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:	September 21, 2017
To:	Humboldt County Planning Commission
From:	John H. Ford, Director of Planning and Building Department
Subject:	**Petersen Final Map Subdivision Extension** Application Number 13511 Case Number FMS-07-001X Assessor Parcel Number (APN) 509-114-002-000 1790 A Street, McKinleyville area

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Please contact Tricia Shortrdge at (707) 268-3704, or by email at tshortridge@co.humboldt.ca.us, if you have any questions about the scheduled public hearing item.

AGENDA ITEM TRANSMITTAL

Hearing Date	Subject	Contact
September 21, 2017	Final Map Subdivision Extension	Tricia Shortridge

Project: A two-year extension, in addition to four automatic extensions as allowed by Senate Bill 1185 and State Assembly Bills 333, 208 and 116, of A Major Subdivision of an approximately one acre parcel into six parcels of approximately 6,747 square feet each. The Final Map will be recorded in two phases. Phase 1 will consist of lots 1-3 and Phase 2 will consist of lots 4-6 which will be recorded separately. An exception to the solar shading requirements and right of way width is requested. Under the original approval the entire parcel was zoned Residential One Family with a 6,000 square foot minimum lot size and the General Plan land use designation was Residential Low Density (RL). Subsequently, as part of the implementation of the 2010 Housing Element Multi Family Rezoning Program, a portion of the parcel was changed to include General Plan land use designation Residential Medium Density (RM) and zoning designation Residential Multi-Family (R-3). The subdivision design can be supported with both land use and zoning designations. All parcels will be served with water and sewer by McKinleyville Community Services District. **No change to the original project is proposed. If approved, the extension will extend the life of the tentative map to March 18, 2019.**

Project Location: The project is located in Humboldt County, in the McKinleyville area, on the west side of A Street, approximately 350 feet north of the intersection of Park Avenue and A Street, on the property known as 1790 A Street.

Present Plan Designation: Residential Low Density (RL); Residential, Medium Density; McKinleyville Community Plan (MCCP). Density: RL: 1-7 dwelling units per acre; RM: 7-30 dwelling units per acre. Slope Stability: Relatively Stable.

Present Zoning: Residential Single Family with combining zones for 6,000 square foot minimum parcel size and Noise Impacts (R-1-6-S-N); Residential Multiple Family with a Qualified combining zone (R-3-Q).

Case Number: FMS-07-001X

Application Number: 13511

Assessor Parcel Number: 509-114-002-000

Applicant
Eric Petersen
400 Orchard Lane
McKinleyville, CA 95519

Owner(s)
same as applicant

Agent
Kelly-O'Hern
Mike O'Hern
3240 Moore Avenue
Eureka, CA 95501

Environmental Review: Project requires environmental review.

Major Issues: None

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

PETERSEN FINAL MAP SUBDIVISION EXTENSION
Case Number FMS-07-001X
Assessor Parcel Number 509-114-002-000

RECOMMENDED COMMISSION ACTION:

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

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

Staff Analysis of the Evidence Supporting the Required Findings

Sections 66452.6(e) and 66463.5(c) of the California Government Code (Subdivision Map Act) and Sections 326-21 and 326-31 (Filing of Final and Parcel Maps) of the Humboldt County Code Zoning Regulations establishes the authority to grant time extensions for approved or conditionally approved tentative maps when it can be found that the findings and conditions of the original project have not changed significantly. In addition, recent legislation (SB 1185, AB 116, AB 208 and AB 333) added sections to the Subdivision Map Act that granted automatic extensions to a tentative subdivision or parcel map which met certain criteria.

Recommendation:

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

Staff Analysis:

A two-year extension, in addition to automatic extensions as allowed by Senate Bill 1185 and State Assembly Bills (AB 116, AB 208 and AB 333) of a Final Map Subdivision originally approved March 6, 2008.

The original project involved approval of a Final Map Subdivision of an approximately one acre parcel into six lots for residential development. The parcel is currently developed with a single family residence, detached garage and associated outbuildings. All structures are proposed to be removed prior to recordation of the final map. The applicant requests approval of the subdivision in two phases. Phase 1 will consist of lots 1, 2 and 3 and Phase 2 will consist of lots 4, 5 and 6. The parcels are to be served by community water and sewer by the McKinleyville Community Services District. **No change to the original project is proposed.**

The applicant states that the conditions of the property have not changed since the original application/approval of FMS-07-001. This is the first applicant requested extension and, if approved, the tentative map will expire on March 18, 2019.

The Planning Department has circulated requests for input relative to the extension petition and has received no comments against the petition being granted. It is staff's opinion that **the findings and conditions of the original project, effective March 18, 2008 have not changed significantly based on the following staff analysis, and are applicable to the proposed extension because:**

1. The parcel's original zoning Residential one Family (R-1), for which a conformance finding was made, has changed on a portion of the parcel to include Residential Multiple Family, Qualifying (R-3,Q). The subdivision design continues to be supported with the split-zoned project area.

2. The General Plan Land Use designation, Residential Low Density (RL), for which a consistency finding was made, has changed on a portion of the parcel to include Residential, Medium Density (RM), however, the subdivision design can be supported with the split land use designations.

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

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

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

6. A Mitigated Negative Declaration of Environmental Impact (SCH# 2008012081) was adopted effective with the approval of the original project. No new evidence has arisen to indicate that additional review under the California Environmental Quality Act (CEQA) is necessary.

