COUNTY OF HUMBOLDT
PLANNING AND BUILDING DEPARTMENT
CURRENT PLANNING DIVISION
3015 H Street Eureka CA 95501
Phone: (707) 445-7541 Fax: (707) 268-3792
http://www.co.humboldt.ca.us/planning/

Date: June 7, 2018

To: Humboldt County Planning Commission

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

Subject: **Anzini-Hansen (Derr) Final Map Subdivision**
Application Number 13626
Assessor Parcel Numbers 216-151-020, 216-164-001, 216-245-004, 216-246-011
Case Number FMS-12-008X
Alderpoint Area

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Please contact Tricia Shortridge 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

To: Humboldt County Planning Commission

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

Meeting Date:	**Subject:**	**Contact:**
June 7, 2018	Final Map Subdivision Extension	Tricia Shortridge

Project: A two-year extension, in addition to an automatic two year extension as allowed by Assembly Bill 116; of a Final Map Subdivision (FMS-12-008) originally approved June 6, 2013. The project consists of a subdivision resulting in two parcels of approximately 365 acres each. The property is developed with three dwellings and appurtenant structures served by spring water and on-site sewage disposal systems. The subdivision will site one dwelling onto Parcel 1 and two onto Parcel 2. No development is proposed other than road improvements pursuant to H.C. Public Works requirements and County Fire Safe Regulations. **No change to the original project is proposed. This is the first extension requested and if approved, the extension will expire on June 28, 2019.**

Project Location: The project is located in Humboldt County, in the Alderpoint area, on the east side of Alderpoint Road, approximately 1.5 miles south from the community of Alderpoint proper, on the property known as 15370, 15750 and 16950 Alderpoint Road and the property known to be in Section 3, Township 4 South Range 5 East.

Present Plan Designations: Agriculture Grazing (AG); Timber Production (T), General Plan (GP). Previous: Agriculture Grazing (AG), Timber Production (T), Framework Plan (FRWK)/ Garberville/Redway/Benbow/Alderpoint Land Use Plan (GRBAP).

Present Zoning: Agriculture Exclusive (AE); Timberland Production Zone (TPZ); Forestry Recreation with a Special Building Site Combining zone specifying a 5-acre minimum (FR-B-5(5)).

Case Number: FMS-12-008X **Application number:** 13626

Assessor Parcel Numbers: 216-151-020, 216-164-001, 216-245-004, 216-246-011

Applicant	**Owner(s)**	**Agent**
Diane Anzini and Louise Hansen (Brian Derr) 15112 Alderpoint Road Alderpoint, CA 95511	Same as applicant	None

Environmental Review: Project is statutorily exempt per Section 15061(b)(3) of the California Environmental Quality Act.

Major Issues: None.

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

ANZINI-HANSEN (DERR) FINAL MAP SUBDIVISION
Case No. FMS-12-008X
APNs 216-151-020, 216-164-001, 216-245-004, 216-246-011

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; and
3. If no one requests discussion, make the following motion to approve the application as a part of the consent agenda:

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.

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.

Recommendation:

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

A two-year extension, in addition to an automatic two year extension as allowed by Assembly Bill 116; of a Final Map Subdivision (FMS-12-008) originally approved June 6, 2013. The project consists of a subdivision of an approximately 730 acre parcel resulting in two parcels of approximately 365 acres each. The property is developed with three dwellings and appurtenant structures served by spring water and on-site sewage disposal systems. The subdivision will site one dwelling onto Parcel 1 and two onto Parcel 2. No development is proposed other than road improvements pursuant to Humboldt County Public Works requirements and County Fire Safe Regulations. **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-12-008. This is the first applicant requested extension and, if approved, the tentative map will expire on June 28, 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 June 28, 2013, have not changed significantly based on the following staff analysis, and are applicable to the proposed extension because:**

1. Agriculture Exclusive (AE); Timberland Production Zone (TPZ); Forestry Recreation with a Special Building Site Combining zone specifying a 5-acre minimum (FR-B-5(5)), for which conformance findings were made, has not changed.

2. The General Plan Land Use designation, Agriculture Grazing (AG), Timber Production (T) for which consistency findings were made, has not changed.

RESOLUTION OF THE PLANNING COMMISSION
OF THE COUNTY OF HUMBOLDT
Resolution Number 18-

Case Number FMS-12-008X
Assessor Parcel Numbers 216-151-020, 216-164-001, 216-245-004, 216-246-011

Makes the required findings for certifying compliance with the California Environmental Quality Act and conditionally approves the Anzini-Hanzen (Derr) Final Map Subdivision Extension.

WHEREAS, Diane Anzini and Louise Hansen (Brian Derr) submitted an application and evidence in support of approving the Final Map Subdivision extension; and
WHEREAS, the County Planning Division has reviewed the submitted application and evidence and has referred the application and evidence to involved reviewing agencies for site inspections, comments and recommendations; and
WHEREAS, the Planning Division, the lead agency, has determined that the project is statutorily exempt per Section 15061(b)(3) in accordance with the California Environmental Quality Act (CEQA); and
WHEREAS, the Planning Division staff report includes evidence in support of making all of the required findings for approving the proposed Final Map Subdivision extension request (Case No.: FMS-12-008X); and

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

1. The Planning Commission finds the project to be statutorily exempt per Section 15061(b)(3) of the CEQA Guidelines, and finds that there is no substantial evidence that the proposed project will have a significant effect on the environment; and

2. The Planning Commission makes the findings in Attachment 2 of the Planning Division staff report for a Final Map Subdivision (Case No.: FMS-12-00X8) based on the totality of the submitted evidence; and

3. The Planning Commission conditionally approves the proposed Final Map Subdivision as recommended in the Planning Division staff report (Case No.: FMS-12-008X).

