

Homan Phased Major Subdivision
LACO Project No. 6774.01
Project Description
February 3, 2009

Location: 101 Anderson Lane, Trinidad, Humboldt County

Assessor's Parcel Number: 515-191-037

Current Setting: Developed with one single-family residence, well, pump house and water storage tank

Property Type: Single-Family Residential

Ownership: Dr. John and Katrin Homan
P.O. Box 1261
Trinidad, California 95570

Site Area: 838,936 square feet; 19.26 acres

Zoning: Rural Residential Agriculture, Design Review,
Alquist-Priolo Fault Hazard, Manufactured Homes
(RA-2-M/G,D)

General Plan: Rural Residential (RR) in the Trinidad Area Plan (TAP)

Principally Permitted Uses: Principally zoned for single-family residences, minor utilities,
and general agriculture

Potential Constraints: Steep slopes, wetland/riparian features, fault zone, adequate
water supply and location in conjunction with septic and riparian
setbacks

Potential Development: Maximum nine lots per RA-2

Phasing: Phase 1- Lots 5 and 6
Phase 2- Lots 1 through 4
Phase 3- Lots 7 through 9

Project Location

The project is located north of the city of Trinidad and is bound by Stagecoach Road to the west, and residential parcels to the north, south and east. Physical site address is 101 Anderson Lane, Humboldt County.

Existing Site Conditions

The parcel consists of approximately 838,936 square feet (19.26 acres). Stands of spruce are located on the eastern portion of the property. The majority of these stands will remain intact, and all proposed development is located outside of these vegetated areas. One residential structure is located on the property. An existing well and pump house located within the proposed stream side management area will

remain and will continue to be utilized by the onsite residence, as well as one offsite residence. The onsite residence uses an existing onsite primary sewage disposal field; however it requires a reserve field, which is proposed as a part of this project (Lot 7). Besides a domestic water tank and pump house, there are no other structures onsite. Topography of the site varies from almost completely flat to areas of steep slopes exceeding thirty percent. A small stream flows east to west along the southern property boundary. All development is proposed to be located outside of these steep and wet areas.

Surrounding Land Uses

This project is bound on three sides by a residential neighborhood. Single family residences are located to the north, south and east. The California State Parks own the property to the west, which is known as Elk Head and College Cove. Zoning designations in the immediate vicinity are Rural Residential Agriculture, Commercial General and Public Recreational.

Subdivision

The project proposes the subdivision of the 19.26 acre parcel into nine individual lots for residential development ranging in size from approximately 1.07 acres to 3.98 acres, with an average lot size of 2.07 acres. The subdivision is proposed in three phases. Phase 1 will create Lots 5 and 6, and the access road will be improved up to these lots. Domestic water wells for Lot 5 and 6 are located on each lot (DW-5 and DW-6). Phase 2 will subdivide Lots 1 through 4, and improvements will include two shared driveway encroachments onto Stagecoach Road. These four lots utilize well numbers DW-1 and DW-2. Phase 3 is the final subdivision phase, and includes Lots 7 through 9. The remaining portions of private roadway and engineered retaining wall will be improved entirely during this phase, including the fire turnaround located between Lots 8 and 9.

Onsite Sewage Disposal and Domestic Water Supply

Each created parcel will be developed with one primary residence with primary and reserve sewage disposal fields. Please refer to the attached Onsite Wastewater Evaluation prepared by Pacific Watershed Associates dated February 2, 2009. The zoning allows 2-acre minimum lots, for a total of 9 proposed parcels under this zoning. The project includes an average of 2.07-acre lots, with some above 2 acres and some below 2 acres in area. All lots are above 1 acre in area and all lots provide adequate home sites, septic and leach areas and access. Water will be provided by onsite domestic wells. One well (Pump House/DW-7) is currently located onsite and serves one residence onsite and one offsite. The existing water line serving the existing residences from this well will be abandoned and replaced within the proposed public utilities easement (PUE). Six additional wells were installed in October 2008 and four will be utilized to serve the remaining lots (refer to the attached Aquifer Test Results for DW-1 through DW-6). See Sheet 5 of 5 for details on the gallons per minute tested for each well and distribution of wells to lots. Each well will service four or fewer lots; therefore a state-regulated small water system will not be created for this project. DW-3 and DW-4 were installed in October, but are not proposed to serve any proposed lots; however the 100-foot setback to all septic and leach areas have been maintained as part of the subdivision design in the event that these wells will eventually be developed. All wells are setback at least 100 feet from all adjacent and onsite septic and leach field systems.

