



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

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<http://www.co.humboldt.ca.us/planning/>

Hearing Date: June 7, 2018

To: Humboldt County Planning Commission

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

Subject: **Katherine Wolman** Parcel Map Subdivision  
Application Number 13628  
Case Number PMS-13-003X  
Assessor Parcel Numbers 220-231-028, 220-241-012  
Briceland Area

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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 Extension	Tricia Shortridge

**Project Description:** A two-year extension in addition to an automatic two-year extension as allowed by AB 116 of a Parcel Map Subdivision originally approved June 18, 2013. The project consisted of a minor subdivision to result in Parcels 1 and 2 of approximately 42.7 and 18.8 acres, respectively. Both parcels are developed with permitted one-family dwellings served by on-site sewage disposal systems. Parcel 1 utilizes an existing water system which draws water from an unnamed tributary to Redwood Creek. Parcel 2 utilizes an existing water system which draws water from Redwood Creek. Both parcels take access from Briceland-Thorne Road. **No change to the original project is proposed. This is the first extension requested and if approved, the extension will expire on June 18, 2019.**

**Project Location:** The project is located in Humboldt County, in the Briceland area, on both sides of Briceland-Thorne Road, approximately 0.5 mile northeast from the intersection of Old Briceland Road and Briceland-Throne Road, on the properties known as 531 Elkridge Road and 5590 Briceland-Thorne Road.

**Present Plan Land Use Designation:** Residential Agriculture (RA5-20); Humboldt County General Plan (GP). Previous: Agriculture Rural; Agricultural Lands AR;AL40 (FRWK). The General Plan update to RA-5-20 resulted in a slight increase in the allowed density, but there is no proposed change of the original application for parcel map.

**Present Zoning:** Unclassified (U)

**Case Numbers:** PMS-13-003X

**Application Number:** 13628

**Assessor Parcel Numbers:** 220-231-028, 220-241-012

Applicant	Owner(s)	Agent
Katherine Wolman	same and Jackson and Shawnee Wood	none
PO Box 1060	PO Box 1060	
Redway, CA 95560	Redway, CA 95560	

**Environmental Review:** Statutorily exempt per Section 10561(b)(3) of the CEQA Guidelines.

**Major Issues:** None.

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

**WOLMAN PARCEL MAP SUBDIVISION**  
Case Number PMS-13-003X;  
Assessor Parcel Numbers 220-231-028, 220-241-012

**Recommended Commission Action**

1. Describe the application as a 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 all 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 Katherine Wolman project 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.

Staff Analysis:

The proposed minor subdivision results in Parcels 1 and 2 of approximately 42.7 and 18.8 acres, respectively. There is a cannabis application for a 4,999 outdoor cultivation site (ZCC-16-233, APPS 11724) associated with Parcel 2 (APN 220-241-012), currently in the referral stage with the Cannabis Division. The cannabis application will not affect the parcel map subdivision because the use is consistent with the previous land use designation (AR;AL40) and continues to be consistent with the new land use designation (RA5-20). Other uses (residential) and structures (unpermitted sheds, pool house, greenhouse) on the parcel continue to be the same as previously approved. Conditions in Attachment 2 include the requirement to obtain building permits and are to be completed prior to recordation of the Parcel Map for the purpose of health and safety and for orderly development per the allowance of Section 66411.1 of the Subdivision Map Act. Parcel 1 utilizes an existing water system which draws water from an unnamed tributary to Redwood Creek; Parcel 2 utilizes an existing water system which draws water from Redwood Creek. The project will allow dissolution of the co-ownership of the land. **No change to the previously approved original project is proposed. This is the first extension and, if approved, the extension will expire on June 18, 2019.**

The applicant states that the conditions of the property have not changed significantly since the original application/approval of PMS-13-003. This is the first applicant requested extension and, if approved, the tentative map will expire on June 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 June 18, 2013, have not changed significantly based on the following staff analysis, and are applicable to the proposed extension because:**

1. The parcel's zoning, Unclassified (U), specifying a 6,000 square foot minimum parcel size, for which conformance findings were made, has not changed.
2. The previous General Plan Land Use designation, AR;AL40 (Agriculture Rural; Agricultural Lands 40 acre min.), is determined to be equivalent to the updated (December 2017) General Plan land

use designation RA5-20 (Residential Agriculture, 50-20 acre min. size). A consistency finding was made for the previous land use designation, and therefore still applies to the new designation.

3. The applicable development standards, such as maximum allowed density have increased slightly, however the original project has not changed and consistency findings have been made.
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 found to be exempt from environmental review pursuant to Section 10561(b)(3) of the CEQA Guidelines. 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 18-  
Assessor Parcel Numbers 220-231-028, 220-241-012  
Case Number PMS-13-003X**

**Makes the required findings for certifying compliance with the California Environmental Quality Act and conditionally approves the Katherine Wolman Parcel Map Subdivision.**

**WHEREAS**, Applicant has submitted an application and evidence in support of approving the Parcel Map Subdivision to result in Parcels 1 and 2 of approximately 42.7 and 18.8 acres, respectively; and **WHEREAS**, the County Planning Department 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 Department, the lead agency, has determined that there is no evidence that the project will result in a significant adverse impact to the environment and has determined that the project is statutorily exempt from environmental review pursuant to Section 15061(b)(3) of the California Environmental Quality Act (CEQA); and

**WHEREAS**, Attachment 2 in the Planning Department staff report includes evidence in support of making all of the required findings for approving the proposed project (Case Number: PMS-13-003X); and

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

1. The Planning Commission finds that there is no substantial evidence that the proposed project will have a significant effect on the environment; that the project is statutorily exempt per Section 15061(b)(3) of CEQA; and
2. The Planning Commission makes the findings in Attachment 2 of the Planning Department staff report for Case No.: PMS-13-003X based on the submitted evidence; and
3. The Planning Commission conditionally approves the Parcel Map Subdivision as recommended in the Planning Department staff report for Case No.: PMS-13-003X.

