



COUNTY OF HUMBOLDT
PLANNING AND BUILDING DEPARTMENT

3015 H Street Eureka CA 95501
Phone: (707)445-7541 Fax: (707) 268-3792

Hearing Date: September 5, 2019

To: Humboldt County Planning Commission

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

Subject: **Dias Final Map Subdivision, Coastal Development Permit and Special Permit Modification Extension**
Case Number PLN-2019-15612
Assessor Parcel Numbers (APNs) 017-152-022, 017-152-023, 017-152-024, 402-301-011
3127 Mitchell Heights Drive, Eureka area

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Please contact Trevor Estlow at (707) 268-3740, or by email at testlow@co.humboldt.ca.us if you have any questions about the scheduled public hearing item.

AGENDA ITEM TRANSMITTAL

Hearing Date September 5, 2019	Subject Final Map Subdivision, Coastal Development Permit and Special Permit Modification Extension	Contact Trevor Estlow
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Project: A third two-year extension of a Major Subdivision, a Coastal Development Permit and a Special Permit Modification last approved on October 18, 2018. The project was extended twice by the applicant and automatically extended by several Assembly Bills. The original project consisted of the subdivision of 33.3 acres into thirteen (13) lots ranging in size from 1.25 to 4.51 acres. The subdivision utilized Lot Size Modification and included an exception to lot frontage requirements and a Special Permit to allow an exception to the lot width to depth ratio. The subdivision was proposed to be developed as Phase 1 (Lots 1 through 3 and Remainder), Phase 2 (Lots 4 through 10 and Remainder) and Phase 3 (Lots 11 through 13). Phase 1 and Phase 2 have already been completed. The previously approved Modification altered the configuration of Lots 11, 12 and 13, the final phase of the subdivision. **No change to the modified project is proposed. This is the third extension requested and if approved, the extension will expire on July 17, 2021.**

Project Location: The project is located in the Eureka area, on the north side of Mitchell Heights Drive and on the south side of Myrtle Avenue, approximately 200 feet east from the intersection of Mitchell Heights Drive with Main Street, on the property known as 3127 Mitchell Heights Drive.

Present Plan Designation: Rural Residential (RR). Humboldt Bay Area Plan (HBAP). Density: 1 unit per 2.5 to 5 acres. Slope Stability: Relatively Stable; Low Instability.

Present Zoning: Rural Residential Agriculture specifying a minimum lot size of 2.5 acres in addition to the Streams and Riparian Corridor Protection combining zone (RA-2.5/R).

Case Number: PLN-2019-15612

Application Number: 15612

Assessor Parcel Numbers: 017-152-022, 017-152-023, 017-152-024, 402-301-011

Applicant	Owner(s)	Agent
Ron Dias 3127 Mitchell Heights Drive Eureka, CA 95503	same as applicant	

Environmental Review: Project requires environmental review.

Major Issues: None

State Appeal Status: Project is appealable to the California Coastal Commission.

**DIAS FINAL MAP SUBDIVISION, COASTAL DEVELOPMENT PERMIT AND SPECIAL PERMIT MODIFICATION
EXTENSION**

Case Number PLN-2019-15612

Assessor Parcel Numbers 017-152-022, 017-152-023, 017-152-024, 402-301-011

RECOMMENDED 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(s) 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. In addition, recent legislation (AB 116, AB 208, AB 333) added sections to the Subdivision Map Act that granted automatic extensions to a tentative subdivision or parcel map which met certain criteria. A Coastal Development Permit and Special Permit may be extended pursuant to Section 312-11.3 of the Humboldt County Zoning Regulations. The Coastal Development Permit and Special Permit were conditioned to run concurrently with the tentative subdivision map. The requested 2-year extension will apply to these permits as well.

Recommendation:

The findings and conditions of the original project have not changed significantly based on the following analysis.

Staff Analysis:

A third two-year extension, in addition to two previously approved two-year extensions and automatic extensions allowed by Senate Bill 1185, Assembly Bill 333, Assembly Bill 208 and Assembly Bill 116 of a Final Map Subdivision, Coastal Development Permit and Special Permit Modification last approved October 18, 2018. The project consists of the subdivision of 33.3 acres into thirteen (13) lots ranging in size from 1.25 to 4.51 acres. The subdivision utilized Lot Size Modification and included an exception to lot frontage requirements and a Special Permit to allow an exception to the lot width to depth ratio. The subdivision was proposed to be developed as Phase 1 (Lots 1 through 3 and Remainder), Phase 2 (Lots 4 through 10 and Remainder) and Phase 3 (Lots 11 through 13). Phase 1 and Phase 2 have already been completed. The previously approved Modification altered the configuration of Lots 11, 12 and 13, the final phase of the subdivision. **No change to the modified project is proposed.**

The applicant states that the conditions of the property have not changed since the original application/approval of the modification. This is the third applicant requested extension and, if approved, the tentative map will expire on July 17, 2021.

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 modified project, effective November 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, Rural Residential Agriculture specifying a minimum lot size of 2.5 acres in addition to the Streams and Riparian Corridor Protection combining zone (RA-2.5/R), for which a conformance finding was made, has not changed.
2. The General Plan Land Use designation, Rural Residential (RR), for which a consistency finding was made, 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 an Addendum to a previously adopted Mitigated Negative Declaration (SCH# 2006052118) 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 19-**

**MAKING THE REQUIRED FINDINGS FOR CERTIFYING COMPLIANCE WITH THE CALIFORNIA
ENVIRONMENTAL QUALITY ACT AND CONDITIONALLY APPROVING THE DIAS FINAL MAP
SUBDIVISION, COASTAL DEVELOPMENT PERMIT AND SPECIAL PERMIT MODIFICATION EXTENSION
APPLICATION**

CASE NUMBER: PLN-2019-15612;

ASSESSOR PARCEL NUMBERS: 017-152-022, 017-152-023, 017-152-024, 402-301-011

WHEREAS, Ron Dias submitted an application and evidence in support of approving the Final Map Subdivision, Coastal Development Permit and Special Permit Modification 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, the project is subject to environmental review pursuant to the California Environmental Quality Act (CEQA); and

WHEREAS, the County Planning Commission on October 18, 2018 adopted an Addendum to a previously adopted Mitigated Negative Declaration; and

WHEREAS, the Planning Division staff report includes evidence in support of making all of the required findings for approving the proposed Final Map Subdivision, Coastal Development Permit and Special Permit Modification Extension request;

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

1. The Planning Commission did adopt an Addendum to a previously adopted Mitigated Negative Declaration for the modified project on October 18, 2018 pursuant to CEQA and finds that there is no substantial evidence that the proposed project extension will have a significant effect on the environment;
2. The findings in H.C.C. [§ 326-21] in the Planning Division staff report support approval of Case Number: PLN-2019-15612 based on the submitted evidence.
3. The proposed Final Map Subdivision, Coastal Development Permit and Special Permit Modification Extension are approved as recommended and conditioned in the Planning Division staff report for Case Number: PLN-2019-15612.

Adopted after review and consideration of all the evidence on September 5, 2019

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

AYES: Commissioners:

NOES: Commissioners:

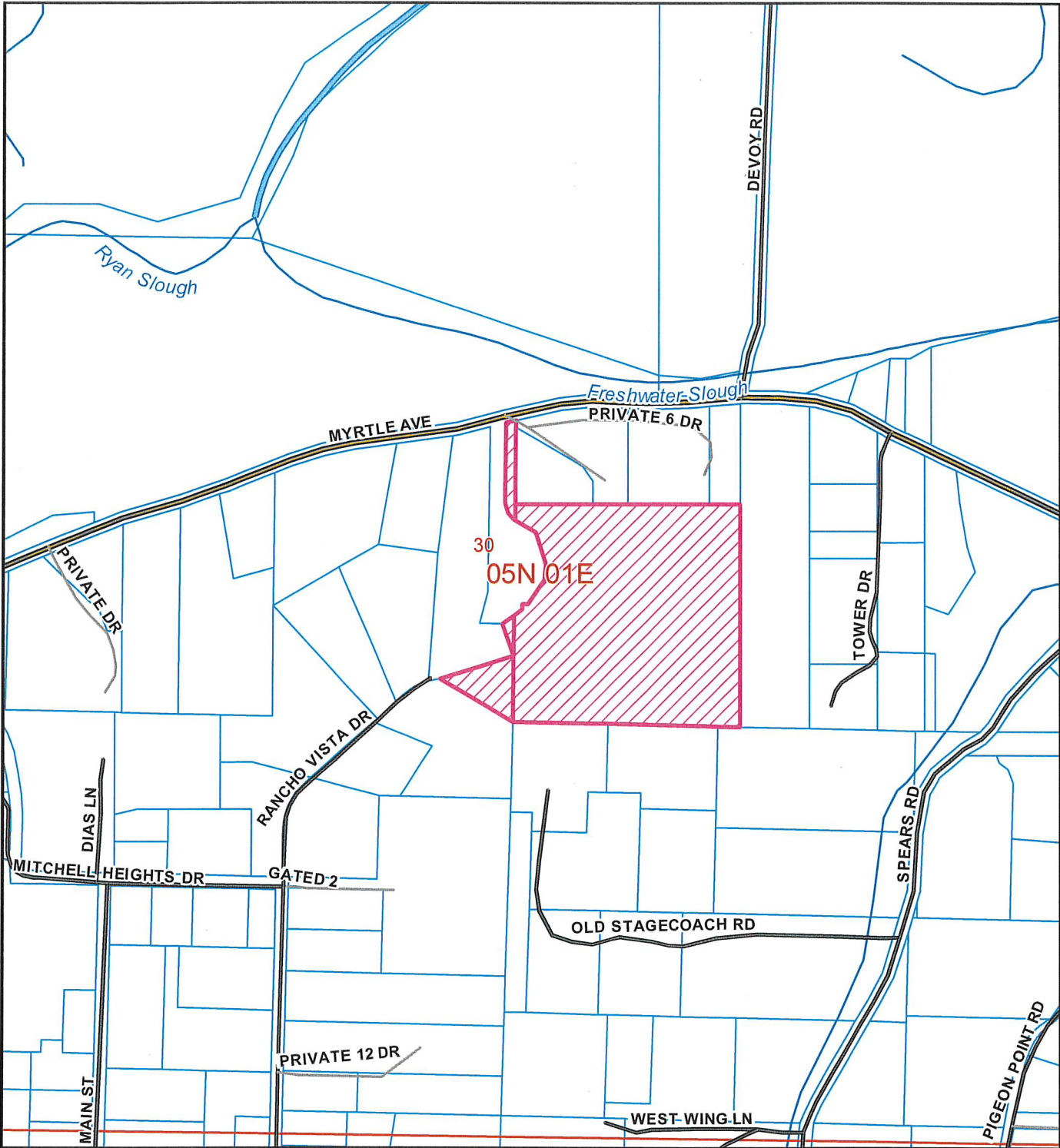
ABSTAIN: Commissioners:

ABSENT: Commissioners:

DECISION:

I, John H. 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.

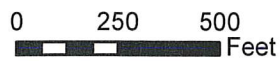
John H. Ford,
Director, Planning and Building Department

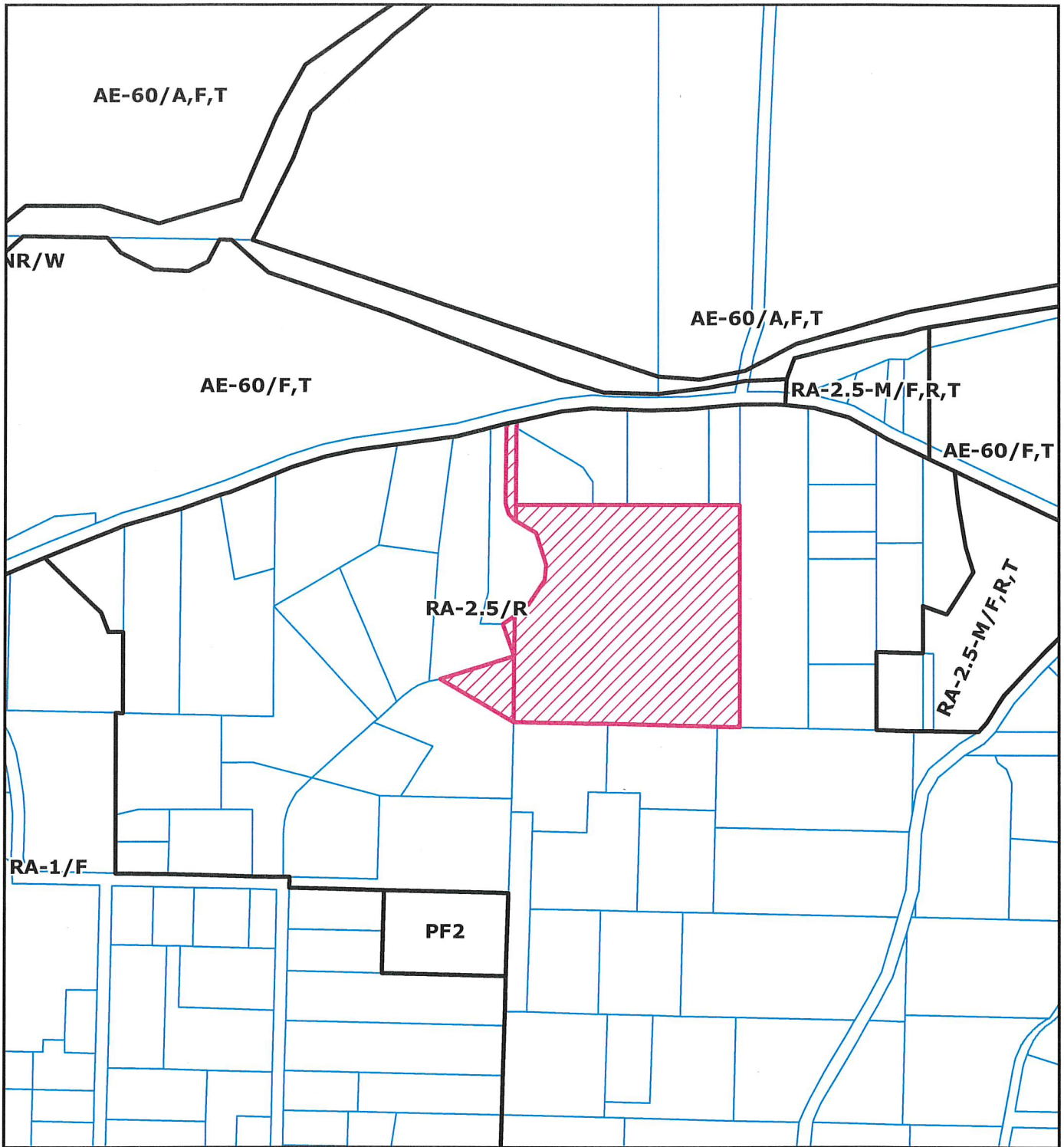


LOCATION MAP
PROPOSED DIAS
FINAL MAP SUBDIVISION EXTENSION
EUREKA AREA
PLN-2019-15612
APN: 017-152-022 et al
T05N R01E S30 HB&M (Arcata South)

Project Area =

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.



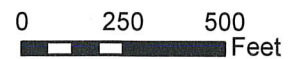


ZONING MAP

**PROPOSED DIAS
FINAL MAP SUBDIVISION EXTENSION
EUREKA AREA
PLN-2019-15612
APN: 017-152-022 et al
T05N R01E S30 HB&M (Arcata South)**

Project Area = 

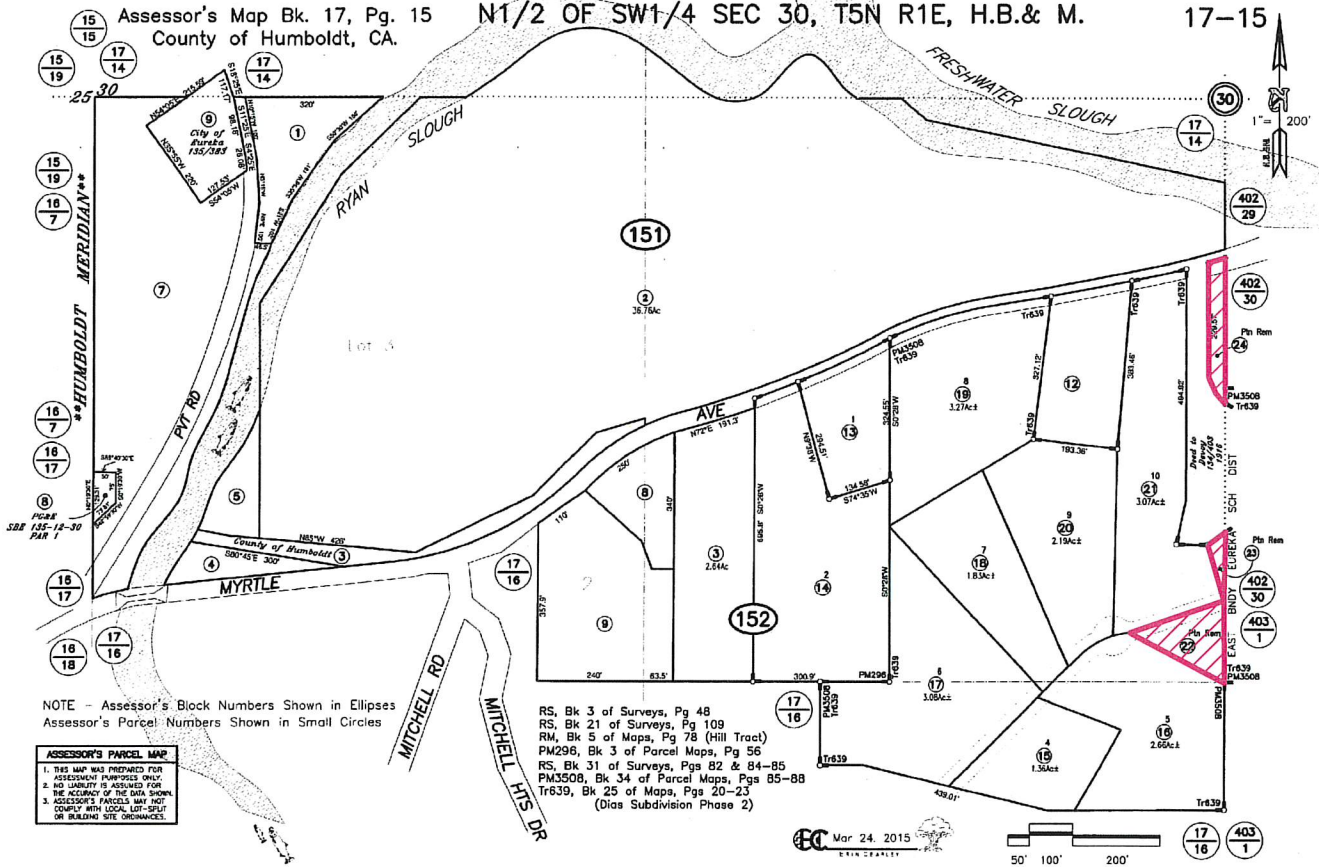
This map is intended for display purposes and should not be used for precise measurement or navigation. Data has not been completely checked for accuracy.



