering with groundwater recharge. Furthermore, the City of Eureka did not express concerns that the project as proposed would significantly impact the existing drainage within the City. The Department finds no evidence indicating that the subdivision will violate any water quality or waste discharge standards, or otherwise substantially degrade water quality. According to the Flood Insurance Rate Map Panel #775, the project site is located in Flood Zone C, which is defined as "areas of minimal flooding", and is outside the 100- and 500-year floodplains. The project site is not within a mapped dam or levee inundation area, and is outside the areas subject to tsunami run-up. The site is at ± 170' elevation.

In order to address the drainage impacts associated with the proposed subdivision, the project will be required to submit a complete hydraulic report and drainage plan (see 8 c-e below). No streams, creeks or other waterways will be altered as a result of this subdivision. The Department finds no evidence that the proposed project will result in significant hydrologic or water quality impacts.

8: c) - e): HYDROLOGY AND WATER QUALITY: POTENTIALLY SIGNIFICANT UNLESS MITIGATED

Finding: Without mitigation, the project could substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site; nor substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site; nor substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site.

Discussion: Given the project's potential for a future increase in impervious surface through the development of both paved access areas and future homes with paved driveways, the project has been conditioned to provide a complete hydraulic report and drainage plan to the Department of Public Works. The project will be required to construct detention facilities to assure that stormwater runoff does not increase over predevelopment conditions. The project will not alter a stream or river, nor is the project likely to result in flooding on- or off-site.

Mitigation Measure #2:

Applicant must submit a complete hydraulic report and drainage plan regarding the subdivision for review and approval by the Department of Public Works (DPW). This may require the construction of drainage facilities on-site and/or off-site in a manner approved by DPW. In the preparation of the drainage plans, the applicant shall comply with the Community of McKinleyville County Storm Water Management Program.

Mitigation Measure #3:

Detention facilities shall be constructed in a manner and location approved by DPW. 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.

9. LAND USE AND PLANNING. Would the project:

	Poten- tially Signifi- cant	Potentially Significant Unless Mitigation Incorp.	Less Than Signifi- cant Im- pact	No Impact
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

9: LAND USE AND PLANNING

Finding: The project will not physically divide an established community; will not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect; and will not conflict with any applicable habitat conservation plan or natural community conservation plan.

Discussion: The project site is designated Residential, Multiple Family (RM) by the Eureka Community Plan, and is zoned Residential Two-Family with a 6,000 square foot minimum parcel size (R-2*). Two-family and one-family residential is a primary and compatible use within the RM designation and is principally permitted in the R-2 zoning district. The neighborhood is characterized as urban residential. The creation of three additional parcels for residential development is consistent with the zoning and land use density (seven to sixteen dwelling units per acre). The proposed subdivision infills an established development pattern, is consistent with the planned build-out of the area, and is consistent with the policies and regulations specified in the ECP and Framework General Plan. There are no habitat conservation or natural community conservation plans proposed or adopted for this area. The Department finds there is no evidence that the project will result in significant adverse impact with regard to land use and planning.

10. MINERAL RESOURCES. Would the project:

	Poten- tially Signifi- cant	Potentially Significant Unless Mitigation Incorp.	Less Than Signifi- cant Im- pact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

10: MINERAL RESOURCES

Finding: The project will not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state; and will not result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan.

Discussion: The project does not involve extraction of mineral resources. The project site is not, nor is it adjacent to, a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. The Department finds there is no evidence that the project will result in a significant adverse impact on mineral resources.

11. NOISE. Would the project result in:

	Poten- tially Signifi- cant	Potentially Significant	Less Than	No Impact
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	Significant	Unless Mitigation Incorp.	Significant Impact	
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

11: a) - c), e,) f): NOISE: NO IMPACT

Finding: The project will not result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies; will not result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels; and, for a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, or for a project within the vicinity of a private airstrip, the project will not expose people residing or working in the project area to excessive noise levels. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

Discussion: The proposed subdivision infills an established development pattern, and is consistent with the planned build-out of the area. No vibrations or groundborne noise level increases are expected by the project. The Department finds no evidence that the creation of three additional parcels in an area characterized as urban residential will result in a significant adverse noise impact. The parcel is not within 2 miles of either Murray Field at the north end of Eureka or Rohnerville Airport south of Fortuna.

11: d): NOISE: LESS THAN SIGNIFICANT IMPACT

Finding: The project will not: result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project.

Discussion: The short-term impacts by construction crews paving the access and building the future houses can be considered less than significant. These are normal sounds that can be expected in residential areas which still have room to grow. They will be temporary in nature.

12. POPULATION AND HOUSING. Would the project:

	Potentially Significant	Potentially Significant Unless Mitigation Incorp.	Less Than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

construction of replacement housing elsewhere?