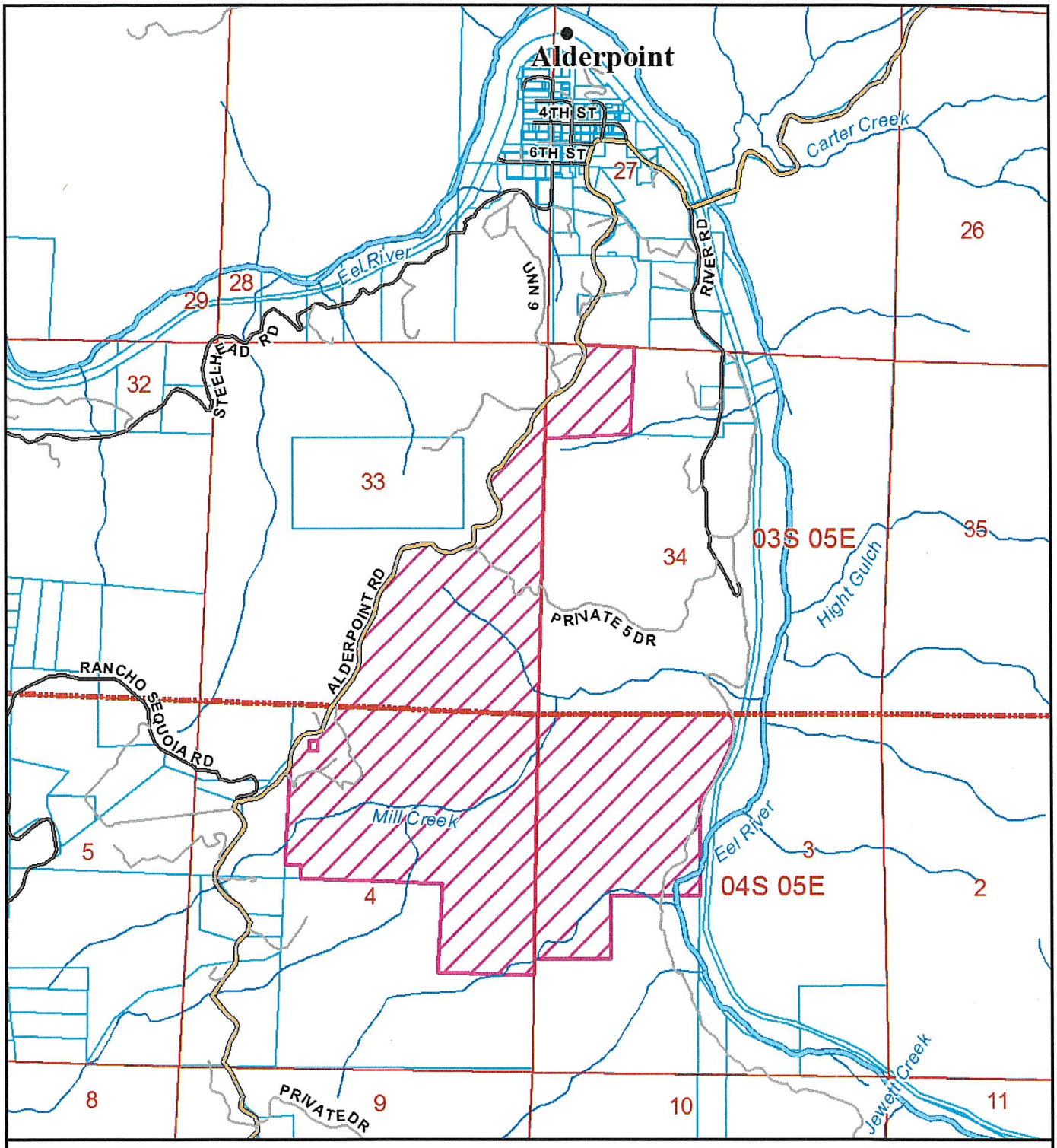
Adopted after review and consideration of all the evidence on June 7, 2018.

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 DERR
FINAL MAP SUBDIVISION EXTENSION
ALDERPOINT AREA
FMS-12-008X
APN: 216-151-020 et seq
T03S R05E S33,34;
T04S R05E S03,04 HB&M (Alderpoint)

Project Area =

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

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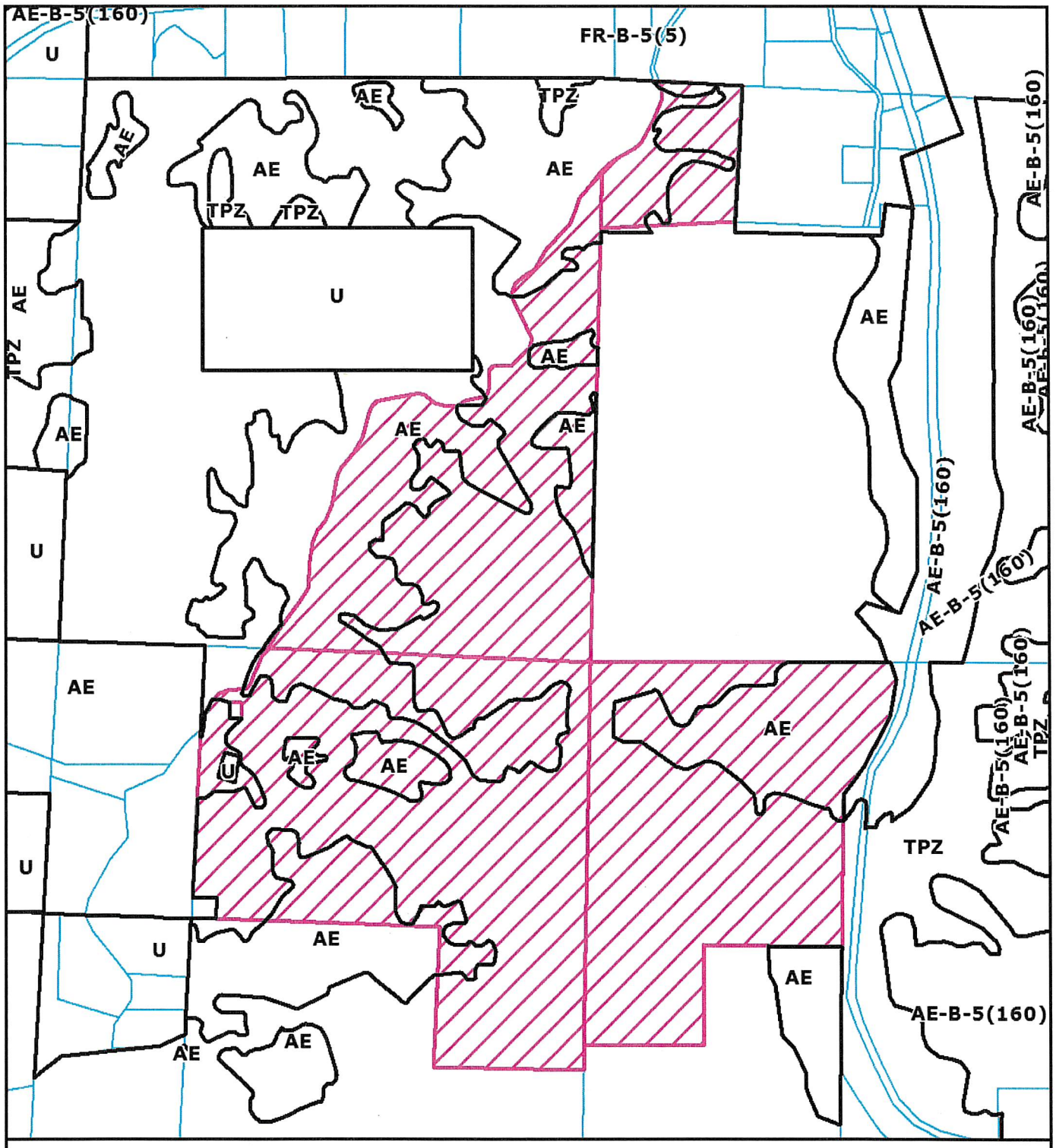