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:

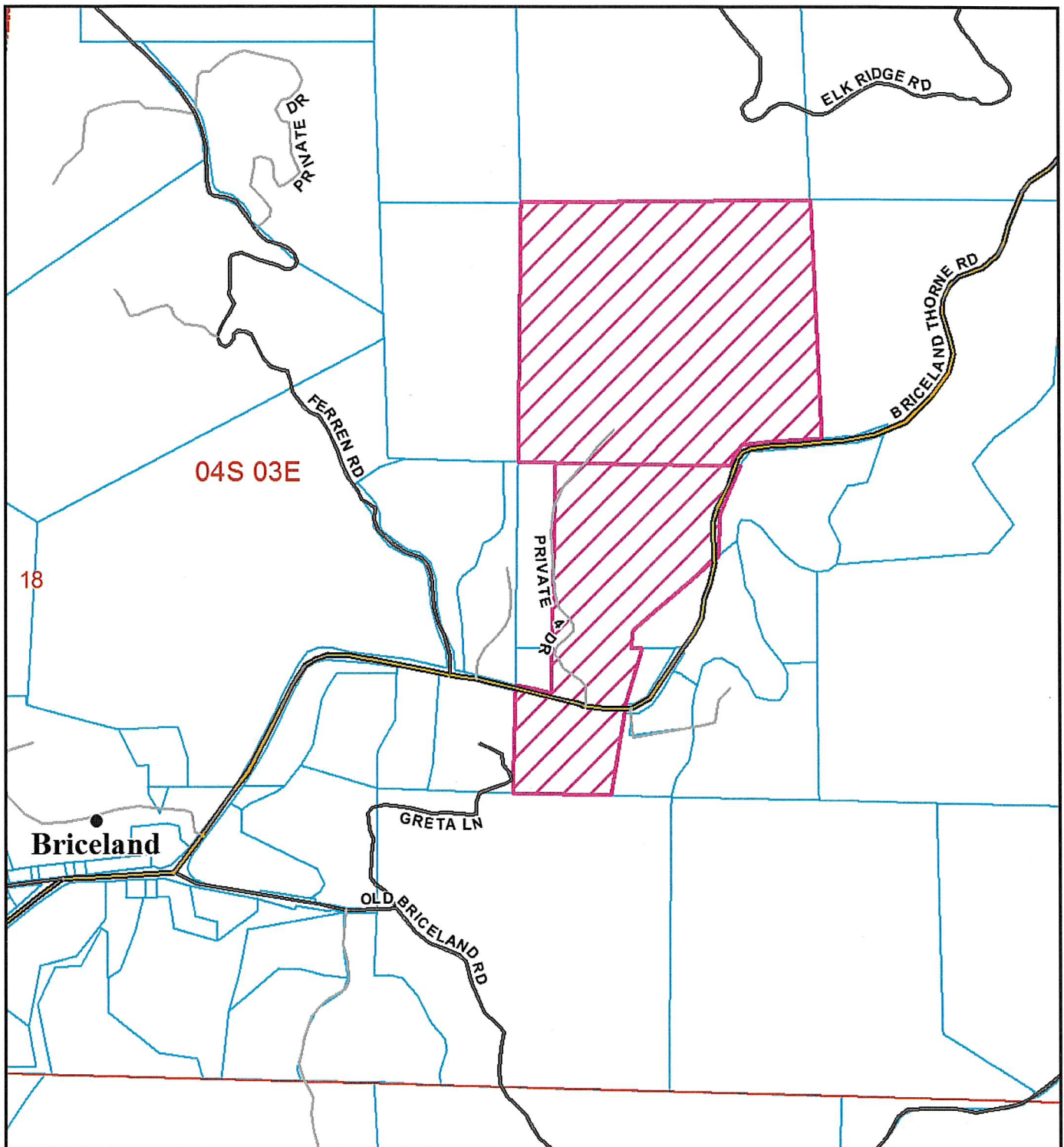
ABSTAIN: Commissioners:

