



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

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

Hearing Date: June 7, 2018

To: Humboldt County Planning Commission

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

Subject: **Parker Parcel Map Subdivision and Special Permit Extension**  
Application Number 13931  
Case Number PMS-06-008XX, SP-06-024XX  
Assessor Parcel Number (APN) 306-111-006  
2386 Meadow Lane, Eureka area

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Attachment 2: Original Conditions of Approval

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

## AGENDA ITEM TRANSMITTAL

Hearing Date	Subject	Contact
June 7, 2018	Parcel Map Subdivision and Special Permit Extension	Tricia Shortridge

**Project:** A two-year extension, in addition to the automatic one and two year extensions as allowed by State Senate Bill 1185, Assembly Bill 333, Assembly Bill 208 and Assembly Bill 116, of a Parcel Map Subdivision (PMS-06-009) originally approved on November 16, 2006. The project consisted of a minor subdivision of a  $\pm$  23,826 sf parcel into two (2) parcels of 18,430 sf and 6,104 sf (net) each. The larger of the proposed parcels, Parcel 1, is currently developed with a  $\pm$  1,620 sf residence and a  $\pm$  900 sf Secondary Dwelling Unit (SDU). The Special Permit (SP) is needed to legitimize the SDU which was built without permits. Proposed Parcel 2 is vacant except for a small garage that will be removed. The site is subject to the findings of the Fault Evaluation Report (FER) prepared by SHN (April 2006) which identified a significant majority of Parcel 2 as appropriate for residential development. The subdivision is served by community water and sewer and requires no exceptions. **No change to the original project is proposed. This is the second extension requested and if approved, the extension will expire on November 28, 2019.**

**Project Location:** The project is located in Humboldt County, in the Humboldt Hill area, on the east side of Humboldt Hill Road, approximately 25 feet east from the intersection of Humboldt Hill Road and Meadow Lane, on the property known as 2386 Meadow Lane.

**Present Plan Designation:** Residential Low Density (RL1-7) Previous: Residential, Low Density (RL) Eureka Community Plan (ECP). Density: 1-6 dwelling unit per acre. The General Plan update to RL-1-7 resulted in a slight increase in the allowed density, but there is no proposed change of the original application for parcel map. Slope: Low Instability (1)

**Present Zoning:** Residential One-Family (R-1\*)

**Case Number:** PMS-06-008XX, SP-06-024XX

**Application Number:** 13931

**Assessor Parcel Number:** 306-111-006

**Applicant**

Virgie Parker  
2386 Meadow Lane  
Eureka, CA 95503

**Owner**

Same as applicant

**Agent**

**Environmental Review:** The project is exempt from environmental review per Section 15315 and 15301 of the CEQA Guidelines.

**Major Issues:** Alquist-Priolo Fault Hazard area

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

## PARKER PARCEL MAP SUBDIVISION EXTENSION

Case Number PMS-06-008XX, SP-06-024XX

Assessor Parcel Number 306-111-006

### 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 added language to the Subdivision Map Act which grants automatic extensions to a tentative subdivision or parcel map which meets 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 the automatic one and two year extensions as allowed by State Senate Bill 1185, Assembly Bill 333, Assembly Bill 208, and Assembly Bill No. 116, of a Parcel Map Subdivision (PMS-06-009) originally approved November 16, 2006. The project consisted of a minor subdivision of a  $\pm$  23,826 sf parcel into two (2) parcels of 18,430 sf and 6,104 sf (net) each. The larger of the proposed parcels, Parcel 1, is currently developed with a  $\pm$  1,620 sf residence and a  $\pm$  900 sf Secondary Dwelling Unit (SDU). The SP is needed to legitimize the SDU which was built without permits. Proposed Parcel 2 is vacant but for a small garage that will be removed. The site is subject to the findings of the Fault Evaluation Report (FER) prepared by SHN (April 2006) which identified a significant majority of Parcel 2 as appropriate for residential development. The subdivision is served by community water and sewer and requires no exceptions. **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 PMS-06-008. This is the second applicant requested extension and, if approved, the tentative map will expire on November 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 November 28, 2006, have not changed significantly based on the following staff analysis, and are applicable to the proposed extension because:**

1. The parcel's zoning, Residential One-Family with a 6,000 square foot minimum parcel size (R-1\*), for which a conformance finding was made, has not changed.
2. The General Plan Land Use designation, Residential Low Density (RL), for which a consistency finding was made, has not changed.
3. The applicable development standards, for which the original project was evaluated, have not changed.
4. The applicable design standards, for which the project was evaluated, have not changed.
5. All other standards and requirements to which the project is subject and as administered by other departments or agencies have not changed.
6. The original project was determined to be exempt from environmental review pursuant to Section 15315 and 15301 of the CEQA Guidelines. The County has received no evidence indicating that additional review under CEQA is necessary.

Referral agencies have recommended approval of the extension.

