



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: March 2, 2017

To: Humboldt County Planning Commission

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

Subject: **Baker Parcel Map Subdivision**
Application Number 11410
Case Numbers PMS-16-010
Assessor Parcel Number 508-341-036-000
1151 Boss Road, McKinleyville

Table of Contents	Page
Agenda Item Transmittal	2
Recommended Action and Executive Summary	3
Draft Resolution	5
Maps	
Location Map	6
Zoning Map	7
Assessor Parcel Map	8
Aerial Map	9
Project Proposal Map/Tentative Parcel Map	10
Attachments	
Attachment 1: Recommended Conditions of Approval	11
Exhibit A - Department of Public Works Conditions	15
Attachment 2: Staff Analysis of the Evidence Supporting the Required Findings	23
Attachment 3: Applicant's Evidence in Support of the Required Findings	30
Attachment 4: Referral Agency Comments and Recommendations	31

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	Subject	Contact
March 2, 2017	Parcel Map Subdivision	Trevor Estlow

Project: A Parcel Map Subdivision to create two parcels of 5,519 square feet each. The parcel is currently being developed with a single family residence and attached secondary dwelling unit that will remain on proposed Parcel 2. The parcels will be served with water and sewer by the McKinleyville Community Services District.

Project Location: The project is located in Humboldt County, in the McKinleyville area, on the north side of Boss Road, approximately 150 feet west of the intersection of Boss Road and McKinleyville Avenue, on the property known as 1151 Boss Road.

Present Plan Designation: Residential Low Density (RL). McKinleyville Community Plan) (MCCP). Density: 1-7 dwelling units per acre. Slope Stability: Relatively Stable.

Present Zoning: Residential One-Family (R-1).

Application Number: 11410

Case Numbers: PMS-16-010

Assessor Parcel Number: 508-341-036-000

Applicant

Rhett and La Naie Baker
2648 Visser Court
McKinleyville, CA 95519

Owner(s)

same as applicant

Agent

Points West Surveying Co.
Jesse Buffington
5201 Carlson Park Dr., Ste. 3
Arcata, CA 95521

Environmental Review: Project is exempt from environmental review per Section 15315 of the CEQA Guidelines.

Major Issues: None

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

BAKER PARCEL MAP SUBDIVISION
Case Number: PMS-16-010
Assessor Parcel Number 508-341-036

Recommended Planning Commission Action

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

Move to adopt the exemption and make all of the required findings, based on evidence in the staff report and approve the application on the Consent Agenda subject to the recommended conditions.

Executive Summary: The applicant is proposing a subdivision of one legal parcel known as APN 508-341-36. The proposal includes creating two parcels of 5,519 square feet each. The parcel is currently being developed with a residence and attached secondary dwelling unit that will remain on proposed Parcel 2. All parcels will be served with water and sewer by the McKinleyville Community Services District.

Both parcels will have approximately 50 feet of street frontage along Boss Road. Boss Road is a 50' wide right of way and is currently paved to a width of \pm 40' with curbs, gutter and sidewalk on the south side and along the adjacent parcel to the east. A preliminary drainage report was prepared and reviewed by DPW and they recommended as a condition of approval that the applicant submit a complete hydraulic report and drainage plan for their approval. The minimum parcel size for this R-1 zone in McKinleyville is 5,000 square feet.

The site is in a developed part of McKinleyville with single family homes on adjacent parcels. The site is relatively flat, with a less than 1% slope towards the northeast. The geologic hazards map for this area shows the soils to be relatively stable. There are no flood hazards on the property, no mapped archaeological resources, and no mapped biological resources.

A preliminary drainage report was prepared and found that new development would not exceed the amount previously on-site. Therefore, no additional stormwater detention was required to comply with the policy in the McKinleyville Community Plan prohibiting an increase in stormwater runoff. In order to comply with the State Water Board's Phase II Small Municipal Separate Storm Sewer System (MS4) Program, a preliminary stormwater control plan was prepared and reviewed by Public Works. The project is considered a small project and Low Impact Development (LID) techniques will be required at the time of building permit issuance.

This is an in-fill project and considered exempt from CEQA pursuant to Section 15315 of the CEQA Guidelines. This exemption applies to minor land division within urbanized areas zoned residential into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent. This subdivision meets all of these requirements.

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

ALTERNATIVES: 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-**

**MAKING THE REQUIRED FINDINGS FOR CERTIFYING COMPLIANCE WITH THE CALIFORNIA
ENVIRONMENTAL QUALITY ACT AND CONDITIONALLY APPROVING THE BAKER PARCEL MAP
SUBDIVISION APPLICATION: CASE NUMBER PMS-16-010
ASSESSOR PARCEL NUMBER 508-341-036-000**

WHEREAS, Points West Surveying Company, on behalf of the owner, submitted an application and evidence in support of approving the Parcel Map Subdivision; and

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

WHEREAS, the Planning Division, the lead department pursuant to Section 202 of Resolution No. 77-29 (County CEQA Guidelines), has found the project is categorically exempt from environmental review pursuant to Section 15315, Class 15 of the California Environmental Quality Act (CEQA); and

WHEREAS, Attachment 1 in the Planning Division staff report includes evidence in support of making all of the required findings for approving the proposed Minor Subdivision (Case No.: PMS-16-010);

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

1. The proposed Parcel Map Subdivision is categorically exempt from environmental review pursuant to Section 15315 of the CEQA Guidelines;
2. The Planning Commission makes the findings in Attachment 2 of the Planning Division staff report for a Minor Subdivision (Case No.: PMS-16-010) based on the submitted evidence; and
3. The Planning Commission conditionally approves the proposed project as recommended in the Planning Division staff report for a Minor Subdivision (Case No.: PMS-16-010).

Adopted after review and consideration of all the evidence on March 2, 2017.

The motion was made by __ and seconded by ____.