- c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

12: POPULATION AND HOUSING

Finding: The project will not induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure); will not displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere; and will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.

Discussion: The proposed subdivision complies with the median density requirements of the Housing Element. The proposed subdivision will result in the creation of three additional parcels that would be available for residential development. In order to meet the mid-point density requirement under the Housing Element, the applicant will be required to construct duplex units on two of the vacant parcels. Parcel 2 is currently developed with a single family residence. Two-family residential is a primary and compatible use within the RM designation and is principally permitted in the R-2 zoning district. The subdivision is consistent with the planned density of the area: seven to sixteen dwelling units per acre. The Department finds no evidence that the project will result in a significant adverse impact on population and housing.

13. PUBLIC SERVICES.

	Poten- tially Signifi- cant	Potentially Significant Unless Mitigation Incorp.	Less Than Signifi- cant Im- pact	No Impact
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
i. Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
v. Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

13: PUBLIC SERVICES

Finding: The project will not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: fire protection, police protection, schools, parks, other public facilities.

Discussion: All lots will be served by Redwood Street which will require significant improvements. Humboldt Fire District #1 recommended approval of the project as proposed. The project requires the payment of parkland dedication fees in lieu of the creation of a park on the project site. The proposed subdivision infills an established development pattern, and is consistent with the planned build-out of the area. The project will result in a slight increase in the demand for existing services such as fire protection, police protection, schools and other public facilities, but this increase would be within the capabilities of the existing infrastructure and services, per agency comments. All of the public service agencies have either recommended approval or conditional approval of the project, or had no comment. No issues were identified with regard to the provision, construction or maintenance of public services. The Department finds no evidence that the project will result in a significant adverse impact on public services.

14. RECREATION.

	Poten- tially Signifi- cant	Potentially Significant Unless Mitigation Incorp.	Less Than Signifi- cant Im- pact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

14: RECREATION

Finding: The project will not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.

Discussion: The project does not include recreational facilities. The project has been conditioned upon payment of parkland dedication fees in lieu of creating a neighborhood park on the site. The Department finds no evidence that the project will require construction or expansion of recreational facilities which might have an adverse physical effect on the environment.

15. TRANSPORTATION/TRAFFIC. Would the project:

	Poten- tially Signifi- cant	Potentially Significant Unless Mitigation Incorp.	Less Than Signifi- cant Im- pact	No Impact
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

HOSFORD, Tom

File No.: APNs 018-031-20 & -032-08 (Cутten Area)

Case Nos.: FMS-05-13/LLA-05-33/SP-05-121

- | | | | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Result in inadequate emergency access? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Result in inadequate parking capacity? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

15: b): TRANSPORTATION/TRAFFIC: POTENTIALLY SIGNIFICANT UNLESS MITIGATED

Finding: If mitigated, the project will not exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways.

Discussion: The 1995 Eureka Community Plan (ECP) includes the following level of service standard for the Community Planning Area:

“The County shall strive to maintain a Level of Service of C or better on arterials in the Planning Area. The acceptable level of service goal will be consistent with the financial resources available and the limits of technical feasibility.”

The Transportation Analysis in Appendix A of the Eureka Community Plan also identified several recommended improvements, which are summarized in Table 7 of the Plan.

Since the adoption of the ECP, the City of Eureka prepared the Martin Slough Interceptor EIR (Adopted 9/04, SCH #2002082043) and the Eureka Zoo expansion Mitigated Negative Declaration (MND, Adopted 6/27/03, SCH #2003052119). Both of these documents included updated transportation analyses that addressed traffic impacts in the greater Eureka area, and are incorporated by reference to support this analysis.

County and City of Eureka transportation engineers used the County Transportation Model, Martin Slough Interceptor EIR, Zoo Expansion MND and the Eureka Community Plan Transportation Analyses to identify the required improvements that will “strive to maintain level of service C or better... consistent with the financial resources available and the limits of technical feasibility.” Because the Martin Slough Interceptor EIR includes mitigation that requires “improvements necessary to offset indirect or cumulative circulation impacts,” and the Zoo Expansion MND concluded that existing plus cumulative traffic levels at the intersection of Walnut and Hemlock would result in unacceptable levels of service, improvements are required at this intersection to mitigate traffic impacts to levels less than significant.

Attachment 1 includes a detailed description of the required improvements at Walnut and Hemlock. Traffic impact fees will be required to support these improvements and the applicant will contribute to a fund administered by the County’s Public Works Department to reimburse the costs to the County in making these improvements.

Mitigation Measure #4:

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 off-set actual expenditures by the County. The reimbursement amount under the agreement is \$1,575 per vacant lot (3 X \$1,575 = \$4,725).

15: a), c) - g): TRANSPORTATION/TRAFFIC: NO IMPACT

Finding: The project will not cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections), nor cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system.