Referral agencies have recommended approval of the extension.

ALTERNATIVES: The Planning Commission could elect not to approve the extensions. This alternative should be implemented if your Commission is unable to make all of the required findings per H.C.C. Sections 326-21 or 326-31. Planning Division staff has found that the required findings can be made. Consequently, planning staff does not recommend further consideration of this alternative.

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

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 PETERSEN FINAL MAP SUBDIVISION EXTENSION

CASE NUMBER FMS-07-001X;
ASSESSOR PARCEL NUMBER 509-114-002-000

WHEREAS, Mike O'Hern, on behalf of the owner, submitted an application and evidence in support of approving a Final Map Subdivision Extension; and

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

WHEREAS, the project is subject to environmental review pursuant to the California Environmental Quality Act (CEQA); and

WHEREAS, the County Planning Division prepared a draft Negative Declaration included in Attachment 5; 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;

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

(1) The Planning Commission considered the previously adopted Mitigated Negative Declaration; and

(2) The findings in H.C.C. [§ 326-21] in the Planning Division staff report for Case Numbers: FMS-07-001X support approval of the project based on the submitted evidence.

(3) Approves the proposed project applied for as recommended and conditioned in the Planning Division staff report for Case Numbered: FMS-07-001X.

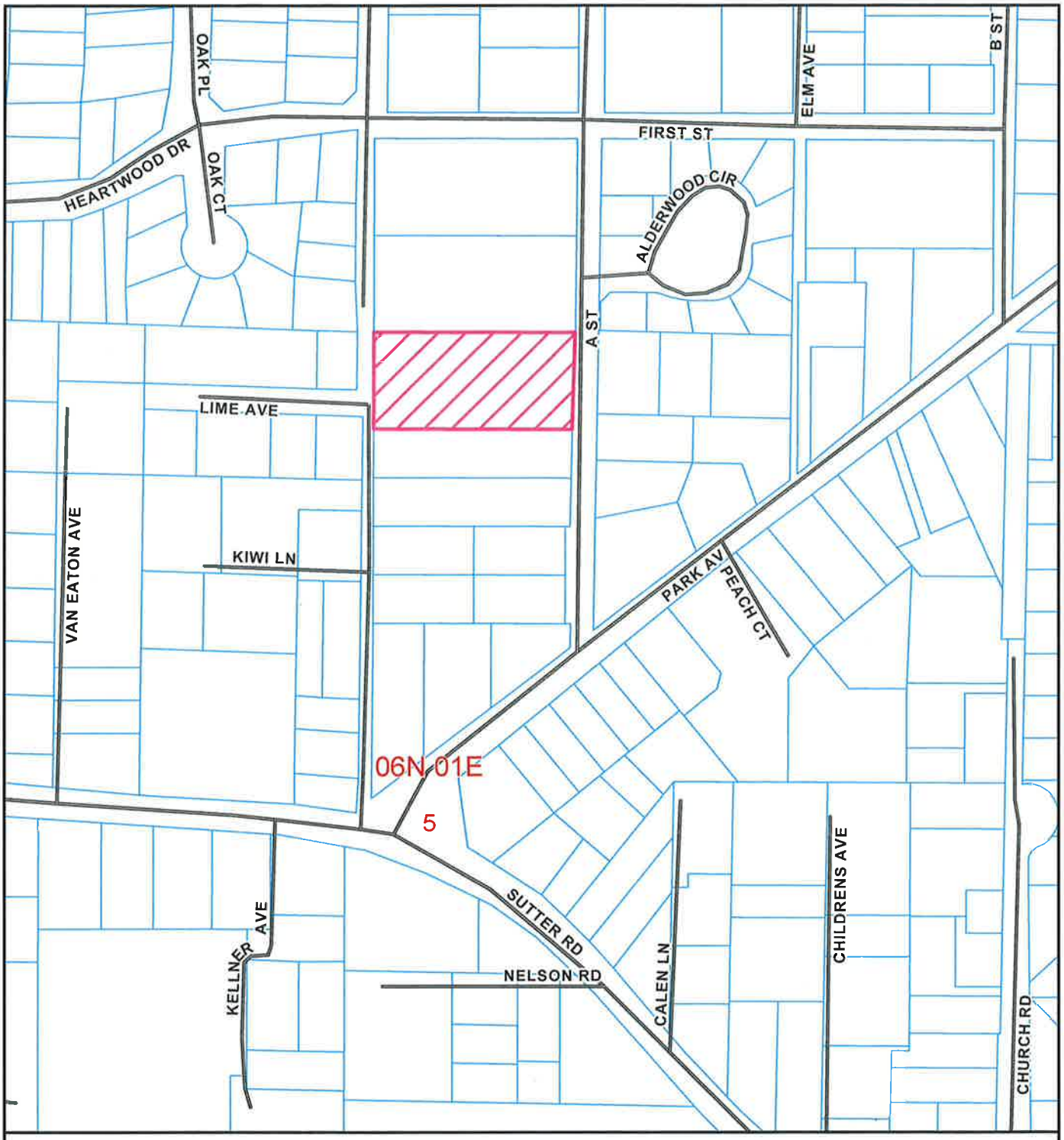
Adopted after review and consideration of all the evidence on September 21, 2017.

The motion was made by Commissioner _____ and seconded by Commissioner _____ .