AYES: Commissioners:

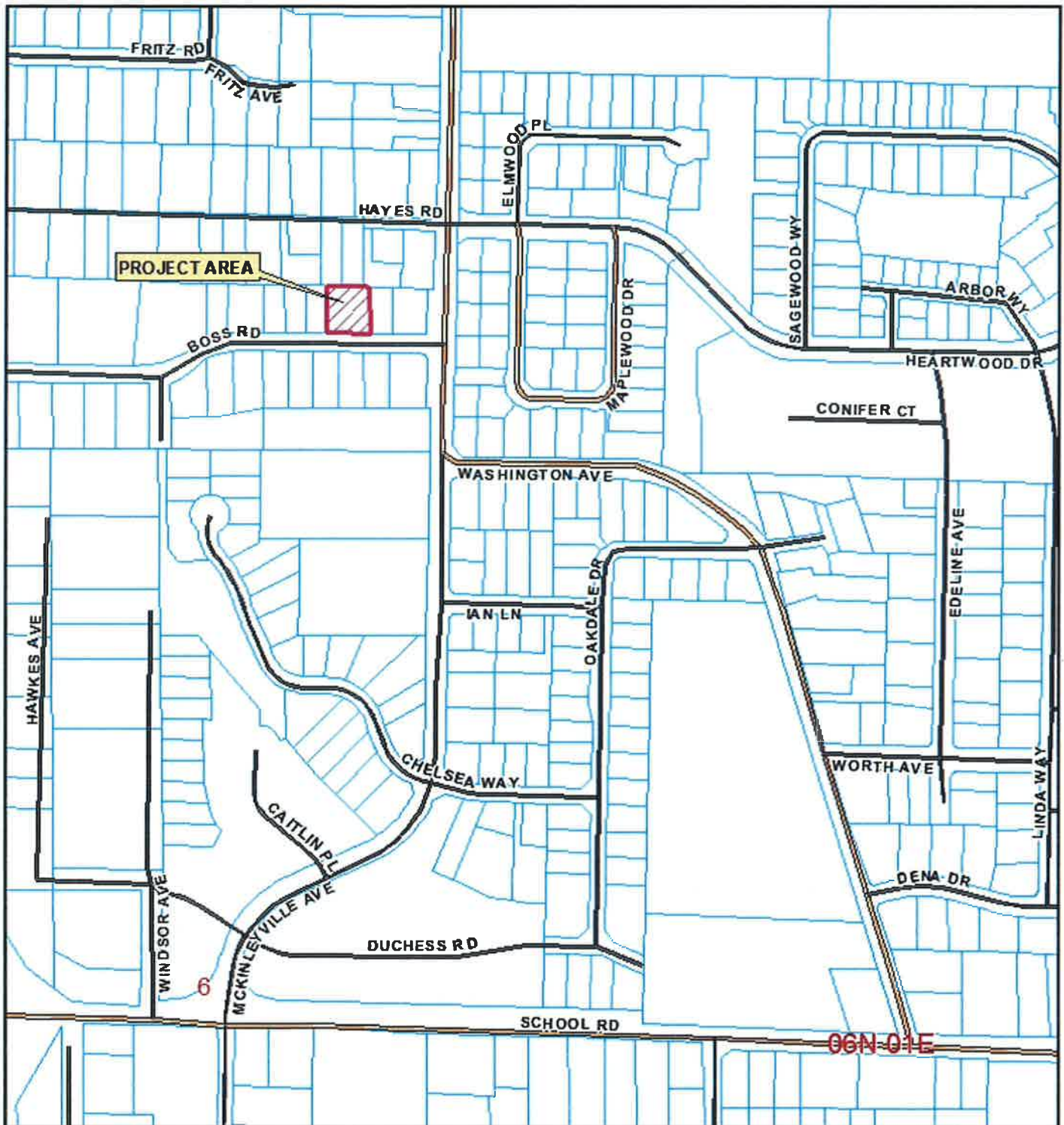
NOES: Commissioners:

ABSTAIN: Commissioners:

ABSENT: Commissioners:

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 BAKER PARCEL MAP SUBDIVISION MCKINLEYVILLE AREA PMS-16-010

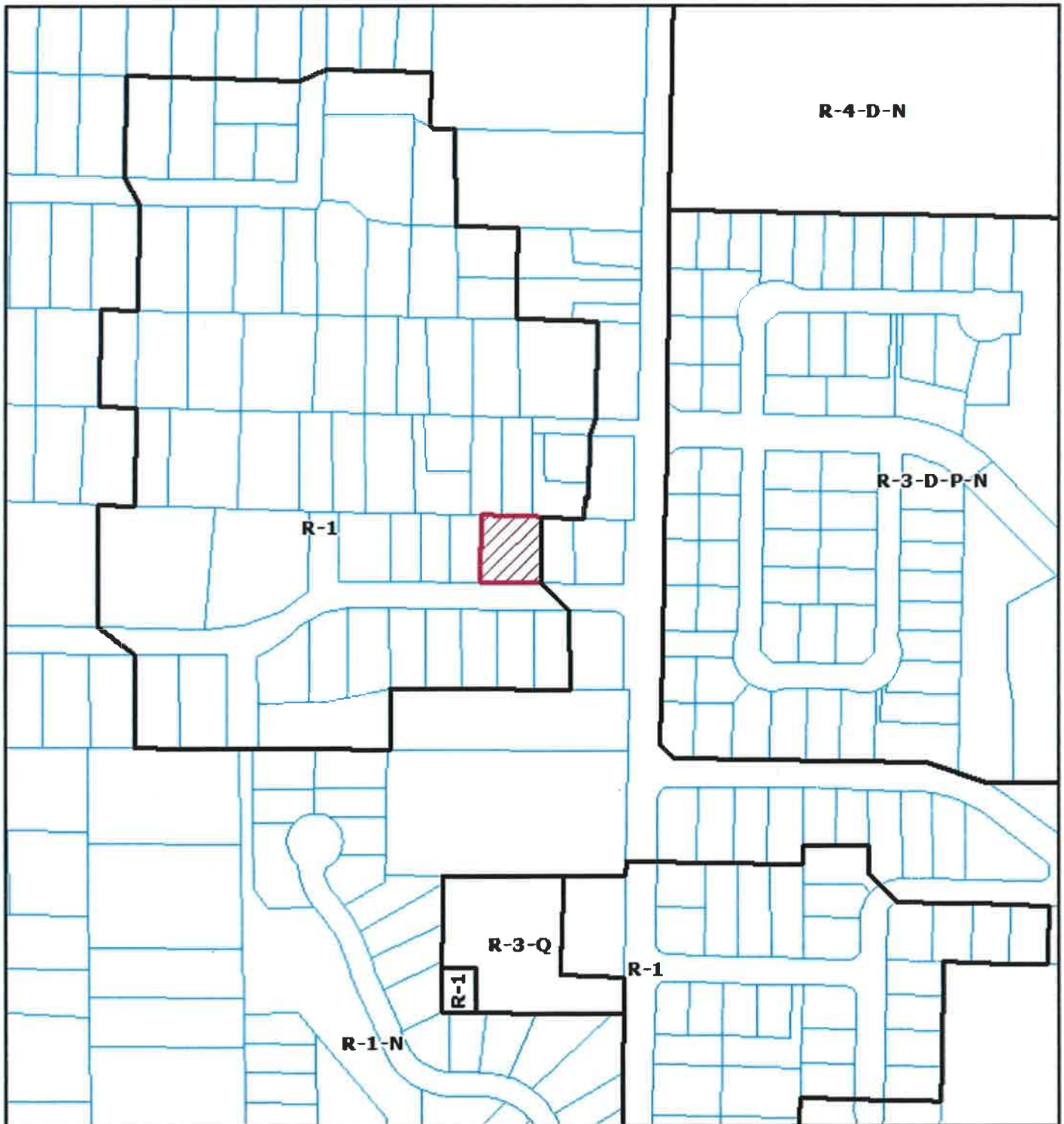
**APN: 508-341-036
T06N R01E S06 HB&M (Arcata North)**

