



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: May 6, 2021

To: Humboldt County Planning Commission

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

Subject: **Ross Nash Parcel Map Subdivision 2-Year Extension**
Application Number PLN-2020-16898
Case Numbers 16898, Previously approved: PMS-17-011
Assessor Parcel Number 306-381-011
6450 Humboldt Hill Rd., Eureka CA 95503

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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
May 6, 2021	Parcel Map Subdivision 2-Year Extension	Tricia Shortridge

Project Description: A two-year extension to a previously approved subdivision. The original project involved a Minor Subdivision of a 1.19 acre parcel into two (2) parcels of 11,750 square feet (net) and 34,207 square feet (net), respectively. Proposed Parcel 1 is developed with a single-family residence and proposed parcel 2 is developed with a 785 sq. ft. second dwelling unit above a detached garage and workshop. The project includes an Ultimate Development Plan (UDP) which depicts future subdivision of the site. New building development will be required to locate on the building sites depicted on the UDP so as to maintain consistency with the Housing Element. The project also includes an exception request per Section 325-9 of the Subdivision Regulations for a reduction of the required 40 foot road with to a 25 foot wide access width. Both parcels are and will be served with community water and sewer by the Humboldt Bay Community Services District. **No change to the original project is proposed. This is the first extension requested and if approved, the extension will expire on December 27, 2022.**

Project Location: The project is located in Humboldt County, in the Humboldt Hill area, on the west side of Humboldt Hill Road, approximately 192 feet south from the intersection of Humboldt Hill Road and Lee Lane on the property known as 6450 Humboldt Hill Road.

Present Plan Land Use Designation: Residential Low Density (RL) Eureka Community Plan (ECP)
Density: 1-6 dwelling units per acre. **Slope:** Low Instability (1)

Present Zoning: Residential One-Family/Greenway and Open Space (R-1*/GO)

Application Number: PLN-2020-16898

Assessor Parcel Number: 306-381-011

Applicant

Ross A. Nash
6450 Humboldt Hill Road
Eureka, CA 95503

Owner

Same as Applicant

Agent

None

Environmental Review: Environmental review was completed for the original approval. Negative Declaration SCH# 2006112152.

Major Issues: None.

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

NASH PARCEL MAP SUBDIVISION EXTENSION

Case Number PLN-2020-16898

Assessor Parcel Number 306-381-011

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 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 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.

A two-year extension of a Parcel Map Subdivision (PMS-17-011) originally approved December 27, 2018. **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-17-011. This is the first applicant requested extension and, if approved, the tentative map will expire on December 27, 2022.

This Parcel Map Subdivision and Negative Declaration was previously approved and certified by the Planning Commission on January 4, 2007 under PMS-06-13, SCH# 2006112152. Subsequently, the tentative map expired and this is the reapplication of the same map to which there have been no changes in the design of the map or any conditions of approval for this project. .

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 December 27, 2018, 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 combining zone for Greenway Open Space (R-1/GO), for which a conformance finding was made, has not changed.
2. The General Plan Land Use designation, Residential Low Density (RL) Eureka Community Plan (ECP) for which a consistency finding was made and 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 subject to environmental review and a Negative Declaration (Negative Declaration SCH# 2006112152) was adopted by the Planning Commission as required by Section 15074 (b) 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 21-

Case Numbers PLN-2020-16898

Assessor Parcel Number 306-381-011

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

WHEREAS, Ross A. Nash, submitted an application and evidence in support of approving the 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, at their December 19, 2018 hearing, the County Planning Commission adopted an addendum to a previously approved Negative Declaration for the proposed Parcel Map Subdivision (adopted by Planning Commission on January 4, 2007 under PMS-06-13, SCH# 2006112152) in accordance with the California Environmental Quality Act (CEQA); 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 Parcel Map Subdivision Extension request;

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

1. The Planning Commission considered the previously adopted Addendum to the Negative Declaration in Attachment 4, as required by Section 15074 (b) of the CEQA Guidelines, and finds that there is no substantial evidence that the proposed project will have a significant effect on the environment; and
2. The findings in H.C.C. [§ 326-21] in the Planning Division staff report supports approval of Case Number: PLN-2019-16898 based on the submitted evidence.
3. Parcel Map Subdivision Extension Case No. PLN-2020-16898 is approved as recommended and conditioned in Attachment 1.

Adopted after review and consideration of all the evidence on May 6, 2021.