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 WOLMAN PARCEL MAP SUBDIVISION EXTENSION BRICELAND AREA

PMS-13-003X

APN: 220-231-028, 220-241-012

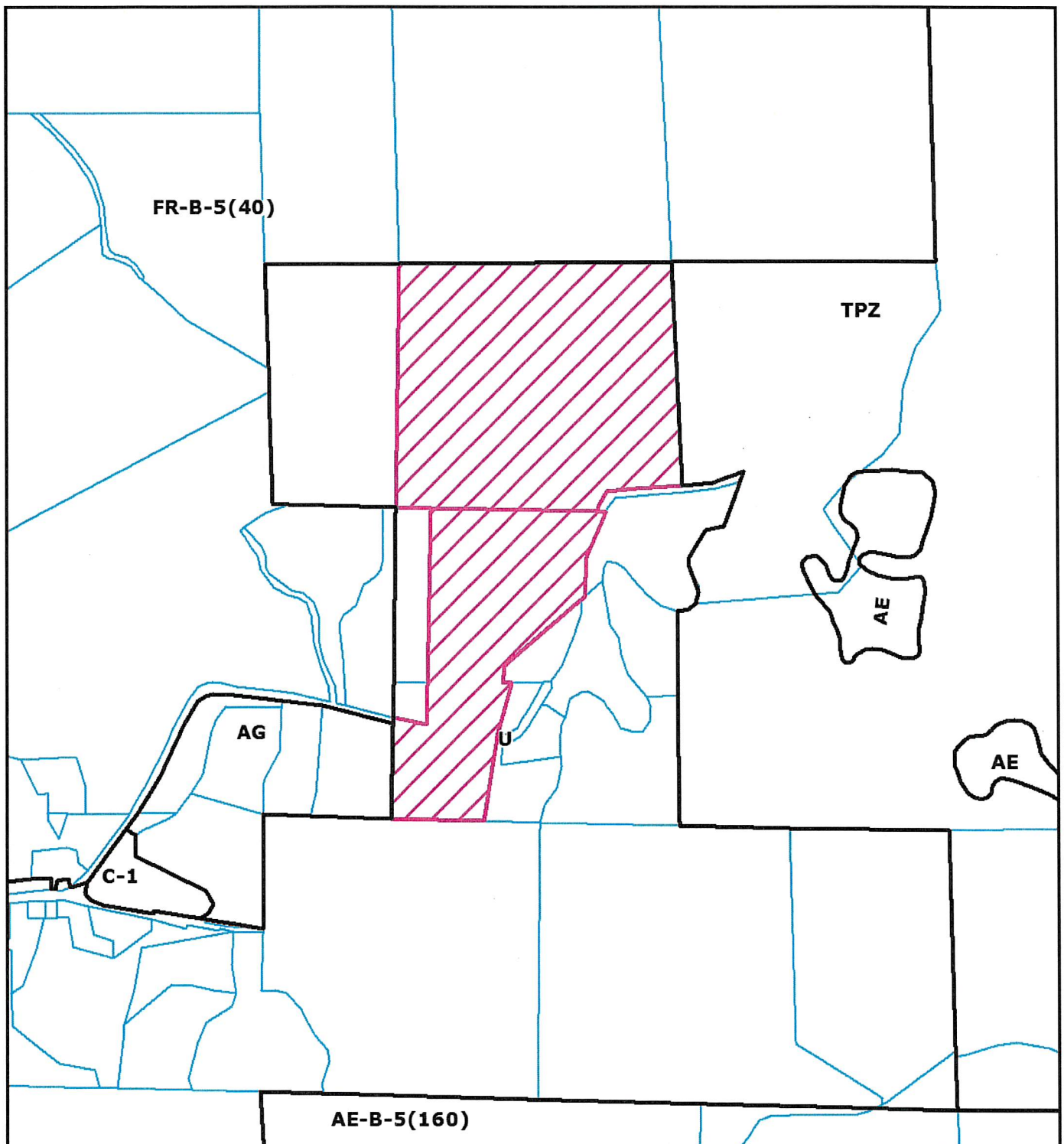
T04S R03E S18 HB&M (Briceland)

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



# **ZONING MAP**

## **PROPOSED WOLMAN PARCEL MAP SUBDIVISION EXTENSION BRICELAND AREA**


**PMS-13-003X**

**APN: 220-231-028, 220-241-012  
T04S R03E S18 HB&M (Briceland)**

**Project Area =** 

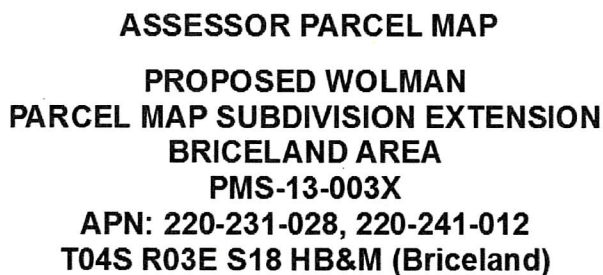
This map is intended for display purposes and should not be used for precise measurement or navigation. Data has not been completely checked for accuracy.