Assessor's Map Bk. 17, Pg. 15
County of Humboldt, CA.

N1/2 OF SW1/4 SEC 30, T5N R1E, H.B.& M.

17-15



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

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

ASSESSOR PARCEL MAP
PROPOSED DIAS
FINAL MAP SUBDIVISION EXTENSION
EUREKA AREA
PLN-2019-15612
APN: 017-152-022 et al
T05N R01E S30 HB&M (Arcata South)

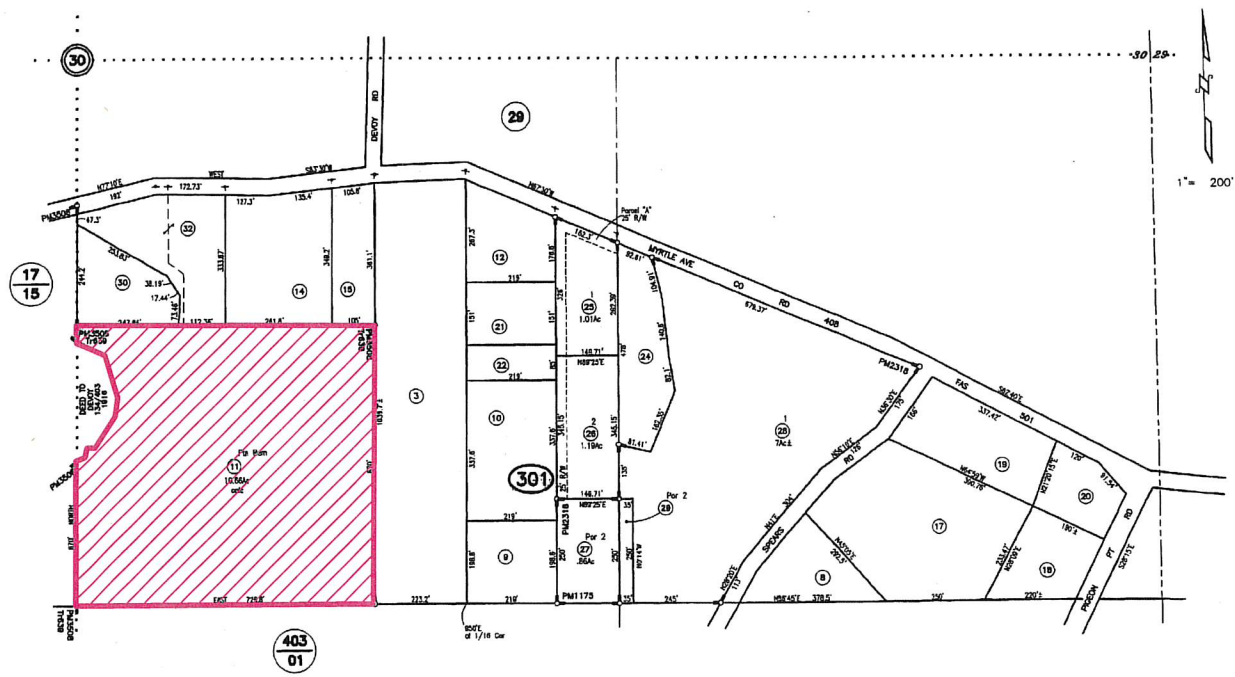
Project Area =

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

PTN OF SE1/4 SEC 30, T5N, R1E H.B.& M.

402-30



ASSESSOR'S PARCEL MAP

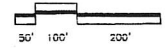
- 1. THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY.
- 2. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN.
- 3. ADJACENT PARCELS MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

PM1175 of PM Bk.10, Pg.83
 PM2318 of PM Bk.20, Pgs.92-93
 RS, Bk.61 of surveys, Pg.130
 RS, Bk.64 of surveys, Pgs 48-49
 PM3508 of PM Bk. 34, Pgs 85-88
 TR659, Bk. 25 of MAPS, Pgs 20-23
 "Disc Sub'd Pt II"

4
 May 23, 2012

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

Assessor's Map Bk. 402, Pg.30
 County of Humboldt, CA.



ASSESSOR PARCEL MAP

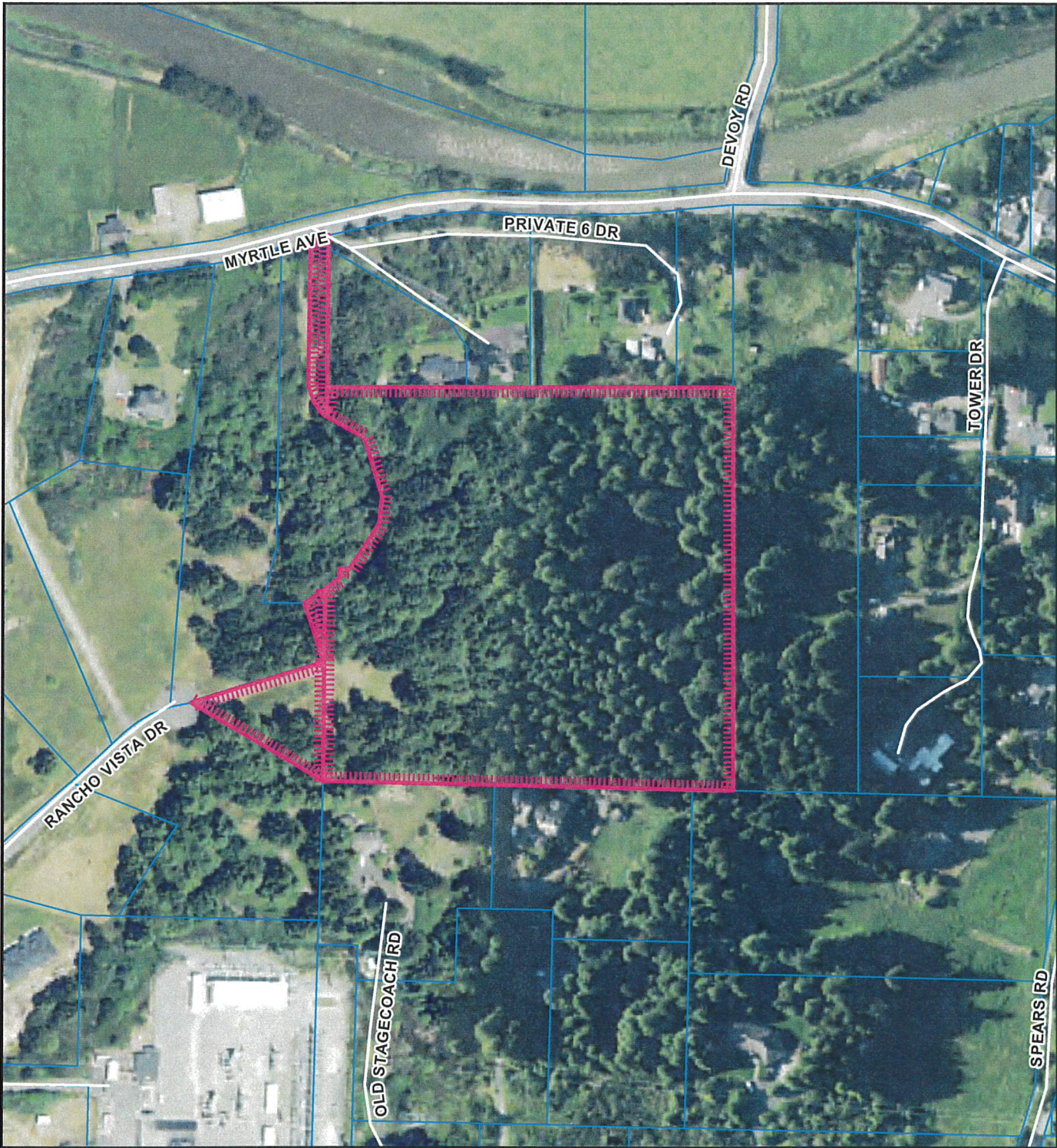
**PROPOSED DIAS
 FINAL MAP SUBDIVISION EXTENSION
 EUREKA AREA
 PLN-2019-15612
 APN: 402-301-011 et al
 T05N R01E S30 HB&M (Arcata South)**