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

AYES: Commissioners:

NOES: Commissioners:

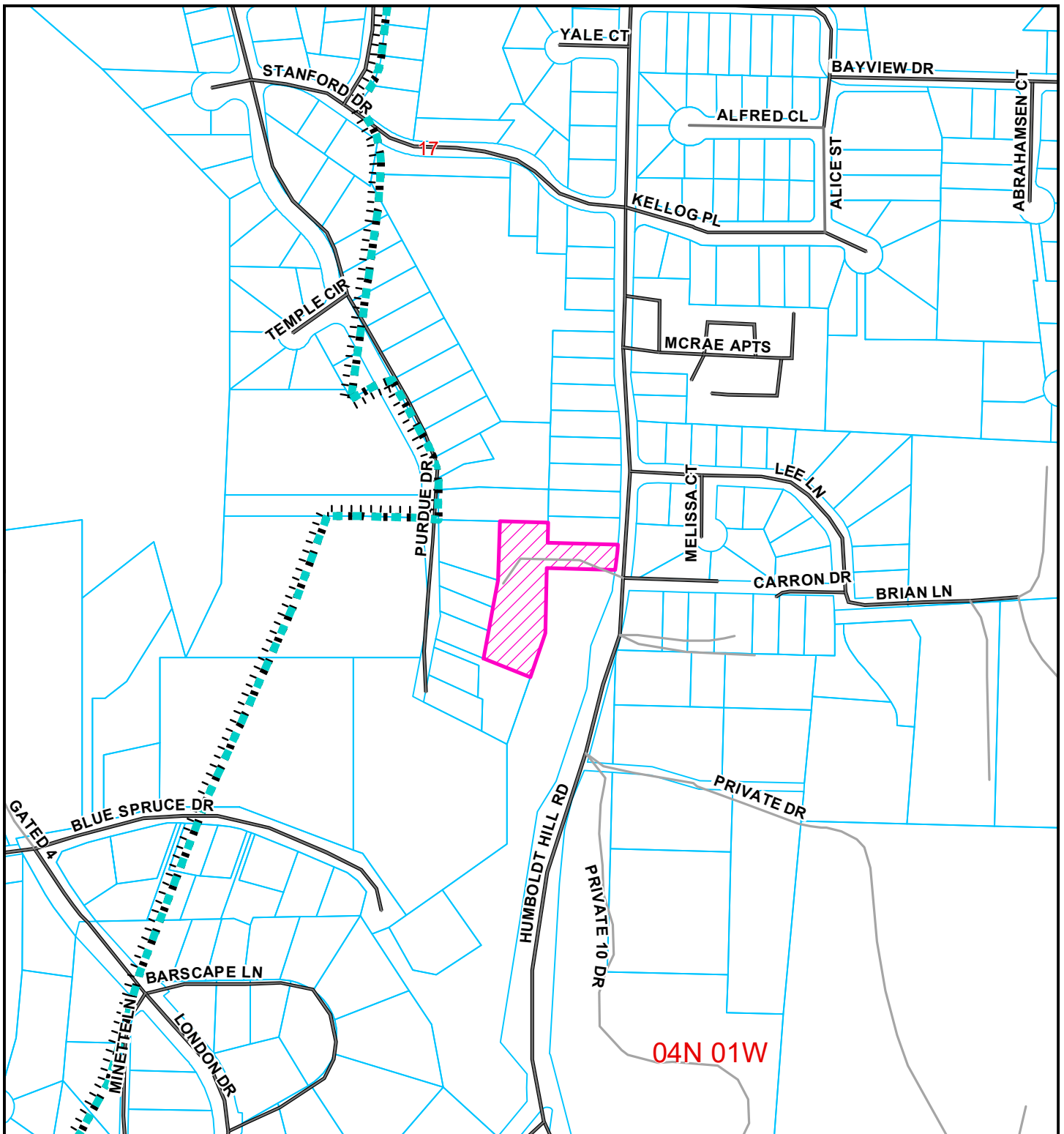
ABSTAIN: Commissioners:

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 H. Ford
Director, Planning and Building Department



LOCATION MAP

PROPOSED NASH EXTENSION

EUREKA AREA

PLN-2020-16898

APN: 306-381-011


T04N R01W S17 HB&M (Fields Landing)