Project Area = 

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



0 100 200 300 400
 Feet



ZONING MAP

**PROPOSED BAKER
PARCEL MAP SUBDIVISION
MCKINLEYVILLE AREA
PMS-16-010**

**APN: 508-341-036
T06N R01E S06 HB&M (Arcata North)**

Project Area = 

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

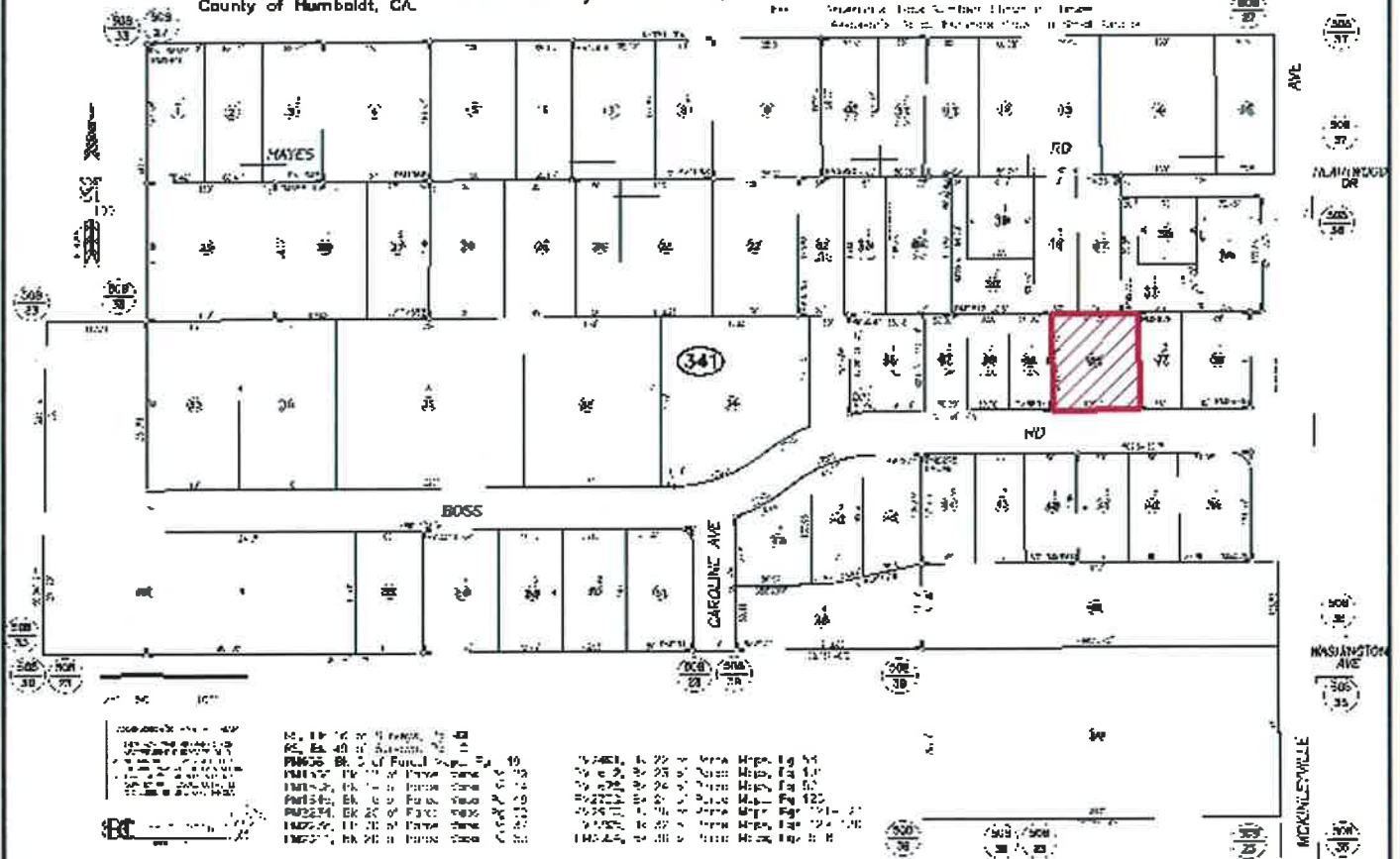


0 100 200 300
Feet

Assessor's Map Rk. 508, Pg. 34
County of Humboldt, CA

PTN NW1/4 SEC 6, T6N R1E, HB& M

508-34



ASSESSOR PARCEL MAP

PROPOSED BAKER PARCEL MAP SUBDIVISION

MCKINLEYVILLE AREA

PMS-16-010

APN: 508-341-036

T06N R01E S06 HB&M (Arcata North)