AYES: Commissioners:
NOES: Commissioners:
ABSTAIN: Commissioners:
ABSENT: Commissioners:
DECISION:

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

_____
John H. Ford,
Director, Planning and Building Department



LOCATION MAP

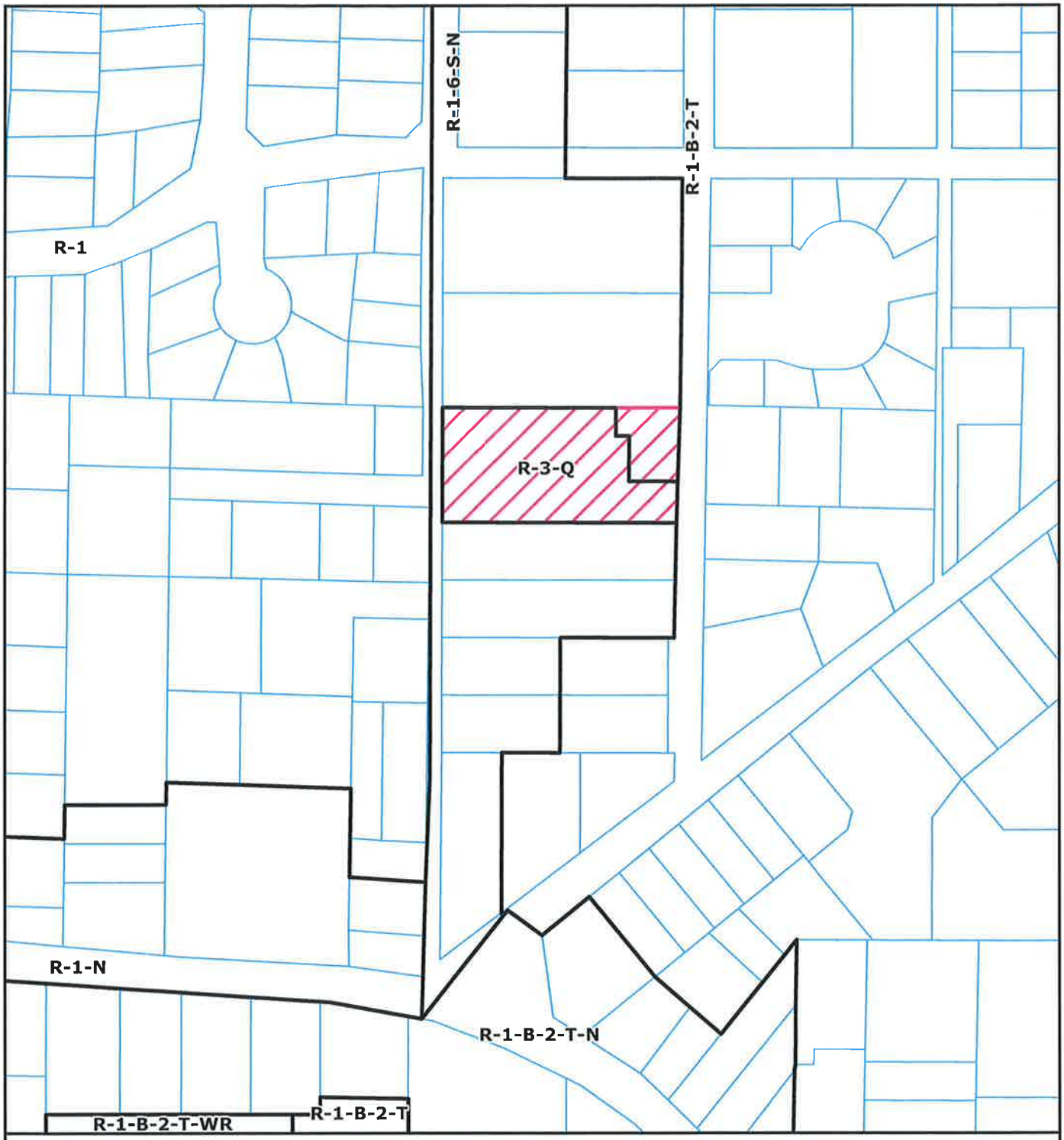
PROPOSED PETERSEN
FINAL MAP SUBDIVISION EXTENSION
MCKINLEYVILLE AREA
FMS-07-001X
APN: 509-114-002
T06N R01E S05 HB&M (Arcata North)

Project Area =

N

0 100 200 Feet

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.