Discussion: Because of the LUD’s comments, the Department finds there is no evidence that the project will: cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections), nor result in a change in air traffic patterns, nor result in inadequate emergency access, inadequate access to nearby uses or inadequate parking capacity, nor increase traffic-related hazards, or conflict with adopted policies supporting transportation. The project meets the requirements of the ALUCP for Murray Field, the closest public airport, which is > 2 miles away. There are no private airstrips nearby and all parking must be provided for on-site.

	Poten- tially Signifi- cant	Potentially Significant Unless Mitigation Incorp.	Less Than Signifi- cant Im- pact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

16: UTILITIES AND SERVICE SYSTEMS

Finding: The project will not exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board; or require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects; or require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects; or have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed; or result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments; or be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs; or comply with federal, state, and local statutes and regulations related to solid waste.

Discussion: The creation of three additional parcels for residential development is not expected to negatively impact the utilities and service systems mentioned above. The parcels will be served by community water and sewer; the Humboldt Community Service District has indicated that it will be able to provide the necessary services upon the payment of the appropriate fees. The improvements and maintenance of the existing drainage facility will further mitigate the need for off-site drainage facilities. The Department finds there is no evidence that the creation of three additional parcels in an area characterized as urban residential will result in a significant adverse effect to utilities and service systems.

17. MANDATORY FINDINGS OF SIGNIFICANCE.

	Poten- tially Signifi- cant	Potentially Significant Unless Mitigation Incorp.	Less Than Signifi- cant Im- pact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal commu-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

nity, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

- b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?
- c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

17: MANDATORY FINDINGS OF SIGNIFICANCE

Finding: The project will not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory; or have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly.

Discussion: Based on the project as described in the administrative record, comments from reviewing agencies, a review of the applicable regulations, and discussed herein, the Department finds there is no evidence to indicate the proposed project:

- Will have the potential to degrade the quality of the environment, reduce the habitat of a fish or wildlife species, threaten to eliminate a plant or animal community or eliminate important examples of the major periods of California history or pre-history;
- Will have the potential to achieve short-term to the disadvantage of long-term environmental goals;
- Will have impacts that are individually limited but cumulatively considerable; or
- Will have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly.

17: b) MANDATORY FINDINGS OF SIGNIFICANCE: LESS THAN SIGNIFICANT IMPACT

Finding: The project could have impacts that are individually limited, but cumulatively considerable. ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects).

Discussion: Any discretionary land use permit could be considered to have effects that are cumulatively significant. A 4-parcel subdivision in an area where urban services are provided is not considered to be a project of this type. The zoning and land use designations were adopted years ago specifically with this type of development in mind. For these reasons, Staff finds this project's individual and cumulative impacts to be less than significant.

19. DISCUSSION OF MITIGATION MEASURES, MONITORING, AND REPORTING PROGRAM

To mitigate for an increase in demand on existing recreational facilities, applicant shall pay parkland dedication fees as calculated by the Planning Division. No monitoring is required as the project is not mitigated other than the payment of parkland fees which will occur as a condition of approval.

See *Mitigation Measures and Monitoring Plan* below.

20. EARLIER ANALYSES.

Earlier analysis may be used where, pursuant to the tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or negative declaration. Section 16063(c)(3)(D). In this case a discussion should identify the following on attached sheets:

- a) Earlier analyses used. Identify earlier analyses and state where they are available for review.

City of Eureka's Martin Slough Interceptor EIR (Adopted 9/04, SCH #2002082043) and the Eureka Zoo expansion Mitigated Negative Declaration (MND, Adopted 6/27/03, SCH #2003052119). On file at HCCDS and the City of Eureka.

b) Impacts adequately addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measure based on a the earlier analysis.

See 20.a above

c) Mitigation measures. For effects that are "Less than Significant with Mitigation Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

See 20.a above

19: MITIGATION MEASURES, MONITORING, AND REPORTING PROGRAM

The following table lists the required mitigation measures, including the method of verification, monitoring schedule, and the responsible party.

Resource(s)	Measure No.	Summary of Mitigation Measure	Method of Verification	Monitoring Schedule	Responsible Party
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Resource(s)	Measure No.	Summary of Mitigation Measure	Method of Verification	Monitoring Schedule	Responsible Party
Geology and Soils	1	<p>Minimize impacts due to unstable soils.</p> <p>1. All recommendations of the R-1 Engineering Geologic Soils Report shall be adhered to at time of construction</p>	BID inspections during construction.	Prior to Building Permit issuance.	Applicant, successors in interest, BID.
Hydrology and Water Quality	2	<p>Applicant must submit a complete hydraulic report and drainage plan regarding the subdivision for review and approval by the Department of Public Works (DPW).</p>	LUD improvement plan review	Recordation of Final Map	Applicant, successors in interest, LUD, BID.
Hydrology and Water Quality	3	<p>Detention facilities shall be constructed in a manner and location approved by DPW. In general, storm flows from the 100-year (Q₁₀₀) storm shall be detained so as to release water from the site at a rate no greater than the redevelopment 2-year (Q₂) storm flows.</p>	LUD improvement plan review	Recordation of Final Map	Applicant, successors in interest, LUD, BID.
Transportation/Traffic	4	<p>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</p>	Prior to filing Final Map	Recordation of Final Map	Applicant