Project Area = 

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



MAP NOT TO SCALE



AERIAL MAP

PROPOSED BAKER PARCEL MAP SUBDIVISION MCKINLEYVILLE AREA PM S-16-010

**APN: 508-341-036
T06N R01E S06 HB&M (Arcata North)**

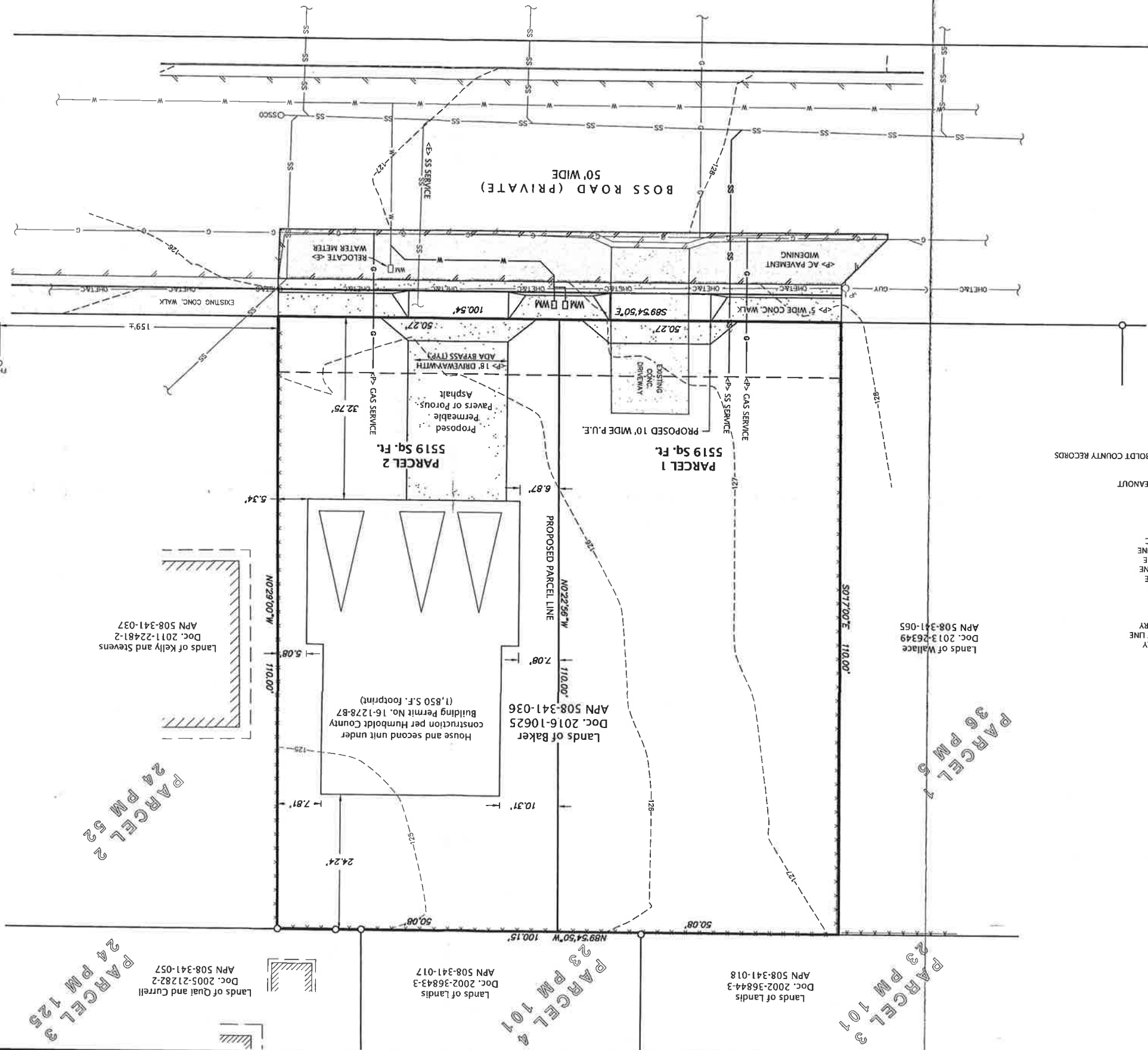
Project Area =



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



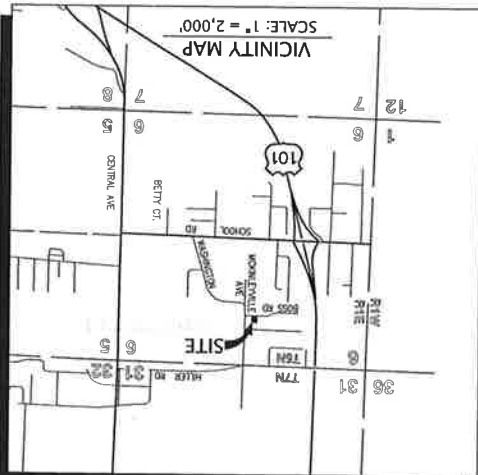
0 100
Feet



- LEGEND**
- PM PARCEL MAPS, HUMBOLDT COUNTY RECORDS
 - WM WATER METER
 - SSCO JOINT POLE
 - FH FIRE HYDRANT
 - SS EXISTING SEWER LINE
 - SS PROPOSED SEWER LINE
 - SS EXISTING WATER LINE
 - SS PROPOSED WATER LINE
 - SS EXISTING GAS LINE
 - SS PROPOSED GAS LINE
 - SS EXISTING ELECTRIC
 - SS PROPOSED ELECTRIC
 - SS OVERHEAD ELECTRIC
 - SS & TELEPHONE
 - SS EXTERIOR PROPERTY LINE
 - SS ADJACENT BOUNDARY
 - SS FENCE LINE
 - SS EXISTING GAS LINE
 - SS PROPOSED GAS LINE
 - SS EXISTING SEWER LINE
 - SS PROPOSED SEWER LINE
 - SS EXISTING WATER LINE
 - SS PROPOSED WATER LINE
 - SS OVERHEAD ELECTRIC
 - SS & TELEPHONE
 - SS FIRE HYDRANT
 - SS JOINT POLE
 - SS WATER METER
 - SS PARCEL MAPS, HUMBOLDT COUNTY RECORDS
 - SS PM



- Notes:**
- 1) This map represents a subdivision of the lands described in Document No. 2016-10625 into two parcels, each approximately 5519 square feet. Proposed Parcel 1 is currently undeveloped and proposed parcel 2 has obtained a building permit under Humboldt County Building Permit No. 16-1278-87, for a single family residence and attached secondary dwelling unit. The existing use on adjacent parcels is residential.
 - 2) The existing boundary lines and easements are based on a Title Insurance Policy prepared by First American Title, Order No. 00157489-001-AU-FB, dated June 10, 2016. All easements of record and new easements shown on the Tentative Map and will appear on the Parcel Map.
 - 3) The property is in Flood Zone C, as shown Firm Community Panel No. 060060 0625B, dated 7/19/1982 and falls outside the 100 year flood zone. No wet areas exist on site and the property is not subject to inundation.
 - 4) This property is to be served by the following utilities:
 - Water and Sewer
 - Electric and Gas
 - AT&T
 - Cable TV
 - 5) Topography is shown at 1 foot contour intervals based on field survey performed by Points West Surveying in October 2016.