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220-23



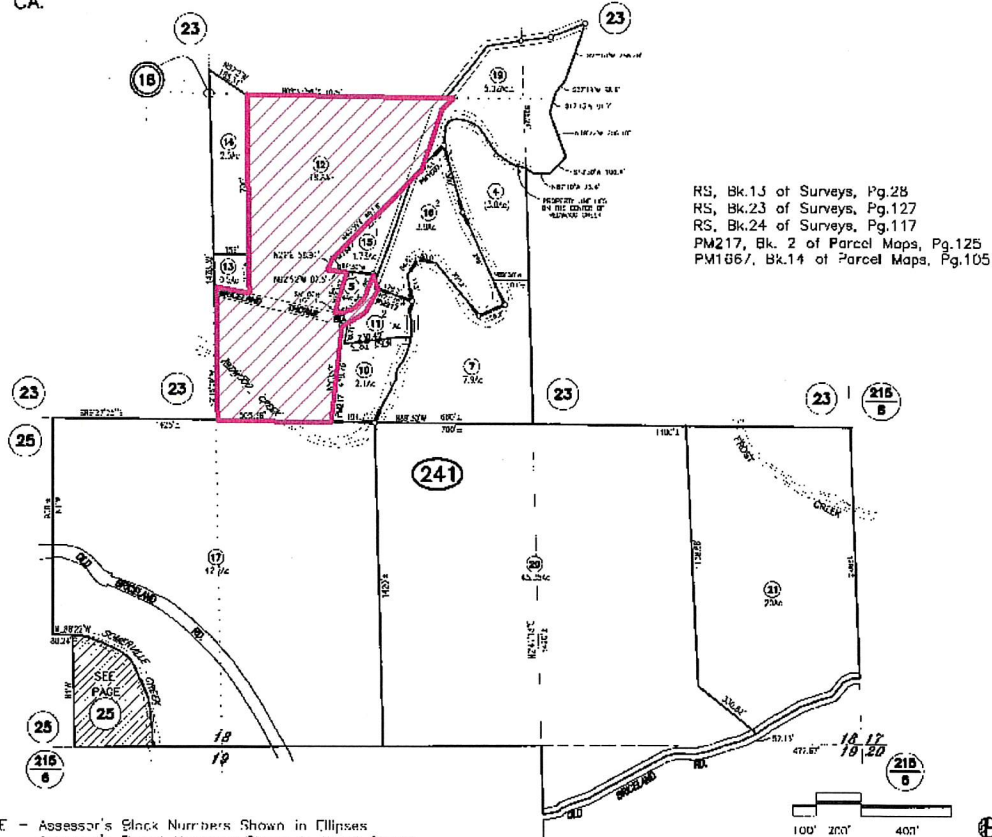
**MAP NOT TO SCALE**



Assessor's Map Bk.220, Pg.24  
County of Humboldt, CA.

PTN. OF S 1/2 OF SEC.18, T4S, R3E H.B. & M.

220-24



## ASSESSOR PARCEL MAP

### PROPOSED WOLMAN PARCEL MAP SUBDIVISION EXTENSION BRICELAND AREA

PMS-13-003X

APN: 220-231-028, 220-241-012

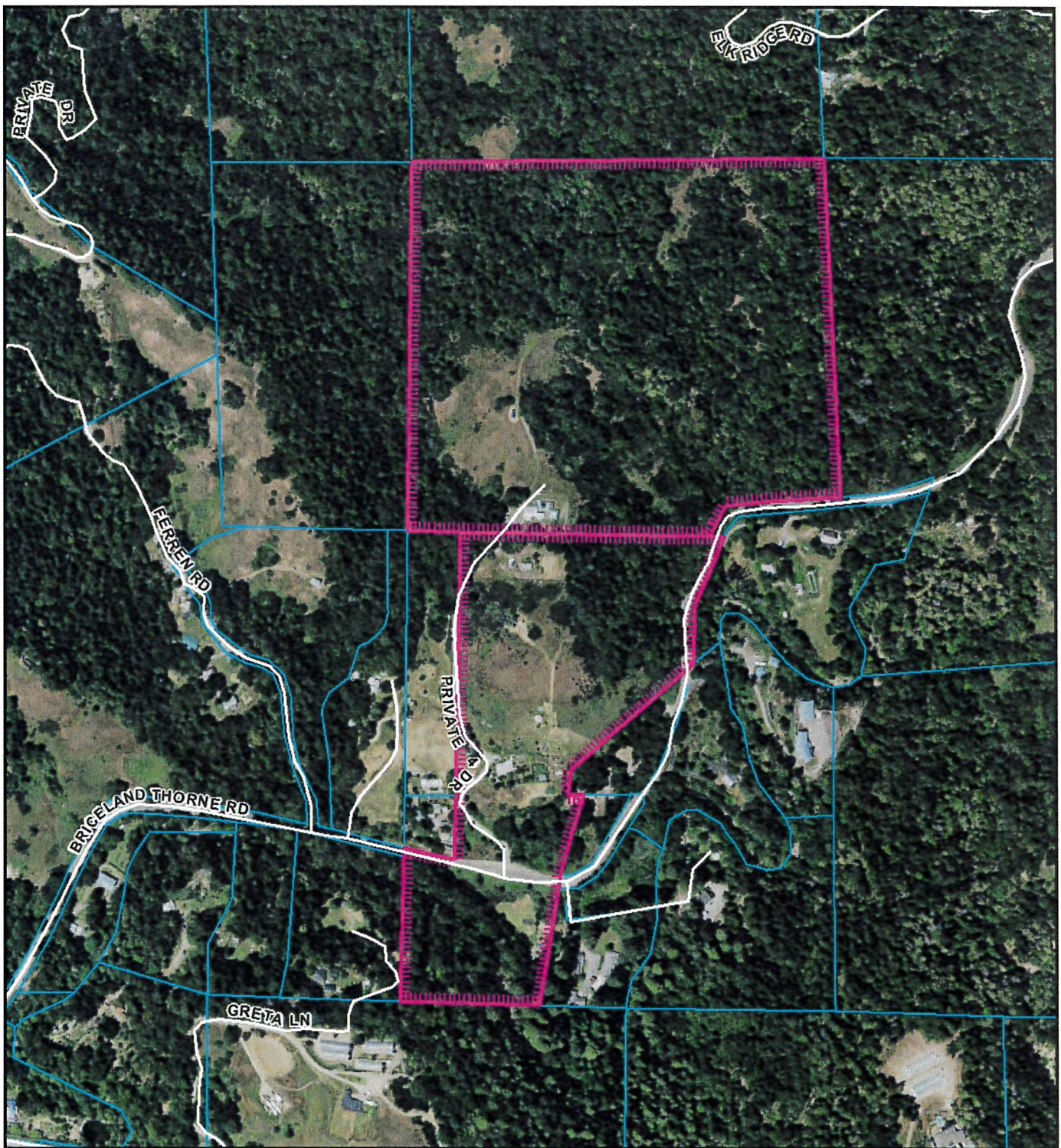
T04S R03E S18 HB&M (Briceland)