**ALTERNATIVES:** The Planning Commission could elect not to approve the extension. This alternative should be implemented if your Commission is unable to make all of the required findings per H.C.C. Sections 326-21 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 18-**

**Case numbers PMS-06-008XX, SP-06-024XX  
Assessor Parcel Number 306-111-006**

**Making the required findings for certifying compliance with the California Environmental Quality Act and conditionally approving the Parker Parcel Map Subdivision and Special Permit Extension application.**

**WHEREAS**, Virgie Parker submitted an application and evidence in support of approving the two-year Parcel 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 project is exempt from environmental review pursuant to Class 15, Section 15315 and Class 1, Section 15301 of the CEQA Guidelines; and

**WHEREAS**, the County Planning Commission adopted a finding that the parcel map subdivision was exempt from environmental review pursuant to Class 15, Section 15315 and Class 1, Section 15301 of the CEQA Guidelines; and

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

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

1. The Planning Commission adopted a finding that the original project was exempt from environmental review on November 16, 2006 pursuant to Class 15, Section 15315 and Class 1, Section 15301 of the CEQA Guidelines and finds that there is no substantial evidence that the proposed project extension will have a significant effect on the environment;
2. The Planning Commission makes the findings in H.C.C. [§ 326-21] in the Planning Division staff report for Case Number: PMS-06-008XX and SP-06-024XX based on the submitted evidence.
3. The Planning Commission approves the proposed Parcel Map Subdivision Extension as recommended and conditioned in the Planning Division staff report for Case Number: PMS-06-008XX and SP-06-024XX.

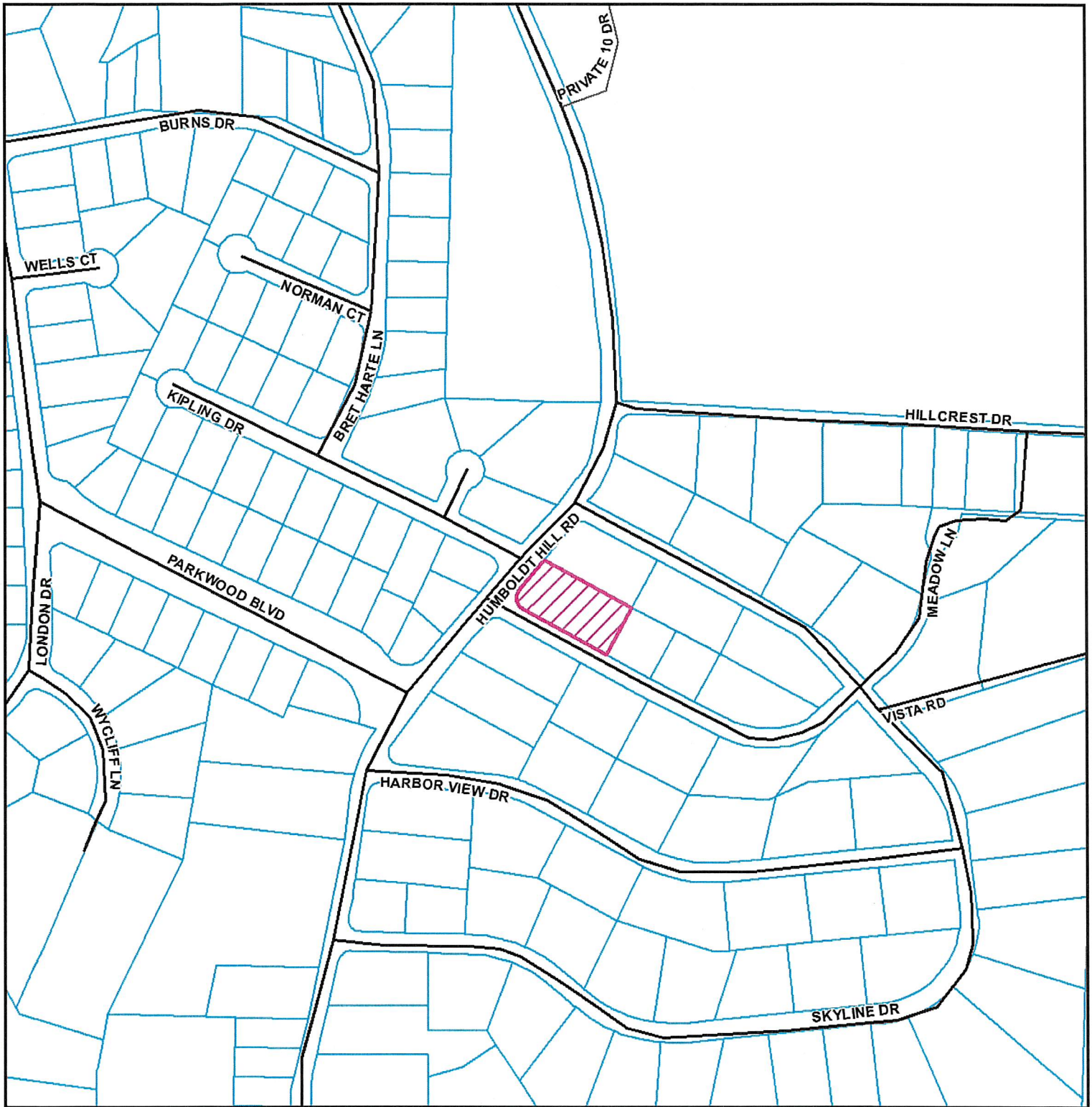
Adopted after review and consideration of all the evidence on June 7, 2018.