PROJECT DATA

Owner / Applicant: Rhett Baker and La Naie Baker
APN: 508-341-036
Mailing Address: 1500 Glendale Drive
McKinleyville, CA 95519
Phone: 508-341-036

Agent: Jesse Buffington
Points West Surveying Company
5201 Carlson Park Drive, Suite 3
Arcata, CA 95521
Phone: (707) 840-9510
Fax: (707) 840-9542
Email: buffington@pointswestsurveying.com

General Plan: R-S-B-6
Principal Zoning: RL-5 (MCCP)
Building Setbacks: Front: 20'
Interior Side: 5'
Exterior Side: 5'
Rear: 10'

TENTATIVE MAP

for
RHETT AND LA NAIE BAKER
NW 1/4 SECTION 6, T6N, R1E
HUMBOLDT MERIDIAN
IN THE INCORPORATED AREA OF
HUMBOLDT COUNTY, STATE OF CALIFORNIA

SCALE: 1" = 10'
OCTOBER 2016
SHEET 1 OF 1

POINTS WEST SURVEYING CO.
5201 Carlson Park Dr., Suite 3 - Arcata, CA 95521
707-840-9510 - Phone 707-840-9542 - Fax



ATTACHMENT 1

CONDITIONS OF APPROVAL

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

1. All taxes to which the property is subject shall be paid in full if payable, or secured if not yet payable, to the satisfaction of the County Tax Collector's Office, and all special assessments on the property must be paid or reapportioned to the satisfaction of the affected assessment district. Please contact the Tax Collector's Office approximately three to four weeks prior to filing the parcel or final map to satisfy this condition. This requirement will be administered by the Department of Public Works.
2. The conditions on the Department of Public Works referral dated January 5, 2017 included herein as Exhibit A shall be completed or secured to the satisfaction of that department. Prior to performing any work on the improvements, contact the Land Use Division of the Department of Public Works.
3. The Planning Division requires that two (2) copies of the Parcel Map be submitted for review and approval. Gross and net lot area shall be shown for each parcel.
4. 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 County Planning Division, 3015 H Street, Eureka. The check shall be made payable to the "Humboldt County Planning Division". The fee is required to cover the Assessor's cost in updating the parcel boundaries.
5. 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 Division, 3015 "H" Street, Eureka. This fee is a deposit, and if actual review costs exceed this amount, additional fees will be billed at the County's current burdened hourly rate. Please see Informational Note 1. below for suggestions to reduce the cost for this review.
6. Parkland dedication fees of \$3,067.92 shall be paid to the Humboldt County Planning and Building Department, 3015 "H" Street, Eureka. Alternately, a parkland dedication fee of \$1,533.96 may be paid, provided the applicant enters into a Conveyance and Agreement of development rights with the County of Humboldt for second or secondary dwelling units on Parcels 1 and 2. Release from the Conveyance and Agreement may be pursued upon payment of the \$1,533.96 parkland dedication fee balance. A copy of the Conveyance and Agreement form with *pro-rata* dedication payments amounts for each lot calculated will be provided by the Planning Department upon the election of this option by the applicant once the Parcel Map is prepared and approved for recordation. These fees may be paid for by individual lot owners on a *pro-rata* basis at the time individual lot owners apply for a permit to construct a second or secondary dwelling unit. Should the applicant elect to enter into a Conveyance and Agreement, legal document review fees as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors (currently \$322.00) will be required.
7. 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 the following site development details:

A. Mapping

- (1) Topography of the land in 1-foot contour intervals;
- (2) The location of all drainage improvements and related easements;
- (3) Development standards including setbacks, maximum lot coverage, existing development, maximum height and two (2) parking spaces on each parcel consistent with Section 314-109.1 Humboldt County Code;

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 archaeological resources are encountered during construction activities, the contractor on site shall cease all work in the immediate area and within a 50 foot buffer of the discovery location. A qualified archaeologist as well as the appropriate Tribal Historic Preservation Officer(s) are to be contacted to evaluate the discovery and, in consultation with the applicant and lead agency, develop a treatment plan in any instance where significant impacts cannot be avoided.

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

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

- (2) "The project is located in a designated non-attainment area for the state's health-based particulate matter (PM10) air quality standard. As such, additional emission from the project could exacerbate air quality problems, including non-attainment of ambient air quality standards. In order to address potential effects to air quality the District recommends:

- Prohibition of open fireplaces.
- Heating should be provided using clean fuels (electricity or natural gas), when feasible.
- If wood heating must be used, only US Environmental Protection Agency (EPA) certified heating appliances should be permitted in new construction."

- (3) "Construction activities shall be restricted to hours between 7:00 a.m. and 6:00 p.m. Monday through Friday and 9:00 a.m. and 5:00 p.m. on Saturday. All proposed uses must comply with the noise standards identified in Figure 3-2 of the General Plan."
- (4) If applicable "Development rights for secondary dwelling units have been conveyed by the subdivider to the County of Humboldt. The terms and conditions of the Conveyance and Agreement must be satisfied in order for the County to accept an application for a secondary dwelling unit on any of the involved parcels. Please refer to the recorded Conveyance and Agreement for the specific requirements. Questions regarding this note should be directed to the Humboldt County Planning Division."
- (5) "Notice is given pursuant to Government Code Section 66411.1 that the frontage improvement requirements on Parcel 2 (existing developed parcel) in Exhibit A to Attachment 1 should be constructed to the satisfaction of the Department of Public Works within twenty-four (24) months from the date that the subdivision map is filed with the County Recorder; or prior to issuance of a development permit (or building permit) for Parcels 1 or 2, whichever occurs first. The construction of the subdivision improvements for Parcel 1 may be deferred to the time that a development permit (or building permit) is issued."

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

- (6) "Please note that the information and requirements described and/or depicted on this Development Plan are current at the time of preparation but may be superceded or modified by changes to the laws and regulations governing development activities. Before commencing a development project, please contact the Planning Division to verify if any standards or requirements have changed."
- 8. The applicant shall cause to be recorded a "Notice of Development Plan" for all parcels on forms provided by the Humboldt County Planning Division. Document review fees as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors (currently \$322.00 plus applicable recordation fees) will be required. The Development Plan shall also be noticed on the Parcel Map.
 - 9. 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 \$50.00. (Note: In order to comply with the time limits for filing the Notice of Exemption per CEQA, this payment will be requested from the applicant prior to hearing and will be held by the Planning Division pending a decision on the permit.)
 - 10. 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.

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 Department. The applicant should submit the listed item(s) for review as a package as early as possible before the desired date for final map checking and recordation. Post application assistance by the Assigned Planner, with prior appointment, will be subject to a Special Services Fee for planning services billed at the County's current burdened hourly rate. Copies of all required forms and written instructions are included in the final approval packet.

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

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

2. The project site is not located within an area where known cultural resources have been located. However, as there exists the possibility that undiscovered cultural resources might be encountered during construction activities, the following mitigation measures are required under state and federal law:

If cultural resources are encountered during construction activities, the contractor on site shall cease all work in the immediate area and within a 50 foot buffer of the discovery location. A qualified archaeologist as well as the appropriate Tribal Historic Preservation Officer(s) is to be contacted to evaluate the discovery and, in consultation with the applicant and lead agency, develop a treatment plan in any instance where significant impacts cannot be avoided.