Project Area = 

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

MAP NOT TO SCALE





**AERIAL MAP**  
**PROPOSED WOLMAN**  
**PARCEL MAP SUBDIVISION EXTENSION**  
**BRICELAND AREA**  
**PMS-13-003X**

**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.

**APN: 220-231-028, 220-241-012**  
**T04S R03E S18 HB&M (Briceland)**



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 Feet

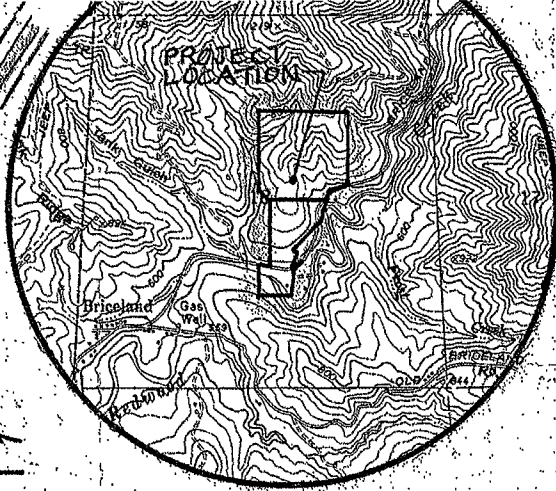


APN 220-231-23  
R. Fair Tr.

APN 220-231-22  
G. & M. Myers

APN 220-231-03  
T. Grover

RECEIVED  
MAY 8 2012  
Humboldt County  
Development Assn.



Vicinity Map  
Scale: 1"=2000'

LEGEND

- Ex. property line
- Ex. survey monument
- Proposed property line (subdivision)
- Ex. County road (Briceland-Thorne Rd.) @ 20'± wide a.c.
- Ex. 12' wide gravel access roadway/driveway (w/2' shoulder on one side & ditch on other)
- Ex. / prop. parking space
- Ex. structure
- Ex. phone line
- Ex. power pole/line
- Ex. / prop. emergency water supply tank
- Sewage disposal primary and reserve leachfield area
- Ex. developed water source
- Direction of surface water runoff
- Approx. 40' contour per USGS mapping
- Ex. perennial water course / Streamside Management Area
- Limits of Flood Zone A per FEMA mapping

GENERAL NOTES

1. This Tentative Parcel Map was prepared as part of a minor subdivision application. The project area consists of one parcel of 61.5± acres made up of APN 220-231-28 (proposed Parcel 1) and 220-241-12 (proposed Parcel 2). The proposed subdivision would result in two parcels of approximately 42.7 acres and 18.8 acres, respectively. The proposed parcels are each developed with a permitted manufactured home. (The 3 bedroom manufactured home on proposed Parcel 1 was placed under permit #73-0032PH3; the 2 bedroom manufactured home on proposed Parcel 2 was placed under permits #74-1358EG3, 74-1468MH3.) Adequate room for emergency vehicle turnarounds and parking exists at both developed building sites. Both proposed parcels access onto Briceland-Thorne Road. A 40' wide ingress, egress and public utility easement will be dedicated on the recorded Parcel Map over the existing roadway on proposed Parcel 2 for the benefit of proposed Parcel 1. SRA Fire Safe Regulations will apply. 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. This subdivision will remedy the creation of the subject parcel in violation of subdivision regulations.
2. Parcel Creation: The subject parcel (APN 220-231-28 and 220-241-12) was originally created as a remainder parcel when APN 220-231-29, and 220-241-13 and -14 were deeded out in Book 193 of Official Records, page 132, under Record's Serial No. 8 Humboldt County Records, recorded January 2, 1952. A Subdivision Map Act violation occurred when Wallace W. Wood subsequently deeded off his interest in APN 220-241-12 (a portion of the legally created parcel) through the recording of the Deed of Gift in Volume 927 of Official Records, page 520 on July 10, 1967. This subdivision proposal will correct the Subdivision Map Act violation.
3. The subject parcel is zoned Unclassified (U). APN 220-231-28 has a general plan designation of Agricultural Lands with a density of 1 dwelling unit per 40 acres and Agricultural Rural with a density range of one dwelling unit per 20 acres to one dwelling unit per 5 acres (AL40 and AR) in the Framework Plan. APN 220-241-12 has a general plan designation of Agricultural Rural with a density range of one dwelling unit per 20 acres to one dwelling unit per 5 acres and Agricultural Lands with a density of 1 dwelling unit per 20 acres (AR and AL20) in the Framework Plan. (The General Plan Update proposes to redesignate APN 220-231-28 as Rural Residential 1 dwelling unit per 40 acres (RR 40) and APN 220-241-12 as Rural Residential one dwelling unit per 20 acres to one dwelling unit per 5 acres (RR5-20)).
4. The majority of the property is shown on official maps as Zone C, areas of minimal flooding (FIRM Community Panel No. 060060 1825B). A portion of APN 220-241-12, along Redwood Creek, 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 1825B). No other hazardous areas, historic buildings, or archaeological sites are known to exist on or immediately adjacent to the property. Redwood Creek and the unnamed drainage at the northwesterly portion of APN 220-231-28 have a 100' Streamside Management Area.
5. Information for map preparation is from Book 14 of Parcel Maps, pages 104-105; Book 2 of Parcel Maps, page 125; Book 1 of Parcel Maps, pages 92-94; H. C. Department of Environmental Health records; Humboldt County Planning Division data base; and the applicant. All information shown is approximate and shall be field verified.
6. The parcels are served by existing on-site sewage disposal systems. Water is provided on-site. Proposed Parcel 1 utilizes an existing spring on the parcel. Proposed Parcel 1 utilizes an existing water system which draws water from an unnamed tributary to Redwood Creek. Proposed Parcel 2 utilizes an existing water system which draws water from Redwood Creek. Additionally, a water easement from Redwood Creek is proposed over proposed Parcel 2 for the benefit of proposed Parcel 1. Gas is provided by on-site propane tanks. Power is provided by PG&E. Telephone service for proposed Parcel 1 is provided by Verizon. Phone service for proposed Parcel 2 is provided by 101 Netlink.
7. All easements of record are shown or referenced on the Tentative Parcel Map and will appear on the recorded subdivision map. See Preliminary Title Report dated May 31, 2012 prepared by Humboldt Land Title Company for additional information.

