



COUNTY OF HUMBOLDT
PLANNING AND BUILDING DEPARTMENT
CURRENT PLANNING DIVISION

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

Hearing Date: March 21, 2019

To: Humboldt County Planning Commission

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

Subject: **Humboldt Sanitation Parcel Map Subdivision Extension**
Application Number 10503
Case Numbers PMS-05-08X
Assessor Parcel Numbers 510-061-007, 510-071-003, 510-071-004
2525 Central Avenue, McKinleyville

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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

Meeting Date	Subject	Contact
March 21, 2019	Parcel Map Subdivision Extension	Tricia Shortridge

Project Description: A four year extension following four automatic extensions (7 years total) pursuant to AB 116, AB 208, AB 333 and SB 1185. The Parcel Map Subdivision consists of the merger of APNs: 510-061-07, 510-071-003 and 510-071-004 and subsequent subdivision into 4 parcels of approximately 53,120 square feet, 36,805 square feet, 52,275 square feet and 346,010 square feet. **No change to the original project is proposed. This is the first extension requested by the applicant and if approved, the extension will expire on May 15, 2020.**

Project Location: The project is located in Humboldt County, in the McKinleyville area, on the east side of Central Avenue, approximately 350 feet south of the intersection of Central Avenue and Martin Road, on the properties known as 2641, 2609, 2621, 2617 and 2585 Central Avenue.

Present Plan Land Use Designation: Industrial General (IG) "McKinleyville Community Plan" (MCCP) Density: Minimum Parcel Size: Adequate for proposed use under the tests of parking and setback requirements, consistent with planned uses of adjacent lands. Slope Stability: Low instability.

Agricultural Rural (AR). Density: One dwelling unit per 20 acres to one dwelling unit per 5 acres. Slope Stability: Low Instability.

Present Zoning: Industrial Commercial specifying a minimum parcel size of 5,000 square feet with Qualified, Development Standard, Airport Safety Review, Noise Impact, and Streamside Management Areas and Wetlands Combining Zone. (C-3-Q-S-AP-N-WR); Agriculture General with Qualified, Development Standard, No Further Subdivision Allowed, Airport Safety Review, Planned Development, and Streamside Management Areas and Wetlands Combining Zone (AG-Q-S-Z-AP-WR)

Application Number: 10503

Case Numbers: PMS-05-08X

Assessor Parcel Numbers: 510-061-007, 510-071-003, 510-071-004

Applicant

Humboldt Sanitation
PO Box 2812
McKinleyville CA 95519

Owner

Greg & Christine Cain
PO Box 895
Willow Creek, CA 95573

Agent

Tasha Eisner
Humboldt Sanitation
PO Box 2812
McKinleyville CA 95519

Environmental Review: A Mitigated Negative Declaration of Environmental Impact (SCH# 2007042040) was adopted May 3, 2007.

Major Issues: None.

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

HUMBOLDT SANITATION PARCEL MAP SUBDIVISION

Case Nos.: PMS-05-08X

File No.: 10503

APNs 510-061-007, 510-071-03 & -04

Recommended Planning Commission Action

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

"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. **No change to the original project is proposed. This is the first extension requested and if approved, the extension will expire on May 15, 2020.**

Recommendation:

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

Staff Analysis:

A four-year extension of a Parcel Map Subdivision (PMS-05-08) originally approved on May 3, 2007. The project consisted of the merger of APNs: 510-061-07, 510-071-003 and 510-071-004 and subsequent subdivision into 4 parcels of approximately 53,120 square feet, 36,805 square feet, 52,275 square feet and 346,010 square feet. The subdivision will facilitate the continued operation of the Humboldt Sanitation and Recycling Center. The parcels are to be served by community water and sewer. Previously approved with the original Parcel Map Subdivision is a Conditional Use Permit (CUP 05-08) to allow the continued operation of the solid waste transfer and recycling center. Also approved was a Special Permit (SP-05-22) to allow drainage improvements to increase flood storage capacity facilities to be installed within wetland buffer areas. These permits have vested and no extension is needed. Follow-on compliance monitoring with the conditions of the Special Permit is on-going. **No change to the original project is proposed.**

It is staff's opinion that the findings and conditions of the original project, effective May 15, 2007, have not changed significantly based on the following staff analysis, and are applicable to the proposed extension because:

1. The parcel's zoning, Industrial Commercial specifying a minimum parcel size of 5,000 square feet in a Qualified, Development Standard, Airport Safety Review, Noise Impact, and Streamside Management Areas and Wetlands Combining Zone. (C-3-Q-S-AP-N-WR), and; Agriculture General in a Qualified, Development Standard, No Further Subdivision Allowed, Airport Safety Review, Planned Development, and Streamside Management Areas and Wetlands Combining Zone (AG-Q-S-Z-AP-WR), for which conformance findings were made, has not changed.

2. The General Plan Land Use designation, Industrial General (IG) "McKinleyville Community Plan" (MCCP). Density and Minimum Parcel Size: Adequate for proposed use under the tests of parking and setback requirements, consistent with planned uses of adjacent lands. Slope Stability: Low instability. Agricultural Rural (AR). Density: One dwelling unit per 20 acres to one dwelling unit per 5 acres. Slope Stability: Low Instability, for which consistency findings were 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 to and as administered by other departments or agencies have not changed.
6. A Mitigated Negative Declaration of Environmental Impact (SCH# 2007042040) was adopted effective with the approval of the original project. No new evidence has arisen to indicate that additional review under the California Environmental Quality Act (CEQA) is necessary.

Referral agencies have recommended approval of the extension.

ALTERNATIVES: The Planning Commission could elect not to approve the extension. This alternative should be implemented if your Commission is unable to make all of the required findings per Title III Division 2 of the Humboldt County Code Section 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 19-
Case Numbers PMS-05-08X
APNs 510-061-07, 510-071-03 & 510-071-04**

Makes the required findings for certifying compliance with the California Environmental Quality Act and conditionally approves the Humboldt Sanitation Parcel Map Subdivision.

WHEREAS, Tasha Eisner, on behalf of Greg Cain, has submitted an application and evidence in support of approving a 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 subject to environmental review pursuant to the California Environmental Quality Act (CEQA); and

WHEREAS, the County Planning Commission on May 3, 2007, adopted a Mitigated Negative Declaration; and

WHEREAS, Attachment 2 in the Planning Division staff report includes evidence in support of making all of the required findings for approving the proposed subdivision extension;

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

1. A Mitigated Negative Declaration (SCH# 2007042040) for the original project was adopted on May 3, 2007 pursuant to CEQA and the Planning Commission finds that there is no substantial evidence that the proposed project extension will have a significant effect on the environment;
2. The findings in H.C.C. [§ 326-21] in the Planning Division staff report support approval for Case Number PMS-05-08X based on the submitted evidence.
3. The Parcel Map Subdivision Extension is approved as recommended and conditioned in the Planning Division staff report for Case Number PMS-05-08X.