ZONING MAP

PROPOSED DERR
FINAL MAP SUBDIVISION EXTENSION
ALDERPOINT AREA
FMS-12-008X
APN: 216-151-020 et seq
T03S R05E S33,34;
T04S R05E S03,04 HB&M (Alderpoint)

Project Area =

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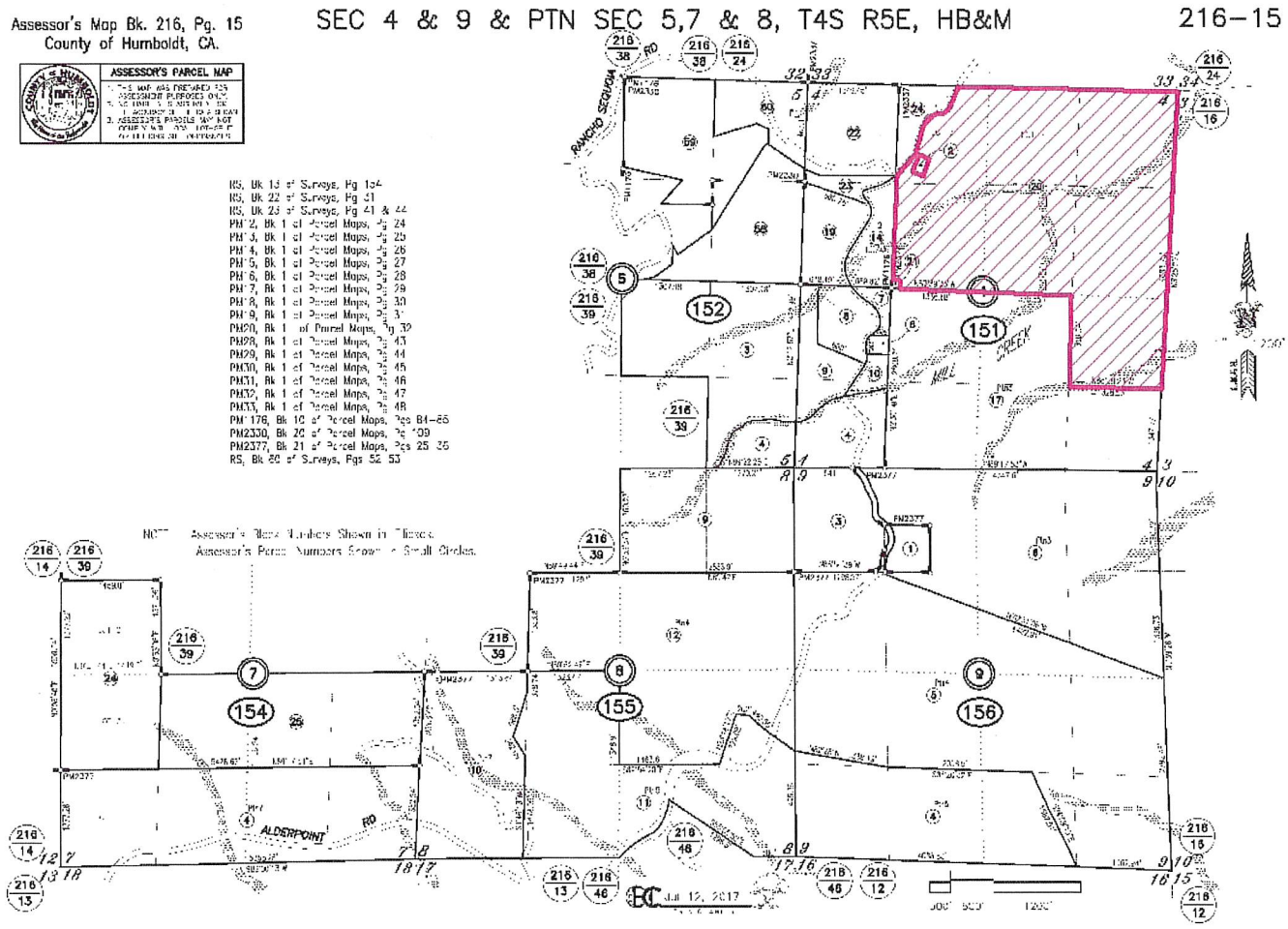

ASSESSOR PARCEL MAP

PROPOSED DERR
FINAL MAP SUBDIVISION EXTENSION
ALDERPOINT AREA
FMS-12-008X
APN: 216-151-020 et seq
T03S R05E S33,34;
T04S R05E S03,04 HB&M (Alderpoint)

Project Area =

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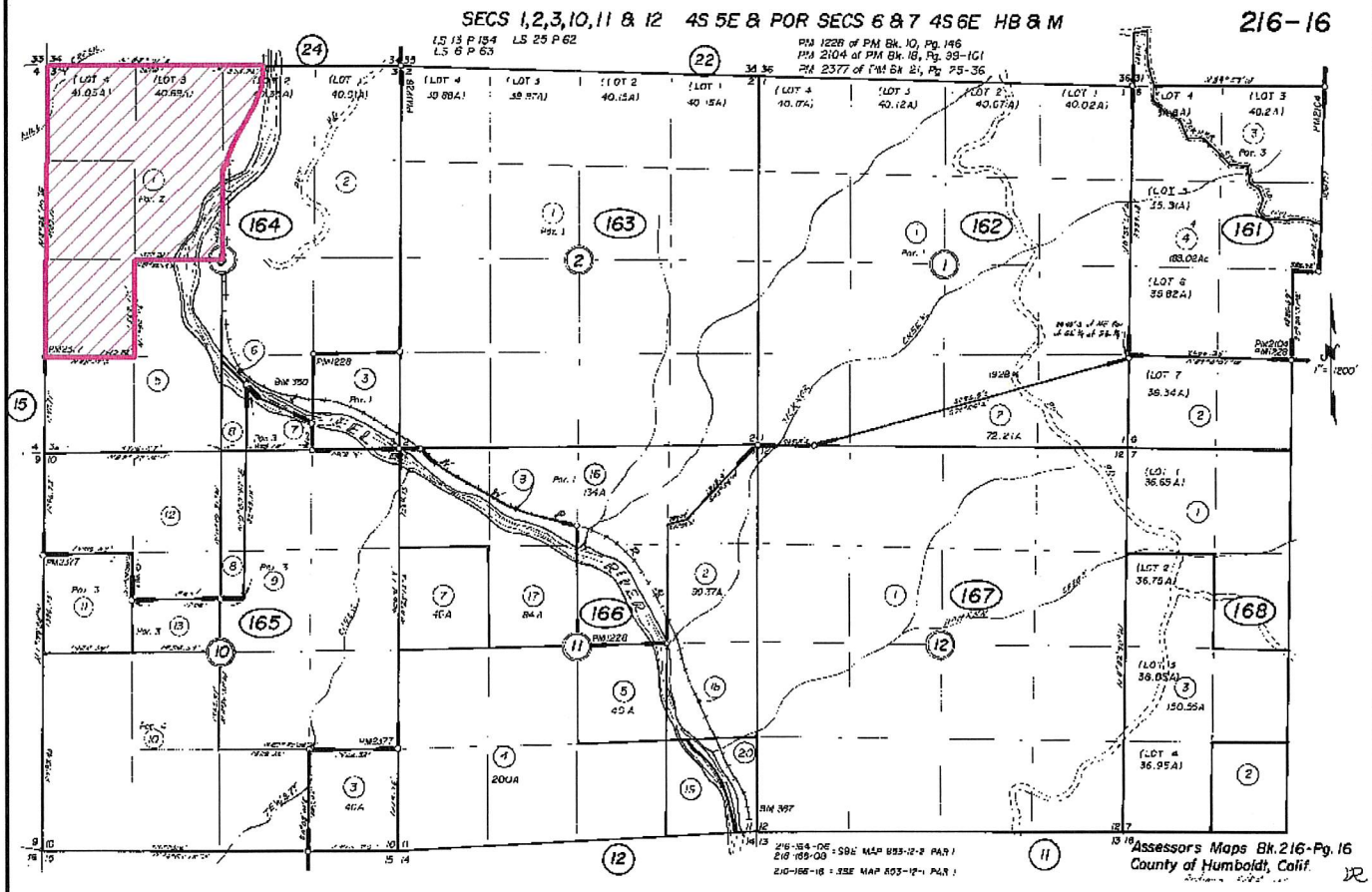
N