Project Area =

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 DIAS
FINAL MAP SUBDIVISION EXTENSION
EUREKA AREA
PLN-2019-15612**

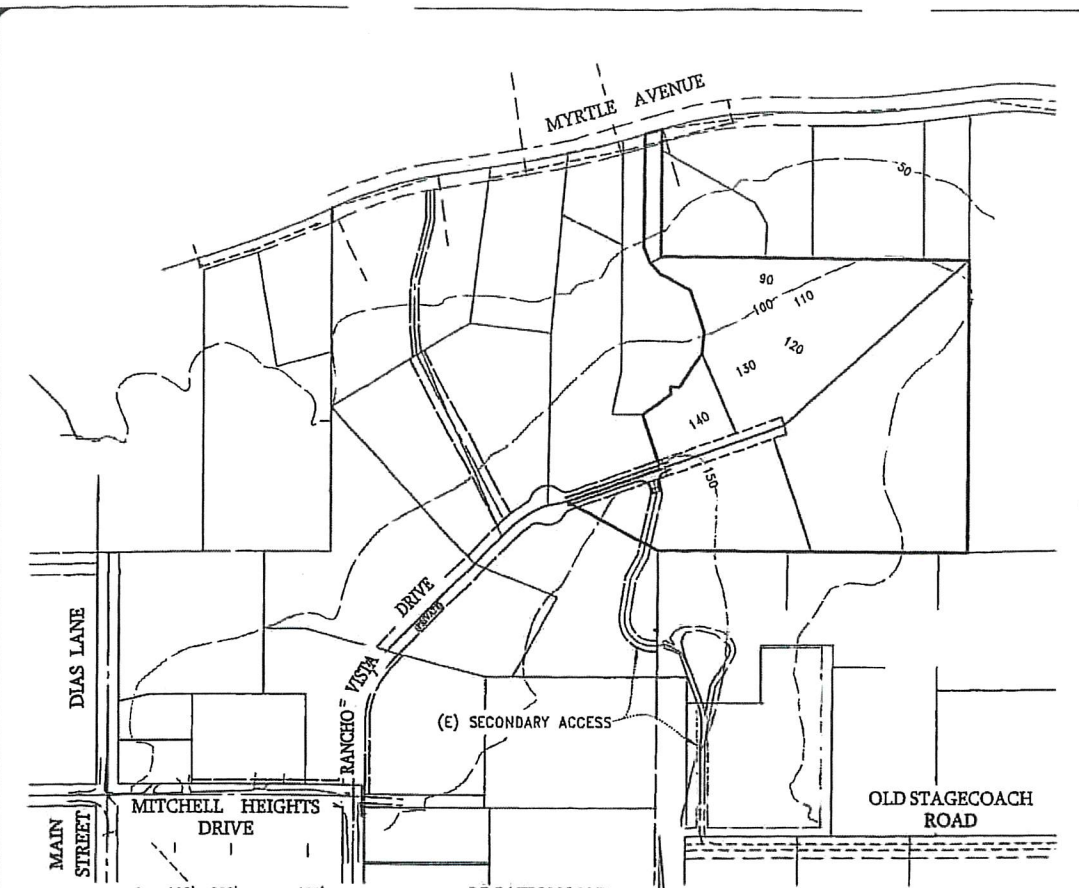
APN: 017-152-022 et al

T05N R01E S30 HB&M (Arcata South)

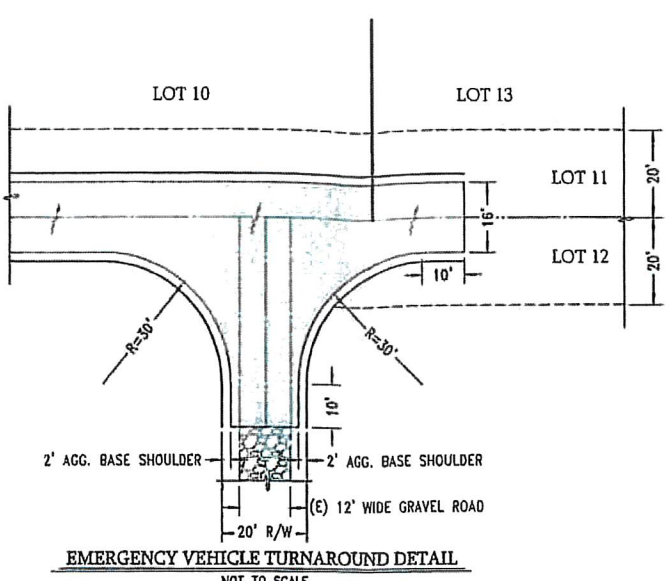
Project Area = 

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.





APPURTENANT EASEMENTS
(PER PRELIMINARY REPORT BY XXXXX TITLE INSURANCE COMPANY, DATED JANUARY XX, XXXX)

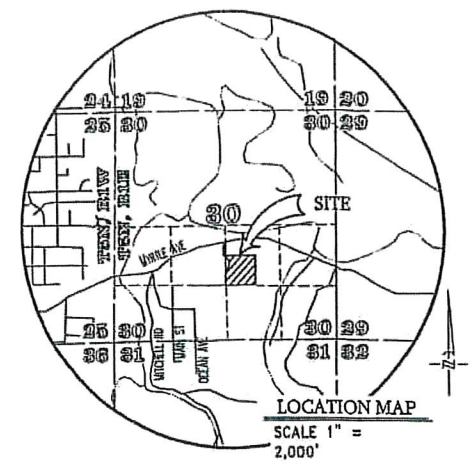


UTILITIES

WATER	HUMBOLDT COMMUNITY SERVICES DISTRICT
SEWER	ON SITE
GAS & ELECTRIC	PACIFIC GAS & ELECTRIC COMPANY
TELEPHONE	AT&T CALIFORNIA
CABLE TV	SUDDENLINK COMMUNICATIONS