ZONING MAP

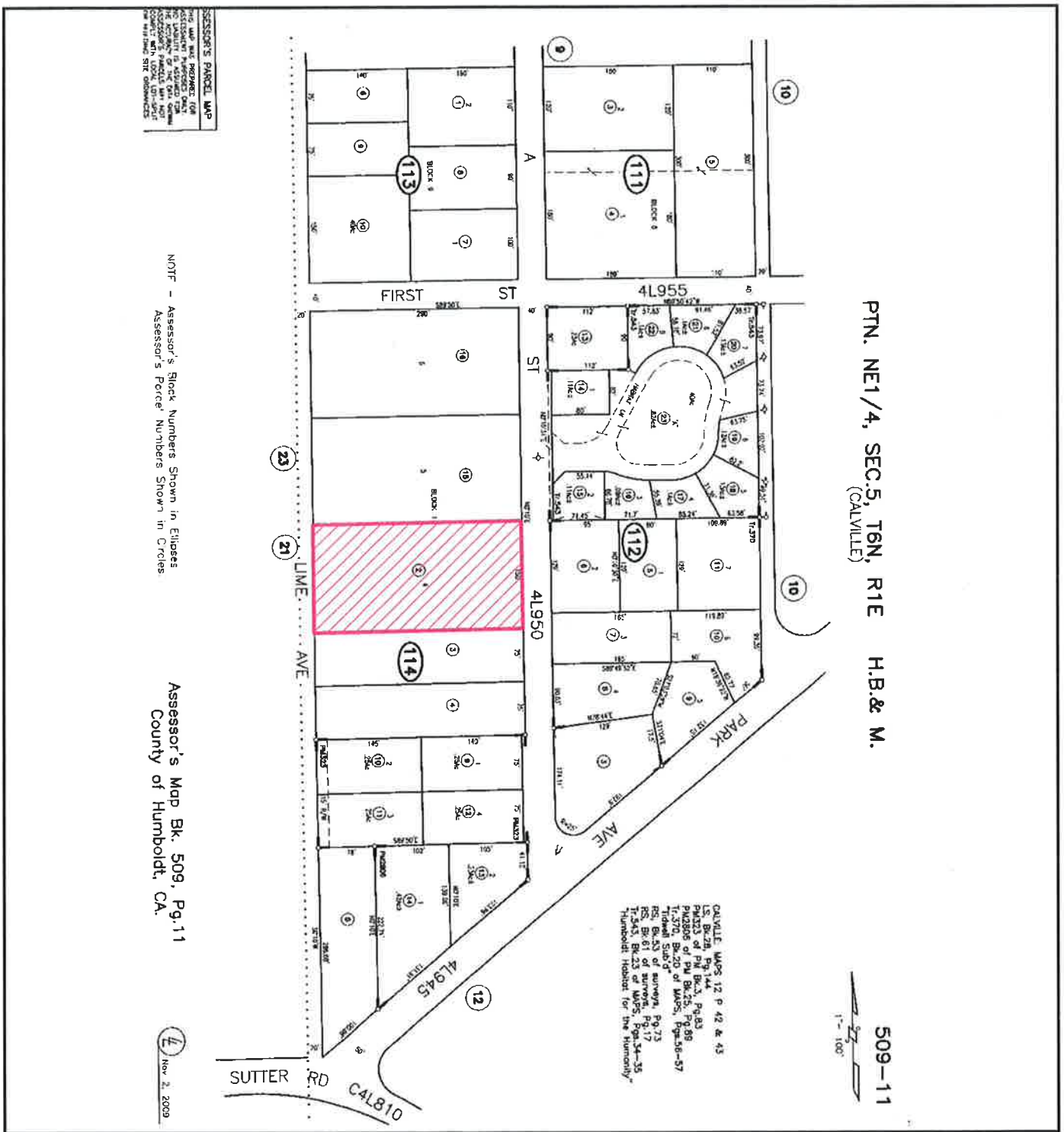
PROPOSED PETERSEN
FINAL MAP SUBDIVISION EXTENSION
MCKINLEYVILLE AREA
FMS-07-001X
APN: 509-114-002
T06N R01E S05 HB&M (Arcata North)

Project Area =

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

N

0 100 Feet



ASSESSOR PARCEL MAP

PROPOSED PETERSEN
FINAL MAP SUBDIVISION EXTENSION
MCKINLEYVILLE AREA
FMS-07-001X
APN: 509-114-002
T06N R01E S05 HB&M (Arcata North)