MAP NOT TO SCALE



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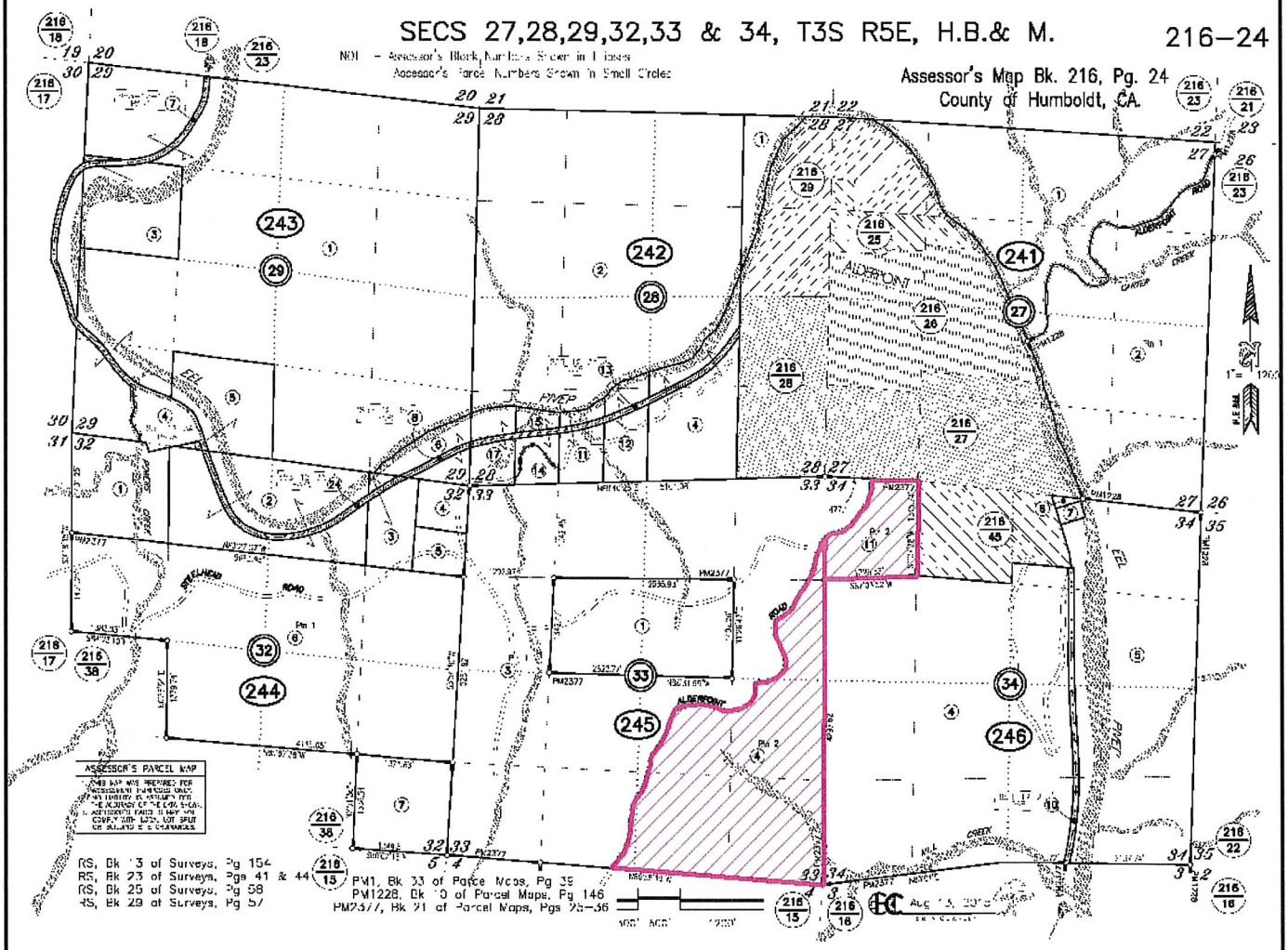