LEGEND

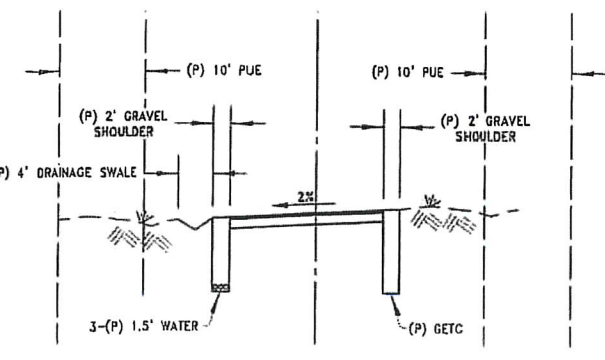
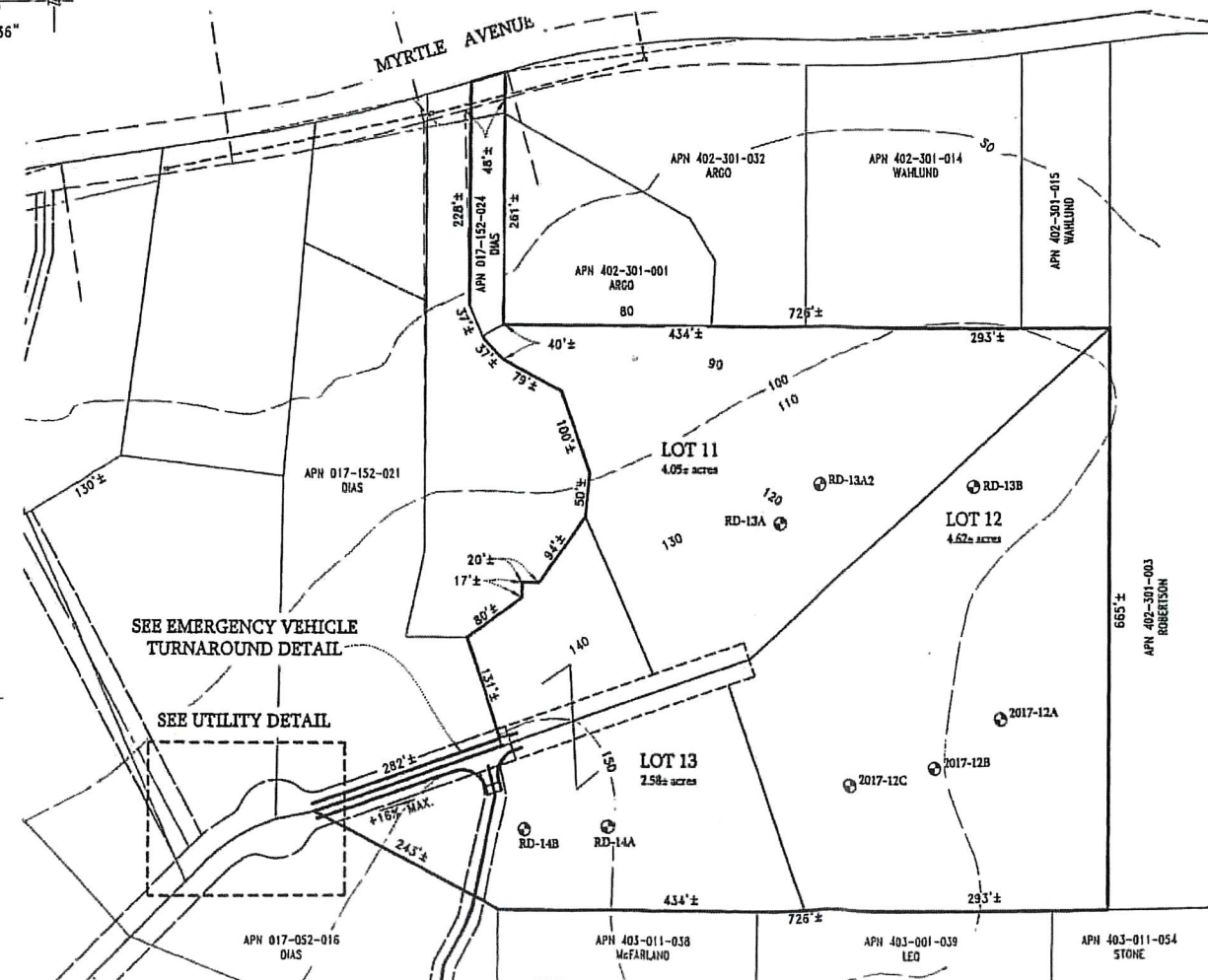
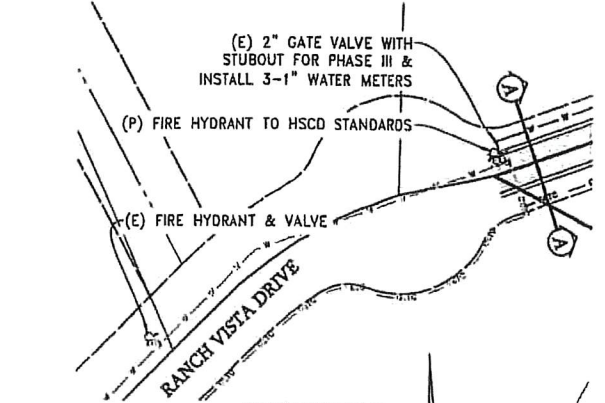
SYMBOL	INDICATES
(E)	EXISTING
(P)	PROPOSED
HCSO	HUMBOLDT COMMUNITY SERVICES DISTRICT
R/W	RIGHT-OF-WAY
— — — — —	EXISTING WATER LINE
— — — — —	EXISTING GAS, ELECTRIC, TELEPHONE & CABLE T.V.
— — — — —	PROPOSED WATER LINE
— — — — —	PROPOSED GAS, ELECTRIC, TELEPHONE & CABLE T.V.
⊙	FIRE HYDRANT
▭	PROPOSED AC PAVEMENT
— — — — —	CONTOUR AT 10 FOOT INTERVALS
⊙	SEWAGE DISPOSAL TEST HOLE LOCATION



- NOTES**
- THIS TENTATIVE MAP IS PHASE III OF THE DIAS SUBDIVISION AND PROPOSES THE SUBDIVISION OF APN'S 402-301-011 INTO THREE (3) LOTS. THE PARCEL TO BE SUBDIVIDED IS APPROXIMATELY 11.25 ACRES IN SIZE. BOTH THE EXISTING AND PROPOSED LAND USE IS RESIDENTIAL.
 - THE PROJECT HAS A GENERAL PLAN DESIGNATION OF RURAL RESIDENTIAL, AND IS CURRENTLY ZONED RURAL RESIDENTIAL AGRICULTURE (RA-2.5). THE MINIMUM LOT SIZE, AS PER HUMBOLDT COUNTY ZONING REGULATION 314-B.6, REQUIRES A 2.5 ACRE LOT SIZE. A LOT SIZE MODIFICATION HAS BEEN APPROVED AND THE RESULT IS LARGER (UP TO 4.5 ACRES) IN THE FORESTED AREA.
 - ADJACENT PROPERTIES ARE ZONED AS FOLLOWS: THE PROPERTIES TO THE NORTH OF MYRTLE AVENUE HAVE A GENERAL PLAN DESIGNATION OF AGRICULTURAL EXCLUSIVE NATURAL RESOURCE, AND ARE CURRENTLY ZONED AGRICULTURAL EXCLUSIVE. 60 ACRE MINIMUM PARCEL SIZE. THE PROPERTIES TO THE SOUTH OF MITCHELL HEIGHTS DRIVE HAVE A GENERAL PLAN DESIGNATION OF RESIDENTIAL EX-URBAN (RX), AND ARE CURRENTLY ZONED RURAL RESIDENTIAL AGRICULTURE (RA-1.0) WITH COMBINING ZONES IDENTIFYING POTENTIAL FLOOD AREA. THE PROPERTIES IMMEDIATELY EAST AND WEST OF THE PROPOSED SUBDIVISION ARE SIMILARLY UTILIZED, ZONED AND AND PLANNED.
 - LOT SIZES, AS SHOWN HEREON, ARE GROSS SIZES, AND ARE INCLUSIVE OF ROAD RIGHT-OF-WAYS.
 - EXISTING CONTOURS SHOWN HEREON ARE AT 10' INTERVALS, AND WERE DERIVED FROM THE STATE OF CALIFORNIA, DIVISION OF HIGHWAYS, AERIAL MAPPING, DATED 1964.
 - HUMBOLDT COMMUNITY SERVICES DISTRICT PROVIDES WATER SERVICES. SEWER SERVICES ARE PROVIDED ON-SITE. PG&E SUPPLIES GAS AND ELECTRICITY, AT&T CALIFORNIA PROVIDES TELEPHONE SERVICE AND SUDDENLINK COMMUNICATIONS PROVIDES TELEVISION SERVICE.
 - THE PROJECT FALLS WITHIN THE SRA ZONE.
 - NO OTHER HAZARDOUS AREAS, SENSITIVE HABITATS, HISTORIC BUILDINGS OR ARCHAEOLOGICAL SITES ARE KNOWN TO EXIST ON OR ADJACENT TO THE PROPERTY.
 - THE PROPERTY IS NOT SHOWN ON OFFICIAL MAPS AS BEING SUBJECT TO FLOODING.
 - ALL EASEMENTS OF RECORD ARE SHOWN OR REFERENCED HEREON, AND WILL APPEAR ON THE RECORDED SUBDIVISION MAP.
 - RECOMMENDATIONS CONTAINED IN THE R-2 SOILS & GEOLOGY REPORT PREPARED BY LACO ASSOCIATES DATED APRIL, 2003 SHALL BE FOLLOWED.
 - TO SATISFY FIRE SAFE GUIDELINES SECONDARY EMERGENCY ACCESS HAS BEEN CONSTRUCTED OVER THE MCFARLAND PARCEL (APN 403-011-038) AS SHOWN HEREON. THIS TIE WILL PROVIDE EMERGENCY ACCESS TO SPEARS ROAD (CO. RD. NO. F4L600) IN THE EVENT AN EMERGENCY BLOCKS MITCHELL HEIGHTS DRIVE (CO. RD. NO. 4K100).
 - SEWER IS ON-SITE. SEE ON-SITE SEWAGE DISPOSAL REPORT PREPARED BY OMSBERG & PRESTON, DATED 4-2-2018.
 - A FIRE HYDRANT WILL BE INSTALLED AT THE EAST SIDE OF THE EXISTING CUL-DE-SAC, TO PROVIDE FIRE PROTECTION FOR PHASE III.