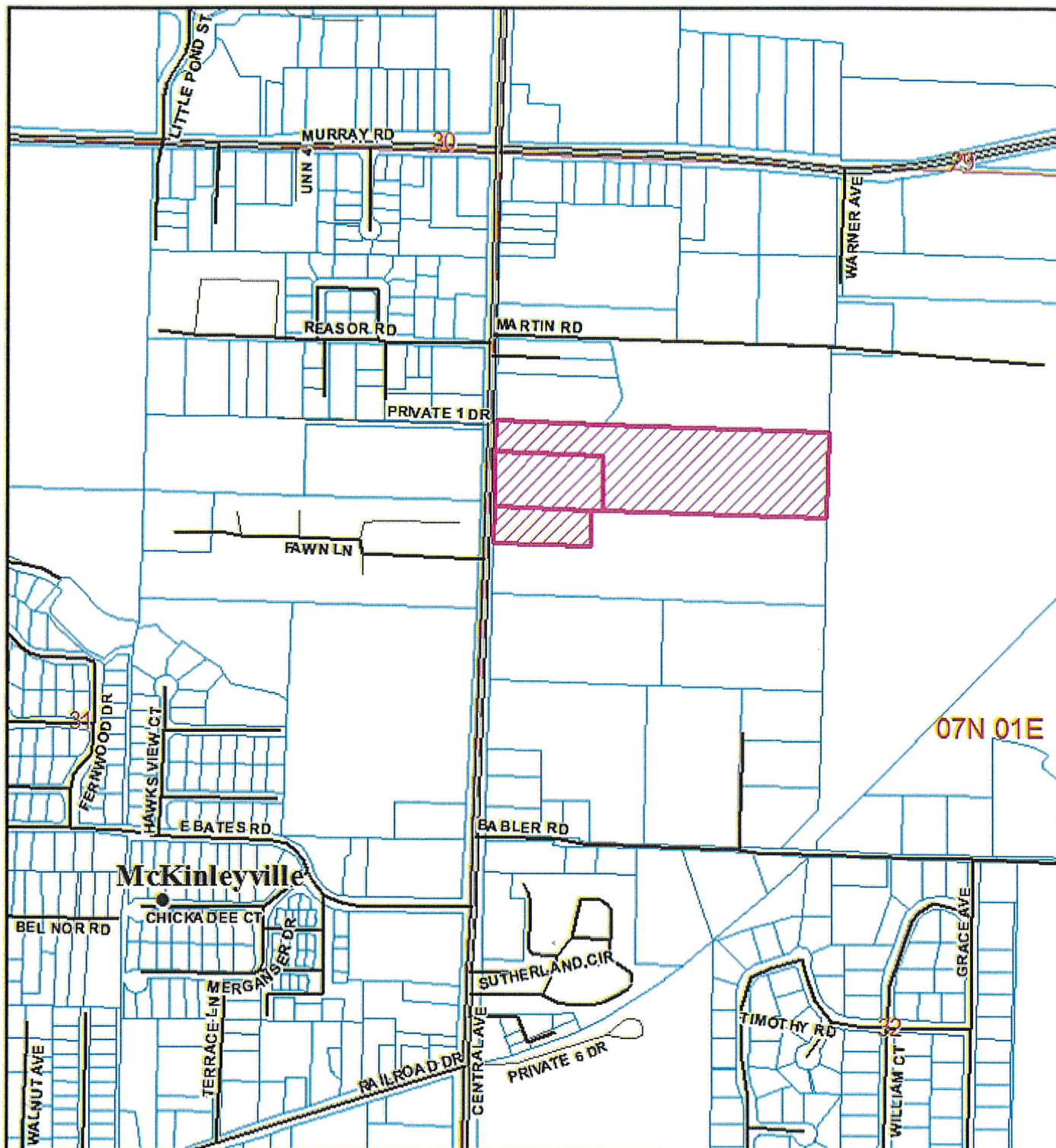
Adopted after review and consideration of all the evidence on March 21, 2019.

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 HUMBOLDT SANITATION COMPANY, INC PARCEL MAP SUBDIVISION EXTENSION & CONDITIONAL USE PERMIT EXTENSION MCKINLEYVILLE AREA

PM S-05-008X/CUP-05-008X

APN: 510-061-007 et seq

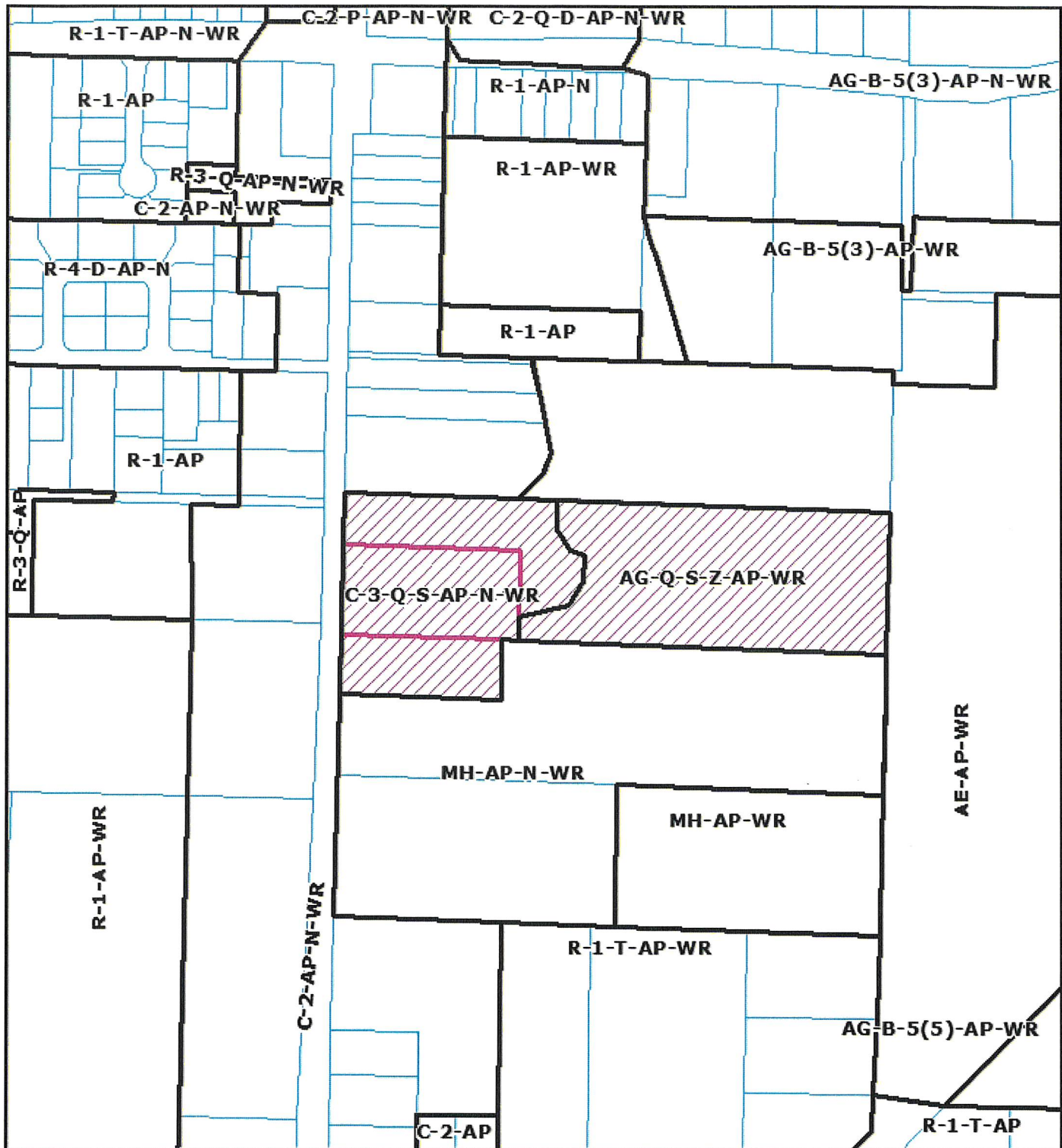
T07N R01E S32 HB&M (Arcata North)

