



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

On-line Web: humboldt.gov	Public Works Building Second & L St., Eureka Fax 445-7409	Clark Complex Harris & H St., Eureka Fax 445-7388
Administration	445-7491	Natural Resources 445-7741
Business	445-7652	Natural Resource Planning 267-9542
Engineering	445-7377	Parks 445-7651
Facility Management	445-7621	Roads 445-7421
		Land Use 445-7205

LAND USE DIVISION INTEROFFICE MEMORANDUM

TO: Cliff Johnson, Supervising Planner

FROM: Robert W. Bronkall, Deputy Director *BT for RWB*

RE: SUBDIVISION REQUIREMENTS - IN THE MATTER OF THE APPLICATION OF KRAMER PROPERTIES, APN 017-032-003, APPS 9902, FMS 15-004, PDP 15-001, GPA 15-005, AND ZR 15-008 FOR APPROVAL OF A TENTATIVE MAP, CONSISTING OF 81 ACRES INTO 156 LOTS

DATE: 12/27/2021
01/06/2022 Revised
03/14/2022 Revised (typographical error corrected)
02/15/2023 Revised per Board of Supervisors Meeting 3/22/2022

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 Ontiveros, and Associates dated 05/23/2019 and revised 03/04/2020, and dated as received by the Humboldt County Planning Division on <NOT DATE STAMPED>, dated as received by Humboldt County Public Works on 03/23/2021

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 final 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 lots 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) ARBUTUS STREET AND REDWOOD STREET (EXTENSION TO ARBUTUS STREET)

Public Road: Applicant shall cause to be dedicated on the subdivision map to the County of Humboldt a 68 foot wide easement for public road purposes. Applicant is only responsible to cause to be dedicated lands that are included within the boundary of the proposed subdivision.

The right of way for Arbutus Street shall be extended through Lots 205 and 206 to the subdivision boundary to serve the adjoining property (APN 017-032-009). The exact location to be based upon the most ideal location to construct a road.

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.

Note: Not necessary; no roads are planned or will be needed in this location.

(c) INTERNAL SUBDIVISION ROADS:

Street Name	Typical Right of Way Width	Cul-de-sac Right of Way Radius
McKay Lane	40'	45'
Oakview Drive	40'	45'
Canyon Court	40'	45'
Canyon Circle	40'	45'
South Canyon Lane	40'	45'
Redwood Street (Arbutus Street to S. Canyon Lane)	40'	45'
Manzanita Avenue (extension to Cul-de-Sac)	60'	45'
Unnamed Access Road serving Lots 132 through 139	26'	N/A
Unnamed Access Road serving Lots 120 through 127	26'	N/A
Unnamed Access Road serving Lots 108 through 115	26'	N/A
Unnamed Access Road serving Lots 104 through 107	26'	N/A
Unnamed Access Road serving Lots 116 through 119	26'	N/A
Unnamed Access Road serving Lots 128 through 131	26'	N/A
Unnamed Access Road serving Lots 84 through 87	26'	N/A
Unnamed Access Road serving Lots 100 through 103	26'	N/A
Unnamed Access Road serving Lots 96 through 99	26'	N/A
Unnamed Access Road serving Lots 92 through 95	26'	N/A

Street Name	Typical Right of Way Width	Cul-de-sac Right of Way Radius
Unnamed Access Road serving Lots 58 through 60	26'	N/A

Public (PRD) Road – Irrevocable Offer: Applicant shall cause to be irrevocably dedicated to the County of Humboldt on the subdivision map an easement for public road purposes over all streets located within the proposed subdivision, in a manner approved by this Department. These offers will be rejected at the time the map is filed with the County Recorder. Easements shall include additional right of way for curb returns and knuckles as determined by this Department.

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 lots within the subdivision in a manner approved by this Department. Easements shall include additional right of way for curb returns and knuckles as determined by this Department.

Additional areas may be needed for knuckles and curb returns as determined by this Department.

Sidewalks (PRD): Applicant shall cause to be irrevocably dedicated to the County of Humboldt on the subdivision map a 10 foot wide easement for public sidewalk purposes lying adjacent to the right of way of the access roads within the subdivision. Said easement shall be dedicated in manner, width, and location as approved by this Department. The County will most likely reject the offer of dedication at this time. This easement may overlap a public utility easement.

Sidewalks: Applicant shall cause to be dedicated on the subdivision map a non-exclusive 10 foot wide easement for sidewalk purposes lying adjacent to the right of way of the access roads within the subdivision. Said easement shall be for the benefit of the lots within the subdivision and shall be dedicated in manner, width, and location as approved by this Department. This easement may overlap a public utility easement.

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 access roads, or as otherwise approved by this Department. Additional PUEs shall be dedicated in a manner, width, and location approved by this Department.

Applicant shall cause to be dedicated to the County of Humboldt a PUE over the entire area of the access easements.