Resource(s)	Measure No.	Summary of Mitigation Measure	Method of Verification	Monitoring Schedule	Responsible Party
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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 off-set actual expenditures by the County. The reimbursement amount under the agreement is \$1,575 per vacant lot (3 X \$1,575 = \$4,725).

HCCDS = Humboldt County Community Development Services Building and Planning Divisions
 LUD = Land Use Division of Department of Public Works
 DEH = Environmental Health Division of Health Department
 DFG = California Department of Fish and Game
 CDF = California Department of Forestry and Fire Protection
 NCUAQMD = North Coast Unified Air Quality Management District

ATTACHMENT 5

Planning Commission Resolution No. 09-67 adopting the Mitigated Negative Declaration

**RESOLUTION OF THE PLANNING COMMISSION
OF THE COUNTY OF HUMBOLDT
Resolution Number 09- 67**

**MAKING THE REQUIRED FINDINGS FOR CERTIFYING COMPLIANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND CONDITIONALLY APPROVING THE HOSFORD FINAL MAP SUBDIVISION, LOT LINE ADJUSTMENT AND SPECIAL PERMIT APPLICATION:
CASE NOS. FMS-05-13/LLA-05-33/SP-05-121,
ASSESSOR PARCEL NUMBERS 018-031-20 & 018-032-08**

WHEREAS, Allison Kelly, on behalf of Tom Hosford has submitted a tentative map for a Final Map Subdivision, Lot Line Adjustment and Special Permit; 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 of the California Environmental Quality Act (CEQA); and

WHEREAS, the County Planning Division prepared a draft Mitigated Negative Declaration, included in Attachment 3; 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 subdivision (Case Numbers: FMS-05-13/LLA-05-33/SP-05-121);

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

1. The Planning Commission approves the proposed Mitigated Negative Declaration in Attachment 5, as required by Section 15074(b) of the CEQA Guidelines, and finds that there is no substantial evidence that the proposed project will have a significant effect on the environment.
2. The Planning Commission makes the findings in Attachment 2 of the Planning Division staff report for Case Numbers: FMS-05-13/LLA-05-33/SP-05-121 based on the submitted evidence.
3. The Planning Commission conditionally approves the proposed subdivision as recommended in the Planning Division staff report for Case Numbers: FMS-05-13/LLA-05-33/SP-05-121.

Adopted after review and consideration of all the evidence on October 1, 2009.

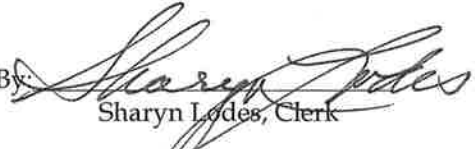
The motion was made by COMMISSIONER KELLY and seconded by COMMISSIONER KREB.

AYES: Commissioners: EMAD, FAUST, GEARHEART, KELLY, KREB & SMITH

ABSENT: Commissioners: MURGUIA

I, Kirk Girard, 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.

Kirk Girard, Director of Community Development Services

By: 
Sharyn Lodes, Clerk

ATTACHMENT 6

Referral Agency Comments and Recommendation

Referral Agency	Recommendation	Location
County Building Inspection Division	Approval	On file
County Public Works, Land Use Division	Conditional Approval	Memorandum dated August 25, 2016 Attached Subdivision Requirements - Attached as Exhibit A, Attachment 1
Division of Environmental Health	Approval	On file
Humboldt Bay Fire Protection District	Approval	Attached
Humboldt Community Services District	Conditional Approval	Attached
California Department of Fish and Wildlife	No response	
Wiyot Tribe	Approval	On file
NCIC	Approval	On file
City of Eureka	No response	



ARCATA-EUREKA AIRPORT TERMINAL
McKINLEYVILLE
FAX 839-3596

AVIATION 839-5401

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


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

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

LAND USE 445-7205

LAND USE DIVISION INTEROFFICE MEMORANDUM

TO: Trevor Estlow, Senior Planner,

FROM: Robert W. Bronkall, Deputy Director 

DATE: 08/25/2016

RE: **HOSFORD, APN 018-031-020, FMS-16-002**

The Department of Public Works has reviewed the tentative map and attached information submitted for the Hosford Subdivision. The tentative map does not clearly show the Redwood Street right of way. In addition, the tentative incorrectly states that Redwood Street is a county maintained roadway.