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

3. Under state planning and zoning law (CGC §66000 *et seq.*), a development project applicant who believes that a fee or other exaction imposed as a condition of project approval is excessive or inappropriately assessed may, within 90 days of the applicable date of the project's approval, file a written statement with the local agency stating the factual basis of their payment dispute. The applicant may then, within 180 days of the effective date of the fee's imposition, file an action against the local agency to set aside or adjust the challenged fee or exaction.
4. The term of the approved Tentative Map shall be 24 months from the effective date of the action except where otherwise provided by law. An extension may be requested prior to the date in accordance with Section 326-21 and 326-31 of the Humboldt County Code.

EXHIBIT A



ARCATA-EUREKA AIRPORT TERMINAL
McKINLEYVILLE
FAX 839-3596

AVIATION

839-5401

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

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

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


LAND USE 445-7205

DEPARTMENT OF PUBLIC WORKS COUNTY OF HUMBOLDT

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

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 BAKER, APN 508-341-036, PMS 16-010 FOR APPROVAL
OF A TENTATIVE MAP, CONSISTING OF 0.25 ACRES INTO 2 LOTS

DATE: 01/05/2017

- - - - -

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 Points West Surveying Co. dated October 2016, and dated as received by the Humboldt County Planning Division on November 04, 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 parcel 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.

- 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 **PROOF OF LEGAL ACCESS:** Applicant shall provide, to the satisfaction of this Department, proof of recorded access from a publicly maintained road to the subject property. The width of the access shall be a minimum of 50 feet and shall be shown on the subdivision map. [Reference: Roadway design standards/classification plats in Section 4.2 of Appendix A of the County Subdivision Ordinance]
- 1.5 **EASEMENTS:** All easements that encumber or are appurtenant to the subdivision shall be shown graphically on the subdivision map. Those easements that do not have a metes and bounds description shall be noted on the subdivision map and shown as to their approximate location.
- 1.6 **PRIVATE ROADS:** Pursuant to County Code 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]

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

(a) **BOSS ROAD (PRIVATE ROAD):**

Access: Applicant shall cause to be dedicated on the subdivision map a non-exclusive easement for ingress, egress, and public utilities for the benefit of the parcels within the subdivision in a manner approved by this Department. The easement shall be 50 feet in width.

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.

Sidewalks: Applicant shall cause to be dedicated on the subdivision map a non-exclusive 10 foot wide easement for sidewalk purposes lying adjacent to the right of way of the access roads within the subdivision. Said easement shall be for the benefit of the parcels/lots within the subdivision and shall be dedicated in manner, width, and location as approved by this Department. This easement may overlap a public utility easement.

- (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. Projects located within McKinleyville Community Services District (MCSD) area shall be tied to MCSD elevation datum unless waived 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) Along the frontage of the subdivision, the northerly half of Boss Road shall be constructed having a typical section comprised of a 12 foot wide travel lane, an 8 foot wide parking lane, a Caltrans Type A2-6 PCC curb and gutter, a 5 foot wide (4.5 foot useable) landscape strip, and a 5 foot wide PCC sidewalk.
- (b) Nothing is intended to prevent the applicant from constructing the improvements to a greater standard.
- (c) The surface of the access road(s) shall conform to the *Structural Section* requirements within this document.

- 2.6 **STRUCTURAL SECTION:** The access road(s) shall be constructed to a structural section recommended in the soils report and as approved by this Department.
- (a) **For paved road surfaces,** the structural section shall include a minimum of 0.2 foot of Caltrans Type B hot mix ("asphalt") over 0.67 foot of Caltrans Class 2 aggregate base. If required by this Department, the structural section of all roads shall be determined by Caltrans R-Value method using a Traffic Index (T.I.) approved by this Department. Based upon soil conditions, this Department may also require a geotextile fabric to be placed on top of the sub grade.
- When widening hot mix ("asphalt") roads, the widened road shall be paved with hot mix. A sawcut is required to ensure a uniform joint between the existing and new pavements. The location of the sawcut shall be approved by this Department based upon the condition of the existing road surface.
- (b) Access roads and driveways may include decorative accent treatments such as, but not limited to, stamped concrete or decorative brick pavers. Decorative accent treatments must provide appropriate traction for pedestrians, bicycles, and vehicles. **Decorative access treatments are not permitted within the public right of way,** unless approved in writing by this Department.
- 2.7 **UNKNOWN IMPROVEMENTS:** Other on-site and/or off-site improvements may be required which cannot be determined from the tentative map and/or preliminary improvement plans at this time. These improvements will be determined after more complete improvement plans and profiles have been submitted to the County for review.
- 2.8 **UTILITIES:** The proposed improvements may require the undergrounding or relocation of existing facilities at the expense of the applicant. Undergrounding of existing facilities, relocation of existing facilities, or construction of new facilities shall be completed prior to constructing the structural section for the roadway.
- If any utilities are required to be installed as a condition of tentative map, the utility work shall be completed prior to constructing the structural section for the road. All laterals shall be extended onto each lot and marked in a manner that they will be easily located at the time of individual hookups. A letter of completion of all work from each involved utility company shall be submitted prior to constructing the roadway structural section. Any utilities that need to be relocated shall be done solely at the subdivider's expense.
- Applicant shall remove any abandoned utilities (natural gas, electrical, cable tv, etc.,) within the public right of way fronting the subdivision or within the subdivision as directed by this Department.
- 2.9 **PERMITS:** An encroachment permit is required to be obtained prior to construction from this Department for all work within the right of way of a County maintained road.
- 2.10 **NEIGHBORHOOD BOX UNIT (NBU) MAILBOXES.** When clustered mailboxes (neighborhood box units) are required by the Post Office, applicant shall obtain approval for the location of the mailbox unit from the Post Master. The pad for the mailbox unit shall be

constructed as part of the subdivision and shall be encompassed by a sidewalk easement or other easement, as approved by this Department.

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. In the preparation of drainage plans, applicant shall comply with the Community of McKinleyville County Storm Water Management Program. [Available from Environmental Services Division- note document name to change in near future with new MS4 permit]
- 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 McKinleyville Community Plan Policy 3310 (5), 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 **DRAINAGE FEES:** Applicant must conform to Humboldt County Code Section 328.1-16 regarding McKinleyville Drainage Area Fees.
- 3.6 **LOW IMPACT DEVELOPMENT (LID):** The subdivision as proposed is a small project and is required to comply with County Code Section 337-13. At the time of issuance of a building permit, the applicant must comply with County Code Section 337-13.

Note: At time of issuance of a building permit for the vacant parcel, if the total proposed impervious area exceeds 5,000 SF, then that parcel shall be developed as a regulated project.

