



COUNTY OF HUMBOLDT
PLANNING AND BUILDING DEPARTMENT
CURRENT PLANNING DIVISION

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

Hearing Date: July 19, 2018

To: Humboldt County Planning Commission

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

Subject: **Jeffries Parcel Map Subdivision Extension**
Application Number 11175
Case Number PMS-06-027X
Assessor Parcel Number (APN) 223-061-011
1575 Sprowel Creek Road, Garberville area

Table of Contents	Page
Agenda Item Transmittal Form	2
Recommended Commission Action and Executive Summary	3
Draft Planning Commission Resolution	5
Maps:	
Vicinity Map	6
Zoning Map	7
Assessor Parcel Map	8
Topographic Map	9
Project Proposal Map	10
Attachments	
Attachment 1: Conditions of Approval	11
Attachment 2: Original Conditions of Approval	12

Please contact Tricia Shortridge, Planner, at 268-3704 or by email at tshortridge@co.humboldt.ca.us if you have any questions about the scheduled public hearing item.

AGENDA ITEM TRANSMITTAL

Hearing Date	Subject	Contact
July 19, 2018	Parcel Map Subdivision Extension	Tricia Shortridge

Project: A three-year extension, in addition to the automatic one and two year extensions as allowed by State Senate Bill 1185, Assembly Bill 333, Assembly Bill 208, and Assembly Bill 116, of a Minor Subdivision to divide an approximately 37 acre parcel in to two parcels of 6.6 and 31 acres each. The parcel is already developed with two residences. One will be placed on each resultant parcel. The site is developed with on-site water and sewage disposal facilities for each residence and is accessed via Sprowel Creek Road, a public County-maintained road. No exceptions are requested. Both Connick Creek and the South Fork of the Eel River pass through the subject parcel and portions of the site are located within Flood Zone "A". The existing residences are outside the County's Streamside Management Area (SMA) setbacks and Flood Zone "A". No new development is proposed at this time. **No change to the original project is proposed. This is the first extension requested and if approved, the extension will expire on September 18, 2019.**

Project Location: The project is located in Humboldt County, in the Garberville area, on the north side of Sprowel Creek Road, approximately 0.36 miles northeast from the intersection of Camp Kimtu Road and Sprowel Creek Road, on the property known as 1353 and 1777 Sprowel Creek Road.

Present Plan Designation: Residential Agriculture (RA5-20), Humboldt County General Plan. Density: one dwelling unit 5 - 20 acres. Slope: Low Instability (1).

Present Zoning: Agriculture General with a 5-acre minimum parcel size (AG-B-5(5))

Case Number: PMS-06-027X

Application Number: 11175

Assessor Parcel Number: 223-061-011

Applicant

Jesse Jefferies (Paul Pancoast)
1353 Sprowel Creek Road
Garberville CA 95542

Owner

Same as applicant

Agent

none

Environmental Review: A Negative Declaration of Environmental Impact (SCH# 2007062070) was adopted September 6, 2007.

Major Issues: None

State Appeal Status: Project is not appealable to the California Coastal Commission.

JEFFERIES PARCEL MAP SUBDIVISION EXTENSION

Case Number PMS-06-027X

Assessor Parcel Number 223-061-011

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 Zoning Regulations 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 added language to the Subdivision Map Act which grants automatic extensions to a tentative subdivision or parcel map which meets certain criteria. This extension is requested for three years in accordance with Subdivision Map Act section 66463.5(a)(c), for an expiration date of September 2019.

Recommendation:

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

Staff Analysis:

A three-year extension, in addition to the automatic one and two-year extensions as allowed by State Senate Bill 1185, Assembly Bill 333, Assembly Bill 208, and Assembly Bill No. 116, of a Parcel Map Subdivision (PMS06-027) originally approved September 18, 2007. The project is a minor subdivision of an approximately 37 acre parcel into two (2) parcels of 6.6 and 31 acres each. The parcel is planned to allow a range of densities from 1 unit per 5 acres through 1 unit per 20 acres. Parcels in the vicinity are consistent with both of the proposed parcel sizes. The Agricultural General (AG) zone allows one single family residence on each legal lot. Both of the proposed parcels are already developed with a residence, garage and on-site sewage disposal. The existing well's dry weather production has been verified to meet the requirements to serve both parcels. Given that each parcel is already developed with a residence, a soils report was not a requirement of the subdivision, but the site does possess slopes between 30 – 50%. The residences are located on benches above and below this steep area. **No change to the original project is proposed.**

The applicant states that the conditions of the property have not changed since the original application/approval of PMS-06-027. This is the first applicant requested extension and if approved, the tentative map will expire on September 18, 2019.