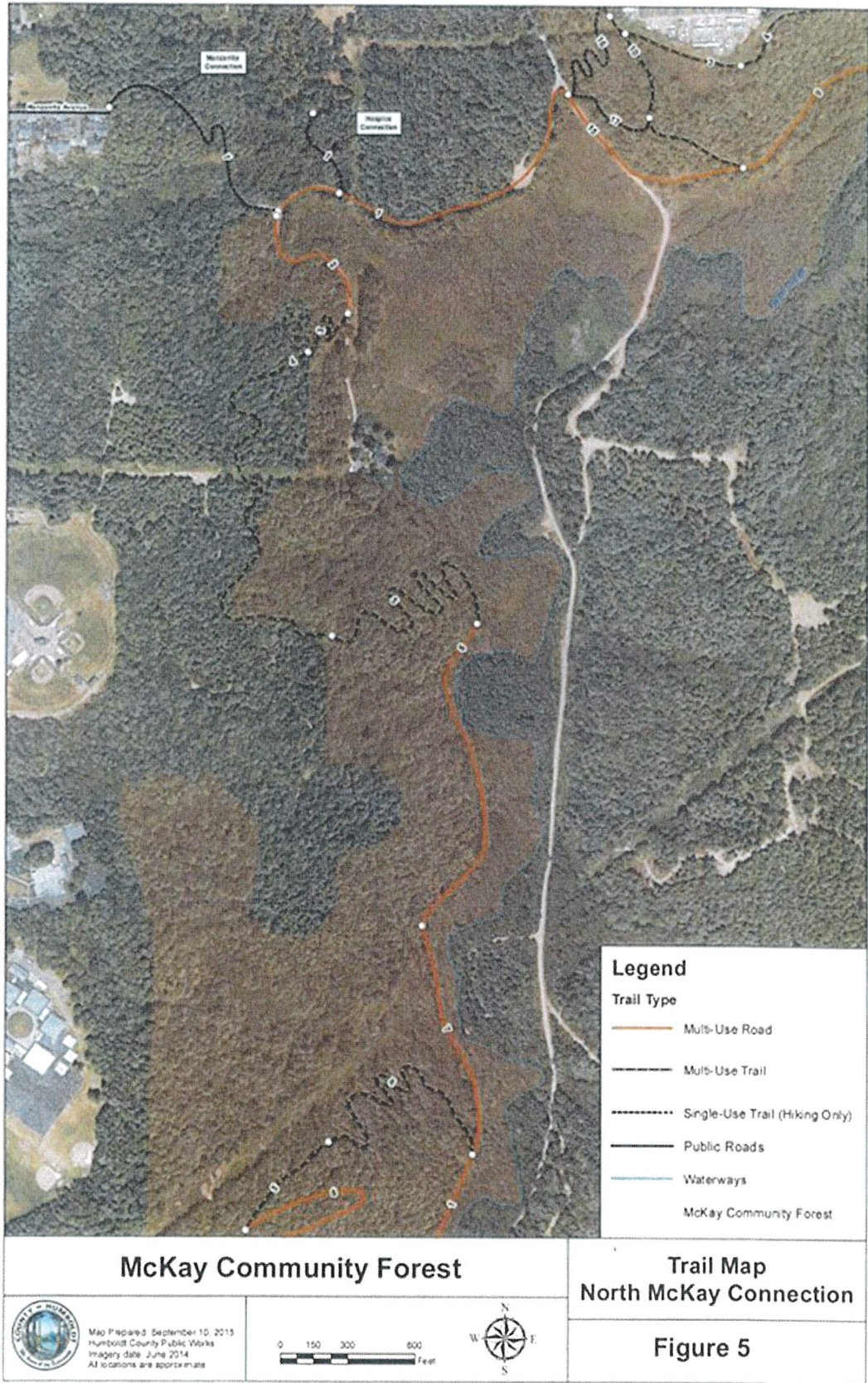
- (d) **COMMON DRIVEWAYS:** Applicant shall cause to be dedicated on the subdivision map a non-exclusive access, drainage and utility easement for the common driveways. Said easement shall be for the benefit of the appurtenant lots within the subdivision and shall be dedicated in manner, width, and location as approved by this Department. A minimum width of 20 feet is required.

Common Driveways
Lots 140 and 141
Lots 63 and 64

(e) **TRAILS:**

McKay Community Forest Trail: As part of the first phase, the Applicant shall cause to be dedicated to the County of Humboldt on the subdivision map a minimum 20 foot wide easement for public trail purposes over the McKay Community Forest trail that falls within the proposed subdivision as shown in the diagram below. This shall be dedicated in manner and location as approved by this Department.

[Note: dedication must be tied to a map phase]



Above: diagram of proposed McKay Community Forest Trail

Lot 52 Trail Connection: At that time that Lot 52 is developed applicant shall submit a trail connection plan to the County of Humboldt for review and approval. The plan shall show a connection from Arbutus Street and/or Oakview Drive to the McKay Community Forest Trail. The applicant shall construct the trail connection as part of the development of Lot 52 and shall dedicate to the County of Humboldt a 20 foot wide easement for public trail/sidewalk purposes. This shall be dedicated in manner and location as approved by this Department.

This shall be reflected on the development plan for the phase that includes Lot 52.

Lot 20 Trail Connection: The applicant shall dedicate to the County of Humboldt a 20 foot wide easement for public trail/sidewalk purposes between Lots 19 and 20 to connect Oakview Drive with the McKay Community Forest Trail.

It is intended that this easement would overlap the drainage easement. This shall be dedicated in manner and location as approved by this Department.

Lots 44/45 Trail Connection: The applicant shall dedicate to the County of Humboldt a 20 foot wide easement for public trail/sidewalk purposes between Lots 44 and 45 to connect Oakview Drive with the McKay Community Forest Trail.

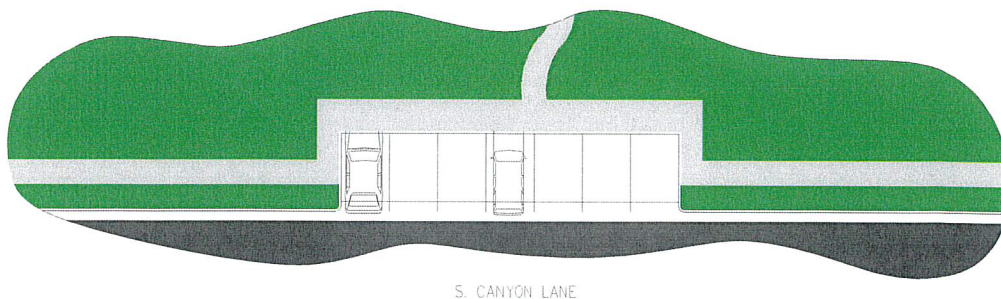
In the event that a trail connection between Lots 42/43 cannot be developed to the satisfaction of the Department, a trail connection on Lots 28/29/30 shall be provided. This shall be resolved at the time that Phase 4 or Phase 6 is developed, whichever occurs first.

It is intended that this easement would overlap the drainage easement. This shall be dedicated in manner and location as approved by this Department.

Lot 204 (open space lot) Trail Connection: The applicant shall dedicate to the County of Humboldt a 20 foot wide easement for public trail/sidewalk purposes across Lots 204 to connect S. Canyon Lane to the McKay Community Forest Trail.

In addition, the applicant shall also dedicate to the County of Humboldt an easement for a trailhead parking area on Lot 204, as shown below. The location for the parking area is on S. Canyon Lane between lots 57 and 58.

This shall be dedicated in manner and location as approved by this Department.



Above: example of parking bay on S. Canyon at the terminus of Redwood Street

Lot 154 (Manzanita Avenue Connection): The applicant shall dedicate to the County of Humboldt a 20 foot wide easement for public trail/sidewalk purposes for a future connection from Manzanita Avenue to the McKay Community Forest.

Note: The applicant has indicated that the public will not be excluded from the project site, except for areas where construction is occurring.

- (f) **STORM DRAINS:** Storm drain easements shall be adjusted (as necessary) so that the storm drain and storm drain easement shall be entirely on one lot (not split down a common lot line). This may require reconfiguration of the lot lines.

Redwood Street and Arbutus Street Storm Drain Easements: Applicant shall cause to be dedicated to the County of Humboldt on the subdivision map an easement for storm drain purposes in a manner approved by this Department.