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

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

I, John 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 Ford,  
Director, Planning and Building Department

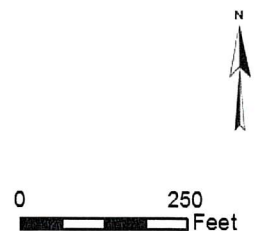


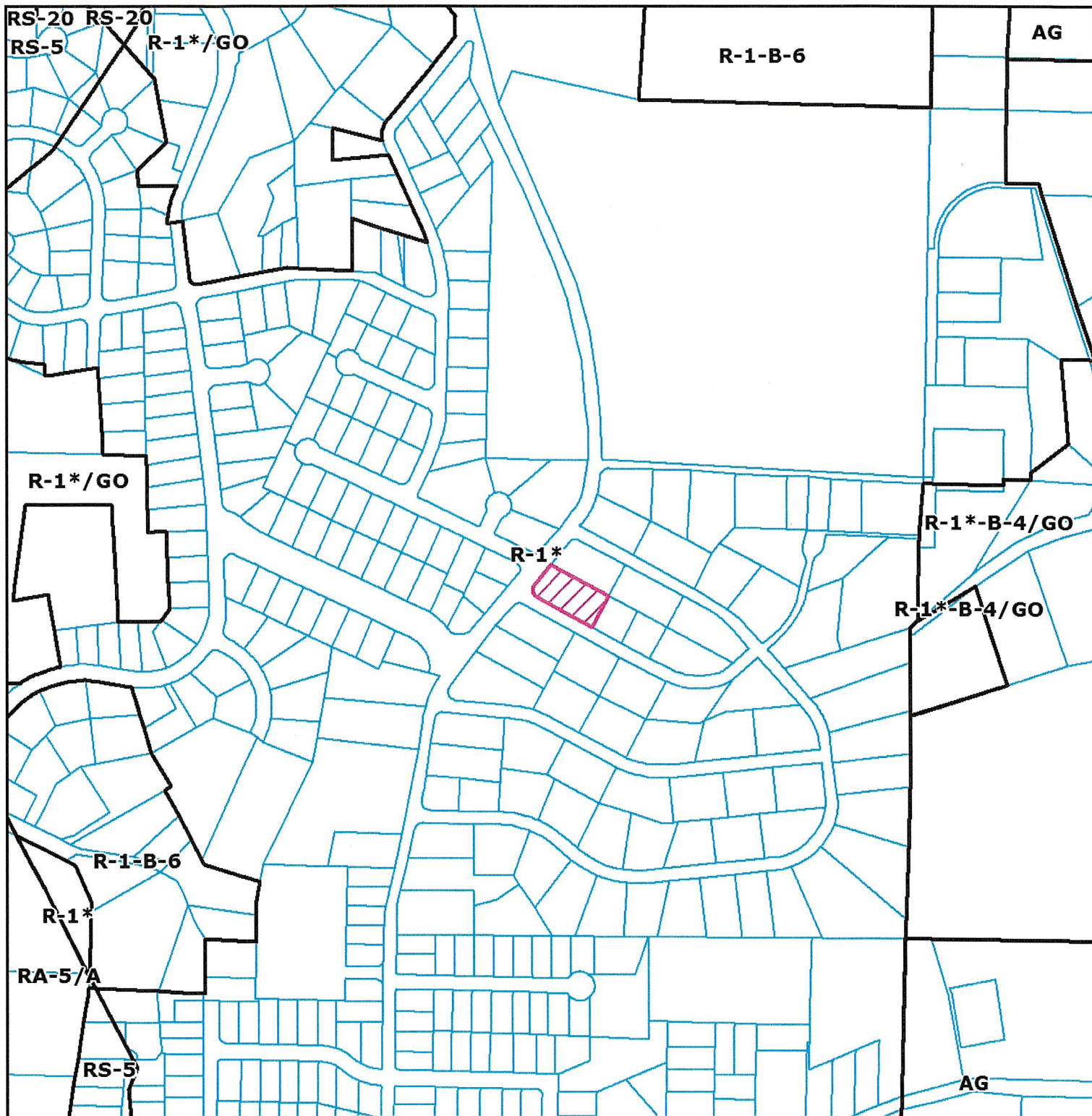
### LOCATION MAP

**PROPOSED PARKER  
PARCEL MAP SUBDIVISION EXTENSION  
HUMBOLDT HILL AREA  
PMS-06-008XX  
APN:306-111-006  
T04N R01W S20 HB&M (Fields Landing)**

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.