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ALDERPOINT AREA
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T03S R05E S33,34;
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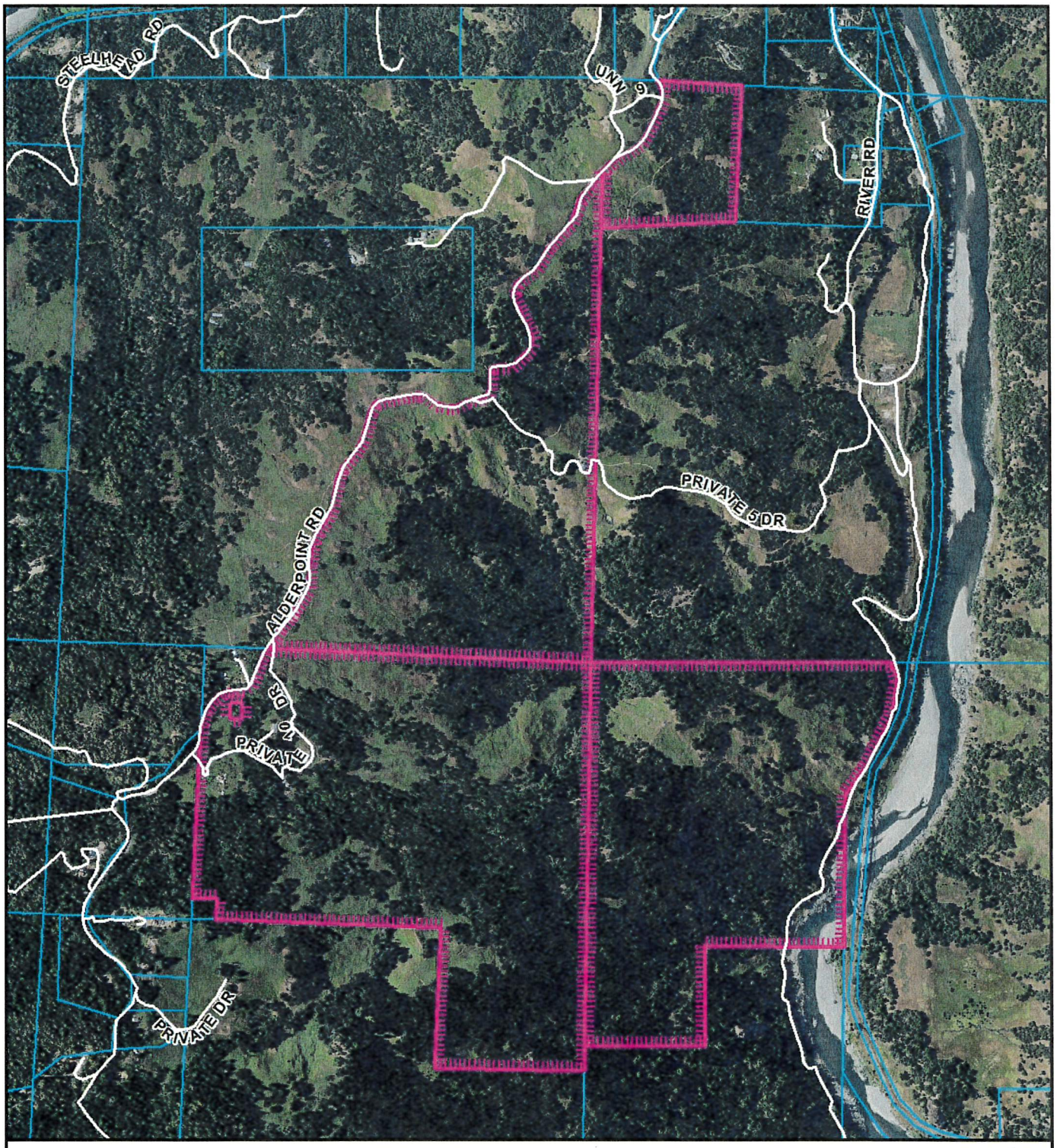
MAP NOT TO SCALE



AERIAL MAP

PROPOSED DERR
FINAL MAP SUBDIVISION EXTENSION
ALDERPOINT AREA
FMS-12-008X
APN: 216-151-020 et seq
T03S R05E S33,34;
T04S R05E S03,04 HB&M (Alderpoint)

Project Area =

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N

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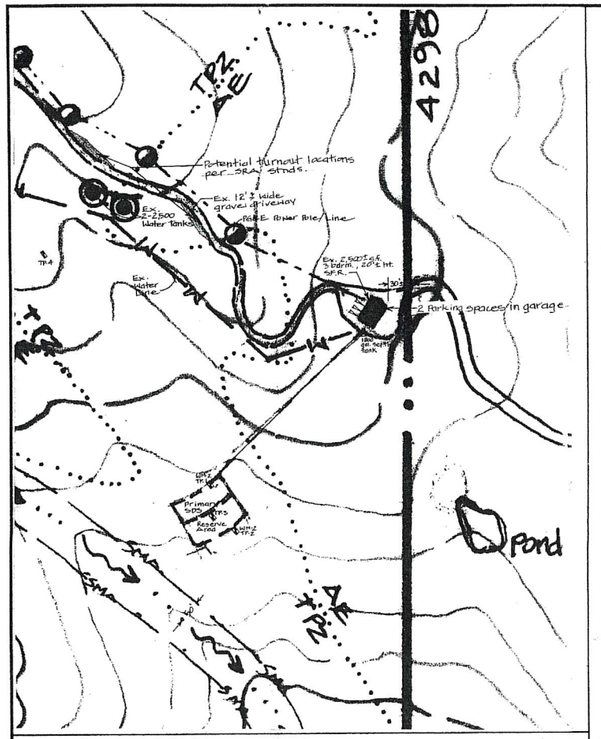
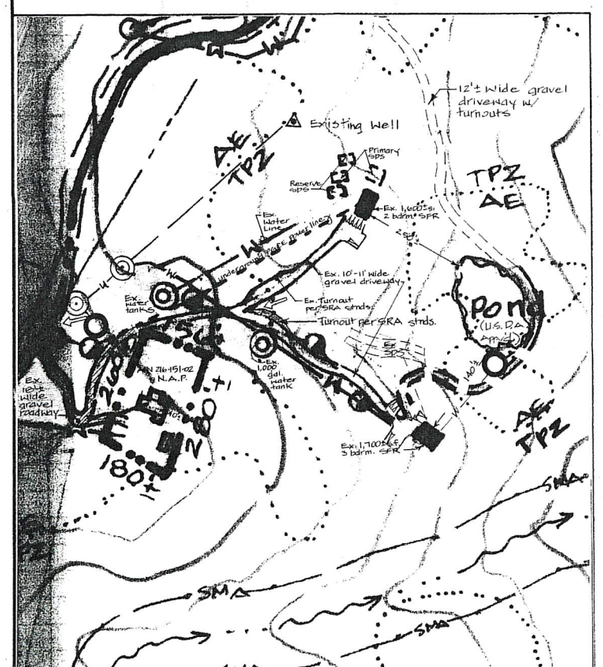


Detail #1 Scale: 1"= 100'



Detail #2 Scale: 1"= 100'