Irrevocable Offer: Applicant shall cause to be irrevocably dedicated to the County of Humboldt on the subdivision map an easement for storm drain purposes in a manner approved by this Department. This offer will be rejected at the time the map is filed with the County Recorder.

Private Storm Drain: Applicant shall cause to be dedicated on the subdivision map a non-exclusive easement for storm drain purposes for the benefit of the lots within the subdivision in a manner approved by this Department.

- (g) **NON-VEHICULAR ACCESS:** Applicant shall cause to be dedicated to the County of Humboldt on the subdivision map a 1 foot wide non-vehicular access strip as follows:

Road	Lots
Redwood Street	<none>
Arbutus Street	Lot 64, 66, 67, 73 through 77, 85, 86, 104, 107, 108, 111, 112, and 115. Lots 93, 94, 97, 98, 101, and 102, except at the unnamed access road.
Oakview Drive	<none>
McKay Lane	Lots 25 and 33
S Canyon Lane	<none>
Canyon Circle	<none>
Canyon Court	Lot 73. Lots 85 and 86 except at the unnamed access road.

*Note: Non-vehicular access strips are required to eliminate multiple lot frontages. The applicant may wish to flip which side of the lot that the non-vehicular access strip is

applied to. The designations shown in this table are based upon the footprints shown on the tentative map.

The need for non-vehicular access strips on Lots 1, 2, 52, 53, 88, 89, 90, and 91 will be assessed at the time that the lots are developed. Based upon the proposed development, the Department may be able to support multiple access points to the roads; including access points on multiple roads. A note shall be placed on the development plan indicating this.

- (h) **RIGHT TO DISCHARGE:** Applicant shall cause to be dedicated to the County of Humboldt the right to discharge storm water runoff from County roads onto land included within the subdivision as well as through existing privately maintained drainage facilities.
- (i) **NEIGHBORHOOD BOX UNIT (NBU) MAILBOXES:** Prior to submittal of the subdivision map, provide a sign-off from the Post Office on the location of the neighborhood box unit. Applicant shall cause to be dedicated on the subdivision map additional sidewalk easements as necessary to accommodate the NBU.

- 1.7 **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."
[Note: County Code Section 323-2 appears after Section 324-1 in County Code.]

- 1.8 **PHASING:** The project is proposed to include 9 phases:

- Phase 1 consisting of Lots 152 to 154
- Phase 2 consisting of Lots 1 and 2
- Phase 3 consisting of Lots 88 to 103
- Phase 4 consisting of Lots 52 to 66
- Phase 5 consisting of Lots 73 to 87
- Phase 6 consisting of Lots 67 to 72
- Phase 7 consisting of Lots 3 to 13, 104 to 119, and 128 to 131
- Phase 8 consisting of Lots 33, 34, 36 to 51, 120 to 127, and 132 to 151
- Phase 9 consisting of Lots 14 to 32, and 35

The sequence in which the phases are developed may require improvements to be constructed in another phase to the satisfaction of the Department.

As part of Phase 2, Arbutus Street shall be constructed to the southerly line of Lot 102. The remainder of Arbutus Street / Redwood Street loop shall be constructed prior to the issuance of a building permit within Phases 3, 4, 5, 6, 7, 8, or 9.

1.9 **OPEN SPACE LOTS:** When open space lots or other lots not designated for development are proposed and there is no entity (CSD, HOA, County, City, etc) willing to take ownership of the lot, the lot may be merged into one or more adjoining lots. The configuration of the merged lot(s) shall be to the satisfaction of the Public Works Department and the Planning and Building Department.

1.10 **LOT RECONFIGURATION:** Public Works may administratively approve the minor reconfiguration of lots, including but not limited to, the following:

- Aligning Lots 129, 130, 140 and 141 to take access from the Unnamed Access Road serving Lots 132 through 139
- Aligning Lots 117, 118, 128 and 131 to take access from the Unnamed Access Road serving Lots 120 through 127
- Aligning Lots 105, 106, 116, and 119 to take access from the Unnamed Access Road serving Lots 108 through 115

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 2 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 **DESIGN TOPO:** Unless otherwise waived by this Department, improvement plans shall be based upon a topographic survey conducted after timber harvesting and clearing have been completed.

2.3 **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.

- 2.4 **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.

Note: There are no existing improvements within or adjacent to the subject property that would trigger this requirement.

- 2.5 **ROAD NAMES:** The access roads and streets shall be named as approved by the Planning & Building Department - Planning Division.

- 2.6 **TRAFFIC CONTROL DEVICES:** Street name and traffic control devices shall be placed as required and approved by this Department.

In addition, pursuant to County Code Section 323-2(c)(4), non-county maintained roads shall be posted with a sign of at least 2 square feet in size containing substantially the following words in 2" high black letters on a yellow background: "Not a County Maintained Road" or "Not a County Maintained Street". The sign shall be approved by the Department prior to installation. [Note: County Code Section 323-2 appears after Section 324-1 in County Code.]

- 2.7 **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) **WALNUT DRIVE / HEMLOCK STREET (OFFSITE):** Construct a traffic signal at the intersection of Walnut/Hemlock prior to issuance of the building permit for the 57th residential unit. The traffic signal timing shall include a pedestrian lead interval. [Alternative improvements to enhance and improve pedestrian and bicycle connectivity may be constructed in lieu of the signal if agreed upon by County staff and the developer \(Modified per Board of Supervisors meeting 3/22/2022\).](#) This condition may be administratively waived if the City of Eureka will not issue an Encroachment Permit to construct the improvement.
- (b) **WALNUT DRIVE / FERN STREET (OFFSITE):** The applicant shall modify the traffic signal timing to include a pedestrian lead interval. The pedestrian lead interval shall be activated around the same time as the Walnut Drive / Hemlock Street signal is activated, unless another schedule is approved by Public Works.
- (c) **W STREET / HODGSON STREET / CHESTER STREET (OFFSITE):** Construct a traffic signal at the intersection of W /Hodgson / Chester prior to issuance of the building permit for the 152nd residential unit. [Alternative improvements to enhance and improve pedestrian and bicycle connectivity may be constructed in lieu of the signal if agreed upon by County staff and the developer \(Modified per Board of Supervisors meeting 3/22/2022\).](#) This condition may be administratively waived if the City of Eureka will not issue an Encroachment Permit to construct the improvement.