## ZONING MAP

**PROPOSED PARKER  
PARCEL MAP SUBDIVISION EXTENSION  
HUMBOLDT HILL AREA  
PMS-06-008XX  
APN: 306-111-006  
T04N R01W S20 HB&M (Fields Landing)**

Project Area =



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

0 250 500 Feet



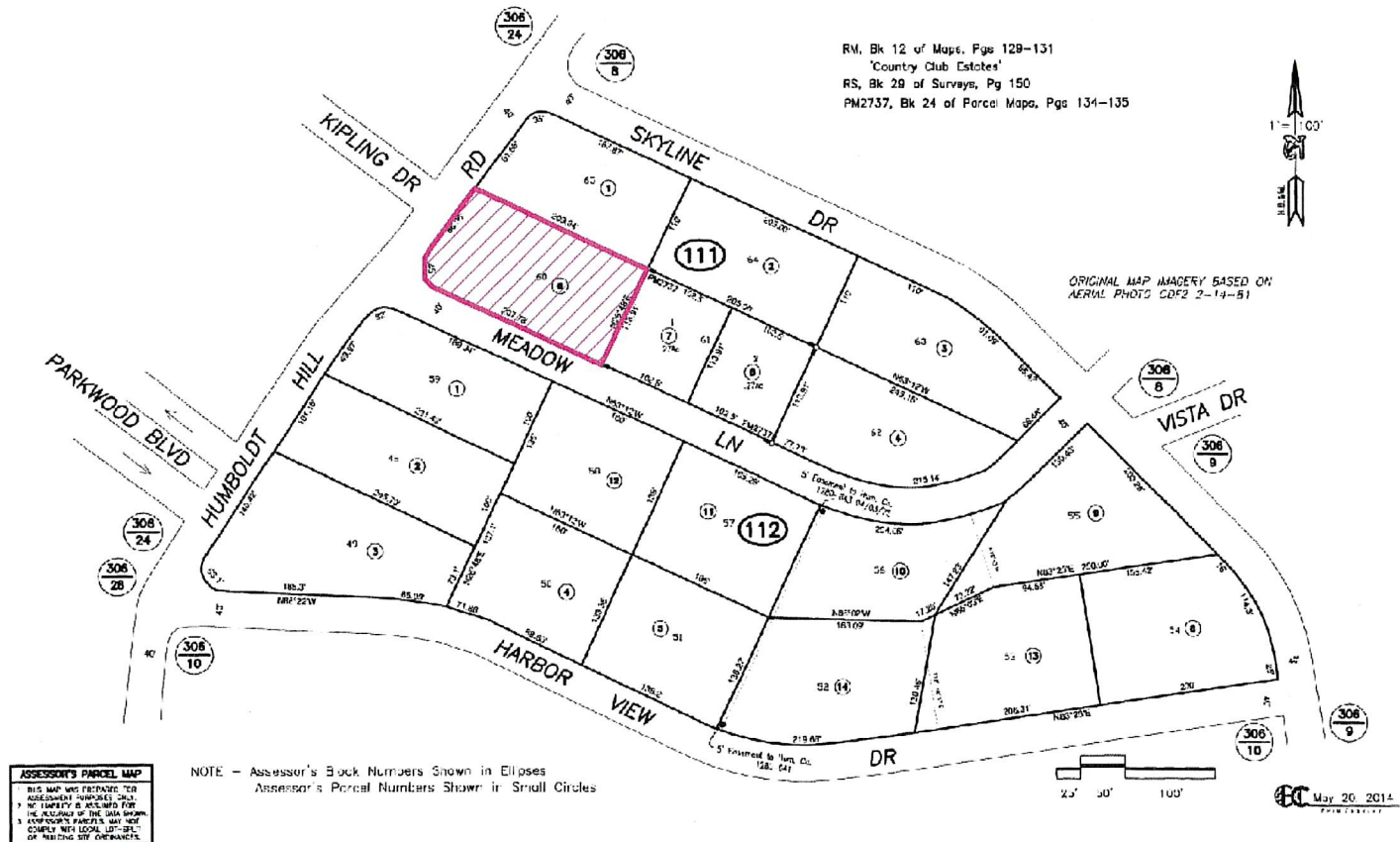
Assessor's Map Bk. 306, Pg. 11  
County of Humboldt, CA.

PTN NE 1/4 SEC 20, T4N R1W, H.B. & M.