4.0 GRADING

4.1 **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.

4.2 **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.

4.3 **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.

4.4 **DATUM:** Grading plans shall be tied into elevation datum approved by this Department. Projects located within McKinleyville Community Services District (MCSD) area shall be tied to MCSD elevation datum unless waived by this Department.

4.5 **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.

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 the non-county maintained road known as Boss Road.

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

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.

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:

<NONE>

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 (HCC) 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 which supports making all of the following findings:

1. That the proposed subdivision together with the provisions for its design and improvement 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 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 (the midpoint of the density range specified in the plan designation), unless the following written findings are made supported by substantial evidence: 1) the reduction is consistent with the adopted general plan including the housing element; 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.
6. In addition, the California Environmental Quality Act (CEQA) states that one of the following findings must be made prior to approval of any development which is subject to the regulations of CEQA:
 - a. The project is either categorically or statutorily exempt; or
 - b. There is no substantial evidence that the project will have a significant effect on the environment or any potential impacts have been mitigated to a level of insignificance and a negative declaration has been prepared pursuant to Section 15070 of the CEQA Guidelines; or
 - c. An environmental impact report (EIR) has been prepared and all significant environmental effects have been eliminated or mitigated to a level of insignificance, or the required findings in Section 15091 of the CEQA Guidelines are made.

Staff Analysis:*FINDINGS*

1. 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 Chapters 2-4 of the Framework Plan (FP) and McKinleyville Community Plan (MCCP).

Plan Section(s)	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the General Plan Conformance Finding
Land Use: §2732 (MCCP)	Residential Low Density (RL) Primary and compatible uses include single family residential use. Density Range – 1 - 7 dwelling units per acre.	The existing parcel is currently being developed with a single family residence with attached secondary dwelling unit on proposed Parcel 2. Proposed Parcel 1 will be vacant and suitable for residential development.
Urban Limits: §2600 (MCCP)	New development shall be located within existing developed areas or in areas with adequate public services.	Both proposed parcels are within the Urban Limit line and are served by public water and sewer. The parcels will be served by Boss Road, a non-County maintained road with a 50 foot right of way improved with curb, gutter and sidewalk.
Housing: §2400 (MCCP)	Housing shall be developed in conformity with the goals, policies and standards of the Humboldt County Housing Element.	The proposal results in one additional building site for residential development.
Hazards: §3200 (MCCP)	New development shall minimize risk to life and property in areas of high geologic, flood and fire hazards. Geologic Fire Flood Hazards	The area of the proposed building site is within Geologic Hazard Rating 0 - "Relatively Stable" and is not within the Alquist-Priolo Fault Hazard Area. The proposed subdivision site is in an area of low fire hazard. The parcel does not have any flood hazards as shown on FIRM Map #625 C.
Sensitive and Critical Habitats: §3420 (MCCP)	To protect designated sensitive and critical resource habitats.	The parcel does not have any mapped constraints as shown on the biological resource map. It is located within a developed residential area which is not known to possess wetlands, natural drainages or other types of sensitive or critical habitats.

Cultural Resource Protection: §3500 (FP)	New development shall protect cultural, archeological and paleontological resources.	The previous subdivision (PMS-07-022) was referred to the North Coast Information Center and the Wiyot Tribe. Neither agency identified any historical resources and recommended no further study. Conditions of approval put the applicant on notice that if archaeological resources are found during excavation on the property, all work is to be stopped and a qualified archaeologist is to be consulted for recommendations.
Parkland: §4420 (MCCP)	To establish recreational facilities to meet the needs of Eureka residents.	<u>Parkland dedication in-lieu fees were calculated by the Assessor's Office to be \$100,000/acre</u> or: $2(2(130 \times 2.57/43,560)) \times \$100,000 = \$3,067.92$ without the conveyance of secondary dwelling unit rights; or \$1,533.96 with the conveyance of secondary dwelling unit rights on all parcels.

Parkland Dedication Fee Calculations

	130.00	McKinleyville Community Plan requires 130 square feet of parkland dedication per person for new subdivisions
X	<u>2.57</u>	Persons per average McKinleyville household (Source: 2000 U.S. Census)
	334.10	Parkland dedication per average household in square feet
/	<u>43,560</u>	Square feet per acre
	0.007	Parkland dedication per average household in acres
X	2	Number of parcels being created by the subdivision,
X	2	Number of dwellings per legal parcel or lot, including potential second units
X	100%	Percentage of these parcels within the McKinleyville Community Planning Area
X	<u>\$100,000</u>	Value of one acre of land in the vicinity of the subdivision project
	\$3,067.92	Parkland Dedication In-lieu Fee for the Baker Subdivision

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)	Applicable Subdivision Requirements	Evidence Supporting Subdivision Requirement Finding
Lot Suitability 322-3	All lots shall be suitable for their intended uses.	The subdivision creates two parcels out of an approximately 11,000 square foot parcel. Evidence submitted by the applicant, staff site inspections and referral agency comments indicate that the proposed lots will be suitable residential locations. The minimum parcel size is 5,000 square feet which both parcels will exceed.
Access and Drainage 324-1	Improvements shall be required for the safe and orderly movement of people and vehicles.	The parcel currently is served by Boss Road. Boss Road is currently improved to 40 feet wide, paved with curb, gutter and sidewalk that ends at this parcel. Per the Public Works Department Exhibit A, dated January 5, 2017 they reviewed a preliminary drainage study and placed a condition on the project that a complete hydraulic report and drainage plan be approved by their department.
Sewer & Water 324-1 (d)	Sewer and water systems shall be constructed to appropriate standards.	The parcels will be served by community water and sewer. Upon the development of the proposed parcel, the owner will be required to contact the McKinleyville Community Services District for hook-up upon the payment of fees.
Access Road Appendix 4-1	Roadway design must incorporate a 40-foot right of way unless an exception is granted.	See above.