Project Area =

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

N

MAP NOT TO SCALE

AERIAL MAP

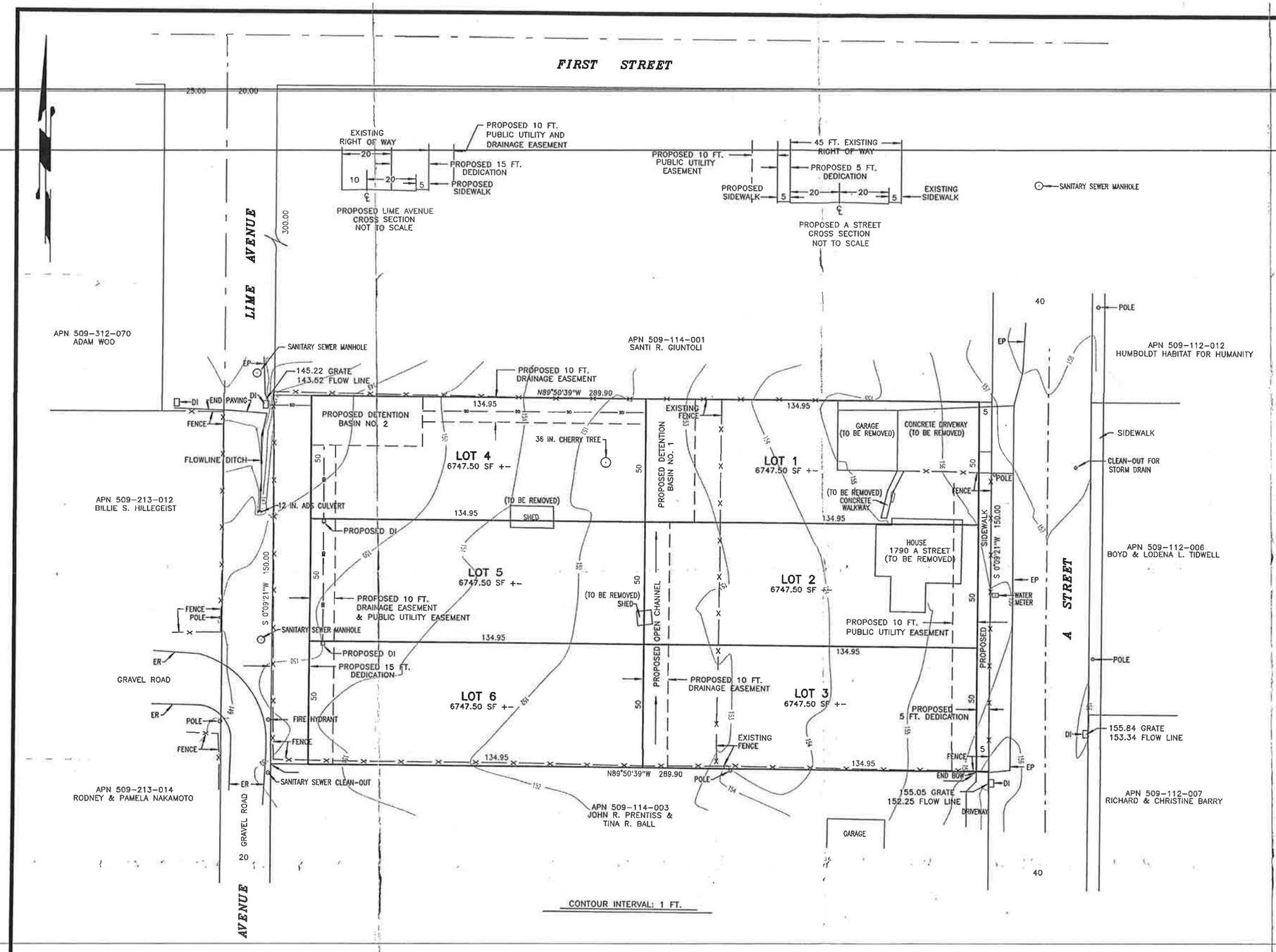
PROPOSED PETERSEN
FINAL MAP SUBDIVISION EXTENSION
MCKINLEYVILLE AREA
FMS-07-001X
APN: 509-114-002
T06N R01E S05 HB&M (Arcata North)

Project Area =

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

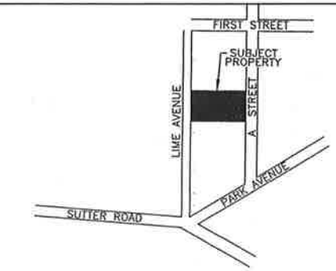
N

0 100 Feet



VICINITY MAP

– NOT TO SCALE –



NOTES

1. CONTOUR INTERVAL: 1 FT. CONTOURS ARE BASED ON A FIELD SURVEY. THE DATUM IS McKINLEYVILLE CSD, FROM TBM AT SUTTER AND PARK STREETS, EL. 156.03.
2. THIS MAP REPRESENTS THE SUBDIVISION OF LOT NO. 4 OF BLOCK 1 FROM BOOK 12 OF MAPS, PAGES 42 AND 43.
3. WATER AND SEWER SERVICES ARE PROPOSED FROM THE McKINLEYVILLE COMMUNITY SERVICES DISTRICT.
4. THE APPLICANT REQUESTS APPROVAL TO ALLOW FOR RECORDATION OF THE SUBDIVISION MAP IN TWO PHASES – PHASE 1 IS LOTS 1, 2 AND 3. PHASE 2 IS LOTS 4, 5 AND 6.
5. PROPOSED STORM DRAIN AND DETENTION FACILITIES ARE BASED ON A PRELIMINARY DRAINAGE REPORT BY WHITE ENGINEERING, DATED MAY 10, 2007.

LICENSED LAND SURVEYOR MICHAEL J. O'HERN No. 4829 Exp: 9/30/08 STATE OF CALIFORNIA

Michael J. O'Hern
Michael J. O'Hern L.S. 4829
License expires 9/30/08
Dated: June 29, 2007

RECEIVED
HUMBOLDT COUNTY PLANNING COMMISSION

APN 509-114-002

TENTATIVE SUBDIVISION MAP

FOR

ERIC N. PETERSEN

IN
SECTION 5 T6N, R1E, H.M.
IN THE UNICORPORATED AREA OF HUMBOLDT COUNTY
JANUARY, 2007 SCALE 1" = 20'

Humboldt County
State of California

Kelly–O'Hern Associates
Eureka, California

THIS PROPERTY MAY BE ENCUMBERED BY THE RECORDED INSTRUMENTS:

BOOK 21 O.R., PAGE 479 – COVENANTS , CONDITIONS AND AND RESTRICTIONS AND UTILITY EASEMENTS. FOR LOTS FROM CALVILLE SUBDIVISION.

ALL EASEMENTS OF RECORD ARE SHOWN ON THE TENTATIVE MAP AND WILL APPEAR ON THE RECORDED SUBDIVISION MAP.

SURVEYOR:
KELLY–O'HERN ASSOCIATES
3240 MOORE AVENUE
EUREKA, CA 95501
442–7283

OWNER:
ERIC N. PETERSEN
1690 1/2 10TH STREET
ARCATA, CA 95521
826–1521

DRAWING NO. PETERSEN.DC2

APPV PC 3/6/08

ATTACHMENT 1

Conditions of Approval

The conditions of approval effective March 18, 2008, shall remain in full force and effect and are not affected by this extension.