EASEMENTS AND ENCUMBRANCES NOT SHOWN HEREON
(PER PRELIMINARY REPORT BY HUMBOLDT LAND TITLE COMPANY, DATED MAY 16, 2018)

- AN EASEMENT FOR PIPE LINES FOR CONVEYANCE OF WATER AND RIGHTS IN CONJUNCTION WITH THE RIGHT TO TAKE WATER TO WILLIAM HERMAN, PER BOOK 97 OF DEEDS, PAGE 425, HUMBOLDT COUNTY RECORDS.
- AN EASEMENT FOR WATER TANK AND PIPE LINES, AND RIGHTS IN CONJUNCTION THEREWITH TO SAMUEL E. NEVENS AND KATHLEEN M. NEVENS, PER BOOK 615 OF OFFICIAL RECORDS, PAGE 478, HUMBOLDT COUNTY RECORDS.
- AN EASEMENT FOR THE PUBLIC UTILITIES, INGRESS AND EGRESS PURPOSES PER BOOK 1767 OF OFFICIAL RECORDS, PAGE 1481, UNDER RECORDER'S SERIAL NO. 9164, HUMBOLDT COUNTY RECORDS.
- AN EASEMENT FOR STRUCTURES AND FACILITIES ENUMERATED IN SECTION 8540 OF THE STREETS AND HIGHWAYS CODE OF THE STATE OF CALIFORNIA, PER INSTRUMENT NO. 1992-21177-5, HUMBOLDT COUNTY RECORDS.
- AN EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES PURPOSES ALONG WITH THE RIGHT, IN GROSS, TO CONVEY SAID EASEMENT TO OTHERS TO ROBERT J. ARGO AND DEBORAH A. ARGO, TRUSTEES OF THE ROBERT J. ARGO AND DEBORAH A. ARGO 1993 REVOCABLE TRUST UNDER INSTRUMENT DATED JUNE 18, 1993 (NO REPRESENTATION IS MADE AS TO PRESENT OWNERSHIP OF SAID EASEMENT), PER INSTRUMENT NO. 2007-13542-2, HUMBOLDT COUNTY RECORDS.
- AN EASEMENT FOR PUBLIC ROAD, UTILITY AND DRAINAGE PURPOSES AND THE RIGHT TO RELEASE SURFACE DRAINAGE FROM MITCHELL HEIGHTS ROAD, (COUNTY ROAD NO. 4K100) AND OCEAN AVENUE, (COUNTY ROAD NO. 4K120) ON TO RANCHO VISTA DRIVE.



Stephen G. Nesvold
DATE: 6/27/18
STEPHEN G. NESVOLD, P.E.
R.C.E. 25681

OWNER / APPLICANT
RON & GAYLA DIAS
3127 MITCHELL HEIGHTS DR.
EUREKA, CA 95503
(707) 442-5522

APN 402-301-011

ATTACHMENT 1

Conditions of Approval

The conditions of the modified approval, effective November 27, 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

ATTACHMENT 1

CONDITIONS OF APPROVAL

APPROVAL OF THE TENTATIVE MAP IS CONDITIONED ON THE FOLLOWING TERMS AND REQUIREMENTS WHICH MUST BE SATISFIED BEFORE THE FINAL MAP MAY BE RECORDED. **Note the following reflects the original conditions as revised and approved by the Planning Commission at the June 15, 2006 hearing. No changes to the original conditions are required.**

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 enclosed Department of Public Works referral dated December 8, 2006 with revised date May 2, 2006, included herein as Exhibit A of Attachment 1, and as revised by the Planning Commission, 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. Revisions include continuance of the center line striping of Mitchell Heights Road from its intersection at Myrtle Avenue to Dias Lane and the inclusion of "public, non-vehicular access dedication through Lots 5 and 13, from the end of the cul-de-sac to the eastern line of Lot 5, and following the alignment of the proposed emergency access" (see LUD COA No. 2.g.6). The portion of the emergency access outside of the subdivision shall remain for emergency access only.
3. The Planning Division requires that two (2) copies of the Final Map be submitted for review and approval, said map to identify net and gross acreage for each parcel or lot.
4. Prior to recordation of the Final Map, the applicant shall submit a letter from the Humboldt Community Services District indicating that the project conforms to its requirements per letter dated October 30, 2003 included herein as Exhibit B of Attachment 1. This requirement shall be administered by the Department of Public Works.
5. Prior to recordation of the Final Map, the applicant shall submit a letter from Humboldt Fire District No. 1 stating that the project meets their requirements per letter dated October 23, 2003. This requirement shall be administered by the Department of Public Works.
6. Prior to recordation of the Final Map, the applicant shall submit a letter from the Eureka Fire Department stating that the project meets their requirements. This requirement shall be administered by the Department of Public Works.
7. Prior to recordation of the Final Map, the applicant shall submit a letter from Pacific Gas and Electric Company stating that the project meets their requirements. This requirement shall be administered by the Department of Public Works.
8. Prior to recordation of the Final Map, the applicant shall submit a letter from the County Division of Environmental Health stating that the project meets their requirements. This requirement shall be administered by the Department of Public Works.
9. 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 shall include Items 6(a) through 6(h) of the Public Works Memorandum dated December 8, 2005 (Revised May 2, 2006), included herein as Exhibit A of Attachment 1, and the following site development details:

A. Mapping

1. Topography of the land in 10-foot contours.
2. Details showing conformance with provisions of the County's Fire Safe Regulations (Section 3111-1 et seq. H.C.C.), including but not limited to:
 - a. Road and driveway access standards (i.e., road width, roadway surface, roadway grades, roadway structures, etc.)
 - b. Signing and building numbering standards (i.e., road name signs, building address signs, etc.)
 - c. Emergency water standards (i.e., placement of fire hydrants, 2,500 gallon individual emergency water supply, etc.)
 - d. Fuel modification standards (i.e., setbacks for structure defensible space, greenbelts, etc.).
3. Building "envelopes" (building site locations with applicable yard setback, maximum lot coverage and building height standards), including dimensioned setbacks to property lines and easements. Parking area detail showing conformance with parking requirements of Humboldt County Code and County Subdivision Regulations, and as restricted by the County Land Use Division and the Humboldt No.1 Fire Protection District. Note: Applicant shall obtain approval from the California Department of Forestry and Fire Protection for an exception request to the 30-foot setback requirements for structure defensible space.
4. Proposed circulation improvements including streets, driveways, turnouts, and emergency vehicle turn-arounds.
5. Location of waterline, sewer and drainage easements in favor of the Humboldt Community Services District (HCSD) or the County of Humboldt. Location of on-site sewage disposal systems.
6. Street lighting as required by HCSD
7. Location of hydrants as required by the Humboldt No. 1 Fire Protection District
8. Location and details of drainage system and associated improvements consistent with the R-2 Geologic/Soils Report and as approved by LUD.
9. Gulch and other sensitive habitats.
10. Subdivision phasing.

B. Notes to be placed on the Development Plan:

1. "All flammable vegetation and fuels caused by site development and construction, road and driveway construction, and fuel modification shall be disposed of by chipping, burying, burning or removal to a landfill site approved by the County."
2. "To ensure continued compliance, property owners are responsible for annual maintenance of the parcels to Fire Safe and wildfire protection standards as required for those items listed under A(2) of the Development Plan Details, above. Compliance with these provisions is subject to inspection by the California Department of Forestry and Fire Protection."
3. "The Humboldt County Fire Safe Ordinance (Section 3111-1 *et seq.*) establishes development standards for minimizing wildfire danger in "state responsibility" designated areas. Exceptions to the 30-foot setback requirement may be pursued upon demonstration of providing the "same practical effect" of the setback through a combination of construction material choices, non-flammable vegetative buffers, and other design features. Applicant shall obtain approval from the California Department of Forestry and Fire Protection for an exception request to the 30-foot setback requirements for structure defensible space."
4. "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:
 - a. If cultural resources are encountered, all work must cease and a qualified cultural resources specialist contacted to analyze the significance of the find and formulate further mitigation (e.g., project relocation, excavation plan, and protective cover).
 - b. Pursuant to California Health and Safety Code §7050.5, if human remains are encountered, all work must cease and the County Coroner contacted."
5. "Hours of construction activity shall be restricted to the hours of 8:00 am to 6:00 pm, Monday through Friday, 9:00 am to 5:00 pm on Saturday with no construction activity on Sunday."
6. "Driveway access shall be consistent with the County's Fire Safe Ordinance Regulations."
7. "Proposed development shall conform with the recommendations of the R-2 Geologic/Soils Report dated prepared by LACO Associates. LACO Associates must review and comment on all final drafts of grading, foundation and landscape plans."
8. "All new and existing outdoor lighting, including sign illumination, shall be compatible with the existing setting and directed within the property boundaries, and shall produce no glare on adjacent properties or rights-of-way."
9. "Utilities associated with the subdivision shall be placed underground, where feasible."