PRIOR TENTATIVE MAP: The subject property previously had an approved tentative map that expired. The proposed subdivision is essentially the same as what was previously approved. Since that time the County of Humboldt has adopted a Low Impact Development Stormwater Manual, the newly adopt regulations added low impact development requirements that must now meet compliance. In summary, the recommended conditions of approval are essentially the same as the previous map but include LID requirements; include Private Lane signs, and include a reduction of paving limits due to reconfiguring access to Lot 5.

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

LOW IMPACT DEVELOPMENT (LID): The applicant has not demonstrated that LID can be incorporated into the proposed subdivision. The Department recommends that the prior to the map being presented to the Planning Commission that the Applicant submit a complete Stormwater Control Plan application per Appendix 2 of the Humboldt Low Impact Development Stormwater Manual to demonstrate that LID can be accommodated.

NON-COUNTY MAINTAINED ROAD NOTE: The project will be taking access from an existing non-county maintained road. If a road maintenance association currently exists, this Department recommends that the applicant secure an agreement for annexation prior to the project being presented to the Planning Commission. If an agreement for annexation cannot be reached, then the issue of road maintenance should be discussed/addressed at the Planning Commission meeting.

GEOTECHNICAL REPORT: As part of the submittal for the improvement plans, an addendum to the geotechnical report shall be provided addressing the parking for the residence on Lot 5; the access to Lot 5 (the east parcel); and the construction of Redwood Street along the frontage of the subdivision.

SPECIAL PERMIT: The Department has no requirements or comments regarding the Special Permit for removal of the trees.

LOT LINE ADJUSTMENT: Redwood Street was created as a public right of way by an old subdivision known as the Cutten-McDonald Tract. The streets were laid out with limited consideration for topography issue. The parcels as they exist before adjustment each have access onto Redwood Street without the need to leave the right of way and cross over private land. The applicant proposes to adjust the lines where the resulting easterly parcel shall need to cross outside of Redwood Street across proposed Lot 4 by an easement because of the steepness of the terrain.

If the lot line adjustment is approved an easement needs to be required to be created for access to the easterly parcel.

// END //

May 18, 2016

HUMBOLDT COMMUNITY
SERVICES DISTRICT

Tentative Map Conditions
(Referral dated May 17, 2016)
Hosford Construction Subdivision
APN 018-031-020 & -032-008

APPLICANT: Hosford Construction
Tom Hosford
2072 Redwood Street
Cutten, CA 95534

I. GENERAL:

1. Water and sewer service is available upon payment of applicable fees.
2. Applicant to submit engineered utility plans for district approval. All design and construction per District Specifications dated August 1998.
3. Applicant to enter into a Main Extension Agreement with District.
4. Applicant to provide access and utility easements (min. 20' wide) over all District facilities, proposed future or existing.
5. No water or sewer services to be located in a driveway.