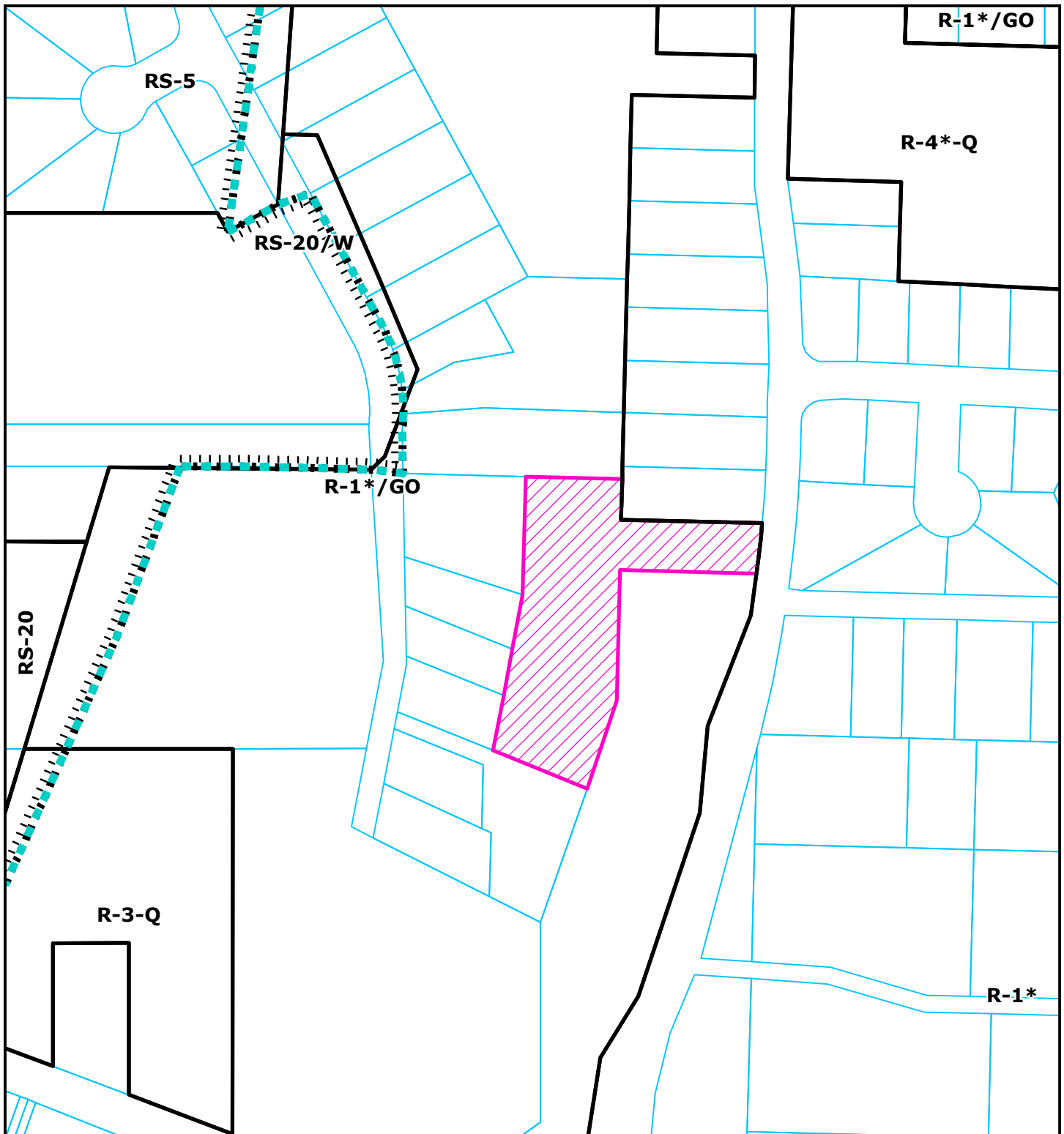
Project Area = 

Coastal Zone Boundary 

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.



0 100 200 300 400
 Feet



ZONING MAP

**PROPOSED NASH
EXTENSION**

EUREKA AREA

PLN-2020-16898

APN: 306-381-011


T04N R01W S17 HB&M (Fields Landing)