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 original project, effective September 18, 2007, have not changed significantly based on the following staff analysis, and are applicable to the proposed extension because:

1. The parcel's zoning, Agriculture General with a 5-acre minimum parcel size (AG-B-5(5)), for which a conformance finding was made, has not changed.
2. The General Plan Land Use designation, Agriculture Residential (AR5-20), for which a consistency finding was made, has changed with the General Plan update to Residential Agriculture (RA5-20) and resulted in no changes to density.
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. A Negative Declaration of Environmental Impact (SCH#2007062070) was adopted effective with the approval of the original project. No new evidence has arisen to indicate that additional review under the California Environmental Quality Act (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 18-**

Case Number PMS-06-027X; Assessor Parcel Number 223-061-011

Making the required findings for certifying compliance with the California Environmental Quality Act and conditionally approving the Jeffries Parcel Map Subdivision Extension application.

WHEREAS, Jessie Jeffries submitted an application and evidence in support of approving the three-year Parcel Map Subdivision 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 was subject environmental review pursuant to the California Environmental Quality Act (CEQA); and

WHEREAS, the County Planning Commission on September 6, 2007 adopted a Negative Declaration; and

WHEREAS, the Planning Division staff report includes evidence in support of making all of the required findings for approving the proposed Parcel Map Subdivision Extension request;

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

1. A Negative Declaration for the original project was adopted on September 6, 2007 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 Planning Commission makes the findings in H.C.C. [§ 326-21] in the Planning Division staff report for Case Number: PMS-06-027X based on the submitted evidence.
3. The Planning Commission approves the proposed Parcel Map Subdivision Extension as recommended and conditioned in the Planning Division staff report for Case Number: PMS-06-027X.

Adopted after review and consideration of all the evidence on July 19, 2018.

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

AYES: Commissioners:

NOES: Commissioners:

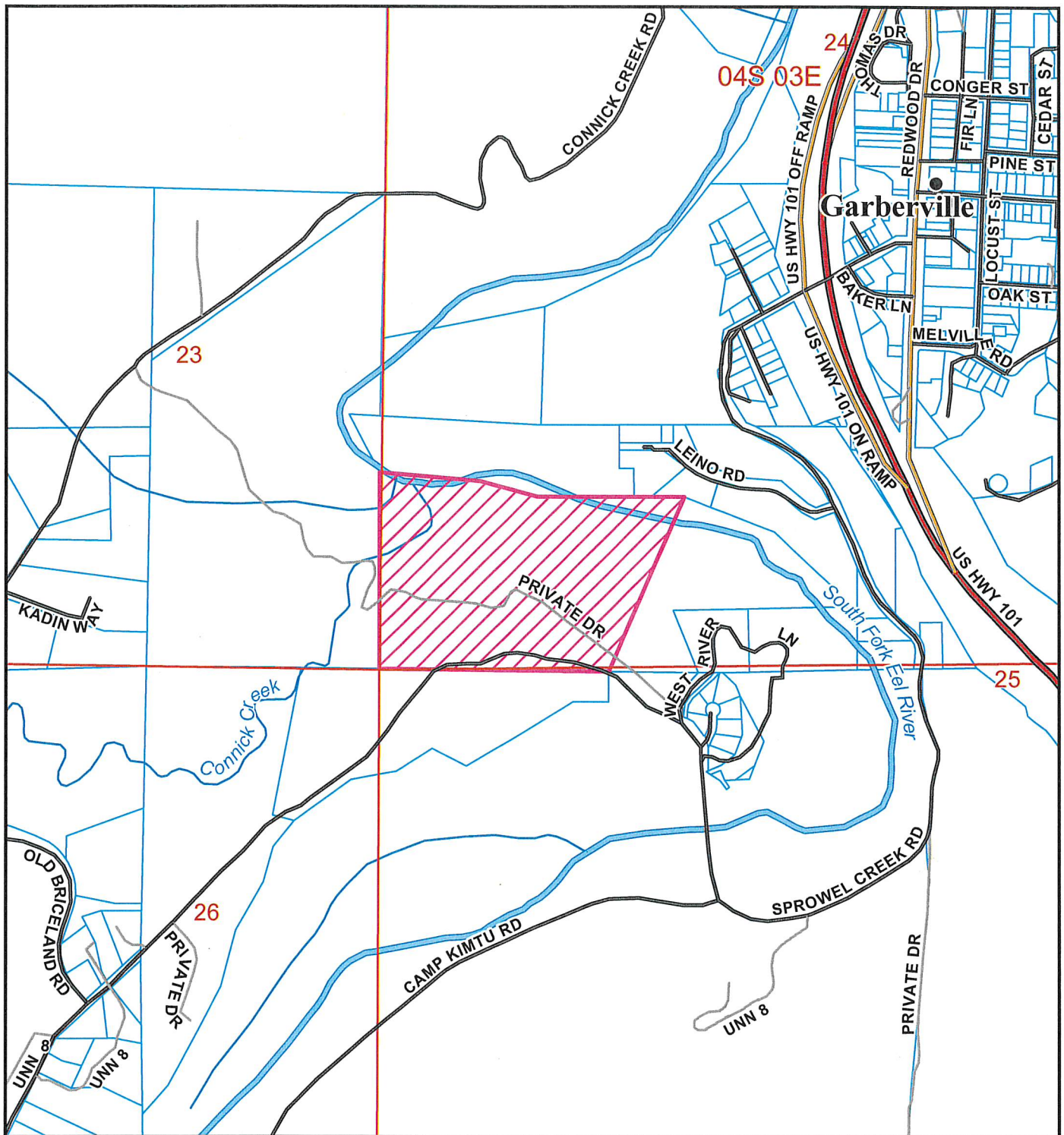
ABSTAIN: Commissioners:

ABSENT: Commissioners:

DECISION:

I, John 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 JEFFRIES PARCEL MAP SUBDIVISION EXTENSION GARBERVILLE AREA

PMS-06-027X

APN: 223-061-011

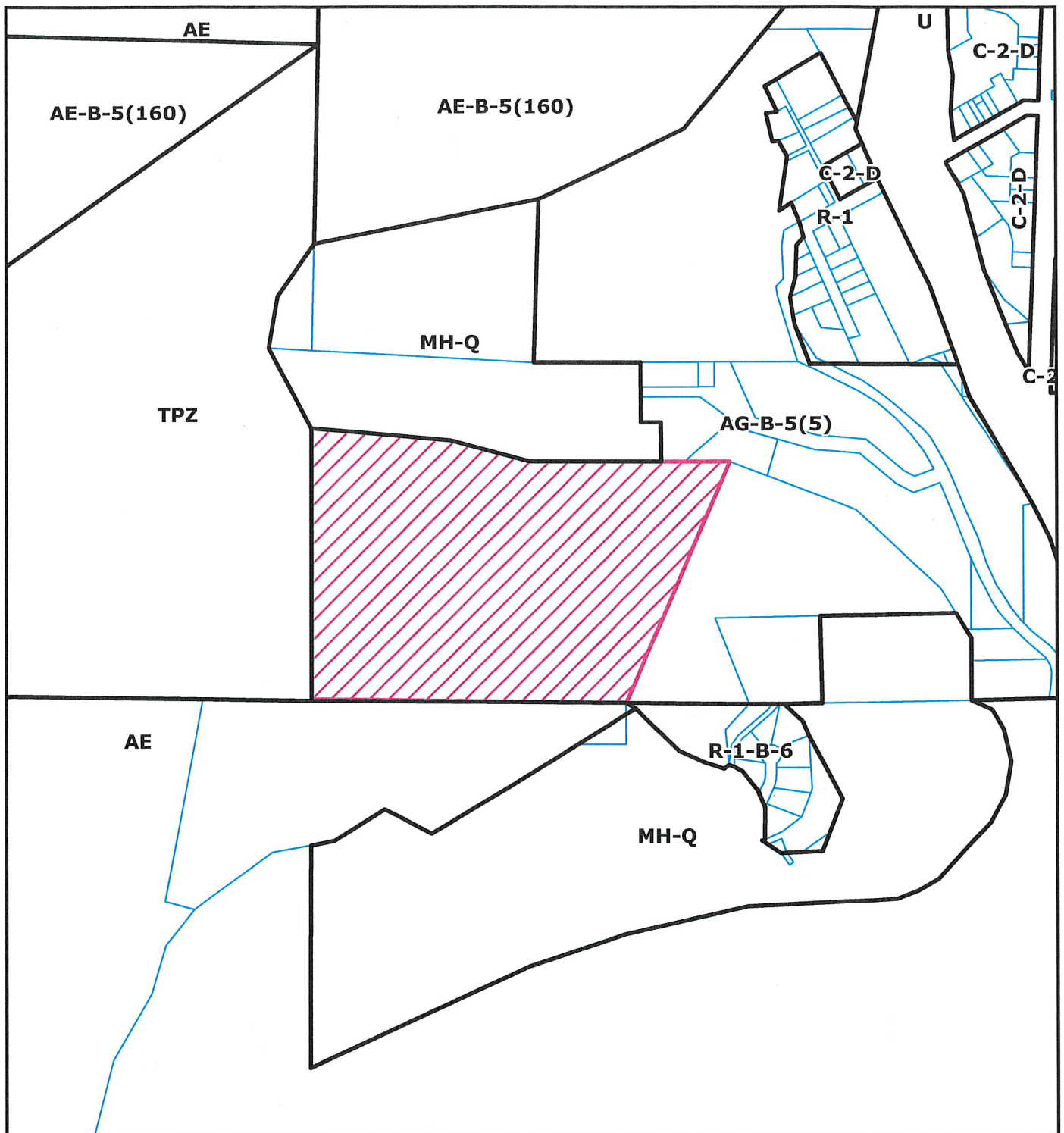
T04S R03E S24 HB&M (Garberville)

