



## COUNTY OF HUMBOLDT


AGENDA ITEM NO.

**C14**

For the meeting of: January 23, 2018

Date: January 3, 2018

To: Board of Supervisors

From:  Thomas K. Mattson, Public Works Director

Subject: Approval of Homan Subdivision  
APN 515-191-037, Trinidad Area

RECOMMENDATION(S): That the Board of Supervisors:

1. Accept and approve the subdivision map for filing with the County Recorder.
2. Accept the dedications to the County of Humboldt of Parcel A (Stagecoach Road) for road purposes; Parcel B for public utility purposes; Parcel C for non-vehicular access; Parcel D (Anderson Lane) for public road purposes; and Parcel F for public utility purposes; Parcel G for non-vehicular access; Parcel P for drainage purposes.
3. Direct the Clerk of the Board to sign the subdivision map on behalf of the Board of Supervisors and further certify to the abandonment of a portion of Anderson Lane within Lots 2 and 3 of this Subdivision as was dedicated to Humboldt County by 123 Deeds 47.
4. Direct the Clerk of the Board to transmit the Subdivision to the County Recorder.

SOURCE OF FUNDING: General Fund Land Use 1100-168

Prepared by Ronald Garton, County Surveyor 

CAO Approval 

**REVIEW:**

Auditor \_\_\_\_\_ County Counsel  Human Resources \_\_\_\_\_ Other \_\_\_\_\_

**TYPE OF ITEM:**

☒ Consent  
☐ Departmental  
☐ Public Hearing  
☐ Other \_\_\_\_\_






**PREVIOUS ACTION/REFERRAL:**

Board Order No. \_\_\_\_\_

Meeting of: \_\_\_\_\_

**BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT**

Upon motion of Supervisor  Seconded by Supervisor 

Ayes , , , ,   
Nays \_\_\_\_\_  
Abstain \_\_\_\_\_  
Absent \_\_\_\_\_

and carried by those members present, the Board hereby approves the recommended action contained in this Board report.

Dated: 1/23/18

By: 

Kathy Hayes, Clerk of the Board

DISCUSSION: On July 16, 2015, the Planning Commission approved a tentative map for Homan Final Map Subdivision A phased Final Map Subdivision to create six (6) parcels ranging in size from approximately 2.2 acres to 6.9 acres. The objective is to create separate legal lots consistent with a 2-acre minimum parcel size, suitable for residential development, while protecting sensitive habitat and visual qualities.

The subdivision is located in Humboldt County in the Trinidad area.

Pursuant to Government Code Section 66458(a), the subdividers, John N. Homan and Katrin Homan as Trustees of the Homan Revocable Trust, request that the Board of Supervisors approve the subdivision as complete and accept the subdivision map for filing with the County Recorder.

The Planning Division has provided notice that all conditions of tentative map approval, other than those required by the Department of Public Works, have been satisfied.

The Department of Public Works has inspected and approved all subdivision improvements.

The Department of Public Works and the Planning Division have determined that the subdivider has met all conditions of subdivision approval, and within the required time limits.

The Tax Collector or his designee has signed the map indicating that all taxes have been paid or secured to his satisfaction.

FINANCIAL IMPACT: There is no impact to the General Fund.

Stagecoach Road and Anderson Lane are existing County Maintained Roads.

This item conforms with the Board of Supervisors' Core Role of enforcing laws and regulations to protect residents.

OTHER AGENCY INVOLVEMENT None.

ALTERNATIVES TO STAFF RECOMMENDATIONS:

The Board may determine that the map does not conform to all the requirements of the Subdivision Map Act and any local subdivision ordinance applicable at the time of approval or conditional approval of the tentative map and any rulings made thereunder. By doing so the Board shall disapprove the map in accordance with Government Code Section 66458(a). This action is not recommended.

ATTACHMENTS:

- Subdivision Map (on file with the Clerk of the Board)

**Informational note regarding subdivision map noted as attachment: For safekeeping the Land Use Division of Public Works will store the original of the map until approximately 3 working days prior to the Board meeting, at which time it will be transmitted to the Clerk of the Board. For any questions, contact Ron Garton at 268-3762 or Bob Bronkall at 445-7205.**



## OWNER'S STATEMENT

MIN# 1002793-0000048377-2  
D15 # 888-1679-MERS

That the undersigned, being the parties having a record title interest in the real property being subdivided by this map, do hereby consent to the preparation and recordation of this map and to the dedication of the easements for the purposes shown hereon. The expressed rights to the public in general and to the several utility companies shall be and shall remain inferior to the superior rights of the County of Humboldt.

