

2. Further division of these parcels shall not be approved based on the facts that:
 - a. Public services are not available, and;
 - b. The site location is not sufficiently close to an urban area to justify further development.

RECOMMENDATION: Approval, subject to the following conditions:

1. In order to implement finding #2 above, the subdivision shall be zoned to minimum parcels sizes as indicated on the map using a B-6 combining zone. It is recommended that an exclusive agriculture zone (A-E) be the primary zone.
2. The conditions of approval shall be included in the Public Report to be prepared by the State Department of Real Estate. Inclusion in the Public Report is to be at the discretion of the Department of Real Estate.

ENVIRONMENTAL HEALTH DEPARTMENT (received 5-21-76)

1. Water information must be submitted.
2. Surface sources of water should be continuously chlorinated for domestic use.
3. Parcel "A" is not a building site, it is to be used as access to the river for all of the property owners. This parcel is not suitable for the installation of an individual sewage disposal system.
4. The concept of one Class A sewage disposal system per parcel (numbered parcels) for residential purposes is accepted, on slopes less than 30%.
5. Because of steep slopes (more than 30%) the concept of the individual sewage disposal system method may not be acceptable for further division or expanded uses on these parcels. It is recommended that this project be zoned to the proposed parcel size.

SPECIAL SERVICES, PUBLIC WORKS (received 5-12-76)

1. Furnish twenty-five (25) foot wide right of way to County, from center-line; along all portions of property fronting on Burrell Road. In addition the area located between the County road and ten (10) feet beyond the top of any cut slope or bottom of any fill slope should be dedicated to the County.
2. Furnish a right of way to County along Mattole Road that will accommodate a thirty-six (36) foot wide road plus slope easements for all property fronting on Mattole Road.
3. One (1) foot wide non-vehicular access shall be established on all but one side of all double-frontage lots.
4. Zoning reclassification will be necessary. It is suggested a zone be established that will not allow further subdividing of the parcels.
5. Subject to clarification on useage the road forming the south boundary of parcels 6 and 11 should be constructed to Minor Road Type I of the Low Density Hillside standards from Mattole Road to the property line with Hibser. A forty (40) foot radius cul-de-sac should be constructed at the property line vicinity. Alternative turn around design will be considered.

6. Minor Road Type I of the Low Density Hillside standards should be used on all other interior roads. The turnout for passing typical section shall be used for the first 200 feet from the County road.
7. Roads will not be maintained by the County, therefore some method shall be adopted by the developer to ensure the roads will be maintained in their constructed status.
8. Monuments shall be established at locations approved by the Department of Public Works.
9. Street name leaving county maintained road and traffic control signs shall be installed.
10. All utility line construction shall be completed prior to constructing the roadway structural sections.
11. A complete hydraulic report and drainage plan shall be submitted for approval by the Department of Public Works prior to performing any construction work. *TD As Subd "1" to P/12*
12. Construction plan shall be approved by the Department of Public Works prior to performing any construction work.
13. Engineer shall submit a statement that all easements of record are shown on the tentative map and will appear on the final map.
14. Preliminary subdivision report is required showing the names of all parties whose signatures will be necessary on the final map.
15. It is recommended the subdivider furnish security in conformance with the requirements of the State Subdivision Map Act and the County Subdivision Ordinance to ensure the completion of the improvements recommended. Recommendations regarding the amount of security should be delayed until the engineer for the subdivider can prepare a cost estimate approved by the Department of Public Works covering all the required improvements.
16. Even though the roads will not be maintained by the County, an irrevocable offer of dedication of all interior road rights of way shall be made to the County.

TAX COLLECTOR (received 5-10-76)

TAXES PAID 8-25-78 *3000*

1. The first installment has been paid for 1975-76 of A.P.# 107-054-03 but the second installment has not.
2. The first and second installments have not been paid for 1975-76. They are now delinquent, on A.P.#107-101-06.
3. The first and second installments have not been paid on A.P.#107-101-07 for 1975-76. They are now delinquent.
4. We do not recommend approval.

CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD (received 3-10-76)

1. Due to the large acreages involved and generally suitable conditions for individual sewage disposal systems which exist on the properties, we believe it is appropriate to waive the need for further involvement on our part in this matter. However, should any further subdivision or lot splits be proposed with regard to these properties, we specifically request that we be provided notification and the opportunity to review the proposal.

PARK AND RECREATION, PUBLIC WORKS (received 3-8-76)

1. No recreational easement shall be sought.

Honeydew Land Unit #1
AP # 107-054-03 et.al.
August 13, 1976

SUBDIVISION TECHNICAL REVIEW COMMITTEE

STAFF REPORT
RECOMMENDATIONS

Your application for a land division has been scheduled for the Subdivision Technical Review Committee meeting as per the attached agenda.