Project Area = 

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



0 250 500
Feet



ZONING MAP

PROPOSED HUMBOLDT SANITATION COMPANY, INC PARCEL MAP SUBDIVISION EXTENSION & CONDITIONAL USE PERMIT EXTENSION

MCKINLEYVILLE AREA

PMS-05-008X/CUP-05-008X

APN: 510-061-007 et seq

T07N R01E S32 HB&M (Arcata North)

Project Area = 

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

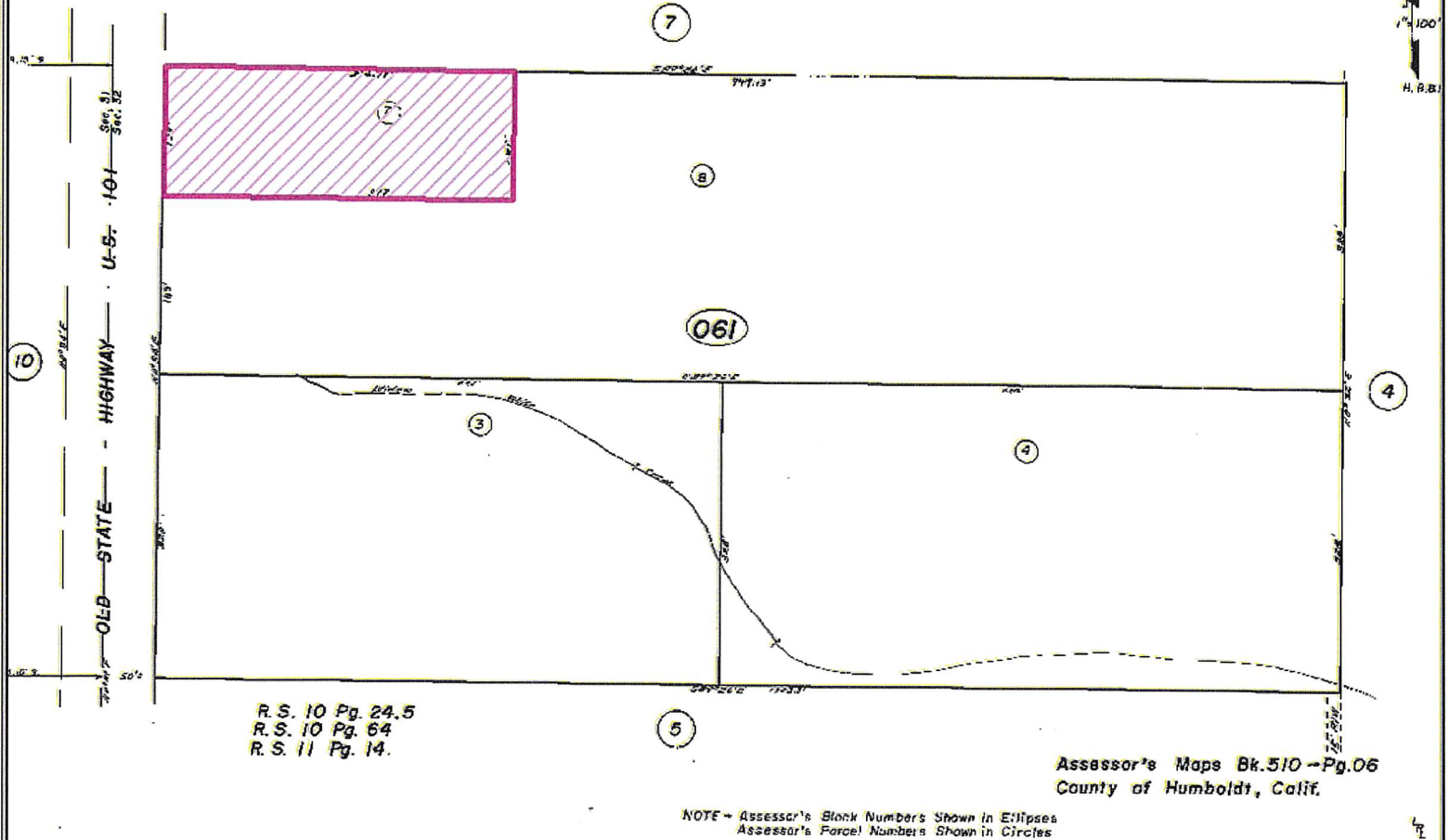


0 250
Feet

POR. W¹/₂ OF NW¹/₄, SEC. 32, T.7N., R.1E.