- (d) **REDWOOD STREET (OFFSITE):** Applicant shall construct in-fill sidewalks along the north side of Redwood Street between Walnut Street and the subject property. Applicant shall construct Class 2 bike lanes on Redwood Street from Walnut Drive to the subdivision boundary. This shall be completed with the phase that connects to Redwood Street.

Prior to filing the subdivision map with the County Recorder for the last phase of the project, the applicant shall submit a speed hump petition to the Department of Public Works. If the speed hump petition is approved, the applicant shall construct speed humps prior to filing of the subdivision map.

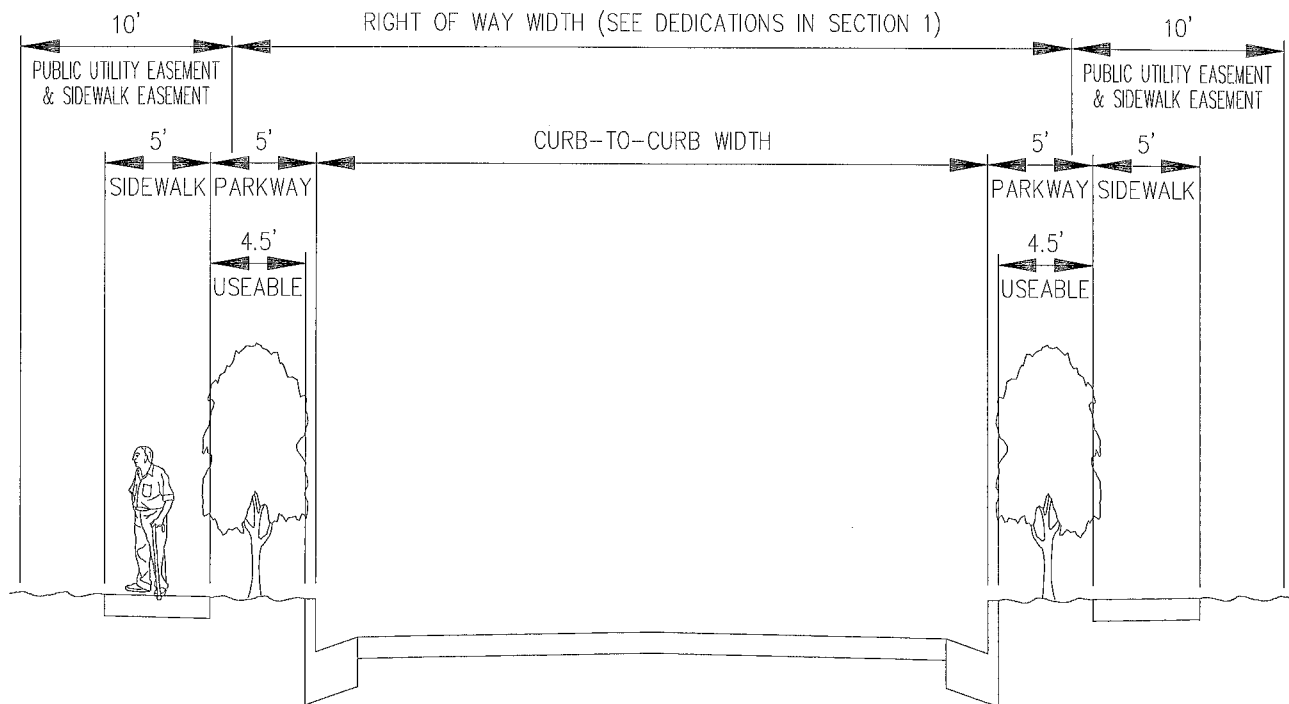
- (e) **ARBUTUS STREET (OFFSITE):** Applicant shall construct in-fill sidewalks along the south side of Arbutus Street between Walnut Street and Cedar Street. Applicant shall construct Class 2 bike lanes on Arbutus Street from Walnut Drive to the subdivision boundary.

Applicant shall construct Arbutus Street from Cedar Street to the subject property. A partial road section shall be constructed consisting (from the south) of 6 foot wide curb adjacent sidewalks, 5 foot wide bike lane, two 12 foot wide travel lanes, and 5 foot wide bike lane. On-street parking is prohibited until such time as parking lanes are added to the road.

This shall be completed at the time that Arbutus Street (onsite) is constructed.

The remainder of the road (two 8 foot wide parking lanes, the northerly Caltrans Type A2-6 curb & gutter and sidewalk) shall be constructed by others when either APN 018-051-007 or APN 018-081-013 are subdivided. This will require re-stripping the road to create a parking lane along the south side of the road.

- (f) **INTERNAL SUBDIVISION ROADS:** Applicant shall construct the following roads as follows:



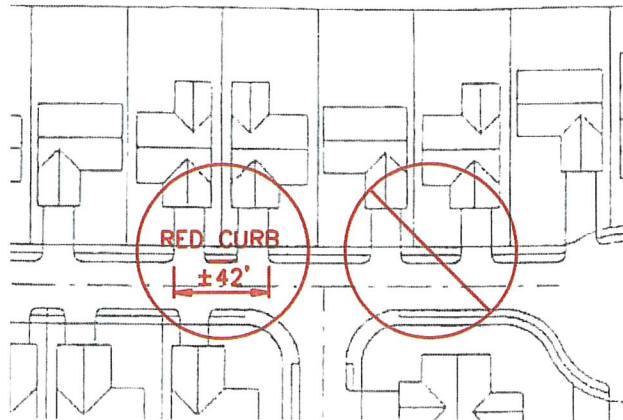
Street Name	Number of Units Accessed by Road	Estimated ADT (at 8 trips/unit)	curb to curb width	cul-de-sac curb radius
Arbutus Street (south of Redwood Street)	320+	2,560+	46' ¹	N/A
Arbutus Street (Redwood Street to Canyon Court)	20	160	34' ²	N/A
Arbutus Street (north of Canyon Court)	--	--	34' ³	N/A
Canyon Circle	11	88	32'	40'
Canyon Court	13		32'	40'
Canyon Lane (north)	11	88	32'	40'
Canyon Lane (south)	6+	48+	36'	40'
Harrison Street	--	--	34'	N/A
Manzanita Avenue	4	32	34'	40'
McKay Lane (west of Oakview Drive)	85	680	36'	N/A
McKay Lane (east of Oakview Drive)	6	48	32'	40'
Oakview Drive (south of McKay Lane)	11	88	32'	40'
Oakview Drive (north of McKay Lane)	85	680	36'	N/A
Redwood Street (east of Arbutus Street)	17+	136+	36'	N/A
Redwood Street (west of Arbutus Street)	320+	2,560+	34' ⁴ (STA 0+00 to 5+50) 46' ¹ (STA 5+50 to Arbutus)	N/A

A 5 foot wide sidewalk with 5 foot wide landscape strip (4.5 foot wide useable) shall be constructed along both sides of the roads. Caltrans Type A2-6 PCC curb and gutter shall be constructed on both sides of the roads. ADA facilities shall be constructed at all intersections.