306-11

RM, Bk 12 of Maps, Pgs 129-131  
'Country Club Estates'  
RS, Bk 28 of Surveys, Pg 150  
PM2737, Bk 24 of Parcel Maps, Pgs 134-135

ORIGINAL MAP IMAGERY BASED ON  
AERIAL PHOTO COFS 2-14-81



## ASSESSOR PARCEL MAP

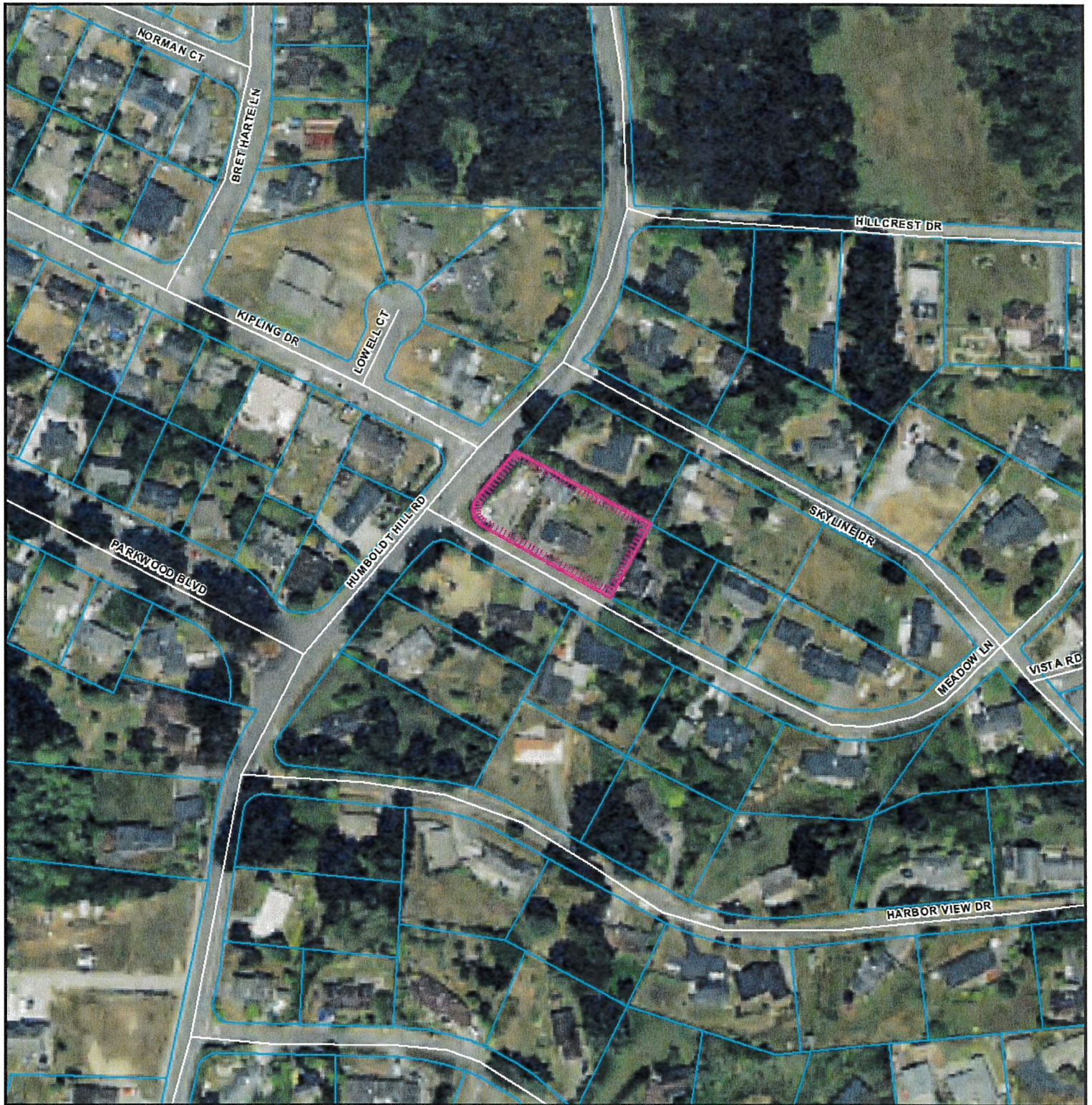
**PROPOSED PARKER  
PARCEL MAP SUBDIVISION EXTENSION  
HUMBOLDT HILL AREA  
PMS-06-008XX  
APN:306-111-006  
T04N R01W S20 HB&M (Fields Landing)**

Project Area =



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navigation. Data has not been completely checked  
for accuracy.