TENTATIVE PARCEL MAP

APN 220-231-28 and 220-241-12

Situs Address: 5675 Briceland-Thorne Rd., Minetto, CA 95542  
Location: Portion of Section 10, T.4 S., R. 3 E., H. 6 E.M.

Date	July 2012
Scale	1"=200'
Drawn	M.J. Ashton Hum. Co. Plng. Div.
Job	PF-12-04
Sheet	

## **ATTACHMENT 1**

### **Conditions of Approval**

The conditions of approval effective June 18, 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

### 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:

1. All taxes to which the property is subject shall be paid in full if payable, or secured if not yet payable, to the satisfaction of the County Tax Collector's Office, and all special assessments on the property must be paid or reapportioned to the satisfaction of the affected assessment district. Please contact the Tax Collector's Office approximately three to four weeks prior to filing the parcel or final map to satisfy this condition. This requirement will be administered by the Department of Public Works.
2. The conditions on the Department of Public Works referral dated May 28, 2013, included herein as Exhibit A of Attachment 1, 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 Department requires that two (2) copies of the Parcel Map be submitted for review and approval. Gross and net lot areas, as confirmed by survey, shall be shown for each parcel.
4. Prior to recordation of the Parcel Map, the Applicant shall make payment for all outstanding Humboldt County Planning Department fees. Cost report will be made available at the Humboldt County Planning Department.
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 Humboldt County Planning Department, 3015 H Street, Eureka. The check shall be made payable to the "County of Humboldt". The fee is required to cover the Assessor's cost in updating the parcel boundaries.
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 Department, 3015 H Street, Eureka. This fee is a deposit, and if actual review costs exceed this amount, additional fees will be billed at the County's current burdened hourly rate. Please see Informational Note 1 below for suggestions to minimize the cost for this review.
7. The applicant shall submit at least three (3) copies of a Development Plan for all parcels 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 the following site development details:
  - A. Mapping:
    - (1) Topography of the land in 40-foot contours.
    - (2) Development standards including: setbacks, maximum lot coverage, maximum height, and four (4) independently accessible parking spaces outside the front yard setback.



(3) Details showing requirements of the County's Fire Safe Regulations (Section 3111-1 et seq. H.C.C.), applicable to all new development and as noted below, 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., 2,500 gallon individual emergency water supply, etc.)
- d. Fuel modification standards (i.e., setbacks for structure defensible space of at least 30 feet per exception request, greenbelts, etc.).

(4) 100-foot Streamside Management Area (SMA) for Redwood Creek and other watercourses within the subject property, said SMA to be labeled "non-buildable". Note: All building site development, including driveways, shall remain outside of mapped SMAs and shall substantially conform to the building site locations as depicted on the Tentative Map.

B. Notes to be placed on the Development Plan:

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

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

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

(2) Hours of construction for on-site and off-site improvements associated with this subdivision shall be restricted to Monday thru Friday from 7:00 am to 6:00 pm, Saturday from 9:00 am to 5:00 pm, with no construction activity on Sunday.

- (3) 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 7.A(3) of the Development Plan Details, above, as applicable to existing and future new development. Compliance with these provisions is subject to inspection by the California Department of Forestry and Fire Protection.
- (4) 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.
- (5) 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."**

- (6) Please note that the information and requirements described and/or depicted on this Development Plan are current at the time of preparation but may be superseded or modified by changes to the laws and regulations governing development activities. Before commencing a development project, please contact the Planning Department 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 Department. Document review fees, plus applicable recordation fees, as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors will be required. The Development Plan shall also be noticed on the Parcel Map.
9. **Prior to public hearing**, the applicant shall remit a check for \$50.00 payable to Humboldt County. This check is to cover the County Clerk's costs for filing the Notice of Exemption pursuant to Section 15067 of the CEQA Guidelines.