When feasible, curb returns on local roads shall be bulbed out into parking lanes at intersections.

Both marked and unmarked crosswalks shall be constructed in PCC.

Wherever feasible, driveways shall be placed back-to-back to provide ± 42 foot long "turnouts" for standard two-car wide (18 foot wide) driveways. [± 26 foot long "turnouts" are provided with one-car (10 foot wide) driveways]. See the diagram below: The circle on the left represents the ideal condition with back-to-back driveways; the circle on the right represents the condition that should be avoided.



¹ Note: **Arbutus Street (south of Redwood Street) and Redwood Street (west of Arbutus Street)** Curb to curb cross section includes two 5 foot wide bike lanes, two 12 foot wide travel lanes, and a 12 foot wide two-way left turn lane. When a two-way left turn lane is not needed, the road shall be narrowed. This cross section does not allow for on-street parking. This section includes curb & gutter, sidewalk and landscape strip.

² Note: **Arbutus Street (Redwood Street to Canyon Court)** Curb to curb cross section includes two 5 foot wide bike lanes, two 12 foot wide travel lanes. A left turn pocket shall be included at S. Canyon Lane and at Canyon Court. This cross section does not allow for on-street parking. This section includes curb & gutter, sidewalk and landscape strip.

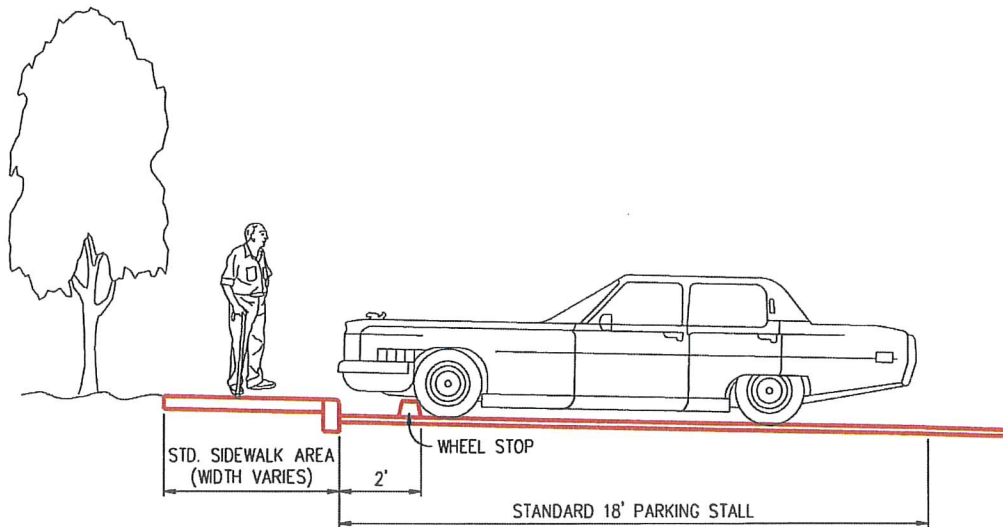
³ Note: **Arbutus Street (north of Canyon Court)** The subdivider shall grade the road prism for a future rural collector road to the north line of Lot 77. Future road cross section (to be built by others) consists of two 5 foot wide bike lanes and two 12 foot wide travel lanes for a total pavement section of 34 feet. A left turn pocket shall be included at Canyon Circle. This cross section does not allow for on-street parking. This section does not have curb & gutter, sidewalk or landscape strip.

⁴ Note: **Redwood Street (west of Arbutus Street)** Curb to curb cross section includes two 5 foot wide bike lanes, two 12 foot wide travel lanes. This cross section does not allow for on-street parking. This section includes curb & gutter, sidewalk and landscape strip. The landscape strip may be omitted in certain areas due to terrain constraints.

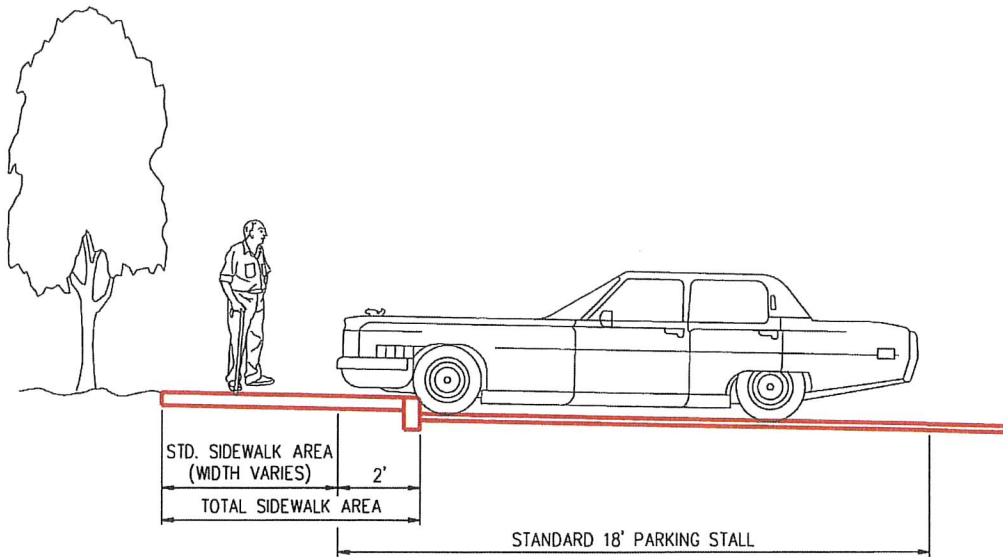
- (g) **COMMON DRIVEWAYS:** Paving may be deferred until time of building final (or occupancy). Utilities shall be installed for both lots prior to paving.

Common Driveways	Number of Units Accessed by Common Driveways	Minimum Width of drive aisle (not including parking stalls)	Width of Driveway Apron
Lots 63 and 64	2	12'	16'
Lots 140 and 141	2	12'	16'

Parking stalls are typically 8 feet wide x 18 feet long. When sidewalk is placed in front of a parking stall, wheel stop blocks are required. In lieu of wheel stop blocks, the length of the parking stall may be reduced by 2 feet and the width of the sidewalk increased by 2 feet so that the curb acts as a wheel stop.