Project Area = 

Coastal Zone Boundary 

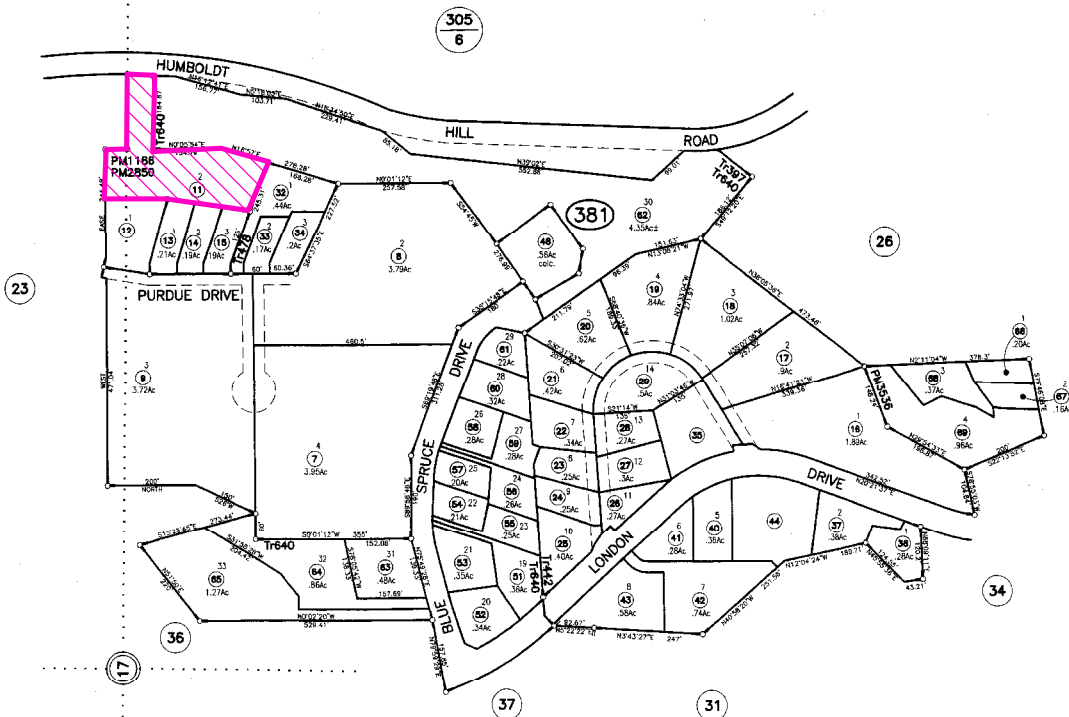
This map is intended for display purposes and should not be used for precise measurement or navigation. Data has not been completely checked for accuracy.



0 50 100 150 200
 Feet

PTN E1/2 SEC 17 T4N, R1W H.B.& M.

306-38



ASSESSOR'S PARCEL MAP

1. THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY.
2. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN.
3. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

Jan 9, 2013

Tr397, Bk 20 of MAPS, Pg 116-118
"Ocean Spruces Sub'd." Ph. I (Por)
PM1166 of PM Bk 10, Pg 73
PM2850 of PM Bk 26, Pg 1
PM3004 of PM Bk.27, Pg 117
Tr478, Bk 22 of MAPS, Pgs 6-7

Tr487, Bk 22 of MAPS, Pgs 28-29
"Ocean Spruces Sub'd." Ph. III
Tr442, Bk 21 of MAPS, Pgs 72-73
"Buhne Point Sub'd."
RS Bk 37 of surveys, Pg 65

Tr640, Bk 25 of MAPS, Pgs 24-29
"Ocean Spruces Sub'd Unit IV"
PM3536 of PM Bk 35, Pgs 1-2

NOTE - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles.

Assessor's Map Bk. 306, Pg.38
County of Humboldt, CA.

50' 100' 200'

ASSESSOR PARCEL MAP

**PROPOSED NASH
EXTENSION**

EUREKA AREA

PLN-2020-16898

APN: 306-381-011

T04N R01W S17 HB&M (Fields Landing)

Project Area =

Coastal Zone Boundary

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 NASH EXTENSION

EUREKA AREA

PLN-2020-16898

APN: 306-381-011

T04N R01W S17 HB&M (Fields Landing)

Project Area =



Coastal Zone Boundary



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 25 50 75 Feet

CIRIA APN: 308-231-027 6399 PURDUE DR. USE: RESIDENTIAL

WRIGHT
APN 308-381-012
6449 PURDUE DR.
USE: RESIDENTIAL

NOTE:
FUTURE DETENTION BASIN
TO BE LOCATED UNDER
PARKING

CRUZ
APN 308-381-013
6445 PURDUE DR.
USE: RESIDENTIAL

DUNN
APN 308-381-014
6447 PURDUE DR.
USE: RESIDENTIAL

STAFFORD
APN 308-381-015
6449 PURDUE DR.
USE: RESIDENTIAL

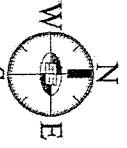
TANUMA
APN 308-381-032
6451 PURDUE DR.
RESIDENTIAL

MCCALEY
APN 308-231-026
6428 HUMBOLDT HILL RD.
USE: RESIDENTIAL

APN 308-381-047
USE: VACANT

NOTES:

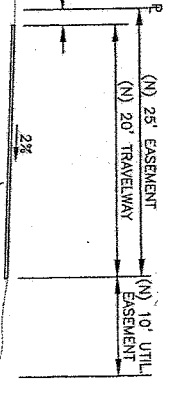
1. OWNER: ROSS AND HOLLY NASH
EUREKA, CA 95503
2. AGENT: SPENCER ENGINEERING & CONSTRUCTION MANAGEMENT, INC.
13150 HUMBOLDT HILL RD.
MARKLEEVILLE, CA 95519 (707)938-4336
3. ASSESSORS PARCEL NUMBER: 308-381-011
DEED REFERENCED 2002-2-1500
4. AREA: 32,033 SQUARE FEET (1.19 ACRES)
5. PROJECT DESCRIPTION: CREATE 2 LOTS FROM THE EXISTING 1.19 ACRE PARCEL.
6. BASIS OF ELEVATIONS: ASSUMED. NAD 83 IN JOINT UTILITY POLE ON SITE. ELEVATION = 201.29 FEET.
7. BASIS OF BEARINGS: PARCEL MAP NO. 2880 AS FILED JANUARY 3, 1992 IN BOOK 26 OF PARCEL MAPS AT PAGE 1.
8. TOPOGRAPHIC DATA IS BASED ON A FIELD SURVEY CONDUCTED BY SPENCER ENGINEERING & CONSTRUCTION MANAGEMENT, INC. ON DECEMBER 28, 2003 AND JULY 29, 2005. CONTIGUOUS INTERVAL IS 1 FOOT. BUILDINGS ON ADJACENT LOTS SHOWN HEREIN WERE TAKEN FROM AERIAL PHOTOGRAPHS. THEIR LOCATION, SIZE AND DIMENSIONS TO LOT LINES IS APPROXIMATE.
9. ZONING: RESIDENTIAL, SINGLE FAMILY.
10. GENERAL PLAN DESIGNATION: RESIDENTIAL, LOW DENSITY.
11. EXISTING USE IS RESIDENTIAL. PROPOSED USE IS RESIDENTIAL.
12. BUILDING SETBACKS ARE AS FOLLOWS: 5 FOOT SIDE YARD, 10 FOOT REAR YARD AND 20 FOOT FRONT YARD.
13. THIS PARCEL DOES NOT LIE WITHIN THE COASTAL ZONE.
14. THIS PARCEL IS LOCATED WITHIN ZONE 'U', AREAS OF ANNUAL FLOODING, PER FEMA MAP '060600 0950 C', AND IS NOT SUBJECT TO INUNDATION.
15. NO HAZARDOUS AREAS OR SENSITIVE HABITAT AREAS ARE KNOWN TO EXIST ON THIS PARCEL.
16. ALL EASEMENTS OF RECORD ARE SHOWN HEREON AND WILL APPEAR ON THE RECORDED PARCEL MAP (SEE NOTE 27).
17. THERE IS CURRENTLY 1 RESIDENTIAL BUILDING LOCATED ON PARCEL 1 AND WILL REMAIN.
18. NO TREES WILL BE REMOVED AS A RESULT OF THIS SUBDIVISION.
19. ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION, WATER AND SANITARY SEWER SERVICES FOR PARCELS 1 AND 2 WILL BE PROVIDED BY EXISTING INFRASTRUCTURE LOCATED IN HUMBOLDT HILL ROAD AND PURDUE DRIVE.
20. NO GRADING IS ANTICIPATED AS A RESULT OF THIS SUBDIVISION.
21. ENCROACHMENT PERMITS WILL BE OBTAINED FOR ALL WORK PERFORMED WITHIN EXISTING COUNTY RIGHTS OF WAYS.
22. UTILITY PROVIDERS:
WATER: HUMBOLDT COMMUNITY SERVICES DISTRICT
SEWER: HUMBOLDT COMMUNITY SERVICES DISTRICT
STORM DRAIN: COUNTY OF HUMBOLDT
ELECTRIC: CALIFORNIA PACIFIC POWER & LIGHT COMPANY
TELEPHONE: SBC
CABLE: COMCAST
CABLE TV: COX COMMUNICATIONS
23. A NEW DRIVEWAY APPROACH WITH CONCRETE CURB, GUTTER AND SIDEWALK FOR ACCESS TO PARCELS 1 AND 2 WITHIN THIS SUBDIVISION WILL BE CONSTRUCTED ALONG THE FRONTAGE OF HUMBOLDT HILL ROAD TO HUMBOLDT COUNTY STADIUMS.
24. SEWER SERVICES FOR PARCELS 1 AND 2 ARE PROVIDED BY A PRESSURE SYSTEM WHICH ACCESS THE SEWER MAIN LOCATED IN HUMBOLDT HILL ROAD.
25. THE EXISTING DRIVEWAY WITHIN PARCEL 1 WILL BE RELOCATED TO BE LOCATED ENTIRELY WITHIN THE NEW 25 FOOT WIDE ACCESS AND UTILITY EASEMENT TO BE CREATED BY THIS SUBDIVISION.
26. A NEW EMERGENCY VEHICLE ACCESS EASEMENT FOR THE BENEFIT OF PARCELS 1 AND 2 WILL BE DEDICATED ON THE PARCEL MAP FOR THIS SUBDIVISION.
27. A PRELIMINARY TITLE REPORT FOR THE EAST SIDE OF HUMBOLDT HILL ROAD, APPROXIMATELY 250 FEET SOUTH OF THIS SITE.
28. THE PRELIMINARY TITLE REPORT FOR THIS MAP WAS PREPARED BY FIRST AMERICAN TITLE COMPANY, ORDER NO. 1203-2605777, DATED AUGUST 4, 2006.
29. TITLE ITEM NO. 4, A WATER MAIN AND PRELIMINARY EASEMENT PER 498 O.R. 312, CANNOT BE LOCATED BY RECORD AND IS NOT SHOWN HEREON.
30. TITLE ITEM NO. 8, AN EASEMENT FOR ROADWAY PURPOSES PER 10 PARCEL MAP 73, CANNOT BE LOCATED BY RECORD AND IS NOT SHOWN HEREON.
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- LEGEND:
- EDGE OF AC PAVEMENT
 - FENCE LINE
 - JOINT UTILITY
 - JOINT UTILITY
 - OVERHEAD UTILITY LINE
 - PROPERTY LINE
 - SEWER MAIN
 - SEWER MAIN
 - WATER MAIN
 - WATER MAIN
 - ONE FOOT COUNTER LINE
 - OVERHEAD UTILITY POLE
 - SEWER SYSTEM CLEANOUT
 - WATER VALVE
 - SANITARY SEWER MANHOLE
 - SURVEY MONUMENT
 - SURVEY ELEVATION POINT
 - DIRECTION OF SURFACE
 - WATER RUNOFF
 - CONCRETE