MAP NOT TO SCALE



## AERIAL MAP

### PROPOSED PARKER PARCEL MAP SUBDIVISION EXTENSION HUMBOLDT HILL AREA

PMS-06-008XX

APN: 306-111-006

T04N R01W S20 HB&M (Fields Landing)

Project Area = 

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

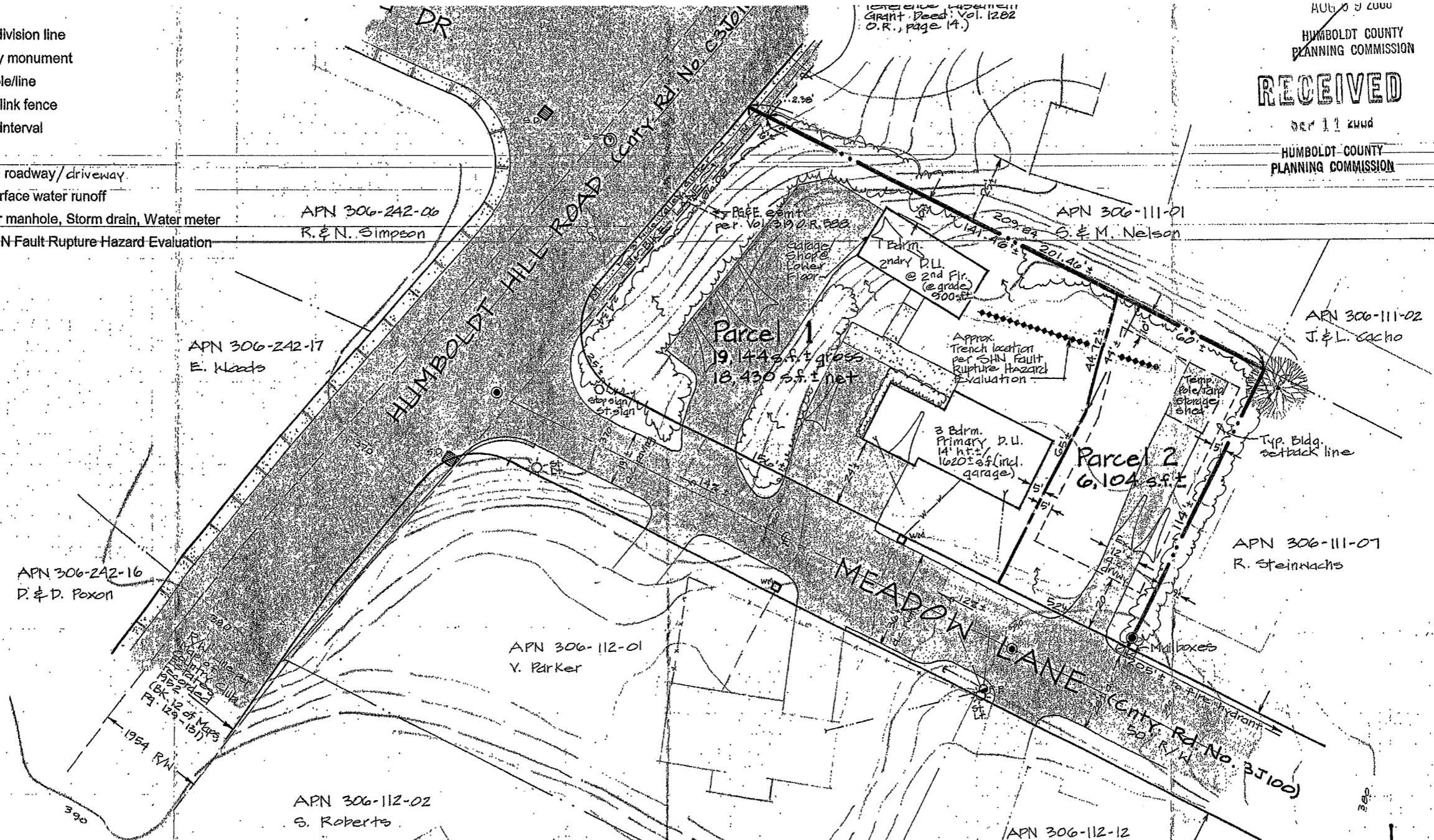


0 250 Feet



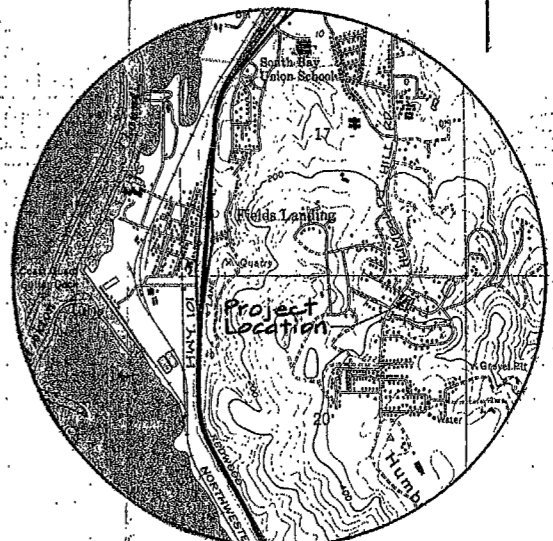
# LEGEND

- Proposed subdivision line
- Existing survey monument
- Joint power pole/line
- Existing chain link fence
- 2 foot contour interval
- Parking space
- Existing paved roadway/driveway
- Direction of surface water runoff
- Sanitary sewer manhole, Storm drain, Water meter
- Trench per SHN Fault Rupture Hazard Evaluation