STANDARD PARKING STALL WITH WHEEL STOP



STANDARD PARKING STALL WITH WIDE SIDEWALK

- (g) Intersection corner radii shall be provided at the intersection of roads based upon the following, unless otherwise approved by this Department:

Intersection Corner Radii AASHTO, Chapter 9, “Corner Radii into Local Urban Streets”				
Road Classification – Road “A”				
Road Classification – Road “B”		local roads	collector roads & arterial roads	industrial use areas & truck routes
	local roads	15'	20'	N/A
	collector roads & arterial roads	20'	25'	40'
	industrial use areas & truck routes	N/A	40'	40'

- (h) 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.

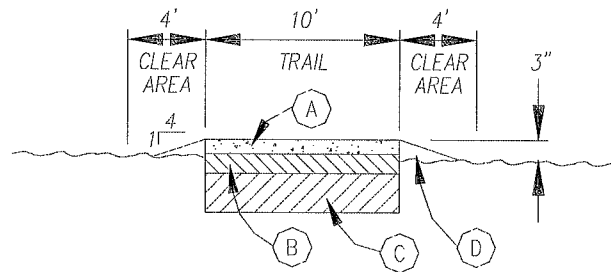
Note: Off-site improvements to access roads (such as curve realignments, grade realignments, and turnouts) may require acquisition of easement(s) to construct the proposed road improvements. The applicant is responsible for acquiring any easements and permits that may be necessary to construct the improvements.

- (i) Nothing is intended to prevent the applicant from constructing the improvements to a greater standard.
- (j) 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.

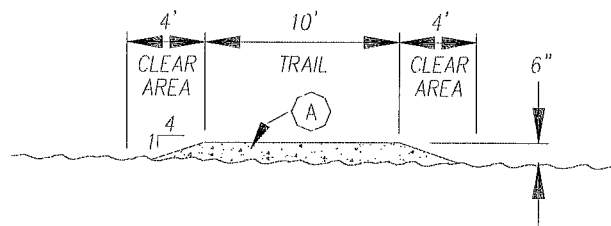
- (k) Note: There are no existing improvements within or adjacent to the subject property that would trigger this requirement.
- (l) All road intersections shall conform to Humboldt County Code Section 341 regarding visibility.

2.8 **TRAILS:** Applicant shall construct trail connections to the McKay Community Forest Trail. The trail connections shall extend from the sidewalk on the subdivision road to the McKay Community Forest Trail. This will include some off-site trail work on the McKay Community Forest property. A permit from the Department of Public Works will be required to perform work on County property. Within the subdivision, the trail shall be ten (10) feet wide, with 4:1 slope bladed shoulders and overlapping 4 foot wide clear area on each side. Within the McKay Community Forest, the trail shall be ten (10) feet wide, but may be reduced in trail width and clear area width to accommodate existing features, as approved by the Department. Removable bollards installed to the satisfaction of the Department are required at all trail access points to the Mc Kay Community Forest to prevent vehicular access. The structural section of the trail shall be as follows:



Above: Cross section for trails within the subdivision

- A= 3" of Caltrans Type B Hotmix
- B= 6" minimum of compacted Caltrans Class 2 aggregate base
- C= Additional excavation and placement of 12 to 18" of compacted coarse river run (or pit run rock) and fines may be required by the Department depending upon soil conditions.
- D= shoulder backing consisting of crusher fines.



Above: Cross section for trails within the McKay Community Forest

- A= 6" of compacted crusher fines (or other materials suitable approved by the Department for temporary installation)

Trail connection locations and constructing timing shall be as follows:

- Lots 19/20 – to be constructed at the time that Phase 9 is developed.
- Lots 44/45 (or Lots 28/29/30) – to be constructed at the time that Phase 8 is developed.
- Lot 52 – to be deferred until the time that Lot 52 is developed.
- Lot 154 – to be constructed at the time that Phase 1 is developed.
- Temporary Trail – to be constructed at the time that the first phase is developed; relocated as necessary to accommodate future phases.

At the time that the trail connections are constructed, fencing along the trail easement shall be constructed along the full length of the trail easement. In the front yard areas, the fencing shall be a maximum of three feet tall. When feasible, side yard fencing, particularly along garages, should be a maximum of three feet tall. Fencing details shall be shown on the improvement plans.

- 2.10 **DRIVEWAYS:** All access openings (existing and proposed) shall conform to Humboldt County Code Section 341 regarding visibility; shall intersect the road at a 90° angle, unless otherwise approved by this Department; shall be shown on the improvement plans; and shall have a paved surface for the width of the driveway and a distance of 20 feet from the back of the sidewalk when sidewalk is required.

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

For garages with driveways that face the street: That portion of a structure used for the parking of vehicles must be setback a minimum of 20 feet from the back of sidewalk.

- 2.11 **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.

- 2.12 Note: The project has been sufficiently scoped and all necessary improvements have been accounted for.
- 2.13 **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, 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 applicant'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.

- 2.14 **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.
- 2.15 **NEIGHBORHOOD BOX UNIT (NBU) MAILBOXES.** When clustered mailboxes (neighborhood box units) are required by the Post Office, applicant shall obtain approval for the location of the mailbox unit from the Post Master. The pad for the mailbox unit shall be constructed as part of the subdivision and shall be encompassed by a sidewalk easement or other easement, as approved by this Department.
- 2.16 **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.
- 2.17 **COMPLETION OF SIDEWALK IMPROVEMENTS:** Sidewalk improvements may be deferred until such time as a building permit is pulled and completed prior to building final or occupancy, whichever occurs first. Each building permit pulled will require that an ADA accessible sidewalk be constructed to connect the subject lot to the existing pedestrian network outside of the subdivision. Depending on the lot being built upon, this may include constructing sidewalk in front of numerous vacant lots within the subdivision. Sidewalk improvements must be completed prior to the "final" of the building permit. Any sidewalk damaged during construction will need to be replaced prior to the "final" of the building permit.

No deferment of sidewalks is allowed on Arbutus Street; and on Redwood Drive west of Arbutus Street. No deferment of sidewalks is allowed for offsite improvements.

2.18

Note: Surveys, when needed in the future, will be conducted by the County or City.

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. In the preparation of drainage plans, applicant shall comply with the Title III – Land Use and Development, Division 3, Building Regulations, Chapter 7, Stormwater Quality Management and Discharge Control. See sections 337-9, 337-12, 337-13.

The drainage report shall verify the capacity of the existing culverts on the downstream properties prior to discharge into Ryan Creek. Any culverts that cannot pass Q₁₀₀ storm shall be replaced to pass Q₁₀₀ storm. As an alternative, the applicant may propose to construct on-site storm water detention facilities.