10. "Water connection fees are due and payable to the HCSD upon a request for services."
 11. "On-site sewage disposal systems shall be as approved by the County Division of Environmental Health."
 12. "The drainage system and associated improvements shall be constructed as approved by the Department of Public Works."
 13. "One- and two-story residential structures up to a maximum height of 35 feet are permitted in the RA zone."
 14. "The site is constrained by gulches. Development shall comply with the Streamside Management Area Ordinance and General Plan policies regulating gulches and other sensitive habitats."
 15. "Development rights for secondary dwelling units and further subdivision of Lots 8, 11, and 12 have been conveyed to the County of Humboldt until such time as the access has been upgraded to Road category 4 standard to the satisfaction of the Department of Public Works."
 16. "The parcels created by this subdivision have utilized the lot size modification provisions of Section 325-11 of the Humboldt County Code. These provisions have enabled the subdivision to create parcels substandard to the zoning minimum parcel size subject to the overall subdivision compliance with General Plan density and other requirements. Any future action to alter one or more of the parcels created by this subdivision (e.g., lot line adjustment) will require that the requested change be viewed in the context of maintaining compliance with the provisions of Section 325-11 for all parcels within this subdivision."
 17. "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."
10. "Per the Humboldt No.1 Fire District, the circular cul-de-sac shall be designated and indicated as a "No Parking Area" to allow emergency vehicle access and turnaround capability."
 11. The applicant shall cause to be recorded a "Notice of Development Plan and Geologic Report" 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 \$386.00 plus applicable recordation fees) will be required. The Development Plan shall also be noticed on the Final Map.
 12. A review fee for Conformance with Conditions as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors (currently \$750.00) shall be paid to the Humboldt County Planning Division, 3015 "H" Street, Eureka. This fee is a deposit, and if actual review costs exceed this amount, additional fees will be billed at the County's current burdened hourly rate. Please see Informational Note 1 below for suggestions to minimize the cost for this review.

13. The recommendations set forth in the R-2 Geologic/Soils Report, with amendments, shall be implemented as a condition to the issuance of permits or other grants of approval for the development or improvement of the site.
14. Completion of the mitigation measures as set forth in the Mitigated Negative Declaration. The applicant shall be responsible for all staff costs involved in carrying out responsibilities for mitigation. These costs shall be charged using the most current County burdened hourly rate. A deposit may be collected to cover anticipated costs, if required by the Planning Director.
15. The January 1, 2004 document, "Project Review Input Basic to All Development Projects" is considered part of any input from the California Department of Forestry and Fire Protection (CDF) regarding this project. CDF suggests that the applicant have access to that document's input at the earliest contact possible. Handouts that describe that document are available from Community Development Services.
16. Prior to recordation of the Final Map, applicant shall provide documentation that the project meets the requirements of the California Regional Water Quality Control Board.
17. Applicant shall obtain approval from the Planning Department approval of a street name for the new interior road, and shall pay fees as set forth in the schedule of fees and charges.
18. 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 Humboldt 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.
19. Prior to reduction of the setback requirements from 30 feet minimum to those prescribed by the zone, the applicant shall obtain approval of the Exception Request for reduced setbacks from the California Department of Forestry and Fire Protection.
20. Tree removal shall be limited to road and utility extensions associated with this Final Map conducted under a valid grading permit from the County. All other tree removal shall conform to the provision of the Zoning Regulations and may require a Coastal Development Permit and Special Permit. The applicant is responsible from securing all necessary permits from CDF in addition to these requirements.
21. Prior to recordation of Final Map, applicant shall pay to the Humboldt County Community Development Services any unpaid balance associated with the processing of this application.
22. Within five (5) days of the effective date of the approval of this permit, the applicant shall submit a check payable to the Humboldt County Recorder in the amount of \$50.00 (document handling fee) pursuant to Section 711.4 of the Fish and Game Code.
23. The applicant shall convey future development rights to the County of Humboldt for secondary dwelling units and further subdivision of Lots 8, 11 and 12. Release from this conveyance may be pursued at such time that road access from the County Road to the parcels is upgraded to "Road Category 4" standards. The applicant shall initiate action on a "Conveyance and Agreement" 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 \$386.00) will be required.

24. The property owner shall execute and file with the Planning Division the statement titled "*Notice and Acknowledgment Regarding Agricultural Activities in Humboldt County*" as required by Section 313-43.2 of the Humboldt County Code. Contact the Planning Division for a copy of the required form.
25. A portion of the subdivision will occur in an area of retained State CDP jurisdiction. The applicant shall secure a CDP or waiver from the California Coastal Commission.

Informational Notes:

1. To minimize costs the applicant is encouraged to bring in written evidence* of compliance with all of the items listed as conditions of approval in this Exhibit that are administered by the Planning Division. The applicant should submit the listed item(s) for review as a package as early as possible before the desired date for final map checking and recordation. Post application assistance by the Assigned Planner, with prior appointment, will be subject to a Special Services Fee for planning services billed at the County's current burdened hourly rate. Copies of all required forms and written instructions are included in the final approval packet.

Each item evidencing compliance except legal documents to be recorded should note in the upper right hand corner:

Assessor's Parcel No. _____, Condition _____.
(Specify) (Specify)

2. If conifer trees are to be removed from the parcels to clear areas for house sites, then the applicant is requested to contact the California Department of Forestry and Fire Protection Resource Management Office at 677-0761 regarding applicable permits.
3. Under state planning and zoning law (CGC §66000 *et seq.*), a development project applicant who believes that a fee or other exaction imposed as a condition of project approval is excessive or inappropriately assessed may, within 90 days of the applicable date of the project's approval, file a written statement with the local agency stating the factual basis of their payment dispute. The applicant may then, within 180 days of the effective date of the fee's imposition, file an action against the local agency to set aside or adjust the challenged fee or exaction.
4. Site preparation and grading work for subdivision improvements will require a Grading Plan from the Land Use Division of Public Works. Please contact the Land Use Division at 445-7205 for more information concerning permit requirements and processing.
5. The parcels created by this subdivision have utilized the lot size modification provisions of Section 325-11 of the Humboldt County Code. These provisions have enabled the subdivision to create parcels substandard to the zoning minimum parcel size subject to the overall subdivision compliance with General Plan density and other requirements. Any future action to alter one or more of the parcels created by this subdivision (e.g., lot line adjustment) will require that the requested change be viewed in the context of maintaining compliance with the provisions of Section 325-11 for all parcels within this subdivision.
6. The term of the Coastal Development Permit and Special Permit shall run concurrent with the approved tentative map and be valid for a period of 24 months from the effective

date of approval. If necessary, an extension of the Tentative Map and Permit may be requested in accordance with the provisions of Humboldt County Code.



EXHIBIT A
DEPARTMENT OF PUBLIC WORKS
COUNTY OF HUMBOLDT

MAILING ADDRESS: 1106 SECOND STREET, EUREKA, CA 95501-0579
AREA CODE 707/FAX 445-7409

ARCATA-EUREKA AIRPORT TERMINAL
McKINLEYVILLE

AVIATION 839-5401


PUBLIC WORKS BUILDING
SECOND & L ST., EUREKA

ADMINISTRATION	445-7491	NATURAL RESOURCES	445-7741
BUSINESS	445-7652	PARKS	445-7651
ENGINEERING	445-7377	ROADS & EQUIPMENT MAINT.	445-7421
	ARCHITECT	445-7493	

CLARK COMPLEX
HARRIS & H ST., EUREKA

LAND USE 445-7205

TO: Anita Punla, Senior Planner

FROM: Robert W. Bronkall, Associate Engineer 

RE: SUBDIVISION REQUIREMENTS - IN THE MATTER OF THE
APPLICATION OF RON DIAS, APN 017-152-011 ET AL,
FMS-03-02 FOR APPROVAL OF A TENTATIVE MAP

DATE: December 8, 2005; REVISED MAY 2, 2006

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 Omsberg and Preston dated October 25, 2005. The project proposes the division of 33.3 acres into 13 lots. The project is proposed to be developed in 3 phases.

READ THE ENTIRE REPORT BEFORE COMMENCING WORK ON THE PROJECT

1. MAPPING

(a) Applicant must cause to be filed a final map showing monumentation of all property corners to the satisfaction of this Department in compliance with Section 326-15 of the Humboldt County Code. 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.

(b) DEPOSIT: Applicant shall be required to place a security deposit with this Department for inspection and administration fees as per Section 326-13, Improvement Review and Inspection Fees, of the Humboldt County Code prior to review of the construction plan, review of the subdivision map, or the construction of improvements, whichever occurs first.

(c) PROOF OF LEGAL ACCESS: Applicant shall provide, to the satisfaction of this Department, proof of recorded access from a publicly maintained road to each lot within the subject property. The width of the access shall be a minimum of 40 feet and shall be shown on the subdivision map.

(d) MAPPING: All easements that encumber 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.

(e) DEDICATIONS: The following shall be dedicated on the subdivision map or as approved by this Department:

(1) Applicant shall cause to be dedicated on the subdivision map an easement for ingress, egress, and public utilities for the benefit of the lots within the subdivision in a manner approved by this Department. The easement shall be a minimum of 40 feet in width. The right of way for the cul-de-sac shall have a radius of 45 feet, unless approved otherwise by this Department.

(2) 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 Mitchell Heights Road and the main access road, or as otherwise approved by this Department.