Tax Area Code

510-06



ASSESSOR PARCEL MAP

PROPOSED HUMBOLDT SANITATION COMPANY, INC
PARCEL MAP SUBDIVISION EXTENSION &
CONDITIONAL USE PERMIT EXTENSION

MCKINLEYVILLE AREA

PMS-05-008X/CUP-05-008X

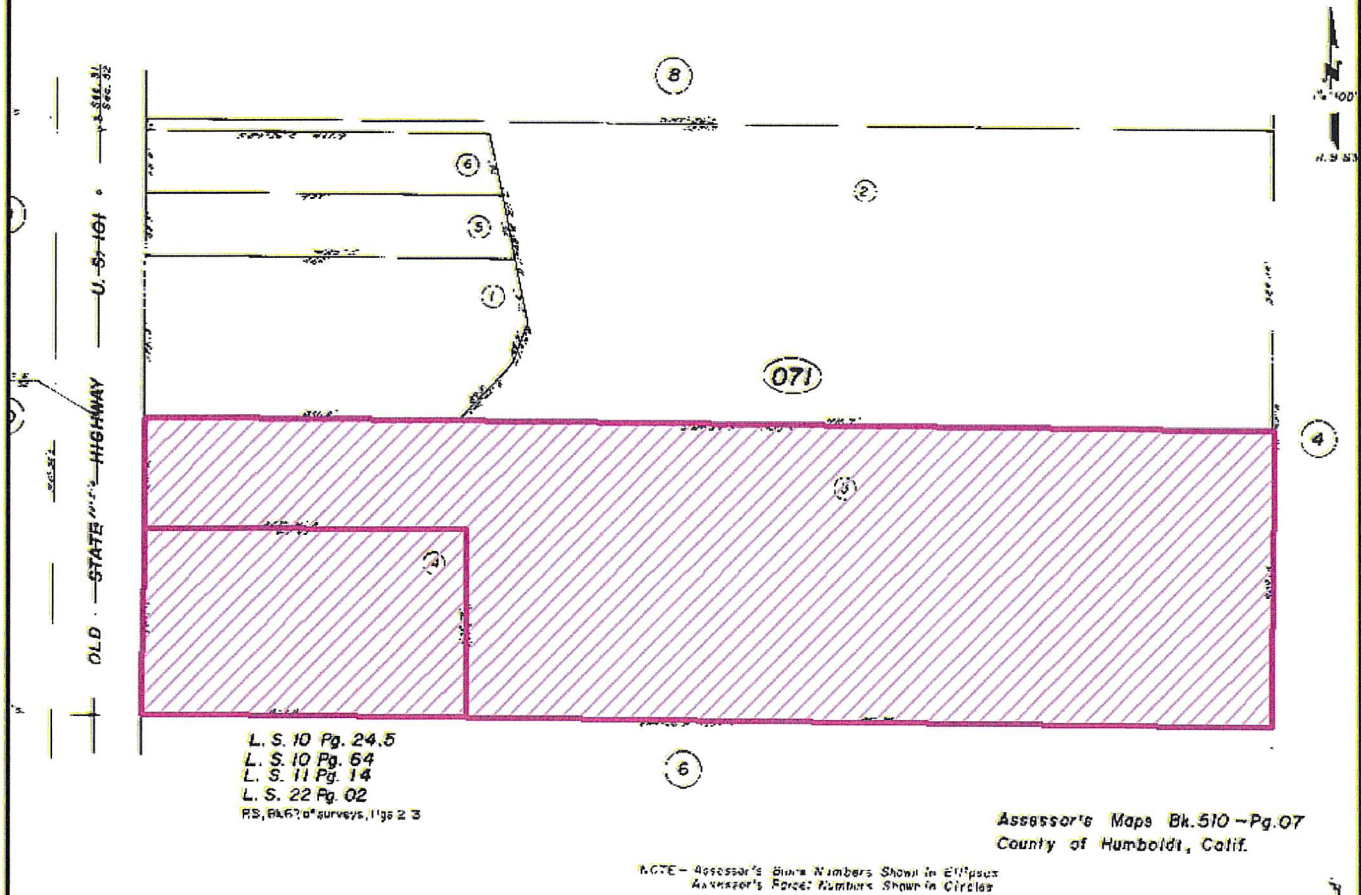
APN: 510-061-007 et seq

T07N R01E S32 HB&M (Arcata North)

POR. W. 1/2, OF NW. 1/4, SEC. 32, T. 7N., R. 1E.