Storm water detention facilities shall be provided to reduce Q₁₀₀ developed to Q₂ existing for all discharges into the Community Forest.

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.

A storm water filtration system shall be constructed in all parking lots to the satisfaction of this Department. A note shall be placed on the development plan indicating this.

3.4 LOW IMPACT DEVELOPMENT (LID): Portions of the subdivision are within the MS4 area and is classified as a regulated project and is required to comply with County Code Section 337-13. The improvement plans must incorporate LID strategies for the entire subdivision, including roads, lots, and other areas.

At the time that the subdivision improvements are constructed, the LID elements related to an individual lot may be deferred until such time as the lot is developed. It is intended that the LID strategies shown on the improvement plans for a lot are conceptual in nature and subject to adjustment/refinement at the time that the building permit is applied for. Each lot in the subdivision is considered a regulated project.

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

At the time that subdivision improvement plans for the first phase of the project are submitted to this Department for approval, a Master Low Impact Development Plan shall be submitted that covers all phases of the tentative map. The purpose of the Plan is to establish

a phasing schedule of when LID improvements will be constructed. The Plan shall be approved by this Department's Environmental Services Division.

Those portions of the project within the MS4 area must comply with MS4 requirements.

4.0 GRADING

- 4.1 **SOILS ENGINEERING REPORT:** Pursuant to Humboldt County Code Section 331-14 (E)(5), applicant shall provide a soils engineering report that addresses the entire subdivision (or phase). The report shall include sufficient detail to enable the Building Official to issue building permits for each lot within the subdivision.

Pursuant to Humboldt County Code Section 331-14 (H)(6)(b)(3), the Applicant shall file a copy of the soils engineering report with the Chief Building Official.

- 4.2 **GRADING PLAN:** Pursuant to Humboldt County Code Section 331-14 (H)(6)(b)(1), the applicant shall submit an engineered preliminary (rough) grading plan addressing the entire project (or phase) construction area to this Department for review and approval. The purpose of the grading plan is to establish building pads that will drain to the roads (or other approved drainage course) without creating lot drainage from one lot to flow across the buildable area of adjacent lots.

- 4.3 **GRADING CRITERIA:** Each lot shall have a building pad graded to a maximum of 2% per Humboldt County Code Section 331-14 (H)(3)(d), unless waived by this Department. Building pads shall be of a sufficient size to accommodate anticipated future structures.

The elevation of the building pad shall be established so that a driveway from the building pad to the back of sidewalk will have a minimum slope of 1% and a maximum slope of 16%.

If sidewalk is not required, then the driveway slope will be measured to the back of driveway apron.

- 4.4 **CONSTRUCTION TIMING:** Grading within the subdivision or off-site rights of way shall **not** occur prior to approval of a grading plan by this Department. Construction of improvements or grading for this project will not be allowed to occur between October 15 and April 15 without permission of this Department.

- 4.5 **DATUM:** Grading plans shall be tied into elevation datum approved by this Department.

- 4.6 **SLOPES:** Benches/terraces when required by Humboldt County Code Section 331-14 (H)(3)(b) shall also include interceptor drains when required by this Department.

Interceptor drains when required by this Department or per Humboldt County Code Section 331-14 (H)(3)(e) shall be sized per the drainage study to pass a Q₁₀₀ storm event with at least 0.5 foot freeboard.

Proposed lot lines shall be situated at the top of slopes between lots, unless otherwise approved by this Department.

- 4.7 **EROSION CONTROL:** Pursuant to Humboldt County Code Section 331-14 (H)(6)(d)(1), an erosion control plan (aka, sediment control plan, Storm Water Pollution Prevention Plan, etc.) addressing erosion from storm water runoff and wind shall accompany the grading plan.

For construction sites equal to or greater than one (1) acre of ground disturbance, a Notice of Intent (NOI) and permit registration documents are required to be filed with the State Water Quality Control Board. A copy of the State's receipt of the approved NOI shall be provided to this Department prior to the start of construction.

5.0 MAINTENANCE

- 5.1 **MAINTENANCE OF IMPROVEMENTS:** The improvements to be constructed as part of this subdivision will not be maintained by the County. Pursuant to Humboldt County Code Section 324-2 (b) regarding Private Lanes, the Applicant must provide a permanent maintenance plan acceptable to this Department for all improvements including, but not limited to, the following: roads, drainage systems (pipes, drainage inlets, detention basins), pedestrian facilities, and landscape areas. An engineer's estimate for the cost of yearly maintenance must be approved by this Department. Maintenance shall be provided by a maintenance association, district, or other means as approved by this Department. More than one maintenance plan may be required.

Based upon the tentative map, it appears that the following will need to be maintained by a maintenance plan:

- A maintenance plan for all facilities within the proposed subdivision.
- A maintenance plan for open space lots (Lots 201, 202, 203, 204, 205, 206, and 207).
- The McKay Community Forest Trail is the maintenance responsibility of the County of Humboldt. All trail connections within the subdivision shall be maintained by the applicant until such time as the access roads serving the trail stub are accepted as public roads along with the acceptance of the trail connections.
- A maintenance plan for the non-county maintained roads known as:
 - McKay Lane
 - Oakview Drive
 - Canyon Court
 - Canyon Circle
 - South Canyon Lane
 - Redwood Street (Arbutus Street to S. Canyon Lane)
 - Manzanita Avenue (extension to Cul-de-Sac)
 - Unnamed Access Road serving Lots 58 through 60
 - Unnamed Access Road serving Lots 84 through 87
 - Unnamed Access Road serving Lots 92 through 95
 - Unnamed Access Road serving Lots 96 through 99
 - Unnamed Access Road serving Lots 100 through 103
 - Unnamed Access Road serving Lots 104 through 107
 - Unnamed Access Road serving Lots 108 through 115

- Unnamed Access Road serving Lots 116 through 119
- Unnamed Access Road serving Lots 120 through 127
- Unnamed Access Road serving Lots 128 through 131
- Unnamed Access Road serving Lots 132 through 139

A maintenance plan is not required for driveways that serve only one lot. A maintenance plan is *optional* for driveways/roads that serve only two lots. A maintenance plan is required for driveway/roads serving three or more lots.