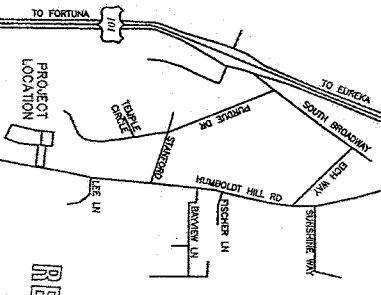
ABBREVIATIONS:

- AC ASPHALT CONCRETE
- APN ASSESSORS PARCEL NUMBER
- SSCO SANITARY SEWER CLEANOUT
- JP JOINT UTILITY POLE
- OHE OVERHEAD UTILITY
- PL PROPERTY LINE
- SSM SANITARY SEWER MANHOLE
- WV WATER VALVE



NO PARKING ALLOWED ALONG TRAVELWAY

TYPICAL ACCESS ROAD SECTION



VICINITY MAP

HUMBOLDT COUNTY
PLANNING COMMISSION
SEP 13 2006

NOT TO SCALE

TENTATIVE MAP - A.P.N. 308-381-011
6460 HUMBOLDT HILL ROAD
EUREKA, CALIFORNIA

SPENCER ENGINEERING &
CONSTRUCTION MANAGEMENT, INC.
13150 HUMBOLDT HILL RD., SUITE 1
MARKLEEVILLE, CA 95519
TELEPHONE (707) 938-4336 FAX (707) 938-4012

DATE: AUGUST 23, 2006
DRAWN BY: T.S. KELLY
CHECKED BY: P. GUTHER

PREPARED FOR:
ROSS NASH

VERSION: 1
DATE: AUGUST 23, 2006
DESCRIPTION: FIRST SUBMITTAL

VERSION: 1
DATE: 08/23/06
DESCRIPTION: TENT MAP SHIT 1

SCALE: 1"=20'
DATE: 08/23/06
DESCRIPTION: TENT MAP SHIT 1

TENTATIVE MAP - A.P.N. 308-381-011
6460 HUMBOLDT HILL ROAD
EUREKA, CALIFORNIA

SHEET: 1 OF 2

ATTACHMENT 1

Conditions of Approval

The conditions of approval effective December 19, 2018 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

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 November 29, 2018 included herein as Exhibit A 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 \$110.00 per parcel) as required by the County Assessor's Office shall be paid to the County Planning Division, 3015 H Street, Eureka. The check shall be made payable to the "Humboldt County Planning Division". The fee is required to cover the Assessor's cost in updating the parcel boundaries.
5. The Applicant is responsible for costs for post-approval review for determining project conformance with conditions 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. The Department will send a bill to the Applicant for all staff costs incurred for review of the project for conformance with the conditions of approval. All Planning fees for this service shall be paid to the Humboldt County Planning Division, 3015 "H" Street, Eureka. Please see Informational Note 1. below for suggestions to reduce the cost for this review.
6. Parkland dedication fees of \$2,924.68 shall be paid to the Humboldt County Planning and Building Department, 3015 "H" Street, Eureka. Alternately, a parkland dedication fee of \$1,462.34 may be paid, provided the applicant enters into a Conveyance and Agreement of development rights with the County of Humboldt for secondary (accessory) dwelling units on Parcels 1 and 2. Release from the Conveyance and Agreement may be pursued upon payment of the \$1,462.34 parkland dedication fee balance. A copy of the Conveyance and Agreement form with *pro-rata* dedication payments amounts for each lot calculated will be provided by the Planning Department upon the election of this option by the applicant once the Parcel Map is prepared and approved for recordation. These fees may be paid for by individual lot owners on a *pro-rata* basis at the time individual lot owners apply for a permit to construct a second or secondary dwelling unit. Should the applicant elect to enter into a Conveyance and Agreement, 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 \$415.00) will be required.