## GENERAL NOTES

- This parcel map subdivision application proposes a subdivision of one legal parcel known as APN 306-111-06; to result in Parcel 1 of 19,144± s.f. gross/18,430± s.f. net (developed with a 1,620± s.f. sfr and 900± s.f. secondary d.u.), and Parcel 2 of 6,104± s.f. gross/net (developed with a temporary pole/tarp storage shed). Access to the parcels is via the existing 40' wide R/W known as Meadow Lane, with an existing improved 19'± to 36'± wide a.c. roadway. Meadow Lane will be improved, along with placement of curb, gutter and sidewalk as required by H.C. Planning Division and Public Works-Land Use Division. No other development is proposed at this time. A Special Permit is also requested to legitimize the existing secondary d.u. on Parcel 1, converted without permits.
- The parcels are/will be served by community water and sewer provided by Humboldt Community Services District. PG&E supplies/will supply gas and electricity. SBC provides/will provide telephone services. The nearest fire hydrant is located on Meadow Lane approximately 205'± southeasterly of the subject parcel.
- The property is zoned Residential Single Family (R-1\*) specifying a minimum lot size of 6,000 s.f., and has a general plan designation of Residential Low Density (RL) in the Eureka Community Plan. Zoning and General Plan designations for adjacent properties are similar.
- The property is not shown on official maps to be subject to flooding (FIRM Community Panel No. 060060 0950 C). No hazardous areas, historic buildings, or archaeological sites are known to exist on or adjacent to the property.
- Parcel creation: Lot 60 of the Country Club Estates Subdivision as per Map recorded in Book 12 of Maps, pages 129-131 in the Office of the Humboldt County Recorder, recorded July 17, 1952.
- Structures adjacent to subject parcel boundaries are shown hereon.
- Topography is shown at 2 foot contour intervals.
- Information for map preparation is from Humboldt County Planning Division data base, field observation, recorded documents referenced hereon, topography from exhibit by Keith Parker dated 3/2001, Fault Rupture Hazard Evaluation prepared for the project by SHN Consulting Engineers and Geologists, and the applicant. Note: All information shown hereon is approximate and shall be field verified.



RECEIVED  
DEC 11 2000  
HUMBOLDT COUNTY  
PLANNING COMMISSION

Applicant/owner:  
Virgie Parker  
2380 Meadow Lane  
Eureka, CA 95503  
(707) 442-3454

## TENTATIVE PARCEL MAP

for  
APN 306-111-06

Site Address: 2380 Meadow Lane, Eureka, CA  
Location: Ptn. NE 1/4 Sec. 20, T4N., R.1W., HB&M.

DATE June 2000  
SCALE 1"=30'  
DRAWN M.J. Ashton  
Hum. Co. Planning Div.  
JOB PF-05-35  
SHEET 1

## **ATTACHMENT 1**

### **Conditions of Approval**

The conditions of approval effective November 28, 2006, 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 1A**  
**RECOMMENDED CONDITIONS OF APPROVAL**

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

**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 on the Department of Public Works referral included herein as Exhibit A dated October 13, 2006, shall be completed or secured to the satisfaction of that department. Prior to performing any work on the improvements, contact the Land Use Division of the Department of Public Works.
3. The Planning Division requires that two (2) copies of the Parcel Map be submitted for review and approval. Gross and net lot area shall be shown for each parcel.
4. A map revision fee as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors (currently \$85.00 per parcel = \$170.00) as required by the County Assessor shall be paid to the County Community Development Services, 3015 "H" Street, Eureka. The check shall be made payable to the "Humboldt County Planning Division". The fee is required to cover the Assessor's cost in updating the parcel boundaries.
5. A review fee for Conformance with Conditions as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors (currently \$95.00) shall be paid to the County Planning Division, 3015 "H" Street, Eureka. This fee is a deposit, and if actual review costs exceed this amount, additional fees will be billed at the County's current burdened hourly rate. Please see Informational Note 1. below for suggestions to reduce the cost for this review.
6. 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(a) through 6(g) of the Public Works Memorandum dated October 13, 2006, included herein as Exhibit A of Attachment 1, and the following site development details:

A. Mapping

- (1) Topography of the land in 2-foot contour intervals;
- (2) Proposed access, parking lanes and pedestrian ways;
- (3) Building envelopes and easements;
- (4) The location of all drainage improvements and related easements;
- (5) SIX (6) off-street parking spaces on Lots 1 and FOUR (4) off-street parking spaces on Parcel 2 (one space may be tandem and all parking must be outside the front yard setback);

- (6) The location of Areas of Building Exclusion (per SHN FER), where applicable;

B. Notations

- (1) "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."

- (2) "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.