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.



0 250 500 750 1,000
Feet



ZONING MAP

PROPOSED JEFFRIES PARCEL MAP SUBDIVISION EXTENSION GARBERVILLE AREA

PMS-06-027X

APN: 223-061-011

T04S R03E S24 HB&M (Garberville)

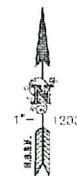
Project Area = 

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.

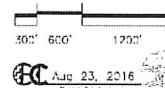


0 250 500 750 Feet

223-06

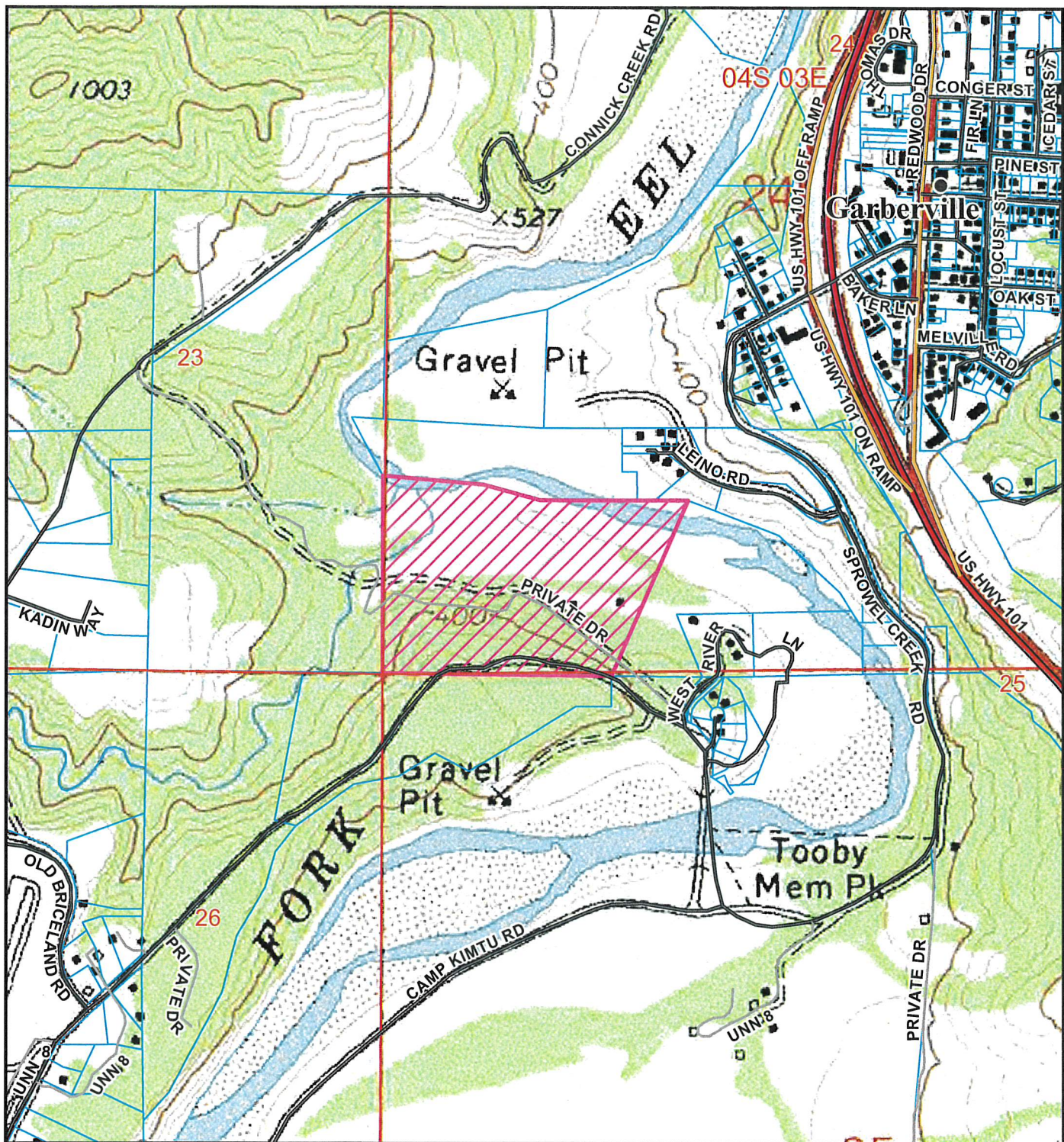


LS, Bk 22 of Surveys, Pg 37
LS, Bk 28 of Surveys, Pg 84
RS, Bk 67 of Surveys, Pg 90



Project Area = 

Page 8



TOPO MAP

PROPOSED JEFFRIES PARCEL MAP SUBDIVISION EXTENSION GARBERVILLE AREA

PMS-06-027X

APN: 223-061-011

T04S R03E S24 HB&M (Garberville)

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.



0 250 500 750 1,000
Feet

ATTACHMENT 1

Conditions of Approval

The conditions of approval effective September 18, 2007, 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

RECOMMENDED CONDITIONS OF APPROVAL

APPROVAL OF THE TENTATIVE MAP IS CONDITIONED ON THE FOLLOWING TERMS AND REQUIREMENTS WHICH MUST BE SATISFIED BEFORE THE PARCEL MAP MAY BE RECORDED:

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 Department of Public Works referral dated June 8, 2007 (revised July 24, 2007), included herein as Exhibit A of Attachment 1, 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.
3. The Planning Division requires that two (2) copies of the Parcel Map be submitted for review and approval. Gross and net lot area shall be shown for each parcel or lot.
4. 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 \$85.00 per parcel x 2 = \$170) 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 "County of Humboldt". The fee is required to cover the Assessor's cost in updating the parcel boundaries.
5. 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 \$95.00) 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.
6. Within five (5) days of the effective date of the approval of this permit, the applicant shall submit a check to the Planning Division payable to the Humboldt County Recorder in the amount of \$1,850.00. Pursuant to Section 711.4 of the Fish and Game Code, the amount includes the Department of Fish and Game (DFG) fee plus the document handling fee. Alternatively, the applicant may contact DFG by phone at (916) 651-0603 or through the DFG website at www.dfg.ca.gov for a determination stating the project will have *no effect* on fish and wildlife. If DFG concurs, a form will be provided exempting the project from the \$1,800.00 fee payment requirement. In this instance, only a copy of the DFG form and the \$50.00 handling fee is required.
7. 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 6.1 through 6.6 of the Public Works Memorandum dated June 8, 2007 (revised July 24, 2007), included herein as Exhibit B of Attachment 1, and the following site development details:
 - A. Mapping
 - (1) Topography of the land in 40-foot contours.
 - (2) Development standards for parcels: building "envelopes" (location of proposed structures with applicable yard setbacks, maximum lot coverage, maximum building height),

- a. Development permitted within stream channels pursuant to Section 3432.6 of the General Plan (Volume I, Framework).
- b. Timber management and harvests not otherwise excluded by Applicability Section as well as noncommercial cutting of firewood and clearing for pasturage, provided that cottonwoods are retained and remaining willows and alders, as well as other unmerchantable hardwoods or shrubs should be protected from unreasonable damage.
- c. Road and bridge replacement or construction, when it can be demonstrated that it would not degrade fish and wildlife resources or water quality, and that vegetative clearing is kept to a minimum.
- d. Removal of vegetation for disease control or public safety purposes.

Note: A Special Permit is required for all new development in Streamside Management Areas not exempt per Section 314-61.1(d)(1-7) of the Humboldt County Zoning Regulations."

8. The applicant shall cause to be recorded a combined "Notice of Development Plan" 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 \$151.00 plus applicable recordation fees) will be required. The Development Plan shall also be noticed on the Parcel Map.
9. Prior to recordation of the Final/Parcel Map, the applicant shall submit a letter from the United States Postal Service (USPS) Postmaster stating that the project meets their requirements for installation of a Neighborhood Box Unit (NBU), where applicable. This requirement shall be administered by the Department of Public Works as part of the review of the subdivision Improvement Plan.
10. A 2,500 gallon emergency water supply shall be developed for each parcel prior to the recordation of the Parcel Map. For undeveloped parcels, this requirement may be deferred until issuance of building permit for development on the parcel. A note to this effect shall appear on the Development Plan.
11. 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.
12. Prior to recordation of the Parcel Map, the applicant shall provide to the Planning Division verification from the Department of Environmental Health all required water rights and easements to the water source have been referenced on the parcel map and unconditionally deeded with the land.
13. The applicant shall convey to the County of Humboldt the rights to further subdivide Parcel 2 created by this subdivision. Release from this conveyance shall be given at such time as Buttermilk Lane is improved to Road Category 4. 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 \$151.00) will be required.