6.0 DEVELOPMENT PLAN: The following are required for all development plans:

- 6.1 The development plan shall be legibly drawn to a convenient scale on 22"x34" (or 24"x36") mylar, in black ink, unless approved otherwise by this Department.
- 6.2 The development plan shall include a note substantially similar to the following: "See the subdivision map on file with the County Recorder for easements that existed at the time the map was filed. Additional easements may have been established after the map was filed. Refer to a current title report for all easements. Refer to the filed subdivision map for exact lot dimensions."
- 6.3 The development plan shall include the following to the satisfaction of this Department:
 - (a) When roads or drainage facilities are not to be maintained by the County, then clearly state next to the facility "NOT COUNTY MAINTAINED".
 - (b) When minimum finished floor elevations must be adhered to, the plan shall state the minimum elevation and the referenced benchmark.
 - (c) If prepared for the project, reference the soils report; including a statement substantially similar to: "See soils report prepared by _____, Project No. _____, dated _____, for recommendations, inspections, and special requirements required for development of this subdivision."
 - (d) A statement substantially similar to: "All pedestrian facilities must be ADA compliant."
 - (e) When improvement plans have been prepared in conjunction with proposed subdivision, include a statement substantially similar to: "Improvement plans for roads, driveways, and drainage, etc. are on file with the Department of Public Works".
 - (f) For lots that could be further subdivided: Provide information on the development plan to assist future owners in developing the lots in a manner that preserves the maximum, future subdivision potential. This may include showing "potential" building setbacks for ultimate development. It is the intent of this condition that any "potential" setbacks are for information only and are not actual setback requirements to be adhered to.
 - (g) Show a minimum setback of 20 feet from garage entrances for vehicles from easements created as a condition of tentative map approval or existing for the purpose of moving automotive vehicles, bicycles, pedestrians, or animals. Typically, this is 29 feet from the curb.

- (h) Provide a note identifying the maximum finished floor elevations for garage slabs based upon holding minimum setback of 20 feet to the garage door from back of sidewalk. The slab elevation should be relative to the flowline of the street at the centerline of the driveway. The maximum elevation is typically around 2.5 feet.
- (i) A typical section showing the location of the curbs and sidewalks with respect to the right of way lines.
- (j) Place the following note when landscaping is required along the frontage of lots within street rights of way: "Landscaping within the street right of way along the frontage of a lot shall be the maintenance responsibility of the individual lot owner. The landscaping was required as a condition of the approval of the subdivision and must not be removed without approval of the Planning & Building Department of the County of Humboldt or their successor."
- (k) For projects with a subdivision agreement, include the following note: "This subdivision was approved with requirements to construct improvements. At the time the subdivision map was filed, the improvements were not completed. The developer has entered into a subdivision agreement with the County to defer construction of these improvements. **Subdivision improvements must be completed within the timelines specified in the agreement. In general, building permits cannot be obtained until the required improvements are constructed to the satisfaction of the County.** The improvements required in the subdivision agreement are shown on the improvement plans prepared by _____, dated _____, and are signed as approved by the County on _____. Contact the Land Use Division of the Department of Public Works for details."
- (l) A note shall be added to the development plan identifying the future trail improvements and dedication required by Items 1.6(e)
- (m) A note shall be added to the development plan identifying the fence restrictions adjacent to the trail connection easements on Lots 19/20; Lots 44/45 (or Lots 28/29/30). The fence restriction shall indicate that fencing heights as constructed shall not be modified without approval from the Department of Public Works.
- (n) The following note shall be added to the development plan: "At the time of lot development of Lot 1, 2, 52, 53, 88 through 91, the Department shall evaluate the need for non-vehicular access strips. If the Department determines that one is needed, the owner of the lot shall dedicate a non-vehicular access strip to the County of Humboldt in a manner and location as approved by this Department."
- (o) The following note shall be added to the development plan: "A storm water filtration system shall be constructed in all parking lots to the satisfaction of this Department."
- (p) Typical precise grading/lot drainage details for the lots shall be shown or a reference shall be made to the approved grading plan on file with the Department of Public Works.

- (q) The following note shall be added to the development plan: "**LOW IMPACT DEVELOPMENT (LID) NOTE:** This subdivision is approved as a regulated project and is required to comply with County Code Section 337-13. Each lot within the subdivision is considered a regulated project. The improvement plans prepared for this subdivision show a conceptual plan to address LID for the lots. It is intended that the LID strategies shown on the improvement plans are conceptual in nature and subject to adjustment/refinement at the time that the building permit is applied for."
- (r) The following note shall be added to the development plan: Fencing adjacent to trails shall be maintained by the fronting lot owner.

6.4 Applicant shall cause a "Notice of Development Plan" to be recorded in the Office of the County Recorder. This process is administered by the Planning Department.

6.5 The development plan shall be signed off by this Department prior to official filing with the Planning Division. The plan shall include a signoff block for this Department to sign substantially similar to:

Reviewed by:

 Department of Public Works

 Date

7.0 LANDSCAPING

7.1 **LANDSCAPING PLAN:** A landscape plan is required for all landscaping within the public right of way pursuant to Section 13 of the Appendix to Title III, Division 2, Humboldt County Code. The plans must show the proposed irrigation facilities. The plan shall be prepared by a landscape architect or other qualified professional as approved by this Department. Monument signs, if proposed, and landscaping shall be shown on the plan and shall conform with Humboldt County Code Section 341 regarding visibility. All work and materials shall be warranted for a minimum of 1 year from filing of the subdivision map, unless otherwise approved by this Department. The landscape plan shall be approved by this Department. It must include a minimum of the following:

- (a) List of species to be planted (common name and scientific name)
- (b) An irrigation system. All landscaping that is not drought tolerant shall be maintained by a permanent automatic irrigation system.
- (c) Planting and fertilization method
- (d) Maintenance manual
- (e) Staking method for trees
- (f) The plant types must be approved by this Department

(g) Landscaping within the right of way shall consider appropriate screening for utilities and structures such as gas meters, electrical meters, telephone pedestal-mounted terminal boxes, surface mounted electrical transformers, etc.

7.2 **SPECIES:** A list of approved trees and shrubs shall be shown on the development plan as the only trees and shrubs permitted in the parkway area, unless otherwise approved by this Department. Utilize native species when appropriate.

7.3 **MAINTENANCE:** Landscaping along the frontage of public streets is the responsibility of the adjacent lot owner. Landscaping along the frontage of private roads is the responsibility of the road maintenance association for the private road or is the responsibility of the adjacent lot owner.

This Department **may** maintain landscaping along collector or arterial roads when permanent funding source is made available.

7.4 **LANDSCAPING GOALS:** When on-site landscaping is required, any unimproved county right of way contiguous with the property shall be incorporated into the landscaping plan. Any landscaping shown within the County right of way shall be in addition to any required landscaping areas and shall not be counted towards meeting a landscaping goal.

// END //