John N. Homan December 26, 2017  
By John N. Homan Date  
Katrin Homan December 26, 2017  
By Katrin Homan Date

\* Trustees of the Homan Revocable Trust

Laura E. Valentine 12/27/17  
By Laura E. Valentine Date  
Laura E. Valentine, Vice President  
Wells Fargo Home Mortgage Mortgage Electronic Registration Systems, Inc.  
Mortgage Electronic Registration Systems, Inc.  
Wells Fargo Bank, N.A. as beneficiary under the deed of trust recorded  
as Instrument No. 2012-022714-25 Humboldt County Records.

Ralph L. Hall 12/27/17  
By Ralph L. Hall Date  
Ralph L. Hall, Vice President  
Wells Fargo Home Mortgage Mortgage Electronic Registration Systems, Inc.  
Mortgage Electronic Registration Systems, Inc.  
Wells Fargo Bank, N.A. as beneficiary under the deed of trust recorded  
as Instrument No. 2012-022714-25 Humboldt County Records.  
November 21, 2003

## ACKNOWLEDGEMENT (OWNER)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Humboldt  
On December 26, 2017, before me, Chelene Elizabeth Sallashypelle  
personally appeared: John N. Homan, Katrin Homan  
who proved to me on the basis of satisfactory evidence to be the  
person(s) whose name(s) is subscribed to the within instrument and acknowledged  
to me that they executed the same in their authorized capacity, and that by their  
signature(s) on this instrument the person(s) or the entity upon behalf of which the  
person acted executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California  
that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

signature

My Principal Place of Business is in

Humboldt County

My Commission Expires: 9/6/2019

## ACKNOWLEDGEMENT (BENEFICIARY)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Maryland  
County of Frederick  
On 12/27/17, before me, Hannah Mose  
personally appeared: Laura E. Valentine, Vice President  
who proved to me on the basis of satisfactory evidence to be the  
person(s) whose name(s) is subscribed to the within instrument and acknowledged  
to me that they executed the same in their authorized capacity, and that by their  
signature(s) on the instrument the person(s) or the entity upon behalf of which the  
person acted executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California  
that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

signature: Hannah Mose  
signature: Hannah Mose

My Principal Place of Business is in

Frederick County

My Commission Expires: 08/09/2020

## COUNTY TAX COLLECTOR'S STATEMENT

I, John Bartholomew, Tax Collector of Humboldt County, California, hereby certify that according to the records of this Office, as of this date, that there are no tax liens currently due against the land within this subdivision or parcel description described as Assessor's Parcel No.'s 515-191-037, for any unpaid county taxes or special assessments.

I further certify that taxes or assessments which will become a lien on the property, but which are not yet currently due, are estimated at \$144,736 and that a bond in this amount has been collected and deposited with this office on behalf of the Board of Supervisors.

John Bartholomew  
Humboldt County Tax Collector  
By Shannon Wilson 12/26/17  
Deputy Date  
Printed Name: Shannon Wilson

## CLERK OF THE BOARD STATEMENT

I, Kathy Hayes, Clerk of the Board of Supervisors of the County of Humboldt, State of California, hereby certify that said Board of Supervisors at a meeting held on 12/26/17, at which a quorum was present, approved the subdivision map. Said Board accepted those parcels of land and easements as offered for dedication for the uses set forth on the accompanying subdivision map in conformity with the terms and dedications summarized as follows:

PARCEL A PARCEL D PARCEL P  
PARCEL B PARCEL F  
PARCEL C PARCEL G

Kathy Hayes  
Clerk of the Board of Supervisors

By Deputy Date

NOTICE OF DEVELOPMENT PLAN &  
NOTICE OF GEOLOGIC REPORT

A notice of Development Plan and Geologic Report for the Lots of this subdivision has been recorded. The referenced document(s) is/are on file with the Humboldt County Planning Department under File No. APN 515-191-037, Case No. FMS-08-002.

