



DEPARTMENT OF PUBLIC WORKS
C O U N T Y O F H U M B O L D T
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AREA CODE 707

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PUBLIC WORKS BUILDING
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LAND USE 445-7205

LAND USE DIVISION INTEROFFICE MEMORANDUM

TO: Alice Vasterling, Associate Planner, Planning & Building Department

FROM: Ken Freed, Assistant Engineer 

DATE: 03/10/2025

RE: **DUNCAN, APN 520-142-005, APN 520-151-005, &-013,
APPS# PLN 2025-19198- CDP-LLA**

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

Recommended Conditions of Approval:

1. *Monumentation:* The angle points of the new property lines shall be monumented pursuant to County Code Section [325.5-9](#). The requirement for setting monuments may be waived by the County Surveyor if any one of the following findings can be made.
 - (a) The new boundary line(s) are already adequately monumented of record.
 - (b) The new boundary line(s) can be accurately described from Government Subdivision Sections or aliquot parts thereof.
 - (c) The new boundary line(s) can be accurately described and located from existing monuments of record.
 - (d) The new boundary is based upon physical features (i.e. roads, creeks, etc.) which themselves monument the line.
2. *Graphical Exhibit:* If a Record of Survey will not be filed as part of a Lot Line Adjustment, the Lot Line Adjustment shall include a graphical exhibit compiled from record data depicting the resulting lots.
3. *Informational Note:* Monumenting a line that is not shown on a filed map is what triggers a Record of Survey pursuant to B&P Code Section [8762\(b\)\(4\)](#).

Informational Notes:

1. The subject property is located within the State Responsibility Area and is subject to the County's Fire Safe Regulations (FSR) as set forth in County Code. Development of the subject property must comply with the FSR.

The applicant should be advised that approval of the Lot Line Adjustment does not imply that the FSR have been met or can be met.

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