



DEPARTMENT OF PUBLIC WORKS
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LAND USE DIVISION INTEROFFICE MEMORANDUM

TO: Alyssa Suarez, Planner, Planning & Building Department

FROM: Ken Freed, Assistant Engineer 

DATE: 03/25/2021

RE: **SLAGLE, APN 511-011-017, APPS# PLN-2021-17036-LLA**

Lot Line Adjustment: The proposed lot line adjustment does not affect any facilities maintained by the Department.

Record of Survey: A Record of Survey is required to be filed in conjunction with the Lot Line Adjustment. The County Surveyor may allow for an exception to filing of a Record of Survey map pursuant to County Code Section 325.5-9(c).

The applicant should ensure that the resulting parcels of the lot line adjustment will not result in any land locked parcels and that access easements are established as necessary. Pursuant to Section 4, Appendix A of the Subdivision Ordinance (County Code Section 321-1, et seq.), a 50 foot wide easement is required when a subdivision is proposed. In order to preserve subdivision potential, the Department recommends that a 50 foot wide easement be established as part of the project.

Informational Notes:

1. Lot frontage improvements to the roadway (such as paved driveway aprons, sidewalk, curb & gutter, parking lanes, lane widening, shoulder widening, road paving, curb returns, curb ramps, etc.) are typically not required as part of a lot line adjustment project. Lot frontage improvements are typically required when building permits (or other development permits) are requested.
2. The subject properties are located in airport compatibility zone "C1" for the California Redwood Coast – Humboldt County Airport as identified in the Airport Land Use Compatibility Plan (ALUCP). Future development of properties in the airport compatibility zone areas typically require the dedication of an aviation easement, overflight easement or deed notice, depending upon the particular zone the properties are located in. In addition, the ALUCP sets forth the types of activities that are permitted/prohibited within each zone.

3. The subject properties are located within the area covered by County Code section 333-1 et seq. Future development of the properties will require evidence that the proposed development complies with County Code.
4. Low Impact Development (LID): The subject property is located within the municipal separate storm sewer system (MS4) boundary area. Development of the property will be required to comply with the MS4 permit requirements. [Reference: National Pollutant Discharge Elimination System (NPDES) General Permit For Waste Discharge Requirements (WDRS) for Storm Water Discharges From Small Municipal Separate Storm Sewer Systems (MS4S), Order No. 2013-0001-DWQ, NPDES No. CAS000004 adopted 02/05/2013, MS4 permit section E.12.b; Humboldt Low Impact Development Stormwater Manual v2.0 (06/30/2016) Part A (Table 1), Part 2, and Part 3 (Section 1.4)]

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