10. Applicant shall execute and file with the Planning Department the statement titled "Notice and Acknowledgment Regarding Agricultural Activities in Humboldt County" as required by Section 316.2-4 of the Humboldt County Code. This statement is more commonly known as "Right to Farm" and a copy of the required forms is available from the Planning Department office.
11. The applicant shall satisfy the requirements of the Department of Fish and Wildlife per email dated May 1, 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.
12. Applicant shall obtain permits for all work done without permits, including but not limited to greenhouse, pool house and sheds. Please contact the County Building Inspections Division.

### Informational Notes

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

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

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

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

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

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

appropriate treatment of the remains pursuant to PRC 5097.98. Violators shall be prosecuted in accordance with PRC Section 5097.99.

3. Under state planning and zoning law (CGC §66000 *et seq.*), a development project applicant who believes that a fee or other exaction imposed as a condition of project approval is excessive or inappropriately assessed may, within 90 days of the applicable date of the project's approval, file a written statement with the local agency stating the factual basis of their payment dispute. The applicant may then, within 180 days of the effective date of the fee's imposition, file an action against the local agency to set aside or adjust the challenged fee or exaction.
4. This applicant 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 or Special Permit shall be paid to the Humboldt County Planning Department, 3015 "H" Street, Eureka. The Department will provide a bill to the applicant upon file close out after the Planning Commission decision.
5. The term of the approved Tentative Map shall be 24 months from the effective date of the action except where otherwise provided by law. An extension may be requested prior to the date in accordance with Section 326-21 and 326-31 of the Humboldt County Code.



ARCATA-EUREKA AIRPORT TERMINAL  
MCKINLEYVILLE  
FAX 839-3596

AVIATION

839-5401

## EXHIBIT A

### DEPARTMENT OF PUBLIC WORKS

# COUNTY OF HUMBOLDT

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

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

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

NATURAL RESOURCES 445-7741  
PARKS 445-7651  
ROADS & EQUIP. MAINT. 445-7421  
445-7493

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

LAND USE 445-7205  
NATURAL RESOURCES 445-7205  
PLANNING



## 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 WOLMAN, APN 220-231-028, PMS 13-003 FOR  
APPROVAL OF A TENTATIVE MAP, CONSISTING OF 61 ACRES INTO 2  
PARCELS

**DATE:** 05/28/2013

*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 07/2012 and dated as received by the Humboldt County Planning Commission on 02/28/2013.**

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) **BRICELAND THORNE ROAD (F5A010):**

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 20 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.

**(b) UNNAMED ACCESS ROAD:**

Access: Applicant shall cause to be dedicated on the subdivision map a non-exclusive easement for ingress, egress, and public utilities for the benefit of the parcels/lots within the subdivision in a manner approved by this Department. The easement shall be 40 feet in width.

**2.0 IMPROVEMENTS**

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

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

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

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

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

- 2.3 **ROAD NAMES:** The access road(s)/street(s) shall be named as approved by the Planning & Building Department - Planning Division.
- 2.4 **TRAFFIC CONTROL DEVICES:** Street name and traffic control devices may need to be placed as required and approved by this Department.
- 2.5 **ACCESS ROADS:** The surface of the access road(s) shall conform to the *Structural Section* requirements within this document. The access road(s) serving the subdivision shall be constructed to the satisfaction of this Department as follows:

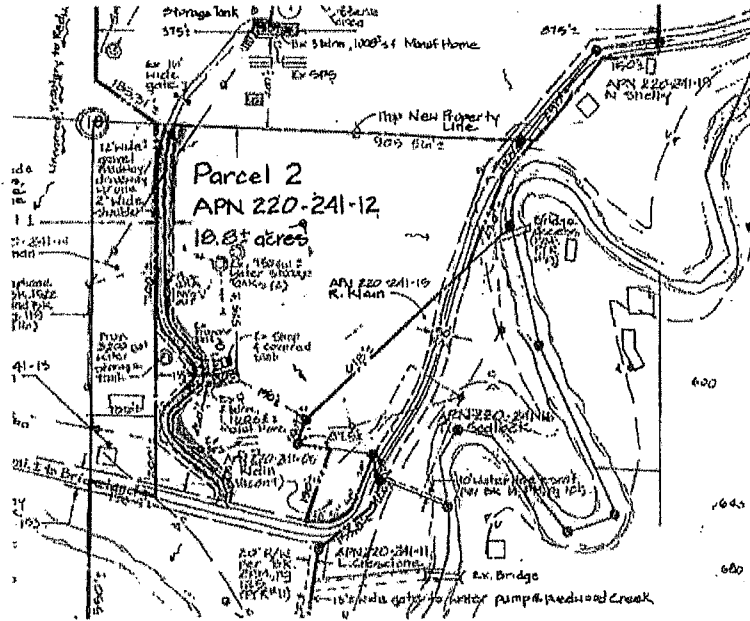
- (a) The intersection of the unnamed access road and Briceland Thorne Road shall be constructed in conformance with the standards for a private road intersection as illustrated in Caltrans standards. The access opening must conform to Humboldt County Code Section 341 regarding visibility.