(3) Applicant shall cause to be conveyed to the County of Humboldt the right to construct secondary dwelling unit(s) on Lots 5, 7, 8, 9, and 10 until such time as the access road serving the lots is improved to a minimum of a Category 4 road standard as determined by this Department. This shall be noted on the development plan to be filed with the Community Development Services Department. A notice of the development plan must be recorded. The content of the notice must be in a manner approved by this Department.

(4) Applicant shall cause to be dedicated to the County of Humboldt the right to discharge storm water runoff from the County roads onto the subdivision in a manner approved by this Department.

(5) Applicant shall cause to be dedicated on the subdivision map an easement for public road purposes to the County of Humboldt over the main access road in a manner and location approved by this Department. The easement shall be a minimum of 40 feet in width. The right of way for the cul-de-sac shall have a radius of 45 feet. The easement shall be rejected at this time.

(f) PHASING: Phasing of the proposed subdivision shall be approved by this Department to ensure orderly development.

2. IMPROVEMENTS

(a) The intersection of the access road to the subdivision with the County road shall be constructed in conformance with the standards for a private road intersection as illustrated in Caltrans standards. The road shall be paved with asphalt concrete (AC) for a minimum of the first 50 feet from the edge of the County road. The access opening must conform to Humboldt County Code Section 341 regarding visibility. This project shall be required to construct improvements to the intersection of Mitchell Heights Road, Ocean Street, the access road to the PG&E substation and the new subdivision road as required by this Department.

(b) CONSTRUCTION PLANS: Construction plans shall be submitted for any required road, drainage, landscaping, and pedestrian improvements. The construction plans shall be approved by this Department prior to performing any construction work. Construction plans must be prepared by a Civil Engineer registered by the State of California.

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 public utility companies having any facilities within the subdivision prior to final approval of the plans for construction by this Department.

Construction plans shall be tied into elevation datum approved by this Department.

(c) Construction of improvements for this project will not be allowed to occur between October 15 and April 15 without permission of this Department.

(d) A turnaround area as approved by this Department shall be constructed at the end of the main access road and at the end of the secondary access road serving Lots 7 through 10. It shall have the same structural section as the roadway serving the lots.

(e) The access road(s) shall be named as approved by Community Development Services Department - Planning Division.

(f) Street name and traffic control devices may need to be placed as required and approved by this Department. This shall include the centerline striping of Mitchell Heights Road in the location and manner directed by this Department.

(g) ACCESS ROADS: The access road(s) serving the subdivision shall be constructed to the satisfaction of this Department as follows:

(1) The main access road from Mitchell Heights Road to the cul-de-sac at Lot 7 shall be constructed to a Category 4 road standard having a paved width of 20 feet with 2 foot gravel shoulders. If the shoulders are used for drainage control, the shoulders shall be widened to 4 feet and surfaced with asphalt pavement. At a minimum the entire road shall be constructed with 0.2 foot of Caltrans Type B asphalt concrete (AC) over of 0.5 foot of Caltrans Class 2 aggregate base.

The north bound lane of Mitchell Road at the intersection of Mitchell Heights Road shall be signed and striped with "KEEP CLEAR" to the satisfaction of this Department.

(2) The access road from the cul-de-sac described above to the turnaround on Lot 9 shall be constructed to a Category 3 road standard having a typical section comprised of two 8 foot wide paved driving lanes with two 2 foot wide gravel shoulders. At a minimum the entire road shall be constructed with 0.2 foot of Caltrans Type B asphalt concrete (AC) over of 0.5 foot of Caltrans Class 2 aggregate base.

(3) Applicant shall be required to widen Mitchell Heights Road along the frontage of the subdivision and westerly to Dias Lane to a Category 4 road standard in a manner satisfactory to this Department. The structural section shall be a minimum 0.2 foot of Caltrans Type B asphalt concrete (AC) over a minimum of 0.5 foot of Caltrans Class 2 aggregate base

(4) The proposed improvements may require the undergrounding or relocation of existing facilities. 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.

(5) The access road to Parcel 5 from the main access road shall be constructed to a Category 2 road standard. This standard has a 12 foot wide gravel traveled way. The entrance of the road shall be paved as directed by this Department. The pavement shall extend for a minimum length of 35 feet from the edge of the main access road.

(6) Applicant proposes to create a secondary access from the end of the main access road through Lots 10 and 11 and adjacent neighbors to the end of Old Stage Coach Road. This secondary access road connects to Spears Road (a dead end road) that connects to Myrtle Avenue. This road shall not be used as access to the lots. It shall be used for emergency services for this subdivision and for the residences that are served off of Spears Road. The road shall be constructed to a Category 2 road standard with intervisible turnouts from the end of the main access road to Old Stage Coach Road in a manner approved by this Department.

(7) Applicant has proposed to rehabilitate the intersection of Mitchell Heights Road with Ocean Street and the access road serving this subdivision and the PG&E substation in a manner approved by this Department. This reconstruction shall improve the visibility at the intersection, relocate part of the intersection to be entirely located within the dedicated right of way, and help to slow down the traffic.

(8) Nothing is intended to prevent the applicant from constructing the improvements described in this referral to a greater standard than required.

(h) DRIVEWAYS: Any new accesses from the County road will require encroachment permits from this Department. The location of existing and proposed driveway aprons (access openings) shall be shown on the construction plans. The proposed accesses will be evaluated after application is received.

All access openings shall conform to Humboldt County Code Section 341 regarding visibility. Any existing accesses that do not conform shall be paved with asphalt concrete for the width of the driveway and a distance of 25 feet from the edge of the County road prior to filing of the map unless waived by this Department.

That portion of a structure used for the parking of vehicles must be set back a minimum of 20 feet from easements created as a condition of tentative map approval for the purpose of moving automotive vehicles, bicycles, pedestrians, or animals. A development plan must be created as a condition of approval of the tentative map. The development plan must note this minimum setback condition and indicate graphically the location of the setback line on the lots.

(i) **STRUCTURAL SECTION:** The access road(s) shall be constructed to a structural section recommended in the soils report and as approved by this Department.

At a minimum, the structural section shall include 0.2 foot of Caltrans Type B asphalt concrete (AC) over 0.5 foot of Caltrans Class 2 aggregate base. If required by this Department, the structural sections of all roads shall be determined by Caltrans R-Value method using a Traffic Index (T.I.) approved by this Department. At a minimum, the structural section shall include 0.5 foot of Caltrans Class 2 aggregate base.

(j) **UTILITIES:** If any utilities are required to be installed as a condition of tentative map approval by the Community Development Services Department - Planning Division, 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 applicant's expense.

3. DRAINAGE

(a) Applicant must submit a complete hydraulic report and drainage plan for approval by this Department. This shall require the construction of drainage facilities on-site and/or off-site in a manner and location approved by this Department.

(b) Applicant shall be responsible to correct any involved drainage problems to the satisfaction of this Department.

4. GRADING

(a) Applicant shall submit an engineered grading plan to this Department for approval addressing the entire road project construction areas. No grading within the subdivision or off-site rights of way shall occur prior to approval of the plan by this Department.

(b) An erosion control plan (aka, sediment control plan, Storm Water Pollution Plan, etc.) addressing erosion from storm water runoff and wind shall accompany the grading plan.

(c) For construction sites larger than 1 acre, a Notice of Intent (NOI) may be required to be filed with the California Regional Water Quality Control Board. A copy of the NOI, if submitted, shall be provided to this Department prior to the start of construction.

(d) 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.

5. MAINTENANCE

The improvements to be constructed as part of this subdivision will not be maintained by the County. 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.

6. DEVELOPMENT PLAN

(a) The development plan shall be legibly drawn to a convenient scale on 24"x36" mylar, in black ink, unless approved otherwise by this Department.

(b) The development plan shall include all encumbrances of record as shown on a current title report as well as those created on the subdivision map.

(c) The development plan shall include the following to the satisfaction of this Department:

- When roads or drainage facilities are not to be maintained by the County, then clearly state next to the facility "NOT COUNTY MAINTAINED".

- Reference the soils report prepared for the project; 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."

- 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".

- Building setbacks to allow for the ultimate development of parcels that could be further subdivided.

(d) The development plan shall include a statement signed by the Surveyor (or Civil Engineer) who signed the subdivision map. The statement shall be substantially similar to the following: "All encumbrances of record as of the date of the referenced title report are correctly shown on this plan; that all encumbrances created on the filed subdivision map are correctly shown on this plan; that approximate distances from existing fence corners to the actual property corners, if not the same, are shown on this plan. Title report prepared by _____, Order No. _____, dated _____."

(e) Applicant shall cause a "Notice of Development Plan" to be recorded in the Office of the County Recorder.

(f) 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

(g) Typical precise grading/lot drainage details for the lots shall be shown.

(h) The development plan shall show by metes and bounds the emergency access route from the end of the main access road to the end of Old Stage Coach Road as shown on the tentative map in a manner approved by this office. This includes a notation addressing the rights of access acquired off-site.

// END //

c Omsberg & Preston, fax 443-0422
Ron Dias, 2703 Dias Lane, Eureka CA 95503