Following are the tentative recommendations applicable to your project. If you have any questions regarding these recommendations, please contact the responsible department or agency. Please note that these recommendations may be changed at the Subdivision Technical Review Committee meeting, and it is recommended that either you or your agent attend this meeting.

Note to Applicant: This staff report and the tentative recommendations are informational and reflect only the tentative recommendations compiled at the time the agenda was prepared for this meeting. It does not indicate in any way either final approval or denial and the applicant should not take any action at this time.

Supportive Reasons for Findings:

1. Recommendations forthcoming pending County Counsel opinion.

Findings:

Planning Department (received 8-13-76)

1. Recommendations forthcoming pending County Counsel opinion.

Environmental Health (received 5-21-76)

1. Water information must be submitted.
2. Surface sources of water should be continuously chlorinated for domestic use.
3. Parcel "A" is not a building site, it is to be used as access to the river for all of the property owners. This parcel is not suitable for the installation of an individual sewage disposal system.
4. The concept of one class A sewage disposal system per parcel (numbered parcels) for residential purposes is accepted, on slopes less than 30%.
5. Because of steep slopes (more than 30%) the concept of the individual sewage disposal system method may not be acceptable for further division or expanded uses on these parcels. It is recommended that this project be zoned to the proposed parcel size.

Special Services, Public Works (received 5-12-76)

1. Furnish twenty-five (25) foot wide right of way to County, from centerline; along all portions of property fronting on Burrell Road. In addition the area located between the County road and ten (10) feet beyond the top of any cut slope or bottom of any fill slope should be dedicated to the County.
2. Furnish a right of way to County along Mottole Road that will accommodate a thirty-six (36) foot wide road plus slope easements for all property fronting on Mottole Road.
3. One (1) foot wide non-vehicular access shall be established on all but one side of all double-frontage lots.
4. Zoning re-classification will be necessary. It is suggested a zone be established that will not allow further subdividing of the parcels.
5. Subject to clarification on useage the road forming the south boundary of parcels 6 and 11 should be constructed to Minor Road Type I of the Low Density Hillside standards from Mottole Road to the property line with Hibser. A forty (40) foot radius cul-de-sac should be constructed at the property line vicinity. Alternative turn around design will be considered.
6. Minor Road Type I of the Low-Density Hillside standards should be used on all other interior roads. *The turnout for passing typical section shall be used for the first 200 ft. from the County road.*
7. Roads will not be maintained by the County, therefore some method should be adopted by the developer to ensure the roads will be maintained in their

constructed status.

8. Monuments shall be established at locations approved by the Department of Public Works.
9. Street name, leaving county maintained road and traffic control signs shall be installed.
10. All utility line construction shall be completed prior to constructing the roadway structural sections.
11. A complete hydraulic report and drainage plan shall be submitted for approval by the Department of Public Works prior to performing any construction work.
12. Construction plan shall be approved by the Department of Public works prior to performing any construction work.
13. Engineer shall submit a statement that all easements of record are shown on the tentative map and will appear on the final map.
14. Preliminary subdivision report is required showing the names of all parties whose signatures will be necessary on the final map.
15. It is recommended the subdivider furnish security in conformance with the requirements of the State Subdivision Map Act and the County Subdivision Ordinance to ensure the completion of the improvements recommended. Recommendations regarding the amount of security should be delayed until the engineer for the subdivider can prepare a cost estimate approved by the Department of Public works covering all the required improvements.
16. Even though the roads will not be maintained by the County, an irrevocable offer of dedication of all interior road rights of way shall be made to the County.

Tax Collector (received 5-10-76)

1. The first and second installments has been paid for 1975-76 of AP #107-054-03. *but the second has not, (per physics 8-10-76)*
2. The first and second installments have not been paid for 1975-76. They are now delinquent, on AP # 107-101-06.
3. The first and second installments have not been paid on AP # 107-101-07 for 1975-76. They are now delinquent.
4. We do not recommend approval.

California Regional Water Quality Control Board (received 3-10-76)

1. Due to the large acreages involved and generally suitable conditions for individual sewage disposal systems which exist on the properties, we believe it is appropriate to waive the need for further involvement on our part in this matter. However, should any further subdivision or lot splits be proposed with regard to these properties, we specifically request that we be provided notification and the opportunity to review the proposal.

Park & Recreation, Public Works (received 3-8-76)

1. No recreational easement shall be sought.

enclosure

cc: Environmental Health
Special Services
Tax Collector
Regional Water Quality Control Board
Park & Recreation, Public Works
Briceland Corporation
c/o Robert McKee
P.O. Box 248, Whitethorn, CA 95489