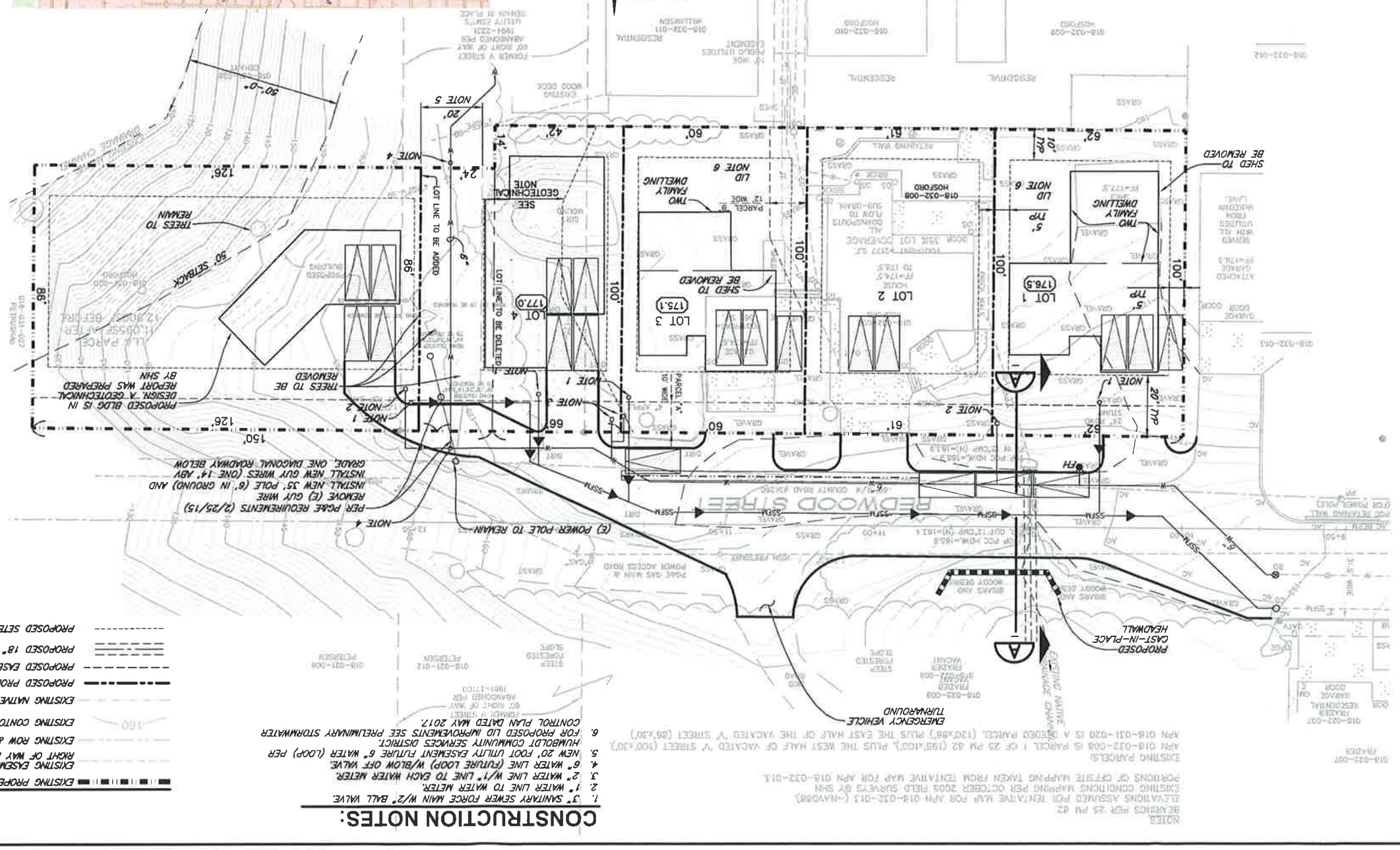
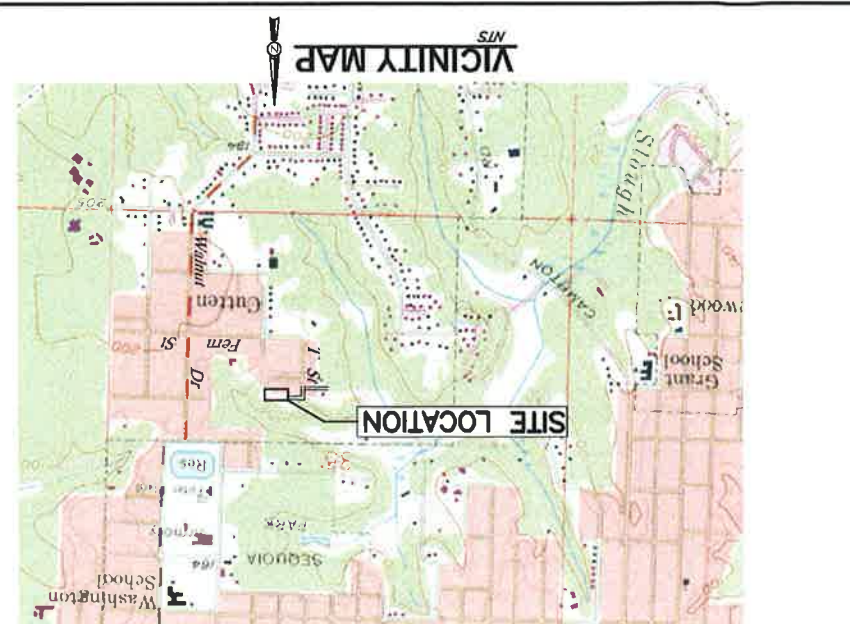
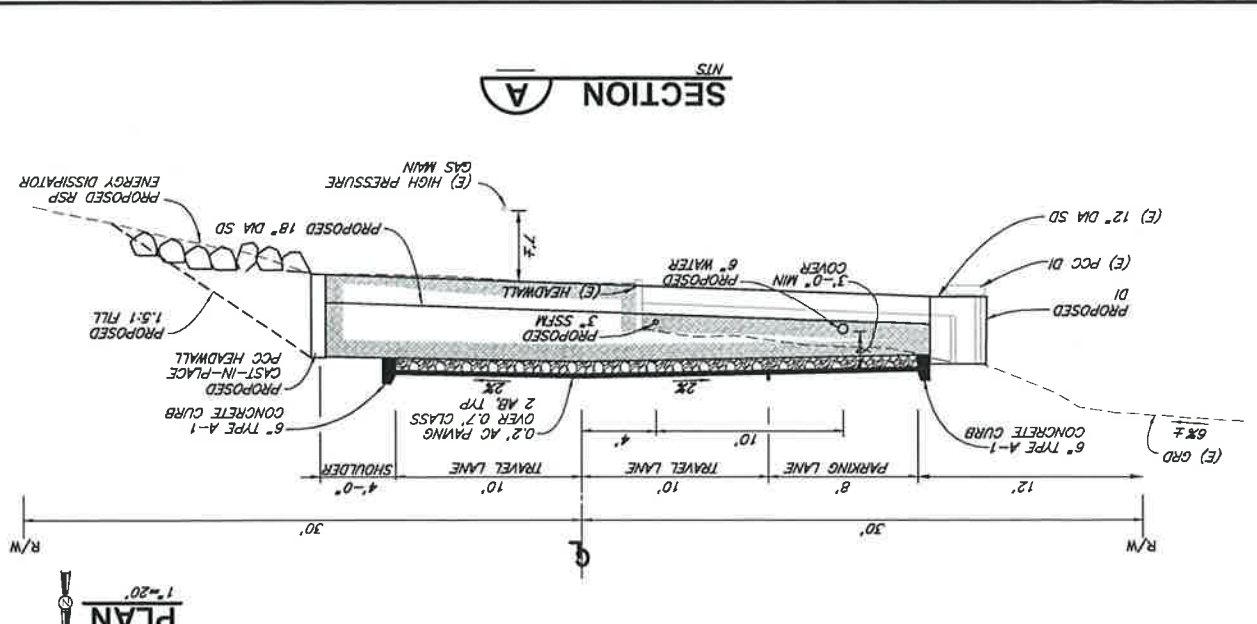
II. WATER:

1. All fire hydrant locations shall be as approved by Humboldt Bay Fire and HCSD.
2. An 8" diameter water main extension within Redwood Street is required.

III. SEWER:

1. A 3" diameter pressure sewer main extension within Redwood Street is required.
2. Applicant shall submit calculations and pump curves for each privately owned and maintained sewage lift pump for each parcel requiring a sewage lift pump.

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LOT	GROSS (SQ.FT.)	NET (SQ.FT.)
LOT 1	6,200	6,200
LOT 2	6,100	6,100
LOT 3	6,000	6,000
LOT 4	6,000	6,000
018-031-20	11,095	11,095



FOR TENTATIVE MAP ONLY

LOT SIZE

Storm Water: Direction and quantification of existing and proposed storm water runoff anticipated with Application for grading permit and grading plan to be submitted during final engineering.

Proposed On-Site Grading: Grading is anticipated to be approximately 200 CY of export.

All easements of record are shown and will appear on the Tract Map.

No structures are within 100 feet of the parcel boundaries except as shown hereon.

Topography shown is from an Existing Conditions Survey made by SHN Engineering in October, 2005.

Portions of site mapping taken from envelope map for APN 018-032-013 (-NAD83).

Location survey per envelope map for APN 018-032-013 (-NAD83).

Survey References: Book 25 of Parcel Maps, page 82.

Parcel B: A 12' wide easement for utilities over the southerly portion of Lot 3 for the benefit of Lot 2.

Parcel A: A 10' wide public utility easement over the frontage of Lots 1-4.

All easements of record are shown and will appear on the recorded subdivision map.

Proposed Easements:

Redwood Street with paving and AC curbs, construction of an emergency vehicle turnaround, extension of utility mains and services, and site grading. Grading within the ROW will require approximately 450 CY of import.

Proposed Improvements: The proposed project improvements include the easterly extension of Redwood Street with paving and AC curbs, construction of an emergency vehicle turnaround, extension of utility mains and services, and site grading. Grading within the ROW will require approximately 450 CY of import.

Access: Access to all lots is via Redwood Street (County Rd #3426). Redwood Street dead end at the site and is reached via Fern Street and T Street. The existing APN 018-031-020 will require a driveway from the turnaround in Redwood Street as shown on the map.

Accees: Access to all lots is via Redwood Street (County Rd #3426). Redwood Street dead end at the site and is reached via Fern Street and T Street. The existing APN 018-031-020 will require a driveway from the turnaround in Redwood Street as shown on the map.

When V Street was vacated, utility easements were reserved over the street by PG&E, HCS&D, and AT&T. The applicant is working with those utility companies to either eliminate or re-confer those easements to allow building on the proposed Lot 4.

Power, Gas, Phone, CATV are available from lines in Redwood Street and McKee Lane. Routing of these utilities is under review by the utility companies.

Water & Sewer: Water and Sanitary Sewage service from H.C.S.D is available in Redwood Street about 30 feet west of the project. Mains will be extended east in Redwood Street to serve the proposed parcels.

Utilities:

The existing residence on Lot 2 is (and will continue to be) served with utilities from McKee Lane (south of the project). A new easement over Lot 3 is proposed for these utility lines shown as Parcel C).