GENERAL NOTES

1. This Tentative Map was prepared as part of a major subdivision application. The project area consists of one legal parcel of 730.7± acres made up of APNs 216-151-020, 261-164-001, 216-245-004, and 216-245-011. The proposed subdivision would result in two parcels of approximately 365.35 acres each. (The subject parcel is a result of a previous major subdivision by the same owner therefore this application will be processed as a final map subdivision. A subsequent lot line adjustment (LLA-16-87) removed 0.23± acres (APN 216-151-21) and added a 0.23± acre sliver resulting in a slightly reconfigured parcel of the same acreage.) The subject parcel is developed with three legal residences. APN 216-151-020 is developed with a 1,700± s.f., 3 bdrm.,30'± high single family residence constructed per building permit #75-0660B3. A 2,500± s.f., 3 bdrm., 20± high second dwelling unit was constructed on APN 216-245-04 under building permit #95-721(OB). A third dwelling unit, located on APN 216-151-20, was permitted under SP-01-62 and constructed under building permit #2002-0866B3. Adequate room for emergency vehicle turnarounds and parking exists at the three building sites. Both proposed lots have access frontage along Alderpoint Road, a county maintained 40' wide paved road within a 50' wide easement. The existing building site on proposed Parcel 1 is accessed over an existing 1,300± ft. long, 12 ft. ± wide gravel driveway. Intervisible turnouts will be placed at approximately 400 foot intervals per Fire Safe Standards. The existing building sites on proposed Parcel 2 obtain access over an existing 18'± wide gravel road (which also serves APN 216-151-02 and a 20' wide ingress, egress and public utility easement for the benefit of said parcel will be recorded on the Final Map) which connects to the building sites via existing 10'-11' wide gravel driveways. Intervisible turnouts will be installed as per Fire Safe Standards. (An exception request has been submitted to H. C. Public Works Dept. with this application for the 20' access easement.) No trees are proposed to be removed. No new development is proposed with this subdivision application, other than road improvements required per H. C. Public Works – Land Use Division and SRA Fire Safe Standards.

2. Parcel Creation: The subject parcel was created as Parcel 2 of Parcel Map No. 2377, recorded December 17, 1985 in Book 21 of Parcel Maps, pages 25-36; then was subsequently lot line adjusted (LLA-16-87 recorded in Book 49 of Surveys, page 96) to remove 0.23± acres (APN 216-151-21) and add a 0.23± acre sliver.

3. The subject parcel is zoned Agriculture Exclusive (AE), Timberland Production (TPZ), and Forest Recreation with a special building site combining zone requiring a 5 acre minimum parcel size (FRB-5(5)); and has a general plan designation of Agriculture Grazing (AG) and Timber (T) in the Framework Plan, and Rural Community Center (RCC) in the Garberville Redway Benbow Alderpoint Land Use Plan (GRBAP). (The General Plan Update proposes no change to the existing designations.) The subdivision will result in Parcel 1 containing **approximately** 108 acres of AE, 223 acres of TPZ, and 34 acres of FRB5(5); and Parcel 2 containing **approximately** 113 acres of AE and 252 acres of TPZ.

4. The majority of the property is shown on official maps as Zone C, areas of minimal flooding (FIRM Community Panel No. 060060 1775B). The easterly portion of the property at APN 216-164-001 adjacent to the Eel River is shown on official maps as Zone A, areas of 100-year flood; base flood elevations and flood hazard factors not determined (FIRM Community Panel No. 060060 1775B). Several intermittent and perennial watercourses run through the property as indicated hereon, along with the appropriate 50' and 100' Streamside Management Areas. No other hazardous areas, historic buildings, or archaeological sites are known to exist on or immediately adjacent to the property.

5. Information for map preparation is from Parcel Map No. 2377, recorded December 17, 1985 in Book 21 of Parcel Maps, pages 25-36; Book 49 of Surveys, page 96; Humboldt County Planning Division data base; and the applicant. All information shown is approximate and shall be field verified. See said Parcel Map and Record of Survey for existing monuments and parcel line length information along Alderpoint Road.

6. The parcels are/will be served by on-site water and sewer systems. Sewage disposal systems exist for the three residences. As a condition of approval reserve testing will be performed for the first residence constructed on APN 216-151-20 due to the age of the system. On-site water is provided to the structures by existing water systems. Water quantity testing will be provided as a condition of approval. Gas is provided by on-site propane tanks. Power is provided by PG&E. Telephone service is provided by Verizon.

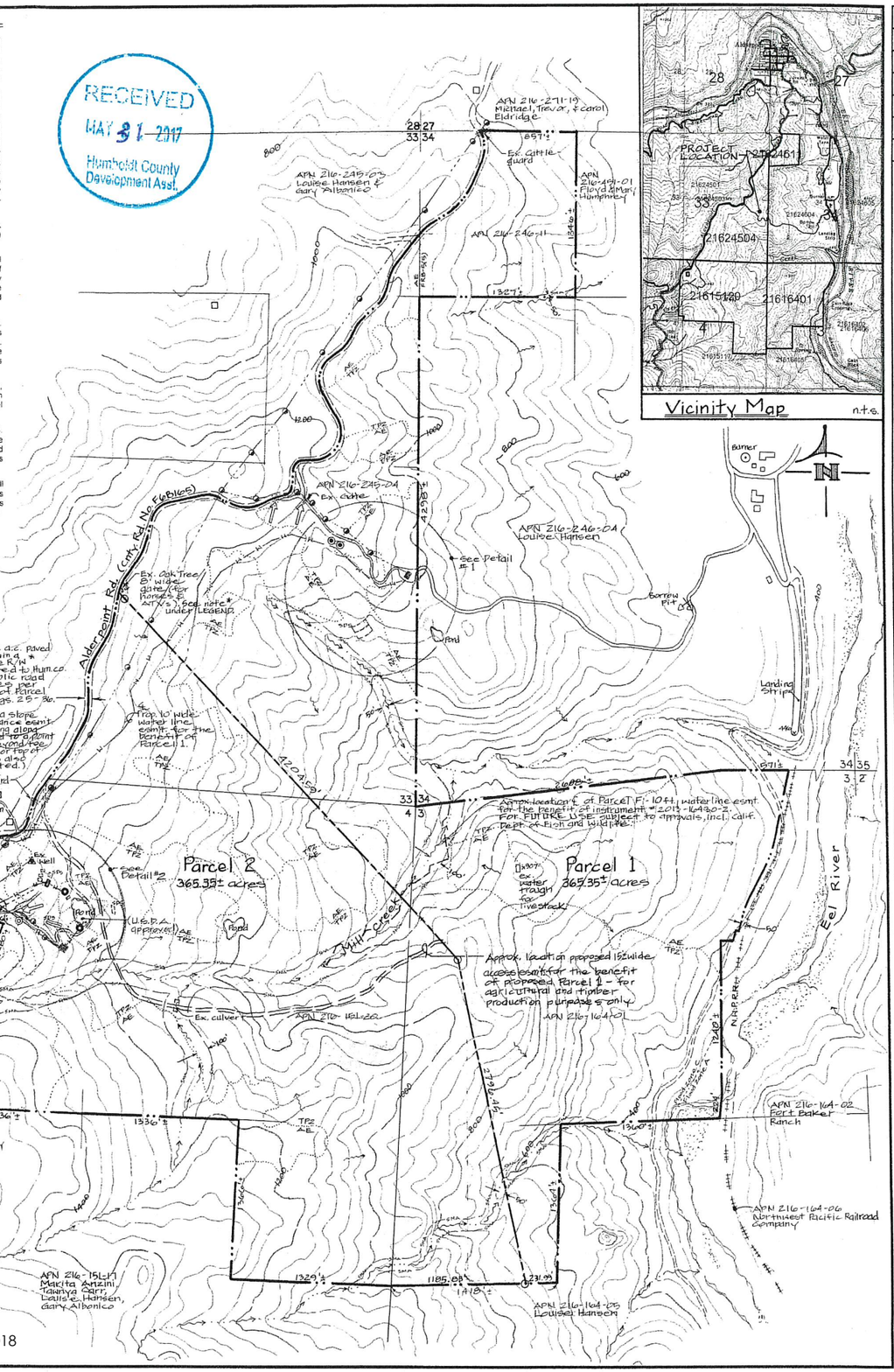
7. All easements of record are shown or referenced on the Tentative Map and will appear on the recorded subdivision map. All existing waterlines are 1" or less in diameter. All proposed waterline easements from Mill Creek and all proposed access easements for the benefit of proposed Parcel 1 are for agricultural and timber production purposes only. Appropriate easements will be shown on the recorded Final Map. (* For FUTURE USE - subject to approvals, incl. Calif. Dept. F&W.)