7. The applicant shall submit at least three (3) copies of a Development Plan to the Planning Division for review and approval. The map shall be drawn to scale and give detailed specifications as to the development and improvement of the site and the following site development details:

A. Mapping

- (1) Topography of the land in 1-foot contour intervals;
- (2) The location of all drainage improvements and related easements, including areas designated as treatment areas for Low Impact Development techniques demonstrating compliance with the MS4 program;
- (3) Development standards including setbacks, maximum lot coverage, maximum height and off-street parking consistent with Section 314-109.1 Humboldt County Code;

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 archaeological 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) are 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.

The applicant and successors 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 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 activities shall be restricted to hours between 7:00 a.m. and 6:00 p.m. Monday through Friday and 9:00 a.m. and 5:00 p.m. on Saturday. All proposed uses must comply with the noise standards identified in Figure 3-2 of the General Plan."
 - (5) If applicable "Development rights for secondary (accessory) dwelling units have 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 (accessory) 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."
 - (6) "The subdivision is considered a Regulated Project under the State Water Board's Phase II Small Municipal Separate Storm Sewer System (MS4) Program. Areas identified as treatment areas shall be maintained for the life of the project. Development of low impact development techniques other than those included on the improvement plans shall require a site-specific analysis to demonstrate conformance with this standard."
 - (7) "Please note that the information and requirements described and/or depicted on this Development Plan are current at the time of preparation but may be superceded or modified by changes to the laws and regulations governing development activities. Before commencing a development project, please contact the Planning Division to verify if any standards or requirements have changed."
8. The applicant shall cause to be recorded a "Notice of Development Plan" for all parcels on forms provided by the Humboldt County Planning Division. Document review fees as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors (currently \$415.00 plus applicable recordation fees) will be required. The Development Plan shall also be noticed on the Parcel Map.

9. **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 \$2,266.25. Pursuant to Section 711.4 of the Fish and Game Code, the amount includes the Department of Fish and Wildlife (DFW) fee plus a \$50 document handling fee. This fee is effective through December 31, 2018 at such time the fee will be adjusted pursuant to Section 713 of the Fish and Game Code. Alternatively, the applicant may contact DFW by phone at (916) 651-0603 or through the DFW website at www.wildlife.ca.gov for a determination stating the project will have *no effect* on fish and wildlife. If DFW concurs, a form will be provided exempting the project from the \$2,216.25 fee payment requirement. In this instance, only a copy of the DFW form and the \$50.00 handling fee is required. **(Note: The applicant previously paid the DFW fee with the previously approved Parcel Map Subdivision (PMS-06-13) and certified Negative Declaration (SCH# 2006112252). However, the \$50 filing and document handling fee still applies.)**
10. This project is required to pay for permit processing on a time and material basis as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors. Any and all outstanding Planning fees to cover the processing of the subdivision shall be paid to the Humboldt County Planning Division, 3015 "H" Street, Eureka. The Department will provide a bill to the applicant upon file close out after the Planning Commission decision.

EXHIBIT A



ARCATA-EUREKA AIRPORT TERMINAL
McKINLEYVILLE
FAX 839-3596

AVIATION

839-5401

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

ADMINISTRATION
BUSINESS
ENGINEERING
FACILITY MAINTENANCE

445-7491
445-7652
445-7377
445-7493

NATURAL RESOURCES
NATURAL RESOURCES PLANNING
PARKS
ROADS & EQUIPMENT MAINTENANCE

445-7741
267-9540
445-7651
445-7421

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

LAND USE

445-7205

DEPARTMENT OF PUBLIC WORKS COUNTY OF HUMBOLDT

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

LAND USE DIVISION INTEROFFICE MEMORANDUM

TO: Tricia Shortridge, Planner

FROM: Jim P. Tomkins, Associate Civil Engineer

RE: SUBDIVISION REQUIREMENTS - IN THE MATTER OF THE
APPLICATION OF NASH, APN 306-381-011, PMS 17-011, APPS# 13614, FOR
APPROVAL OF A TENTATIVE MAP, CONSISTING OF 1.1 ACRES INTO 2
PARCELS

DATE: 11/29/2018

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 Gutierrez Land Surveying dated 11/13/2018, and dated as received by the Humboldt County Planning Division on 11/15/2018.