The redwood trees shown on the east lot line of Lot 4 will be removed. The existing shed on Lot 1 will be removed. The existing garage on Lot 3 will remain. The shed on Lot 3 will be removed.

Down slope of the restricted area. That report is made part of this application.

Geotechnical: The Development Plan for APN 018-032-008 illustrates a non-buildable slope setback area over portions of the proposed Lot 4. This application requests that restriction be removed due to the completion of a Geotechnical Report on the more difficult building site on APN 018-031-020.

A Notice of Development Plan for APN 018-032-008 is filed as instrument #1959-10634-3 HCR.

Parcel ownership & encumbrances are shown per Preliminary Title Reports by Fidelity National Title Company (File #5-501729-A-C) and 06-501729-C.)

2 family dwelling units are proposed to be constructed on Lots 1 and 3. Max lot coverage 40%.

Zoning for both parcels is Residential Multi-Family (R-40) sq. ft. min. parcel size). General Plan designation for both parcels is Residential 2 Family. Setbacks Front 20', Side 5', Rear 10'.

APN 018-031-020 is a deeded parcel (120'x85') plus the east half of the vacated 'V' street (85'x30') for a total size of 150' x 95' (12,900 sq ft). The adjusted parcel size is 11,355 sq ft.

APN 018-032-008 is Parcel 1 of 25 parcels (195'x100') plus the west half of vacated 'V' street (100'x30') for a total size of 225' x 100' (22,500 sq ft). The adjusted size is 24,048 sq ft.

Killing Parcels: The existing parcels are currently developed as shown.

Request to allow off-site parking in a parking lane in Redwood Street.

Remove of an existing non-buildable area restriction on proposed Lot 4.

combined projects.

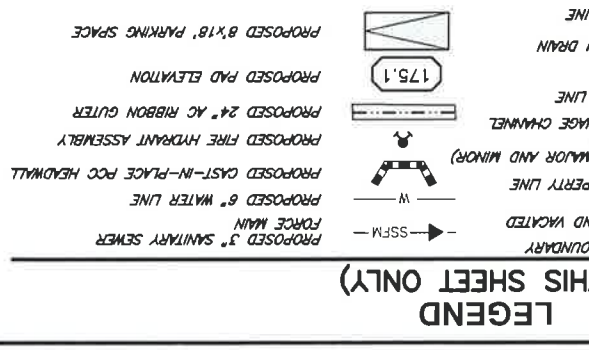
approved subdivision (see PMS-06-86 & 25 PM 82), making the total parcel equal to 8 for the approximately 6000 sq ft to 6200 sq ft. The owner applicant created APN 018-031-020 via a County Final Map Subdivision to divide the resulting APN 018-032-008 into 4 lots ranging from 1) Lot Line Adjustment of 1.805 sq ft. APN 018-031-020 into APN 018-032-008.

Project Parcels: APN 018-032-008 and 018-031-020.

Agent: SHN Consulting Engineers & Geologists, Inc.
Eureka, CA 95503
1812 W. Washburn Ave. Fax 441-8877
Eureka CA 95501-2138
pansarb@shn-engr.com

Owner/Applicant: Thomas M. Hosford
2072 Redwood Avenue
Eureka, CA 95503

PROJECT NOTES:



CONSTRUCTION NOTES:

- 3" SANITARY SEWER FORCE MAIN W/ 2" BALL VALVE.
- 1" WATER LINE TO WATER METER.
- 2" WATER LINE W/ 1" LINE TO EACH WATER METER.
- 6" WATER LINE (FUTURE LOOP) W/BLOW OFF VALVE.
- NEW 20" FOOT UTILITY EASEMENT FUTURE 6" WATER PER HUMBOLDT COMMUNITY SERVICES DISTRICT.
- FOR PROPOSED LID IMPROVEMENTS SEE PRELIMINARY STORMWATER CONTROL PLAN DATED MAY 2017.

THOMAS M. HOSFORD
REDWOOD STREET, CUTTEN
HUMBOLDT COUNTY, CALIFORNIA
APN 018-032-008 AND 018-031-020
TENTATIVE MAP

DATE 6/2017
SHT 1 OF 1
DRAWING C-1

PROJ. NO. 003142

DR	MWD/RAW	9/2009	GRECK STEBBACK	AKK
CHK	JS	6/2009	PARKING FOR LOT 4 AND APN-020	AKK
APVD		3/2009	COUNTY PLANNING/PUBLIC WORKS	AKK

NO. DATE REVISION

UTILITY EASEMENT PG

VERIFY SCALES: BAR IS ONE INCH ON ORIGINAL DRAWING. THIS SHEET IS ON SCALE ACCORDING TO 1" = 11'

SHN CONSULTING ENGINEERS & GEOLOGISTS, INC.
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