Ownership: Ray Anzini, 15112 Alderpoint Road, Alderpoint, CA 95511.

LEGEND

- Ex. property line
- New survey monuments
- New property line (subdivision)
- Ex. County road (Alderpoint Rd.) 20' to 22' wide A.C. paved
- Ex. 10' to 18' wide gravel access roadway/driveway
- Ex. 8' wide metal gate (new property corner to be located 12' southerly of southerly pole of gate)
- Ex. parking space
- Ex. structure
- Ex. phone line/power pole
- Ex. emergency water supply tank (1,000 gal. / 2,500 gal./3,000 gal./5,000 gal.)
- Sewage disposal primary and reserve leachfield area
- Sewage disposal test hole approx. location
- Ex. well / developed water source / ex. waterline & input (w/in prop. 10' waterline esm't.)
- Direction of surface water runoff
- Approx. 40' contour per USGS mapping
- Ex. perennial/intermittent water course
- Streamside management area (non-developable)
- Zone boundary line (per County Zoning Map source document)
- Approx. location address marker

RECEIVED
MAY 31 2017
Humboldt County
Development Asst.



REVISIONS	BY
Refine Info. 5/24/17	

Owner: Ray Anzini, 15112 Alderpoint Rd., Alderpoint, CA 95511, (707) 926-5329

Applicant: Brian Derr, 1702 Church Rd., McKinleyville, CA 95519, (707) 840-2176

TENTATIVE MAP for APNs 216-151-20, 216-164-01, 216-245-04 & 216-246-11

Situs Address: 19350, 19370, and 19750 Alderpoint Rd., Alderpoint, CA 95511

Location: Pthn. Section 33 & 34, T.3S., R.5E., and Pthn. Section 3 & 4, T.4S., R.5E., H.B.&M.

Date	9/2012; 5/2017
Scale	1" = 500'
Drawn	M.J. Ashton, Hum. Co. Eng. Div.
Job	PP-12-05, APS 13626
Sheet	Page 1 of 1 Sheets

APPS 13626

FMS 12-008X Anzini-Hansen (Derr) 13626

June 7, 2018

24 X 36 PRINTED ON NO. 100011 CLEARPRINT®

ATTACHMENT 1

Conditions of Approval

The conditions of approval effective June 28, 2013, 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

ATTACHMENT 1

CONDITIONS OF APPROVAL

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

Conditions of Approval:

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 and recommendations on the Department of Public Works referral dated December 24, 2012 included herein as Exhibit A, and all work required to meet County Fire Safe Regulations, 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 copies of the Final Map be submitted for review and approval. Gross and net lot area shall be shown for each parcel.

4. Prior to recordation of the Final Map, the applicant shall submit a letter from the Division of Environmental Health that their conditions and recommendations per referral comments dated December 10, 2012 have been met, including demonstration of suitable reserve leachfield area for Parcel 2 and demonstration that minimum water supply requirements can be met.

5. 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 $91.75 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.

6. 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 reduce the cost for this review.

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 40-foot contour intervals;

(2) Proposed access, parking lanes and pedestrian ways;

(3) Building envelopes, leachfield areas, water sources and easements consistent with the submitted tentative map;

(4) The location of all drainage improvements and related easements;

(5) Five (5) off-street parking spaces on all lots consistent with Section 314-109.1 Humboldt County Code;

(6) All intermittent and perennial watercourses and associated Streamside Management Areas (SMA)

(7) Details showing conformance with provisions of the County's Fire Safe Regulations (Section 3111-1 et seq. H.C.C.), including but not limited to:

a. Road and driveway access standards (i.e., road width, roadway surface, roadway grades, roadway structures, etc.)

b. Signing and building numbering standards (i.e., road name signs, building address signs, etc.)

c. Emergency water standards (i.e., placement of fire hydrants, 2,500 gallon individual emergency water supply, etc.)

d. Fuel modification standards (i.e., setbacks for structure defensible space of at least 30 feet, greenbelts, etc.).

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:

- <u>An archaeological survey of the parcel shall be prepared prior to any ground-disturbing activity</u>.

- If cultural resources are encountered, all work must cease and a qualified cultural resources specialist contacted to analyze the significance of the find and formulate further mitigation (e.g., project relocation, excavation plan, protective cover).

- Pursuant to California Health and Safety Code §7050.5, if human remains are encountered, all work must cease and the County Coroner contacted."

(2) "Hours of construction activity shall be 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) "Development within Streamside Management Areas shall be limited to the following uses:

a. Development permitted within stream channels pursuant to Section 3432.6 of the General Plan (Volume I, Framework).

b. Timber management and harvests not otherwise excluded by Applicability Section as well as noncommercial cutting of firewood and clearing for pasturage, provided that cottonwoods, willows and alders are retained, and provided that other unmerchantable hardwoods or shrubs are protected from unreasonable damage.

c. Road and bridge replacement or construction, when it can be demonstrated that it would not degrade fish and wildlife resources or water quality, and that vegetative clearing is kept to a minimum.

d. Removal of vegetation for disease control or public safety purposes.

Note: A Special Permit is required for all new development in Streamside Management Areas not exempt per Section 314-61.1(d)(1-7) of the Humboldt County Zoning Regulations."

(4) "Residential development shall be consistent with the standards of the AE and TPZ zones, including: (1) within the AE zone, farm dwellings, as defined by Section 314-141, for permanent residents of the farm, such as the owner, lessee, foreman or others whose principal employment is the operation of the farm; and (2) within the TPZ zone, one-family dwellings for the owner or caretaker."

(5) "The applicant shall satisfy the requirements of the Department of Fish and Wildlife per email dated April 19, 2013, including: (1) a Lake or Streambed Alteration Agreement; (2) water storage capable of bypassing stream diversion during the low-flow season or, alternatively, well installation that is not hydrologically connected to the stream; and (3) a Statement of Water Diversion and Use as required by the State Water Resources Control Board."