- (3) "The project is located in a designated non-attainment area for the state's health-based particulate matter (PM10) air quality standard. As such, additional emission from the project (construction potential of six (6) single family residences) could exacerbate air quality problems, including non-attainment of ambient air quality standards. In order to address potential effects to air quality the District recommends:

- Prohibition of open fireplaces.
- Heating should be provided using clean fuels (electricity or natural gas), when feasible.

If wood heating must be used, only US Environmental Protection Agency (EPA) certified heating appliances should be permitted in new construction."

- (4) "Construction of site improvements are subject to the recommendations of the approved geotechnical and soils geologic engineering report for the subdivision and subsequent site development proposals. Contact the Planning Division for specific information."

- (5) "Construction activities shall be restricted to hours between 7:00 a.m. and 6:00 p.m. Monday through Friday. All proposed uses must comply with the noise standards identified in Figure 3-2 of the General Plan."

- (6) "Demolition of - or additions to - the existing house shall comply with current zoning development standards including front yard and exterior side setbacks."

- (7) (If applicable) "Development rights for secondary dwelling units on Parcel 2 has been conveyed by the subdivider to the County of Humboldt. The terms and conditions of the Conveyance and Agreement must be satisfied in order for the County to accept an application for a secondary dwelling unit on any of the involved parcels. Please refer to the recorded Conveyance and

Agreement for the specific requirements. Questions regarding this note should be directed to the Humboldt County Planning Division."

- (8) "Please note that the information and requirements described and/or depicted on this Development Plan are current at the time of preparation but may be 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."
7. The applicant shall cause to be recorded a "Notice of Development Plan and Geologic Report" 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 \$151.00 plus applicable recordation fees) will be required. The Development Plan shall also be noticed on the Parcel Map.
8. Parkland dedication fees of \$2,924.68 shall be paid to the Humboldt County Planning Division, 3015 "H" Street, Eureka. Alternately, a parkland dedication fee of \$2,560.56 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 Parcel 2. Release from the Conveyance and Agreement may be pursued upon payment of the \$364.12 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 Division upon the election of this option by the applicant once the Parcel Map is prepared and approved for recordation. These fees may be paid for by individual lot owners on a *pro-rata* basis at the time individual lot owners apply for a permit to construct a second or secondary dwelling unit. Should the applicant elect to enter into a Conveyance and Agreement, legal document review fees as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors (currently \$151.00) will be required. (Either \$2,924.68 OR \$2,560.56)
9. The applicant shall obtain an As-Built Building Permit for the existing Secondary Dwelling Unit to ensure that its conversion from non-habitable to habitable space was done correctly.

#### Informational Notes:

1. To reduce costs the applicant is encouraged to bring in written evidence\* of compliance with all of the items listed as conditions of approval in this Exhibit that are administered by the Planning Division (Namely: Condition(s) 3-9). 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). Please contact the Planning Division for copies of all required forms and instructions.

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

Assessor's Parcel No. \_\_\_\_\_, Exhibit "A", Condition \_\_\_\_\_  
(Specify) (Specify)

2. Under state planning and zoning law (CGC §66000 *et seq.*), a development project applicant who believes that a fee or other exaction imposed as a condition of project approval is excessive or inappropriately assessed may, within 90 days of the applicable date of the project's approval, file a written statement with the local agency stating the factual basis of their payment dispute. The applicant may then, within 180 days of the effective date of the fee's imposition, file an action against the local agency to set aside or adjust the challenged fee or exaction.

3. The term of the Special Permit shall run concurrent with the tentative map (i.e., 24 months). If necessary, an extension of the tentative map and Special Permit may be requested in accordance with the provisions of Section 312-11.3 of the Humboldt County Code.

**ATTACHMENT 1B**  
**RECOMMENDED CONDITIONS OF APPROVAL**

APPROVAL OF THE SPECIAL PERMIT IS CONDITIONED UPON THE FOLLOWING TERMS AND REQUIREMENTS:

**Conditions of Approval:**

1. The applicant shall obtain an As-Built Building Permit for the existing Secondary Dwelling Unit on Parcel 1 constructed without benefit of permits.

**On-going Requirements/Development Restrictions Which Must Continue to be Satisfied for the Life of the Project:**

1. All new and existing outdoor lighting shall be compatible with the existing setting and directed within the property boundaries.
2. Applicant shall comply with the provisions, development and design standards of §314-87.1, Second Residential Unit (HCC) for the life of the project.
3. Both the primary residence and the second dwelling unit shall remain under the same ownership; the second dwelling unit shall not constitute a subdivision of the parcel.

**Informational Notes:**

1. The applicant is responsible for receiving all necessary permits and/or approvals from other state and local agencies.
2. The term of the Special Permit shall run concurrent with the tentative map (i.e., 24 months). If necessary, an extension of the Special Permit may be requested in accordance with the provisions of Section 312-11.3 of the Humboldt County Code. This permit shall expire and become null except where an As-Built Building Permit has been issued prior to such anniversary date.