NOTE: THE ORIGINAL STAFF REPORT AND SUPPORTING DOCUMENTATION IS ON FILE WITH THE PLANNING DIVISION AND AVAILABLE FOR PUBLIC INSPECTION.

ATTACHMENT 2

Original Conditions of Approval

Copy

ATTACHMENT 1

RECOMMENDED CONDITIONS OF APPROVAL

APPROVAL OF THE TENTATIVE MAP IS CONDITIONED ON THE FOLLOWING TERMS AND REQUIREMENTS THAT 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, herein as Exhibit A of Attachment 1 **(dated November 9, 2007)**, 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, identifying both net and gross parcel areas, be submitted for review and approval.

4. Prior to recordation of the Final Map, the applicant shall submit a letter from the McKinleyville Community Services District stating that the project meets their requirements. This requirement shall be administered by the Department of Public Works.

5. Prior to recordation of the Final Map, the applicant shall submit a letter from the Arcata Fire Protection District stating that the project meets their requirements. This requirement shall be administered by the Department of Public Works.

6. Prior to recordation of the Final Map, the applicant shall submit a letter from Pacific Gas and Electric Company stating that the project meets their requirements. This requirement shall be administered by the Department of Public Works.

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 shall include Items 6.1 through 6.6 of the Public Works Memorandum dated November 9, 2007, included herein as Exhibit A of Attachment 1, and the following site development details:

   A. Mapping

   (1) Topography of the land in 1-foot contours.

   (2) Development standards for parcels: building "envelopes" (dwelling site locations with applicable yard setbacks, maximum lot coverage, maximum building height), including parking area detail and improvements showing conformance with Section 314-109.1 HCC and as specified by LUD Subdivision Requirements.

   (3) Proposed improvements including streets, sidewalks, driveways, drainage facilities, community services corridors, access easements, recreational trails, and emergency access and vehicle turn-around, as applicable.

   (4) Location of waterline, sewer and drainage easements in favor of the McKinleyville Community Services District (MCSD) or the County of Humboldt.

   (5) Street lighting if required by MCSD.

   (6) Location of hydrants as required by the Arcata Fire Protection District.

(7) Location of 10' x 50' area to be dedicated to the possible future installation of an active solar collection system. This area shall begin 10 feet from the rear property lines and span the entire width of the parcels in the subdivision.

B. Notation

(1) "The site of the residential subdivision 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 Section 7050.5, if human remains are encountered, all work must cease and the County Coroner contacted.

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

(2) "Hours of construction activity shall be limited to Monday through Friday from 8:00 am to 6:00 pm, Saturday from 9:00 am to 5:00 pm with no construction activity on Sunday."

(3) "Utilities associated with the subdivision shall be placed underground, where feasible."

(4) "Water and sewer connection fees are due and payable to the MCSD upon a request for services."

(5) "The subdivision is subject to payment of parkland dedication in-lieu fees of $9,203.76 or $4,601.88, half the parkland dedication fee for all lots, provided the applicant enters into a Conveyance and Agreement of development rights with the County of Humboldt for second or secondary dwelling units on all lots.

(6) The 10' x 50' area located in the rear yards shall not be developed except for the installation of solar panels. Furthermore, adequate solar access as defined in Section ____ of the HCC shall be maintained for these areas through the restriction of the development of structures and landscaping on the lots within the subdivision which would shade the areas reserved for solar collection systems.

(7) "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" 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 $156.00 plus applicable recordation fees) will be required. The Development Plan shall also be noticed on the Parcel Map.

9. 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 $87.00 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 "Humboldt County Planning Division". The fee is required to cover the Assessor's cost in updating the parcel boundaries.

10. A review fee for Conformance with Conditions as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors (currently $95.00) shall be paid to the Humboldt County Planning Division, 3015 "H" Street, Eureka. This fee is a deposit, and if actual review costs exceed this amount, additional fees will be billed at the County's current burdened

hourly rate. Please see Informational Note 1 below for suggestions to minimize the cost for this review.

11. Parkland dedication fees of $9,203.76 shall be paid to the Humboldt County Community Development Services, 3015 H Street, Eureka. Alternately, $4,601.88, half the parkland dedication fee for lots 1-6, 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 lots 1-6. Release from the Conveyance and Agreement may be pursued upon payment of the 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, the applicant shall initiate action on a "Conveyance and Agreement" on forms provided by Humboldt County Community Development Services (Planning Division). Please contact the Planning Division regarding the preparation and scheduling of the necessary 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 $156.00) will be required.

12. **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 $1,926.75. Pursuant to Section 711.4 of the Fish and Game Code, the amount includes the Department of Fish and Game (DFG) fee plus a $50 document handling fee. This fee is effective through December 31, 2008 at such time the fee will be adjusted pursuant to Section 713 of the Fish and Game Code. Alternatively, the applicant may contact DFG by phone at (916) 651-0603 or through the DFG website at www.dfg.ca.gov for a determination stating the project will have *no effect* on fish and wildlife. If DFG concurs, a form will be provided exempting the project from the $1,876.75 fee payment requirement. In this instance, only a copy of the DFG form and the $50.00 handling fee is required.

3/28/08

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 parcel 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.

   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. Site preparation and grading work for subdivision improvements will require a Grading Plan from the Land Use Division of Public Works. Please contact the Land Use Division at 445-7205 for more information concerning permit requirements and processing.