Section(s)	Applicable Subdivision Requirements	Evidence Supporting Subdivision Requirement Finding
Government Code § 66411.1 Improvement Timing	Unless the subdivider voluntarily enters into an agreement with the County establishing the timing of the work, fulfillment of reasonable on- and off-site construction requirements are deferred until issuance of a permit or other grant for development of the created lot, except where found to be necessary for the public health and safety or for orderly development of the surrounding area. If not completed prior to parcel map recordation or under agreement with the County, a Notice of deferred construction of subdivision improvements shall be filed concurrently with the parcel map.	Because one of the resultant parcels being created by this division is currently developed with an occupied residential structure, and the subdivider has not indicated that it is their intent to enter into a Subdivision Agreement, the Public Works Department is recommending that the construction of the frontage improvements on Parcel 2 (existing developed parcel) set forth in Attachment 1, Exhibit A be completed within 24 months of the filing of the parcel map or prior to issuance of a development permit (or building permit) for Parcel 1, whichever occurs first for orderly development of the area. (Refer to Attachment 4). The construction of the subdivision improvements for Parcel 1 may be deferred to the time that a development permit (or building permit) is issued. Notice of deferred construction improvements will be provided in the Development Plan to be recorded with the parcel map that informs the owner and their successor's in interest of their development obligations.
322-3.1 Housing Element Densities 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 (the mid point of the density range specified in the plan designation), 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 project will divide an 11,027 square foot parcel into two lots resulting in a density of 8 units per acre. The Regional Housing Needs Assessment (RHNA) for the 2014 Housing Element identified this parcel as providing one dwelling unit. The proposed subdivision will provide the opportunity for two primary dwelling units, thereby exceeding the number of units assumed under the most recent Housing Element.

3. Zoning Compliance and Development Standards: The following table identifies the evidence which supports finding that the proposed development is in conformance with all applicable policies and standards in the Humboldt County Zoning Regulations.

Zoning Section	Summary of Applicable Requirement	Evidence That Supports the Zoning Finding												
Residential Single-Family (R-1) §314-6.2	One family dwellings are principally permitted uses.	The proposed subdivision divides a parcel developed with a single family residence with attached secondary dwelling unit and provides one new additional parcel for residential development.												
Development Standards														
Minimum Parcel Size:	5,000 sq. ft. or more	Parcel 1: 5,519 square feet Parcel 2: 5,519 square feet												
Minimum Yard Setbacks per Zoning:	Front: 20' Side: 5' Rear: 10'	<table><tr><td></td><td>Front</td><td>Side</td><td>Rear</td></tr><tr><td>Parcel 1:</td><td></td><td>vacant</td><td></td></tr><tr><td>Parcel 2:</td><td>32 feet</td><td>7 feet</td><td>24 feet</td></tr></table>		Front	Side	Rear	Parcel 1:		vacant		Parcel 2:	32 feet	7 feet	24 feet
	Front	Side	Rear											
Parcel 1:		vacant												
Parcel 2:	32 feet	7 feet	24 feet											
Maximum Ground Coverage	35%	Parcel 1: vacant Parcel 2: 33%												
Maximum Structure Height	35 ft.	Parcel 1: vacant Parcel 2: 27 feet												

4. 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 4, Referral 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.

5. Impact on Residential Density Target. See discussion under Section 2 above

6. Environmental Impact. The following table identifies the evidence which supports finding that the proposed project will not adversely impact the environment.

Code Section	Summary of Applicable Requirement	Evidence that Supports the Required Finding
CEQA Guidelines	Categorically exempt from State environmental review.	Class 15, Section 15315; Minor Land Divisions. CEQA section 15315 categorically exempts the division of property in urbanized areas zoned for residential, commercial or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and

		<p>access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have a slope greater than 20 percent. The unincorporated area of the county does not have any areas directly satisfying the CEQA definition of Urbanized, which generally speaking requires a population center of 50,000. Although the development site is not within the CEQA definition of urbanized, it exhibits characteristics of urban development common to Humboldt County because the parcel is served by both public water and sewer, it is residentially planned and zoned, and is within the mapped Urban Development Boundary per the McKinleyville Community Plan (MCCP). Additionally, the parcel is relatively flat, with a slope of approximately 1% to the northeast. Per the submitted evidence and agency responses, none of the exceptions to the Categorical Exemption per Section 15300.2 of the State CEQA Guidelines apply to this project. The use of this class of exemption for minor subdivision projects within urban areas, as the term is used in the County General Plan and Local Coastal Program, is consistent with previous County practice and the provisions of Section 21083.3 of CEQA.</p>
--	--	--

ATTACHMENT 3

APPLICANT'S EVIDENCE IN SUPPORT OF THE REQUIRED FINDINGS

Document	Date Received by Planning	Location
Tentative Subdivision Map	November 4, 2016	Attached in Maps Section
Application Form	November 4, 2016	On file with Planning
Preliminary Title Report	November 4, 2016	On file with Planning
Grant Deed	November 4, 2016	On file with Planning
Preliminary Drainage Plan	November 4, 2016	On file with Planning
Preliminary Stormwater Control Plan	November 4, 2016	On file with Planning

ATTACHMENT 4

REFERRAL AGENCY COMMENTS AND RECOMMENDATIONS

Referral Agency	Recommendation	Location
Building Inspection Division	Approval	On file with Planning
Land Use Division	Conditional Approval	Memorandum dated January 5, 2017 Attached Subdivision Requirements - Attached as Exhibit A, Attachment 1
Division Environmental Health	Approval	On file with Planning
California Department of Fish and Wildlife	No Response	
Arcata Fire Protection District	No Response	
McKinleyville Community Services District	Approval	On file with Planning
Northwest Information Center	Conditional Approval	On file with Planning
Wiyot Tribe	Conditional Approval	
PG&E	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

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

ADMINISTRATION
BUSINESS
ENGINEERING
FACILITY MAINTENANCE

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

NATURAL RESOURCES
NATURAL RESOURCES PLANNING
PARKS
ROADS & EQUIPMENT MAINTENANCE

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

LAND USE 445-7205

LAND USE DIVISION INTEROFFICE MEMORANDUM

TO: Trevor Estlow, Senior Planner, Planning and Building Department

FROM: Robert W. Bronkall, Deputy Director 

DATE: 01/05/2017

RE: BAKER, APN 508-341-036, PMS 16-010

PRIOR PROJECT: The subject property previously had an approved tentative map. The tentative map has expired and there is a new application for a replacement tentative map with the same lot configuration. Improvement plans and a drainage report were previously approved the Department of Public Works. For this project, those documents are adequate and do not need to be resubmitted for further review/approval.

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

PROOF OF LEGAL ACCESS: The Department recommends that the project not be presented to the Planning Commission until proof of legal access has been provided.

PARCEL MAP IMPROVEMENT NOTE: Frontage improvements to Parcel 2 (an existing developed parcel) must be constructed per the Department's subdivision requirements. Pursuant to Government Code Section 66411.1 (b), the Department recommends that the frontage improvements on Parcel 2 be completed within twenty-four (24) months from the date that the subdivision map is filed with the County Recorder; or prior to issuance of a development permit (or building permit) for Parcels 1 or 2, whichever occurs first. This is based upon the need for orderly development of the surrounding area. The construction of the subdivision improvements for Parcel 1 may be deferred to the time that a development permit (or building permit) is issued.

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.

// END //