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 Humboldt County Code Section 326-15. 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 Humboldt County Code Section 326-13 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 PRIVATE ROADS:** Pursuant to County Code Section 323-2(c)(3), the subdivision map shall show the lanes clearly labeled "Non-County Maintained Lane" or "Non-County Maintained Road". Pursuant to County Code Section 323-2(c)(5), the following note shall appear on the map or instrument of waiver, which shall read substantially as follows:

"If the private lane or lanes shown on this plan of subdivision, or any part thereof, are to be accepted by the County for the benefit of the lot owners on such lane rather than the benefits of the County generally, such private lane or lanes or parts thereof shall first be improved at the sole cost of the affected lot owner or owners, so as to comply with the specification as contained in the then applicable subdivision regulations relating to public streets."

[County Code Section 323-2 appears after Section 324-1 in County Code]

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

(a) HUMBOLDT HILL ROAD (COUNTY ROAD NO. C3J010):

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

Sidewalks: Applicant shall cause to be dedicated on the subdivision map to the County of Humboldt a 10 foot wide easement for public sidewalk purposes lying adjacent to the right of way of the County road. The applicant is only responsible to cause to be dedicated lands that are included within the boundary of the proposed subdivision. This easement may overlap a public utility easement.

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 (NOT COUNTY MAINTAINED):

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 within the subdivision in a manner approved by this Department. The easement shall be 25 feet in width.

A turn-around area shall be provided at the end of road.

- (c)** Applicant shall cause to be dedicated on the subdivision map a minimum of a 30 foot wide drainage easement for the benefit of Parcel 1 and Parcel 2. The easement shall be centered over the existing 36" culvert on the Parcel 1.

2.0 IMPROVEMENTS

- 2.1 ADA FACILITIES:** All pedestrian facilities shall be ADA compliant. This includes, but is not limited to, providing curb ramps at intersections and sidewalks behind driveway aprons (or ADA compliant driveway aprons).

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

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

- 2.2 GATES:** 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.
- 3.3 STORM WATER QUALITY:** Applicant shall include within the project site the implementation of Best Management Practices (BMPs) to prevent storm water pollution. BMPs include, but are not limited to, stenciling drainage inlets.
- 3.4 DETENTION FACILITIES:** At the time of development of the Parcel 2, storm water detention facilities shall be constructed in a manner and location approved by this Department. In general, storm flows from the 100-year (Q_{100}) storm shall be detained so as to release water from the site at a rate no greater than the predevelopment 2-year (Q_2) storm flows. Contact this Department regarding any questions.

If the site conditions do not allow for detention, then infiltration may be considered by the Department as an alternative.

- 3.5 LOW IMPACT DEVELOPMENT (LID):** The subdivision is required to comply with County Code Section 337-13. The applicant shall submit a Storm Water Information Sheet for review and approval by the County. The improvement plans must incorporate LID strategies for the entire subdivision, including roads, parcels, and other areas.

At the time that the subdivision improvements are constructed, the LID elements related to an individual parcel may be deferred until such time as the parcel is developed. It is intended that any deferred LID strategies shown on the improvement plans for a parcel are conceptual in nature and subject to adjustment/refinement at the time that the building permit is applied for. Any deferred LID improvements must be shown and identified on the Development Plan.

When there will be deferred LID improvements, a separate sheet in the improvement plans shall be provided for the LID concepts proposed for the individual parcels. It is intended that this sheet will be attached to the development plan to facilitate issuance of a building permit at a later time.

4.0 GRADING

<NONE>

5.0 MAINTENANCE

<NONE>

6.0 DEVELOPMENT PLAN

<NONE>

7.0 LANDSCAPING

<NONE>

// END //



DEPARTMENT OF PUBLIC WORKS
C O U N T Y O F H U M B O L D T

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

ARCATA-EUREKA AIRPORT TERMINAL
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NATURAL RESOURCES PLANNING 267-9540
PARKS 445-7651
ROADS & EQUIPMENT MAINTENANCE 445-7421

LAND USE 445-7205

LAND USE DIVISION INTEROFFICE MEMORANDUM

TO: Tricia Shortridge, Planner

FROM: Jim P. Tomkins, Associate Civil Engineer

DATE: 11/29/2018

RE: NASH SUBDIVISION, APN 306-381-011, PMS 17-11, APPS# 13614

PRIOR TENTATIVE MAP: This project previously had an approved tentative map that expired. The proposed project is the same tentative map.

IMPROVEMENTS: The frontage improvements along Humboldt Hill Road have been constructed. Verification that the pedestrian facilities are in compliance with ADA is required.

EXCEPTION REQUEST: The applicant has also resubmitted an exception request to reduce the width of the access easement for Parcel 2. The Department can support the exception request based upon the development potential of Parcel 2.

// END //