ARCATA-EUREKA AIRPORT TERMINAL
McKINLEYVILLE

AVIATION 839-5401

EXHIBIT A

DEPARTMENT OF PUBLIC WORKS

COUNTY OF HUMBOLDT

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

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

RECEIVED

SEP 06 2007

TO: Alyson Hunter, Senior Planner

FROM: Robert W. Bronkall, Associate Engineer

HUMBOLDT COUNTY
PLANNING DIVISION

RE: SUBDIVISION REQUIREMENTS - IN THE MATTER OF THE
APPLICATION OF PANCOAST, APN 223-061-011, PMS 06-27 FOR
APPROVAL OF A TENTATIVE MAP, CONSISTING OF 30 ACRES
INTO 2 PARCELS

DATE: June 8, 2007
Revised July 24, 2007
Revised September 6, 2007

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 Bushnell Survey and Timber Service dated May 1995, and dated as received by the Humboldt County Planning Commission on April 17, 2007.

NOTE: All correspondence (letters, memos, faxes, construction drawings, reports, studies, etc.) with this Department must include the Assessor Parcel Number (APN) shown above.

READ THE ENTIRE REPORT BEFORE COMMENCING WORK ON THE PROJECT

1.0 MAPPING

1.1 **EXPIRATION OF TENTATIVE MAP:** Applicant is advised to contact the Community Development Services Department to determine the expiration date of the tentative map and

feet of the center line of the County road. Applicant is only responsible to cause to be dedicated lands that are included within the boundary of the proposed subdivision.

- (b) **SLOPES:** When cut and fill slopes adjacent to **SPROWL CREEK ROAD** are proposed (or currently exist), applicant shall cause to be dedicated to the County of Humboldt a slope maintenance easement to a point 10 feet beyond the toe of fill slopes or top of cut slopes in a manner approved by this Department. Applicant is only responsible to cause to be dedicated lands that are included within the boundary of the proposed subdivision.
- (c) **PUE:** 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 of **SPROWL CREEK ROAD**, or as otherwise approved by this Department. Additional PUEs shall be dedicated in a manner, width, and location approved by this Department.
- (d) **NON-VEHICULAR ACCESS:** Applicant shall cause to be dedicated to the County of Humboldt on the subdivision map a 1 foot wide non-vehicular access strip adjacent to **SPROWL CREEK ROAD**. The location shall be as approved by this Department. Said easement shall be dedicated in manner and location as approved by this Department.

If required by the Department, the westerly driveway for Parcel 1 shall be abandoned.
- (e) **AVIGATION:** Applicant shall cause to be dedicated to the County of Humboldt an Avigation Easement for the benefit of the nearby airport in a manner satisfactory to this Department.
- (f) **RIGHT TO DISCHARGE:** Applicant shall cause to be dedicated to the County of Humboldt the right to discharge storm water runoff from **SPROWL CREEK ROAD** onto the subject property. Applicant must enter into an agreement holding the County of Humboldt harmless from any damages that may occur associated with the discharge of the storm water. The agreement must be approved to form by County Counsel.
- (g) **SUBDIVISION RIGHTS:** Applicant shall cause to be conveyed to the County of Humboldt the rights to further subdivide the parcels created by this subdivision until such time as **BUTTERMILK LANE** is improved to minimum standards outlined in the Fire Safe Regulations. Per Fire Safe Regulations, a Category 3 road is required for roads serving 3 to 8 parcels; a Category 4 road is required for roads serving 9 or more parcels. 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.

The dedication of rights to further subdivide may be waived if another equally effective method is approved by the Department.

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

- (a) **BUTTERMILK LANE** shall be constructed to the minimum standards in the Fire Safe Regulations (and any approved exception) based upon the total number of parcels using the road, both within and outside of the subject property.