When the County road is paved, the access road shall be paved for a minimum of 50 feet from the edge of the County road.

- (b) The **UNNAMED ACCESS ROAD** shall be constructed to the minimum standards in the Fire Safe Regulations (and any approved exception) and the Subdivision Ordinance based upon the total number of parcels using the road, both within and outside of the subject property.

Total number of parcels to use the road	Fire Safe Regulations Minimum Road Requirements
up to 2	Category 2: 12' wide gravel road with inter-visible turnouts
up to 8	Category 3: 16' wide gravel road with 2' wide bladed shoulders on each side
up to 80	Category 4: 18' wide gravel road with 2' wide bladed shoulders on each side
up to 120	Category 4: 20' wide gravel road with 5' wide bladed shoulders on each side (18' wide gravel with 2' bladed shoulders may be permitted on local roads in mountainous terrain)
up to 300	Category 4: 20' wide gravel road with 5' bladed shoulders on each side
up to 400	Category 4: 22' wide gravel road with 6' bladed shoulders on each side
no limit	Category 4: 24' wide gravel road with 8' bladed shoulders on each side
Note: Recommendations are based upon County Fire Safe Regulations, the 1973 County Road Design Manual and supplemented by 2004 AASHTO "Green Book" Exhibits 5-5 & 6-5. Both the County Road Design Manual and AASHTO "Green Book" use ADT. County subdivision ordinance, Appendix 4-2 states that each rural parcel has an ADT of 5 trips per day. For uniformity, ADTs were converted to parcels to match County Fire Safe Regulations.	

It appears that the unnamed access road serves two parcels; therefore the road shall be constructed as a Category 2 road. In addition, roadside ditches shall be constructed when required by this Department.



*Above: Unnamed access road*

- (c) The access road(s) from a County maintained road to the subject property; and all access road(s) (including driveways) within the subject property shall be certified by a Civil Engineer registered by the State of California to be in conformance with SRA Fire Safe Regulations as adopted by the County of Humboldt; in conformance with any exceptions approved by the Director of Planning & Building of the County of Humboldt; and in conformance with any exceptions approved by Cal Fire. Conformance shall include, but is not limited to: width of traveled way; roadway grade; curve radius; roadway surface; turnouts; turnaround areas; and maximum length of dead-end road. Certification shall be made in a manner approved by this Department.

In the event that the Civil Engineer is unable to certify that the road(s) are in conformance, the applicant shall cause construction plans to be prepared by a Civil Engineer that show what improvements need to be constructed to bring the road(s) into conformance. The plans shall be submitted for review by this Department. Once the construction plans are authorized for construction by this Department and the applicant constructs the improvements, the engineer shall certify that the road(s) are in conformance.

Note: Off-site improvements to access roads (such as curve realignments, grade realignments, and turnouts) may require acquisition of easement(s) to construct the proposed road improvements. The applicant is responsible for acquiring any easements and permits that may be necessary to construct the improvements.

- (d) Nothing is intended to prevent the applicant from constructing the improvements to a greater standard.
- (e) Nothing is intended to prevent this Department from approving alternate typical sections, structural sections, drainage systems, and road geometrics based upon sound engineering principals as contained in, but not limited to, the Humboldt County Roadway Design Manual, Caltrans Highway Design Manual, Caltrans Local Programs Manual, Caltrans

Traffic Manual, California Manual on Uniform Traffic Control Devices (MUTCD), and AASHTO's A Policy of Geometric Design of Highways and Streets (AKA "The Green Book"). Engineering must not be in conflict with Humboldt County Code or County adopted guidelines and policies.

2.6 **STRUCTURAL SECTION:** The access road(s) shall be constructed to a structural section recommended in the soils report and as approved by this Department.

- (a) **For paved road surfaces**, the structural section shall include a minimum of 0.2 foot of Caltrans Type B hot mix ("asphalt") over 0.67 foot of Caltrans Class 2 aggregate base. If required by this Department, the structural section of all roads shall be determined by Caltrans R-Value method using a Traffic Index (T.I.) approved by this Department. Based upon soil conditions, this Department may also require a geotextile fabric to be placed on top of the sub grade.

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

- (b) Access roads and driveways may include decorative accent treatments such as, but not limited to, stamped concrete or decorative brick pavers. Decorative accent treatments must provide appropriate traction for pedestrians, bicycles, and vehicles. **Decorative access treatments are not permitted within the public right of way**, unless approved in writing by this Department.
- (c) **For unpaved road surfaces**, the structural section shall include a minimum, of 0.5 foot of Caltrans Class 2 aggregate base. Paved surfaces are required for grades in excess of 16%.

2.7 **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 more complete improvement plans and profiles have been submitted to the County for review.

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

If any utilities are required to be installed as a condition of tentative map approval by the Planning & Building 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 this Department.

- 2.9 **PERMITS:** An encroachment permit is required to be obtained prior to construction from this Department for all work within the right of way of a County maintained road.
- 2.10 **GATES:** Gates across private access roads and driveways are not permitted without review and approval by this 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.
- 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.

### 4.0 GRADING

<NONE>

### 5.0 MAINTENANCE

<NONE>

### 6.0 DEVELOPMENT PLAN

<NONE>

### 7.0 LANDSCAPING

<NONE>

// END //