## FURTHER SUBDIVISION NOTE

Further subdivisions of the lots created by this Subdivision, may require the performance of additional on-site and off-site improvements to the road connecting the subdivision to the County road or other publicly maintained road. If the County deems necessary, this work could require the road to be developed to the County road standards by the subdivider.

## ACKNOWLEDGEMENT (BENEFICIARY)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Maryland  
County of Frederick  
On 12/27/17, before me, Hannah Mose  
personally appeared: Ralph L. Hall, Vice President  
who proved to me on the basis of satisfactory evidence to be the  
person(s) whose name(s) is subscribed to the within instrument and acknowledged  
to me that they executed the same in their authorized capacity, and that by their  
signature(s) on the instrument the person(s) or the entity upon behalf of which the  
person acted executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California  
that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

signature: Hannah Mose  
signature: Hannah Mose

My Principal Place of Business is in

Frederick County

My Commission Expires: 08/09/2020

## COUNTY RECORDER'S STATEMENT

Filed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ at \_\_\_\_\_ m. in Book \_\_\_\_\_ of Maps, at Page(s) \_\_\_\_\_  
Humboldt County Records, at the request of Ronald D Hunt, Western Timber Services, Inc.

Kelly E. Sanders  
Humboldt County Recorder

By \_\_\_\_\_ Deputy  
Fee: \_\_\_\_\_  
Instrument No. \_\_\_\_\_

## COUNTY SURVEYORS STATEMENT

I hereby state that I have examined this map; that the subdivision as shown is substantially the same as it appeared on the tentative map and any approved alterations thereof; that all provisions of the Subdivision Map Act and of any local subdivision ordinances of the County of Humboldt applicable at the time of approval of the tentative map have been complied with; and that I am satisfied that this map is technically correct.

Ronald C. Garton 1/3/2018  
By Ronald C. Garton Date  
Ronald C. Garton, P.L.S. 7717  
Humboldt County Surveyor



## SURVEYORS STATEMENT

This map was prepared by me or under my direction and is based upon a field survey in conformance with the requirements of the Subdivision Map Act and local ordinance at the request of John and Katrin Homan, on July 2017. I hereby state that all the monuments are of the character and occupy the positions indicated and that the monument to enable the survey to be retraced and that this final map substantially conforms to the conditionally approved tentative map. I hereby state that said survey is true and complete as shown.

Ronald D. Hunt 12-26-17  
By Ronald D. Hunt Date  
Ronald D. Hunt  
L.S. 4570



## ABANDONMENT STATEMENT

Pursuant to Section 66445 (j) of the Subdivision Map Act, the filing of this Final Map constitutes abandonment of the Anderson Lane 48 foot wide right of way, as said right of way was dedicated to Humboldt County by 123 Deeds 47 lying within Lots 2 and 3 of this map.

## NON-COUNTY LANE NOTE

If the private lane or lanes shown on this plan of subdivision, or any part thereof, are to be accepted by the County for the benefit of the lot owners on such lane rather than the benefits of the County generally, such private lane or lanes or parts thereof shall first be improved at the sole cost of the affected lot owner or owners, so as to comply with the specifications as contained in the then applicable subdivision regulations relating to public streets.

Tract No \_\_\_\_\_

Homan Subdivision  
Section 23, T 8 N, R 1 W, Humboldt Meridian  
Unincorporated Area of Humboldt County  
State of California  
Western Timber Services, Inc.  
Arcata, California  
July 2017  
Sheet 1 of 3

# LEGEND

- Set 5/8 inch 36 inches long rebar with 1 1/2 inch aluminum cap stamped LS 4570
- Found Monument of record as noted
- set PK nail and LS 4370 washer at Centerline Points
- ( 1 ) Record information per Book 62 of Surveys, Pages 71
- ( 2 ) Record information per Book 65 of Surveys, Pages 67-73
- ( 3 ) Record information per 2012-022716-2
- ( 14 ) Record information per File No. 001 UR 333 on File at the Humboldt County Surveyor's office
- W. Water Well
- Centerline of Water Line Easements