Tax Area Code

510-07



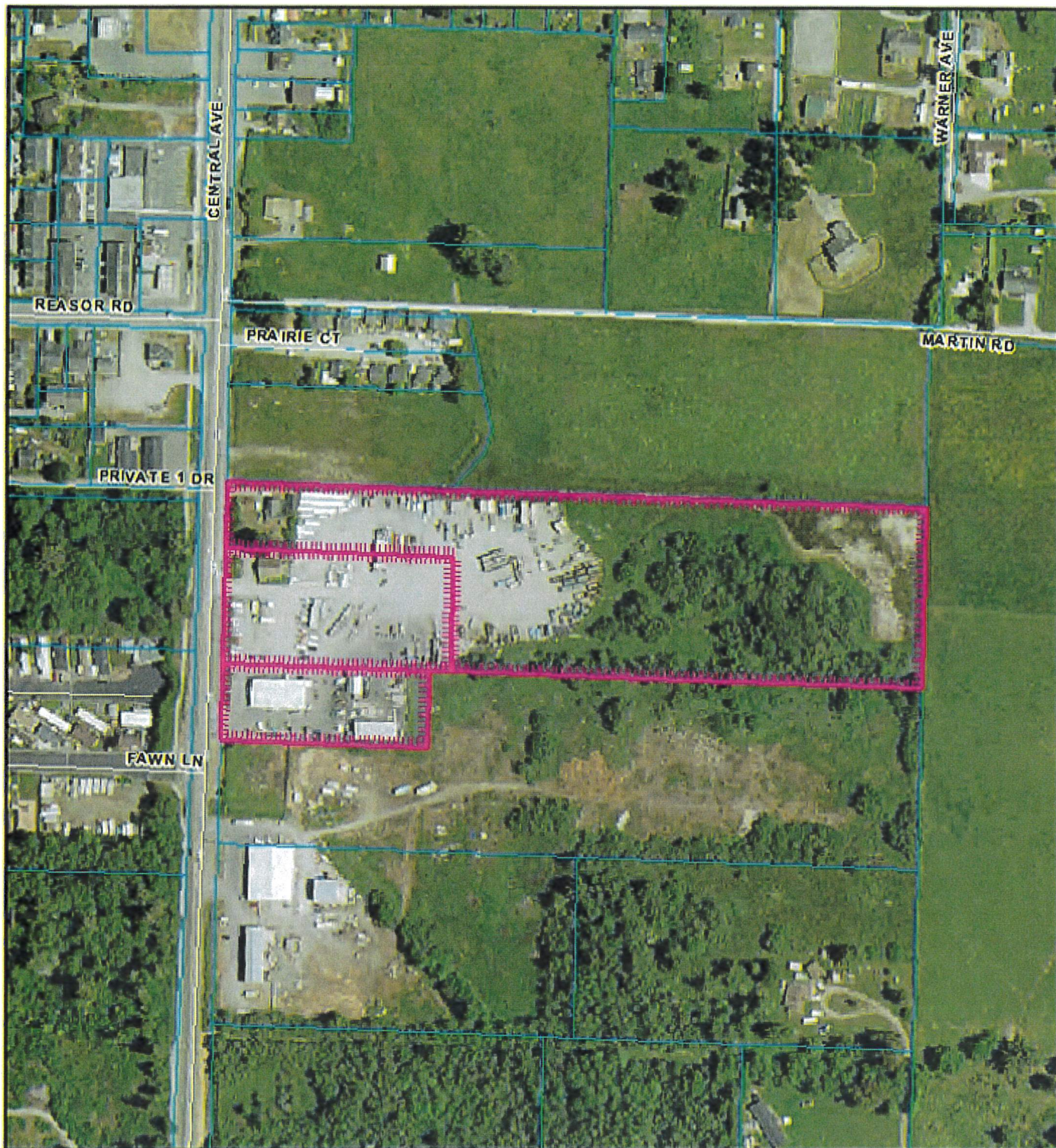
PROJECT SITE =



ASSESSOR PARCEL MAP

**PROPOSED HUMBOLDT SANITATION COMPANY, INC
PARCEL MAP SUBDIVISION EXTENSION &
CONDITIONAL USE PERMIT EXTENSION
MCKINLEYVILLE AREA
PMS-05-008X/CUP-05-008X
APN: 510-061-007 et seq
T07N R01E S32 HB&M (Arcata North)**

MAP NOT TO SCALE



AERIAL MAP

**PROPOSED HUMBOLDT SANITATION COMPANY, INC
PARCEL MAP SUBDIVISION EXTENSION &
CONDITIONAL USE PERMIT EXTENSION**

MCKINLEYVILLE AREA

PM S-05-008X/CUP-05-008X

APN: 510-061-007 et seq

T07N R01E S32 HB&M (Arcata North)

Project Area =



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



0 250
Feet

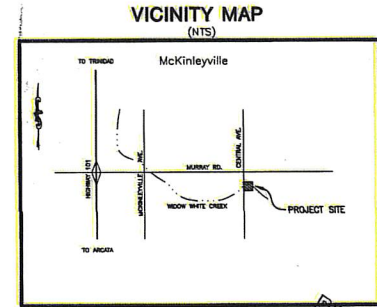
PROJECT
HUMBOLDT SANITATION & RECYCLING

LOCATION
2585 CENTRAL AVE., MCKINLEYVILLE, CA.

APPLICANT
GREG CAIN

ASSESSOR'S PARCEL NOS.
510-061-07, 510-071-03 & 510-071-04

CURRENT ZONING
AG-Q-S-Z-AP-N-WR /
C-3-Q-S-AP-N-WR



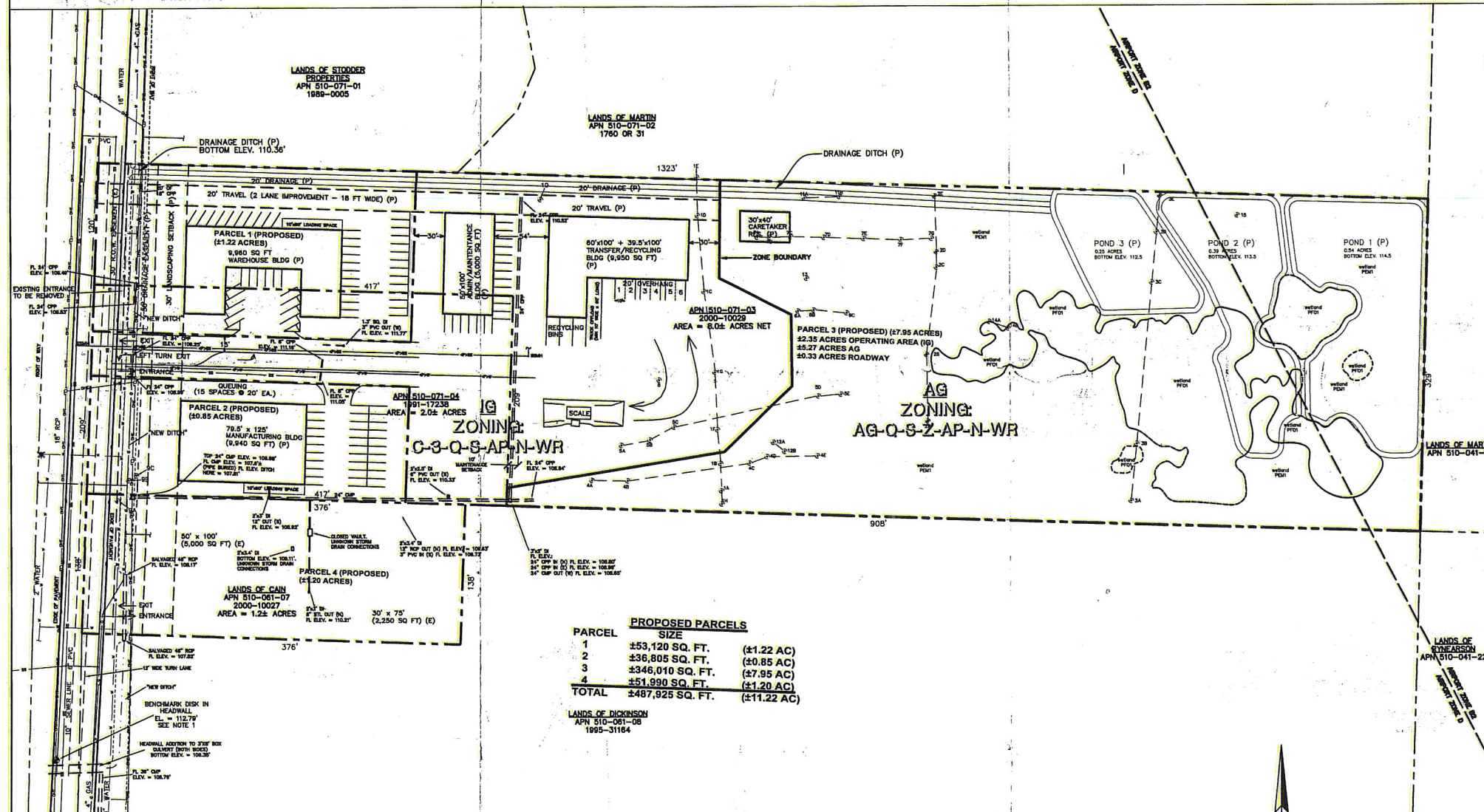
RECEIVED
APR 26 2007
HUMBOLDT COUNTY
PLANNING DIVISION