(6) "All flammable vegetation and fuels caused by site development and construction, road and driveway construction, and fuel modification shall be disposed of by chipping, burying, burning or removal to a landfill site approved by the County."

(7) "To ensure continued compliance, property owners are responsible for annual maintenance of the parcels to Fire Safe and Wildfire Protection Standards as required for those items listed under the Development Plan Details, above. Compliance with these provisions is subject to inspection by Cal Fire."

(8) "The Humboldt County Fire Safe Ordinance (Section 3111-1 *et seq.*) establishes development standards for minimizing wildfire danger in state responsibility designated areas. Exceptions to the 30-foot setback requirement may be pursued upon demonstration of providing the same practical effect of the setback through a combination of construction material choices, non-flammable vegetative buffers, and other design features. Contact the Planning and Building Department for further information."

(9) "An archaeological survey of Parcel 1 shall be conducted prior to any new development involving ground disturbing activities. Contact the Planning and Building Department for further information."

(10) "Please note that the information and requirements described and/or depicted on this Development Plan are current at the time of preparation but may be superseded or modified by changes to the laws and regulations governing development activities. Before commencing a development project, please contact the Planning Division to verify if any standards or requirements have changed."

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 $262.00 plus applicable recordation fees) will be required. The Development Plan shall also be noticed on the Final Map.

9. **Prior to public hearing,** the applicant shall submit a check to the Planning Division payable to the Humboldt County Recorder in the amount of $50.00. This check is to cover the County Clerk's costs for filing the Notice of Exemption pursuant to Section 15061 of the CEQA Guidelines.

10. Permanent, irreversible water rights and easement and access easements shall be shown on the subdivision map and referenced by any deed conveying the parcels shown on the Final Map.

11. The applicant shall obtain all required permits for any work done without permits. Please contact the County Building Inspections Division.

12. The applicant shall satisfy the requirements of the Department of Fish and Wildlife per email dated April 19, 2013, including: (1) a Lake or Streambed Alteration Agreement; (2) water storage capable of bypassing stream diversion during the low-flow season or, alternatively, well installation that is not hydrologically connected to the stream; and (3) a Statement of Water Diversion and Use as required by the State Water Resources Control Board. A note to this effect shall appear on the Development Plan.

13. The property owner shall execute and file with the Planning Division the statement titled "*Notice and Acknowledgment Regarding Agricultural Activities in Humboldt County*" as required by Section 314-43.2 of the Humboldt County Code. Contact the Planning Division for a copy of the required form.

14. 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.

15. Applicant shall provide documentation, i.e. a Joint Management Agreement, which ensures continuation of management practices in order to maintain resultant parcels as viable agricultural/timber resource units.

Informational Notes

1. To reduce costs the applicant is encouraged to provide 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 soon as possible before the desired date for final map checking and recordation. Post application assistance by the Planner on Duty, or by the Assigned Planner with prior appointment, will be subject to a review fee for Conformance with Conditions billed at the County's current burdened hourly rate with an initial deposit as set forth in the Planning Division's schedule of fees and charges (currently $95.00). Copies of all required forms and written instructions are included in the final approval packet.

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

Assessor's Parcel No. _____, Exhibit "A", 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, all work must cease and a qualified cultural resources specialist contacted to analyze the significance of the find and formulate further mitigation (e.g., project relocation, excavation plan, protective cover).

   - Pursuant to California Health and Safety Code §7050.5, if human remains are encountered, all work must cease and the County Coroner contacted.

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. 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 an invoice to the applicant, following the Planning Commission decision and file close out.

EXHIBIT A

RECEIVED
DEC - 4 2012
Humboldt County
Planning Division

DEPARTMENT OF PUBLIC WORKS
COUNTY OF HUMBOLDT
MAILING ADDRESS: 1106 SECOND STREET, EUREKA, CA 95501-0579
AREA CODE 707

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
PARKS 445-7651
ROADS & EQUIP. MAINT. 445-7421

CLARK COMPLEX
HARRIS & H ST., EUREKA
FAX 445-7388
LAND USE 445-7205

LAND USE DIVISION INTEROFFICE MEMORANDUM

TO: **Anita Punla, Senior Planner**

FROM: **Robert W. Bronkall, Deputy Director** RB

RE: **SUBDIVISION REQUIREMENTS - IN THE MATTER OF THE APPLICATION OF DER, APN 216-151-020, FMS 12-008 FOR APPROVAL OF A TENTATIVE MAP, CONSISTING OF 730 ACRES INTO 2 LOTS**

DATE: **12/24/2012**

– – – – –

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 M.J. Ashton, dated 09/2012, and dated as received by the Humboldt County Planning Commission on 11/08/2012.

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 subdivision 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 improvement plans, review of the subdivision map, or the construction of improvements, whichever occurs first.

1.4 **EASEMENTS**: All easements that encumber or are appurtenant to the subdivision shall be shown graphically on the subdivision map. Those easements that do not have a metes and bounds description shall be noted on the subdivision map and shown as to their approximate location.

1.5 **FURTHER SUBDIVISION**: At least some of the parcels may be further divided; therefore, the applicant shall conform to Humboldt County Code Section 323-6(a)(5), Statements to Accompany a Tentative Subdivision Map.

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

(a) **ALDERPOINT ROAD:**

Public Road: Applicant shall cause to be dedicated on the subdivision map to the County of Humboldt an easement for public road purposes lying within 25 feet of the center line of the County road. The applicant is only responsible to cause to be dedicated lands that are included within the boundary of the proposed subdivision.

Culverts & Bridges: In addition, the public road easement shall include a 50 foot wide strip centered on the existing creek/stream/river for a length of 50 feet.

Slopes: When cut and fill slopes adjacent to the road are proposed (or currently exist), applicant shall cause to be dedicated to the County of Humboldt a slope maintenance easement to a point 10 feet beyond the toe of fill slopes or top of cut slopes in a manner approved by this Department. The applicant is only responsible to cause to be dedicated lands that are included within the boundary of the proposed subdivision.

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.

2.0 IMPROVEMENTS

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

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

An encroachment permit is required for all work in the County right of way.

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

2.2 **CATTLE GUARDS:** The two existing cattle guards on Alderpoint Road shall be inspected for conformance with the Department's policy on cattle guards. The cattle guards shall be repaired and/or replaced as determined by the Department.

An encroachment permit is required in order to allow the cattle guards to remain. The encroachment permit will require the owner to be responsible for all maintenance, periodic inspections, and insurance.

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.

4.0 GRADING

<NONE>

5.0 MAINTENANCE

<NONE>

6.0 DEVELOPMENT PLAN

<NONE>

7.0 LANDSCAPING

<NONE>

// END //