EXHIBIT A

DEPARTMENT OF PUBLIC WORKS
COUNTY OF HUMBOLDT

MAILING ADDRESS: 1106 SECOND STREET, EUREKA, CA 95501-0579
AREA CODE 707/FAX 445-7409

ARCATA-EUREKA AIRPORT TERMINAL
McKINLEYVILLE
AVIATION 839-5401

PUBLIC WORKS BUILDING
SECOND & L ST., EUREKA

ADMINISTRATION	445-7491	NATURAL RESOURCES	445-7741
BUSINESS	445-7652	PARKS	445-7651
ENGINEERING	445-7377	ROADS & EQUIPMENT MAINT.	445-7421
ARCHITECT	445-7493		

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

RECEIVED
NOV 13 2007
HUMBOLDT COUNTY
PLANNING DIVISION

TO: Alyson Hunter, Senior Planner

FROM: Robert W. Bronkall, Associate Engineer

RE: SUBDIVISION REQUIREMENTS - IN THE MATTER OF THE APPLICATION OF PETERSEN, APN 509-114-002, FMS-07-01, FOR APPROVAL OF A TENTATIVE MAP, CONSISTING OF 1 ACRE INTO 6 LOTS

DATE: November 9, 2007

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 Michael O'Hern dated January 2007 and dated as received by the Humboldt County Planning Commission on July, 3, 2007.

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 Community Development Services 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 Community Development Services 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 Section 326-15 of the Humboldt County Code. Subdivision map checking fees shall be paid in full at the time the subdivision map is submitted for checking. County Recorder fees shall be paid prior to submittal of the map to the County Recorder for filing. The subdivision map must be prepared by a Land Surveyor licensed by the State of California -or- by a Civil Engineer registered by the State of California who is authorized to practice land surveying.

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

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 Section 326-13, Improvement Review and Inspection Fees, of the Humboldt County Code prior to review of the construction plan, review of the subdivision map, or the construction of improvements, whichever occurs first.

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

(a) **"A" STREET:** Applicant shall cause to be dedicated on the subdivision map to the County of Humboldt an easement for public road purposes lying within 20 feet of the center line of "A" Street. Applicant is only responsible to cause to be dedicated lands that are included within the boundary of the proposed subdivision.

Applicant shall cause to be dedicated on the subdivision map to the County of Humboldt a 10 foot wide easement for public sidewalk purposes and overlapping 10 foot wide

Public Utility Easement lying adjacent to the right of way of the "A" Street. Applicant is only responsible to cause to be dedicated lands that are included within the boundary of the proposed subdivision.

The County will be accepting these dedications.

(b) **LIME AVENUE:** Applicant shall cause to be irrevocably dedicated on the subdivision map to the County of Humboldt an easement for public road purposes lying within 30 feet of the center line of Lime Avenue. The County will most likely reject this offer of dedication at this time.

Applicant shall cause to be irrevocably dedicated on the subdivision map to the County of Humboldt a 10 foot wide easement for public sidewalk purposes lying adjacent to the right of way of Lime Avenue. Applicant is only responsible to cause to be dedicated lands that are included within the boundary of the proposed subdivision. The County will most likely reject this offer of dedication at this time.

Applicant shall cause to be irrevocably dedicated on the subdivision map to the County of Humboldt a 40 foot wide easement for public utility purposes over Lime Avenue and over the 10 foot wide sidewalk easement. Applicant is only responsible to cause to be dedicated lands that are included within the boundary of the proposed subdivision. The County will most likely reject this offer of dedication at this time.

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/lots within the subdivision in a manner approved by this Department. The easement shall be 30 feet in width.

Applicant shall cause to be dedicated on the subdivision map a non-exclusive easement for sidewalk purposes for the benefit of the parcels/lots within the subdivision in a manner approved by this Department. The easement shall be 10 feet in width and shall be adjacent to the 30 foot wide non-exclusive easement for ingress, egress and public utilities.

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 complaint. This includes, but is not limited to, providing curb ramps at intersections and sidewalks behind driveway aprons (or ADA compliant driveway aprons).

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

Applicant shall replace/retrofit to meet current standards any non-ADA compliant pedestrian improvements within the public right of way (or access easements that the subject property has a legal right to use) contiguous to the project.

2.4 **TURNAROUND AREA**: A turnaround area as approved by this Department shall be constructed at the end of the access road serving the subdivision. It shall have the same structural section as the roadway serving the parcels/lots.

2.5 **ROAD NAMES**: The access road(s)/street(s) shall be named as approved by Community Development Services Department - Planning Division.

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

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

(a) **"A" STREET**: Along the frontage of the subject property, "A" Street shall be constructed to have a curb to curb width of 40 feet. The location of the curb line shall be as approved by the Department. The road section (from west to the centerline) shall include a 5 foot wide portland cement concrete sidewalk; a 4.5 foot wide landscape strip; a Caltrans Type A2-6 portland cement concrete curb and gutter; one 8 foot wide paved parking lane; and one 12 foot wide paved travel lane.

The widening of "A" Street may require the reconstruction of the existing road to provide a uniform centerline grade compatible with the proposed curb grade. This is necessary in order to provide an adequate cross slope to the proposed gutter. Engineering plans showing existing and proposed conditions for both the centerline grade and roadway cross sections will be necessary to ensure proper drainage. In addition, existing utilities may need to be adjusted and/or relocated at the expense of the applicant.