LEGEND

EXISTING PROPERTY BOUNDARY
PROPOSED PROPERTY BOUNDARY
ZONE BOUNDARY
(E) OVERHEAD ELECTRIC
(E) UNDERGROUND GAS
(E) UNDERGROUND WATER
(E) STORM DRAIN
(E) SANITARY SEWER
(E) FENCE LINE, 6" CHAIN LINK
UNLESS OTHERWISE NOTED
DRAINAGE FLOW LINE

FLOOD ZONE BOUNDARY
MAJOR CONTOUR (5' INTERVAL)
MINOR CONTOUR (1' INTERVAL)
CONTOUR SLOPE DIRECTION
ASPHALTIC CONCRETE
ASSESSOR'S PARCEL NUMBER
CORRUGATED METAL PIPE
CORRUGATED PLASTIC PIPE
DROP INLET
ELEVATION
FLOW LINE
GROUND SHOT
GRADE BREAK
GROUND NOT VISIBLE
ORIGINAL GROUND (PRE-GRADING)
OVERHEAD ELECTRIC
OVERHEAD TELEPHONE
POLY VINYL CHLORIDE
REINFORCED CONCRETE PIPE
TOP OF BANK
FIRE HYDRANT
PHOTOGRAMMETRIC SPOT SHOTS
OLA SPOT SHOT

AC
APN
CMP
CPI
DI
EL.
ELEV.
FL
G
GB
GNV
OG
OHE
OHT
PVC
RCP
TB
TOP
X
112.3
X 112.31
S



PARCEL	SIZE	
1	±53,120 SQ. FT.	(±1.22 AC)
2	±36,805 SQ. FT.	(±0.85 AC)
3	±346,010 SQ. FT.	(±7.95 AC)
4	±51,930 SQ. FT.	(±1.20 AC)
TOTAL	±487,925 SQ. FT.	(±11.22 AC)

LANDS OF DICKINSON
APN 510-061-08
1995-31164

7/23/14
Proposed pole structure
75' x 75' = 5625 sq ft, ±35' in height.
To be located on Proposed Parcel 3
of subd. CUP. OK's development d-
2 blocks assoc'd w/ use. Total sq ft
of this = 14,950 sq ft
However, Operating Area = 2.35 ac per plan
= 102,366 sq ft. 102 = 10,236.6 sq ft

NOTES:

- ELEVATIONS SHOWN HEREON ARE ON NAVD83 DATUM, BASED UPON A FOUND BRASS DISK BENCHMARK IN THE WEST CONCRETE HEADWALL OF A CONCRETE BOX CULVERT OVER WIDOW WHITE CREEK, DESIGNATED "G 1088". THIS BENCHMARK WAS RESET BY DAVID J. RYAN, LS, IN 2002, AS DESCRIBED IN A REPORT BY RYAN, THE RESET BENCHMARK'S ELEV. = 112.79'. NGS HAS REPRODUCED THIS BENCHMARK'S DATA SHEET AT ELEVATION 112.8' AND CLASSIFIED THE RYAN BENCHMARK REPORT AS "CA-023". THE ORIGINAL BENCHMARK (NOW DESTROYED) HAD A PUBLISHED ELEVATION OF 110.76'.
MCSO DATUM, BASED ON NGVD29, SHOWS THE ORIGINAL BENCHMARK ELEVATION AT 107.41', A DIFFERENCE OF 3.35'.
ALL ELEVATIONS AND DISTANCES ARE IN FEET AND DECIMALS THEREOF.
- BOUNDARY LINES SHOWN HEREON ARE BASED SOLELY UPON ASSESSOR'S PARCEL MAPS, NOT A FIELD SURVEY. THEY ARE APPROXIMATE ONLY.
- NO TITLE REPORT WAS USED IN THE PREPARATION OF THIS SITE PLAN.
- THE IMAGE SHOWN ON THIS PLAN IS A DIGITALLY RECTIFIED ORTHOPHOTO, TAKEN IN JUNE, 2001, WHICH WAS PROVIDED BY CARTWRIGHT AERIAL SURVEYS, INC. THIS PHOTO DOES NOT SHOW NEW "GRADED AREA", NEW WEIGHING SCALE & SCALE SHED, AND CENTRAL AVENUE WIDENING. SEE NOTE 8 FOR ADDITIONAL INFORMATION.
- CONTOUR LINES SHOWN ARE IN-1 FOOT INTERVALS, AND ARE BASED ON AERIAL DATA COLLECTED BY CARTWRIGHT AERIAL SURVEYS. BROKEN (DASHED) LINES INDICATE APPROXIMATE ELEVATIONS (DUE TO BRUSH COVER).
- FLOOD ZONES APPROXIMATED FROM FIRM PANEL 060060 0625 B EFFECTIVE JULY 19, 1982.
- UTILITIES SHOWN HEREON ARE DERIVED FROM FIELD OBSERVATION AND MCSO PLANS. UTILITY ROUTING IS APPROXIMATE AND SHOULD BE VERIFIED PRIOR TO ANY CONSTRUCTION.
- A NEW DITCH ALONG THE EAST SIDE OF CENTRAL AVENUE WAS CONSTRUCTED, AND GRADING WAS PERFORMED ON THIS SITE SINCE THE ORTHOPHOTO DESCRIBED ABOVE WAS TAKEN. A TOPO FIELD SURVEY WAS DONE IN THESE AREAS (INDICATED BY "NEW DITCH" AND "GRADED AREA" SHOWN HEREON) AND NEW SPOT SHOTS HAVE BEEN ADDED TO INDICATE THE NEW GROUND TERRAIN. ORIGINAL AERIAL SURVEY CONTOURS HAVE BEEN REMOVED IN THESE GRADED AREAS. GROUND TERRAIN IS PRESUMED TO BE SUBSTANTIALLY THE SAME AS OF THIS DATE, AS IT WAS IN OCTOBER, 2001.
- ALL EASEMENTS OF RECORD ARE SHOWN ON THE TENTATIVE MAP AND WILL APPEAR ON THE RECORDED SUBDIVISION MAP.
- AIRPORT COMPATIBILITY ZONE B2 INDICATES "EXTENDED APPROACH/DEPARTURE ZONE". AIRPORT COMPATIBILITY ZONE D INDICATES "OTHER AIRPORT ENVIRONS."