## LINE TABLE

LINE	COURSE	DISTANCE
L1	S18°05'57" E.	38.45
L2	S15°33'21" W.	46.37
L3	S03°57'09" W.	42.66
L4	S57°51'23" W.	66.04
L5	S33°15'51" E.	33.06
L6	S43°31'46" E.	118.43
L7	S43°18'14" E.	34.23
L8	S02°05'00" E.	66.50
L9	S52°55'33" E.	82.41
L10	S38°52'02" W.	81.32
L11	S38°52'02" W.	124.68
L12	S40°14'11" W.	155.52
L13	N89°29'53" W.	21.23
L14	N89°28'53" W.	21.23
L15	N89°28'53" W.	20.25
L16	S00°20'43" W.	9.00
L17	S63°37'23" E.	31.40
L18	N10°06'57" W.	24.14
L19	S19°06'57" E.	29.32
L20	S62°05'18" E.	35.28
L21	S10°00'00" W.	25.00
L22	S71°51'57" W.	36.06
L23	N10°33'21" E.	20.00
L24	N30°08'58" W.	28.23
L25	N71°35'40" W.	60.43
L26	N59°48'12" W.	52.77
L27	S00°12'30" W.	66.42
L28	S71°32'50" W.	74.50
L29	S56°55'56" W.	62.78
L30	N75°00'08" W.	140.84
L31	N78°18'40" W.	64.07
L32	N64°51'28" W.	45.21
L33	S73°42'24" W.	122.75
L34	N53°53'29" W.	77.83
L35	N38°21'45" W.	42.35
L36	S03°48'34" W.	29.56
L37	S00°09'23" W.	81.82
L38	S40°03'45" E.	71.04
L39	S05°30'36" E.	11.27
L40	S21°46'29" W.	33.37
L41	S30°51'14" W.	44.03
L42	S38°58'24" W.	34.25
L43	S51°53'03" W.	34.89
L44	N55°15'00" W.	57.54
L45	S50°43'05" W.	80.59
L46	S00°41'10" W.	55.31
L47	N28°29'18" W.	64.33
L48	N63°35'44" E.	50.00
L49	N28°29'18" W.	50.00
L50	S63°35'44" E.	50.00
L51	S28°29'18" E.	50.00

## CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C1	36.31	80.00	34°40'19"
C2	40.50	206.00	11°38'12"
C3	56.45	60.00	63°54'14"
C4	95.06	85.00	64°04'37"
C5	40.12	85.00	27°02'37"
C6	50.12	330.00	10°15'55"
C7	84.52	112.00	43°14'14"
C8	59.43	87.00	50°50'33"
C9	18.02	80.00	10°45'32"
C10	33.39	80.00	23°54'47"