(b) **LIME AVENUE**: Along the frontage of the subject property, Lime Avenue shall be constructed to have an edge of pavement to curb width of 30 feet. The location of the curb line shall be as approved by the Department. The road section (from west to east) shall include two 11 foot wide paved travel lanes; one 8 foot wide paved parking lane; a Caltrans Type A2-6 portland cement concrete curb and gutter; a 4.5 foot wide landscape strip; and a 5 foot wide portland cement concrete sidewalk.

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

(d) Nothing is intended to prevent this Department from approving alternate typical sections, structural sections, drainage systems, and road geometrics based upon sound engineering principals as contained in, but not limited to, the Humboldt County Road Design Manual, Caltrans Highway Design Manual, Caltrans Local Programs Manual, Caltrans Traffic Manual, Manual on Uniform Traffic Control Devices, and AASHTO's A Policy of Geometric Design of Highways and Streets (AKA "The Green Book"). Engineering must not be in conflict with Humboldt County Code or County adopted guidelines and policies.

(e) 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.

2.8 **DRIVEWAYS**: Any new accesses from the County road will require encroachment permits from this Department. The location of existing and proposed driveway aprons (access openings) shall be shown on the construction plans. The proposed accesses will be evaluated after application is received.

Existing and proposed driveways shall intersect the road at a 90° angle, unless otherwise approved by this Department.

All access openings shall conform to Humboldt County Code Section 341 regarding visibility. Any existing accesses that do not conform shall be paved with asphalt concrete for the width of the driveway and a distance of 25 feet from the edge of the County road prior to filing of the map. The width of the driveway shall be as approved by the Department.

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

minimum setback condition and indicate graphically the location of the setback line on the lots.

2.9 **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 asphalt concrete (AC) over 0.67 foot of Caltrans Class 2 aggregate base. If required by this Department, the structural sections of all roads shall be determined by Caltrans R-Value method using a Traffic Index (T.I.) approved by this Department. Based upon soil conditions, the Department may also require a geotextile fabric to be placed on top of the sub grade.

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

(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 the Department.

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

2.11 **UTILITIES**: The proposed improvements may require the undergrounding or relocation of existing facilities at the expense of the applicant. Undergrounding of existing facilities, relocation of existing facilities, or construction of new facilities shall be completed prior to constructing the structural section for the roadway.

If any utilities are required to be installed as a condition of tentative map approval by the Community Development Services Department - Planning Division, the utility work shall be completed prior to constructing the structural section for the road. All laterals shall be extended onto each lot and marked in a manner that they will be easily located at the time of individual hookups. A letter of completion of all work from each involved utility company shall be submitted prior to constructing the roadway structural section. 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 the Department.

2.12 **PERMITS**: An encroachment permit is required to be obtained prior to construction from the Department for all work within the right of way of a County maintained road.

2.13 **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 or other easement, as approved by this Department.

2.14 **GATES:** Gates across private access roads and driveways are not permitted without review and approval by the Department. Gates are not permitted on County right of way for public roads without authorization of the Board of Supervisors. Gates must not create a traffic hazard and must provide an appropriate turnaround in front of the gate. Existing gates shall be evaluated for conformance.

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.

The existing drainage inlet at the north end of Lime Avenue will most likely need to be relocated and replaced with a Caltrans Type GO inlet at the new curb line.

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.

3.3 **STORM WATER QUALITY:** Applicant shall include within the project site the implementation of best management (BMPs) practices to prevent storm water pollution. BMPs include, but are not limited to, stenciling drainage inlets.

3.4 **DETENTION FACILITIES**: 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.

3.5 **DRAINAGE FEES**: Applicant must conform to Humboldt County Code Section 328.1-16 regarding McKinleyville Drainage Area Fees.

4.0 GRADING

4.1 **GRADING PLAN**: Applicant shall submit an engineered preliminary (rough) grading plan addressing the entire project construction area to the 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 Section 331-12 (H)(3)(d) Humboldt County Code, unless waived by the 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%.

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 the 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 **SLOPES:** Benches/terraces when required by Section 331-12 (H)(3)(b) Humboldt County Code shall also include interceptor drains when required by the Department.

Interceptor drains when required by the Department or per Section 331-12 (H)(3)(e) Humboldt County Code shall be sized per the drainage study to pass a Q_{100} 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.

4.6 **EROSION CONTROL:** 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 larger than one (1) acre, a Notice of Intent (NOI) may be required to be filed with the California Regional Water Quality Control Board. A copy of the NOI, if submitted, 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. Applicant must provide a permanent maintenance plan acceptable to this Department for all improvements including, but not limited to, the following: roads, drainage systems (pipes, drainage inlets, detention basins), pedestrian facilities, and landscape areas. An engineer's estimate for the cost of yearly maintenance must be approved by this Department. Maintenance shall be provided by a maintenance association, district, or other means as approved by this Department.

If a maintenance association currently exists for the access road, applicant shall attempt to the satisfaction of this Department to annex the subdivision into the existing road maintenance association. That portion of this condition regarding road maintenance may be waived if the

applicant provides evidence satisfactory to this Department that the subject property already belongs to a maintenance association for the access road(s).

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

(a) 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.

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

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 the 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".

(f) 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.

(g) 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.

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

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: _____ _____

Department of Public Works Date

6.6 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.

7.0 LANDSCAPING

<NONE>

// END //