Oscar Larson & Associates
Consulting Engineers & Land Surveyors
317 Third Street, Suite 3000 • Ukiah, CA 95501
C-4-95501

APRIL 26, 2007
PRINT DATE

TENTATIVE MAP

HUMBOLDT SANITATION
2585 CENTRAL AVENUE, MCKINLEYVILLE, CA

Scale: SEE GRAPHIC SCALE
Job No. 7036
Drawing No. 80324ORTH005.DWG

1 of 1
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ATTACHMENT 1

CONDITIONS OF APPROVAL

The conditions of approval effective May 15, 2007, 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 A**Revised* Conditions of Approval for Subdivision******Revised per Planning Commission Hearing May 3, 2007***

APPROVAL OF THE TENTATIVE MAP IS CONDITIONED ON THE FOLLOWING TERMS AND REQUIREMENTS THAT 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, herein as Exhibit A of Attachment 1 **(dated Revised January 11, 2007)**, shall be completed or secured to the satisfaction of that department. Prior to performing any work on the improvements, contact the Land Use Division of the Department of Public Works.
3. The Planning Division requires that two (2) copies of the Parcel Map, identifying both net and gross parcel areas, be submitted for review and approval.
4. Prior to recordation of the Parcel Map, the applicant shall submit a letter from the McKinleyville Community Services District stating that the project meets their requirements. This requirement shall be administered by the Department of Public Works.
5. Prior to recordation of the Parcel Map, the applicant shall submit a letter from the Arcata Fire Protection District stating that the project meets their requirements. This requirement shall be administered by the Department of Public Works.
6. Prior to recordation of the Parcel Map, the applicant shall submit a letter from Pacific Gas and Electric Company stating that the project meets their requirements. This requirement shall be administered by the Department of Public Works.
7. The applicant shall submit at least three (3) copies of a Development Plan to the Planning Division for review and approval. The map shall be drawn to scale and give detailed specifications as to the development and improvement of the site, and shall include Items 6(a) through 6(i) of the Public Works Memorandum dated Revised January 11, 2007, included herein as Exhibit A of Attachment 1, and the following site development details:
 - A. Mapping
 - (1) Topography of the land in 1-foot contours.
 - (2) Development standards for parcels: building "envelopes" (dwelling site locations with applicable yard setbacks, maximum lot coverage, maximum building height), dimensioned setbacks to property lines and easements, and parking area detail and improvements showing conformance with Section 314-109.1 HCC and as specified by LUD Subdivision Requirements.
 - (3) Proposed improvements including streets, sidewalks, driveways, drainage facilities, community services corridors, access easements, recreational trails, and emergency access and vehicle turn-around, as applicable.
 - (4) Location of waterline, sewer and drainage easements in favor of the McKinleyville Community Services District (MCSD) or the County of Humboldt.
 - (5) Street lighting if required by MCSD.

- (6) Location of hydrants as required by the Arcata Fire Protection District.
- (7) Location of wetland/upland boundary per the approved restoration plan and 50-foot wetland buffer setback, labeled "non-developable" open space.
- (8) Location of the Flood Zone A and C boundary.

B. Notation

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

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

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

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

- (2) "Hours of construction activity shall be limited to Monday through Friday from 8:00 am to 6:00 pm, Saturday from 9:00 am to 5:00 pm with no construction activity on Sunday."
 - (3) "Utilities associated with the subdivision shall be placed underground, where feasible."
 - (4) "Water and sewer connection fees are due and payable to the MCSD upon a request for services."
 - (5) If a building permit is requested for construction of a residential structure or structures on Parcel 1, Parcel 2, Parcel 3 or parcel 4 within four (4) years of the recordation of the Parcel Map, the fee in-lieu of parkland dedication required pursuant to H.C.C. §314-110.1 shall be paid by the then record owner of the parcel or parcels being developed for residential use as a condition to the issuance of the Building Permit for such development. The amount of the fee in-lieu of dedication shall be determined by the Planning Division in the manner provided by the 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 superceded or modified by changes to the laws and regulations governing development activities. Before commencing a development project, please contact the Planning Division to verify if any standards or requirements have changed."
8. The applicant shall cause to be recorded a "Notice of Development Plan" on forms provided by the Humboldt County Planning Division. Document review fees as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors (currently \$151.00 plus applicable recordation fees) will be required. The Development Plan shall also be noticed on the Parcel Map.
 9. A map revision fee as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors (currently \$85.00 per parcel) as required by the County Assessor's Office shall be paid to the Humboldt County Planning Division, 3015 H Street, Eureka. The check shall be made payable to the "Humboldt County Planning Division". The fee is required to cover the Assessor's cost in updating the parcel boundaries.
 10. A review fee for Conformance with Conditions as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors (currently \$95.00) shall be paid to the Humboldt County Planning Division, 3015 "H" Street, Eureka. This fee is a deposit, and if actual review costs exceed this amount, additional fees will be billed at the County's current burdened

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

11. Prior to recordation of the Parcel Map, all accessory structures and the existing residence shall be removed or relocated to conform to required setbacks.
- 12.* **Prior to recordation of the Parcel Map, a fence shall be installed along the northern property line along APN: 510-071-01. The fencing material can be chain link with slats.**

Informational Notes:

- 1 To minimize costs the applicant is encouraged to bring in written evidence* of compliance with all of the items listed as conditions of approval in this Exhibit that are administered by the Planning Division. The applicant should submit the listed item(s) for review **as a package** as early as possible before the desired date for 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 Under state planning and zoning law (CGC §66000 *et seq.*), a development project applicant who believes that a fee or other exaction imposed as a condition of project approval is excessive or inappropriately assessed may, within 90 days of the applicable date of the project's approval, file a written statement with the local agency stating the factual basis of their payment dispute. The applicant may then, within 180 days of the effective date of the fee's imposition, file an action against the local agency to set aside or adjust the challenged fee or exaction.
- 3 Site preparation and grading work for subdivision improvements will require a Grading Plan from the Land Use Division of Public Works. Please contact the Land Use Division at 445-7205 for more information concerning permit requirements and processing.