Easements

A 10 foot PUE is proposed to be located along the majority of the western project boundary, a majority of the northern project boundary, and along the property boundary between Lots 4, 5, 7 and 8. This PUE will contain all domestic water lines and any additional utilities, such as electricity, cable and phone. Most, if not all, of the utilities within the PUE and extended from the PUE to the home sites will be underground.

An existing utilities easement is located on Lots 6, 7, 8 and 9 that currently brings electrical power to the residence located on Lot 8. This easement will be utilized to bring electricity, phone and cable to Lots 6 through 9.

One access easement to benefit Lots 5 through 9 and two offsite parcels is proposed as part of this project. Two shared driveways with four access easements are proposed for Lots 1 through 4. Please refer to Sheet 4 of 5 for detailed easement information.

Exceptions

An exception to the solar shading requirements is requested based on the configuration and size of the proposed lots. The parcels range from over 1 acre in size to just under 4 acres in size, thus leaving ample space for solar access to each of the proposed residential building site locations.

An exception to the 2-acre minimum parcel size and lot width of 175 feet is requested for Lots 1-4 and 9. All setbacks are met for onsite septic systems, domestic water wells, building locations and wetlands (Lot 4 only) for these proposed parcels. The County of Humboldt Environmental Health Department has accepted this design, provided each lot is adequately self-supportive for onsite sewage disposal and domestic water supply. Please refer to the attached correspondence between LACO and Jim Clark dated January 23 and January 30, 2008 regarding lot size reduction, as well as the formal exception request letter dated February 4, 2009. Additionally, the Department of Fish and Game recommended that, to the extent feasible, all wetland features should be located on one proposed lot. The design of lot boundaries for the lower portion of the property took this recommendation into account, thus creating one large lot (Lot 5) containing most of the wetland features, not including a small portion of undevelopable and wet areas on the southern side of Anderson Lane on Lot 6.

Roadway Improvements

Anderson Lane is currently paved to an average width of approximately 18 feet. Stagecoach Road bounds the western property boundary of the project. Two shared driveway encroachments 15 feet wide are proposed to access four individual lots located on the lower flat portion of the subdivision. The building sites proposed for Lots 1-6 are located less than 300 feet from County roads (Stagecoach Road and Anderson Lane).

The existing private drive accessing the existing onsite residence as well as two offsite parcels will be improved to meet SRA Fire Safe Regulations width of 16 feet, with two 2-foot shoulders in either side as part of Phase 3. Maximum proposed slope for this road is fourteen percent. One segment of the roadway will not be improved with shoulders as it wraps around the steep bend located approximately in the center of the project. This portion of the road will require an engineered retaining wall to widen the road. This wall is anticipated to be approximately no more than 6 feet tall and 330 feet long. The roadway accesses a total of 7 lots (5 onsite, 2 offsite) and will be improved to 16 feet until it reaches the driveway encroachment to Lot 9, when it will then reduce to 12 feet wide as it accesses the two offsite parcels. The roadway complies with the requirements for turning radius minimums as described in the SRA Fire Safe Regulations. All radii of the roadway are greater than 50 feet, with the lowest radius proposed for 83 feet. A new fire turnaround is located just north of the driveway on Lot 7 for fire emergency response to Lots 7 through 9. The two hammerhead turnaround radii are proposed to be 40 feet.

Proposed Grading and Drainage

Minimal grading will be required for the proposed residences due to the relatively flat topography of the home sites. Earthwork for the building pads, driveways and parking areas will occur and cut and fill will

be balanced onsite. Drainage on the site will be minimal due to the large size of the lots. Roadway runoff from the driveway, Anderson Lane and Stagecoach Road will continue to drain as it currently sheet flows to pervious areas. Preliminary discussions with Humboldt County Public Works Land Use Division concluded that a drainage/hydrological study is not necessary based on the size and location of the lots.

Site Geology

An Alquist Priolo Fault Investigation dated December 2008 has been prepared by LACO Associates and approved by the County-appointed independent reviewing geologist. An exclusion zone for occupied structures is shown on Sheet 3 of 5 of the tentative map and all proposed residences are located outside of this zone.

Site Wetlands

An unnamed stream is located along the southern boundary of the parcel and a Streamside Management Area (SMA) of 100 feet is proposed from the stream boundary as well as adjacent wetland features. Please refer to the biological reporting prepared by Winzler & Kelly (W&K) dated April 2008 and November 2008 for more wetland delineation and existing biological information. No new development or improvements is proposed to be located within the SMA. There is a spur of the PUE that reaches from the existing pump house (DW-7).