Total number of parcels to use the road/driveway	Rural Road Required
1 or 2	Category 2: 12' wide gravel road with inter-visible turnouts
3 to 8	Category 3: 16' wide gravel road with 2' wide bladed shoulders on each side.
8 to 20 ⁽¹⁾	Category 4: 18' to 20' wide gravel road
21 to 80 ⁽³⁾	Category 4: 20' wide gravel road with 2' wide bladed shoulders on each side ⁽⁴⁾
80+ ⁽⁵⁾	Category 4: 20' wide gravel road with 4' wide bladed shoulders on each side ⁽⁵⁾
<p>Recommendations are based upon:</p> <p>(1) each rural parcel has an ADT of 5 trips per day [County subdivision ordinance, Appendix 4-2]</p> <p>(2) rural local roads can handle up to 100 ADT [AASHTO (1984), page 504] which results in 20 parcels using ⁽¹⁾ above.</p> <p>(3) rural collector roads serve 100+ ADT, from using ⁽²⁾ above.</p> <p>(4) rural collector roads serving up to 80 parcels require 20' wide road with 2' wide bladed shoulders on each side [AASHTO (1984), Table VI-4, page 514]</p> <p>(5) rural collector roads serving 80+ parcels require 20' wide road with 4' wide bladed shoulders on each side [AASHTO (1984), Table VI-4, page 514]</p>	

In addition, roadside ditches shall be constructed when required by the Department.

- (b) The access road from a County maintained road to the subject property; and all access road(s) (including driveways) within the subject property shall be certified by a Civil Engineer registered by the State of California to be in conformance to SRA Fire Safe Regulations as adopted by the County of Humboldt; in conformance with any exceptions approved by the Director of the Community Development Services Department of the County of Humboldt; and in conformance with any exceptions approved by the California Department of Forestry (CDF). Conformance shall include, but is not limited to: width of traveled way; roadway grade; curve radius; roadway surface; turnouts; turn-around areas; and maximum length of dead-end road. Certification shall be made in a manner approved by this Department.

In the event that the Civil Engineer is unable to certify that the road(s) are in conformance, applicant shall cause construction plans to be prepared by a Civil Engineer that show what improvements need to be constructed to bring the road(s) into conformance. The plans shall be submitted for review by this Department. Once the construction plans are authorized for construction by the Department and the applicant constructs the improvements, the engineer shall certify that the road(s) are in conformance.

When widening asphalt concrete (AC) roads, the widened road shall be paved with AC. A sawcut is typically required to ensure a uniform joint between the existing and new pavements. The location of the sawcut shall be approved by this Department based upon the condition of the existing road surface.

- (b) For **unpaved road surfaces**, the structural section shall include a minimum, of 0.5 foot of Caltrans Class 2 aggregate base. Paved surfaces are required for grades in excess of 16%.
- (c) Access roads and driveways may include decorative accent treatments such as, but not limited to, stamped concrete or decorative brick pavers. Decorative accent treatments must provide appropriate traction for pedestrians, bicycles, and vehicles. **Decorative access treatments are not permitted within the public right of way**, unless approved in writing by the Department of Public Works.

2.10 **UNKNOWN IMPROVEMENTS:** Other on-site and/or off-site improvements may be required which cannot be determined from tentative map and/or preliminary improvement plans at this time. These improvements will be determined after a review of more complete improvement plans and profiles have been submitted to the County.

2.11 **UTILITIES:** The proposed improvements may require the undergrounding or relocation of existing facilities at the expense of the applicant. 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.

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 the subdivider's expense.

Applicant shall remove any abandoned utilities (natural gas, electrical, cable tv, etc.,) within the public right of way fronting the subdivision or within the subdivision as directed by the Department of Public Works.

2.12 **PERMITS:** An encroachment permit is required to be obtained prior to construction from the Department of Public Works for all work within the right of way of a County maintained road.

2.13 **MAILBOXES.** When clustered mailboxes (neighborhood box units) are required by the Post Office, applicant shall obtain approval for the location of the mailbox unit from the Post Master. The pad for the mailbox unit shall be constructed as part of the subdivision and shall be encompassed by a sidewalk or other easement, as approved by this Department.

2.14 **GATES:** Gates within 50 feet of Sprowl Creek Road that cross private access roads and driveways are not permitted without review and approval by the Department. Gates are not

shown on this plan. Title report prepared by _____, Order No. _____, dated _____."

6.3 The development plan shall include the following to the satisfaction of this Department:

- (a) When roads or drainage facilities are not to be maintained by the County, then clearly state next to the facility "NOT COUNTY MAINTAINED".
- (c) If prepared for the project, reference the soils report; 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."
- (d) A statement substantially similar to: "All pedestrian facilities must be ADA compliant."
- (e) 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".
- (f) For parcels that could be further subdivided: Provide information on the development plan that would assist future owners in developing the parcels in a manner that preserves the maximum, future subdivision potential. This may include showing "potential" building setbacks for ultimate development. It is the intent of this condition that any "potential" setbacks are for information only and are not actual setback requirements to be adhered to.