ATTACHMENT 1 B**RECOMMENDED CONDITIONS OF APPROVAL FOR CONDITIONAL USE AND SPECIAL PERMIT**

APPROVAL OF THE COASTAL DEVELOPMENT, CONDITIONAL USE AND SPECIAL PERMIT IS CONDITIONED ON THE FOLLOWING TERMS AND REQUIREMENTS:

Development Requirements:

1. **Within five (5) days of the effective date of the approval of this permit**, the applicant shall submit a check to the Planning Division payable to the Humboldt County Recorder in the amount of \$1,850.00. Pursuant to Section 711.4 of the Fish and Game Code, the amount includes the Department of Fish and Game (DFG) fee plus the document handling fee.
2. The applicant shall complete the mitigation measures identified in the Mitigated Negative Declaration. The applicant shall be responsible for all staff costs involved in carrying out responsibilities for mitigation. These costs shall be charged using the most current County burdened hourly rate. A deposit may be collected to cover anticipated costs, if required by the Planning Director.
3. The applicant shall submit to the Planning Director annual follow-up reports prepared by a qualified biologist that verifies whether or not: a) the mitigations recommended in the Mad River Biologists (MRB) Reports (Wetland Delineation dated December 4, 2001, Addendum dated February 10, 2006 and letters dated August 2, 2005 and September 21, 2005) were adhered to, and b) to assess the potential impacts of project work on the Siskiyou checkerbloom at sites where project activities have occurred. Surveys shall be conducted for a period of 3 years after construction. The report shall prescribe any additional measures required to insure appropriate recovery to pre-project conditions. The monitoring reports shall also address the success of wetland restoration within the areas constructed for storm water detention as described in the letter from MRB dated August 2, 2005. Verification that necessary measures were completed shall be submitted for the Planning Director's review. A written contract for services and cost estimate for this monitoring work shall be provided to the Department prior to initiation of work. A performance bond may be required by the Planning Director.

Ongoing Requirements/ Development Restrictions Which must Continue to be Satisfied for the Life of the Project:

1. The owner is responsible to ensure that adequate off-street parking consistent with Section 314-109.1 et seq. is maintained for all individual and combined uses. The requirement shall be an on-going obligation for the life of the project. Verification of parking conformance may be required by the Planning Director prior to issuance of a Business License.
2. All activities associated with the Humboldt Sanitation and Recycling Center shall be consistent with the Plan of Operations (dated July 2005).
3. Development shall be consistent with the approved site plan, project description and plan of operations. Any changes to the approved plans shall require a modification or minor deviation per Section 312-11.
4. All exterior lighting shall be shielded such that it is not directed off of the parcel or into the wetland area.
5. The applicant (operator) shall comply with the California Integrated Waste Management Board (CIWMB) Title 14 California Code of Regulations Division 7 Chapter 3.0 Minimum Standards for Solid Waste Handling and Disposal (including any subsequent revision of these standards).

6. The applicant (operator) shall maintain and operate the recycling center and portable toilet business in a manner that will prevent or minimize the creation of rodent harborages, fire hazards, nuisances, vectors, odors, leachate, and the accumulation of litter onsite or the migration of litter offsite.
7. The applicant (operator) shall have a litter control program for the site entrance and area fronting Central Avenue.
8. The applicant (operator) shall submit facility plans (including details of any required landscaping) to the Division of Environmental Health for review and comment with respect to design and operation health and safety standards. This shall be completed prior to the issuance of building permits.
9. The facility may receive common hazardous wastes for transfer and recycling if handled properly and approved by the appropriate agency(ies) including the Planning Division and the Division of Environmental Health.
10. The applicant (operator) shall have a contingency plan, including equipment and training, for prompt response in the event of a portable toilet liquid waste or chemical spill to prevent public contact with the wastes and prevent the wastes from entering surface water.
11. Wastes resulting from the demolition must be handled in accordance with state and local regulations. The applicant shall demonstrate proposed disposal/recycling plans at the time building permits are obtained for demolition.

Informational Notes:

1. If buried archaeological or historical resources are encountered during construction activities, the contractor on-site shall call all work in the immediate area to halt temporarily, and a qualified archaeologist is to be contacted to evaluate the materials. Prehistoric materials may include obsidian or chert flakes, tools, locally darkened midden soils, groundstone artifacts, dietary bone, and human burials. If human burial is found during construction, state law requires that the County Coroner be contacted immediately. If the remains are found to be those of a Native American, the California Native American Heritage Commission will then be contacted by the Coroner to determine appropriate treatment of the remains.

The applicant is ultimately responsible for ensuring compliance with this condition.
2. Projects greater than one acre of disturbance will require Construction Storm Water NPDES Permit. A Clean Water Act (CWA) Section 401 certification may be required for disturbance to wetland or other waters of the U.S.
3. All structures located in Flood Zone "A" must have a Flood Evaluation Certificate and comply with the County Flood Ordinance.
4. A noise study shall be required prior to the issuance of any building permit for a single family residence to assure compliance with the McKinleyville Community Plan noise policies.

ATTACHMENT 3

Notice of Determination

NOTICE OF DETERMINATION

TO: ☒ Office of Planning and Research
P O Box 3044
Sacramento, CA 95812-3044

☒ County Recorder, County of Humboldt

FROM: Planning Division of Humboldt County
Community Development Services
3015 H Street
Eureka, CA 95501-4484

Subject: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

Project Title: Humboldt Sanitation
Case Number: PMS-05-08/CUP-05-08/SP-05-22
Assessor Parcel Number: 510-061-07, -071-03, & -4
State Clearinghouse Number: 2007042040
Lead Agency Contact Person: Trevor Estlow
Area Code/Telephone/Extension: 707.268.3740

Applicant's Name: Humboldt Sanitation
Applicant's Address: 2585 Central Avenue
McKinleyville, CA 95519
Applicant's Phone: 707.839.3285


Project Location: The project is located in Humboldt County, in the McKinleyville area, on the east side of Central Avenue, approximately 350 feet south of the intersection of Central Avenue and Martin Road, on the properties known as 2641, 2609, 2621, 2617 and 2585 Central Avenue.

Project Description: A Parcel Map Subdivision consisting of the merger of APNs: 510-061-07, 510-071-03 and -04 and subsequent subdivision into 4 parcels of approximately 53,120 square feet, 36,805 square feet, 52,275 square feet and 346,010 square feet. The project will modify an existing Conditional Use Permit for the operation of the Humboldt Sanitation and Recycling Center and allow the construction of new buildings for the solid waste transfer, recycling and other related activities. The main buildings proposed are a 9,950 transfer/recycling building, a 5,000 square foot administrative/maintenance building, a 9,960 square foot warehouse, a 9,945 square foot manufacturing building and a 1,200 square foot caretaker's residence. A Special Permit is also required for the wetland restoration in order to enhance habitat and increase flood storage capacity and storm water detention. The McKinleyville Community Services District currently provides water and sewer service.

This is to advise that the Humboldt County Planning Commission has approved the above-described project on May 3, 2007 and has made the following determinations regarding the above-described project:

1. The project will not have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the project.
4. A Statement of Overriding Considerations was not adopted for this project.
5. Findings were made pursuant to the provisions of CEQA.


This is to certify that the final EIR with comments and responses and record of project approval is available to the General Public at: N/A



Signature (Public Agency) 5/8/07
Date

Date received for filing at OPR:

Senior Planner
Title
931126
CAROLYN CRNICH
Humboldt County Clerk

FILED
MAY 23 2007
BY 
FILED