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

6.5 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

6.6 The development plan shall graphically delineate the location of the Land Use Compatibility zone lines for the Garberville Airport that crosses the property. It shall be tied down with dimensions and bearings to the satisfaction of this Department. The development plan shall include a statement substantially similar to the following: "the property being subdivided is within the influence area of the Garberville Airport and is subject to the development restrictions contained in the latest adopted Airport Land Use Compatibility Plan for the Garberville Airport as well as what is shown on this development plan."

7.0 LANDSCAPING

(none)

// END //

SUBDIVISIONS

CONDITIONS:

The Planning Commission's approval is subject to the attached conditions. These conditions are a mandatory part of the subdivision. Verification that these conditions have been completed must be submitted to the Planning Division of Humboldt County Community Development Services.

If you believe some of the conditions are improper or excessive, you may petition the Planning Division for an amendment or exception to the conditions. The petition must be submitted in writing, stating fully the grounds for the petition and the facts relied upon, along with applicable fees. If the petition is denied, you may appeal to the County Board of Supervisors. You must petition before the effective date; otherwise, the conditions will become final and may not be changed without reconsideration of the total project. Therefore, we encourage you to immediately review the conditions and discuss them with your agent as soon as possible.

COMPLETING THE SUBDIVISION:

You will need to record a Parcel or Final Map to complete the subdivision. This map must conform to the approved tentative subdivision map and comply with the conditions thereof, and cannot be recorded until the attached conditions of approval have been satisfied.

The map must be prepared by a registered engineer or licensed surveyor, and must be based on a survey of the property.

Submit two (2) copies of the prepared map to the Planning Division for approved tentative map conformance review. At the same time you may begin the parcel or final map checking process with the Department of Public Works, Land Use Division.

Only after all conditions of the subdivision have been satisfied and the parcel or final map has been approved as to form and content may the original Mylar version be filed with the Department of Public Works for recordation.

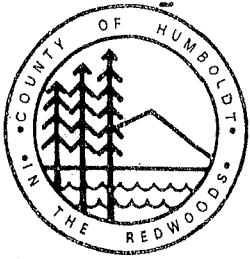
Please note: fees will be charged by the Department of Public Works when the map is submitted for checking and recordation.

PUBLIC REPORT:

You may be required by the State Department of Real Estate to file a Public Report on the subdivision. You should contact the Department as early as possible to initiate the preparation of such a Report, if needed.

FYI:

No portion of the property can be sold, leased, or developed prior to the recordation of the map.



COUNTY OF HUMBOLDT

STEPHEN A. STRAWN
TREASURER-TAX COLLECTOR

825 FIFTH STREET ROOM 125
EUREKA, CALIFORNIA 95501

PHONE: 707-476-2450
FAX: 707-445-7608
TOLL FREE: 877-897-5692
EMAIL: taxinfo@co.humboldt.ca.us

IMPORTANT INFORMATION

TO ANYONE PLANNING SUBDIVISION OR
ANY COMBINATIONS OF LAND PARCELS

**IT IS VERY IMPORTANT THAT ALL WORK BE COMPLETED AND THE MAP
BE RECORDED BY DECEMBER 31, OR THE TAXES FOR THE NEXT FISCAL
YEAR BECOME A LIEN ON THE PROPERTY!**

Please be aware that before maps can be recorded for subdivisions or combinations, all the property taxes for the year, any back taxes, and most assessments ***MUST BE PAID IN FULL***.

The staff of the Treasurer-Tax Collector's office will research the parcel (s) involved and advise of any delinquent and current taxes, assessment, and if it will be necessary to pay a tax performance bond. The Treasurer-Tax Collector's office will collect an ***application fee of \$101.00***. Contact the Treasurer-Tax Collector's staff at 707-476-2450 for further information and to obtain the amount of the performance tax bond.

If the map is recorded between:

1. January 1, through October 31:
 - A.) All delinquent property taxes (secured and unsecured) ***must be paid in full.***
 - B.) Bonded assessments usually ***must be paid in full***
 - C.) Current fiscal years taxes ***must be paid in full.***
 - D.) A deposit in the estimated amount of the tax for the next fiscal Year, which became a lien on January 1, ***must be posted*** with the Treasurer.
2. November 1 through December 31:
 - A.) All delinquent property taxes (secured and unsecured) ***must be paid in full.***
 - B.) Bonded assessments usually must ***be paid in full.***
 - C.) Current fiscal year taxes ***must be paid in full***

We request that you contact the Treasurer-Tax Collector ***NOW*** and not wait until you are ready for recording the subdivision maps. This will allow you more time to prepare and plan for the payments and avoid delays and additional costs.