## SURVEY NOTES

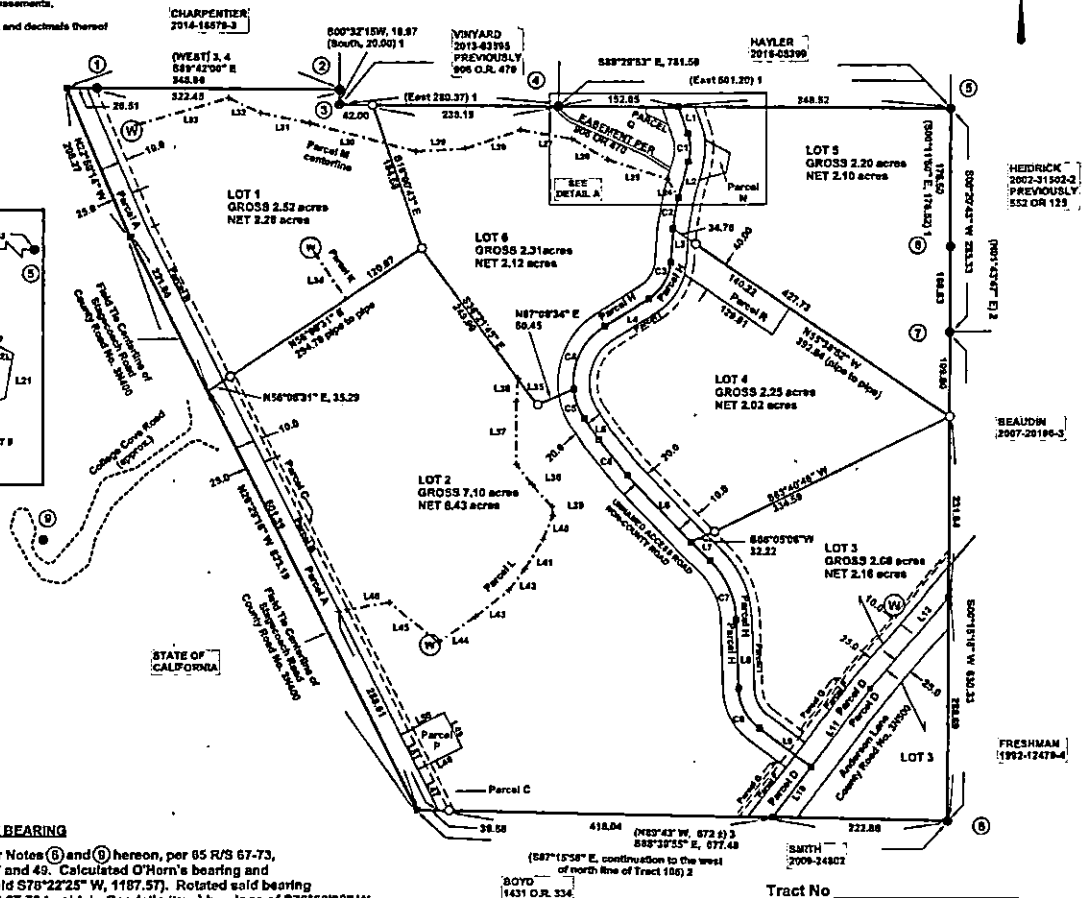
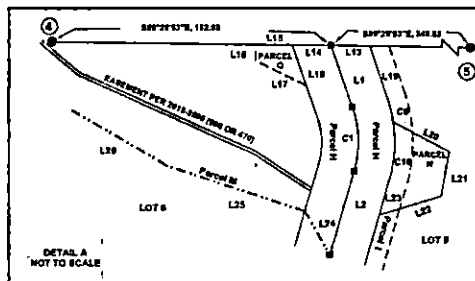
Accepted monuments at corner notes (2), (3), and (5) hereon and O'Hern's explanation of deeds as shown on 63 R/S 71 and monument at corner note (1) hereon to determine the north line of the Homan Parcel.

Accepted monuments at corner notes (2), (3), and (5) to determine the east line of Homan parcel per 63 R/S 67-73.

Determined the south line of Homan's parcel by accepting the monument at (5) hereon as being on the South line of Tract 113 and monument at Corner Note 51 per 63 R/S 67-73 as an original monument from the Hammond Tract Survey Map. 63 R/S 67-73 shows a bearing of N67°15'58" W from Note 51 of said map and monument at (5) hereon. Extended this bearing rotated counter-clockwise 7°23'57", N68°29'55" W as the best evidence of the South line of Tract 110 and the South line of Homan's parcel.

Net areas of Lots in total area excluding road easements.

Distances shown hereon are in US survey feet and decimals thereof



## BASIS OF BEARING

Field tie between monuments at Corner Notes (6) and (9) hereon, per 63 R/S 67-73, O'Hern's monuments at Corner Note 47 and 49. Calculated O'Hern's bearing and a distance of S78°22'25" W, 1187.43 (field S78°22'25" W, 1187.57). Rotated said bearing counter-clockwise 01°23'57" per 63 R/S 67-73 to obtain Geodetic (true) bearings of S78°58'28" W.

## RIGHT OF WAY NOTE FOR STAGECOACH ROAD

Stagecoach road was declared a public road on August 5, 1877 as documented in Road Register #1 at page 287 on file with the Humboldt County Land Use Division of the County Department of Public Works. The alignment as described in said road register and shown on Book 3 of Maps Page 100 could not be retraced or located. The centerline of the present day road pavement is accepted as the centerline of the right of way (50 foot wide per road register).

Homan Subdivision  
Section 23, T 8 N, R 1 W, Humboldt Meridian  
Unincorporated Area of Humboldt County  
State of California  
Western Timber Services Inc.  
Arcata, California  
July, 2017  
Scale 1" = 100 feet  
Sheet 2 of 3

#### CORNER NOTES

- ① Found and accepted 1/4 inch iron rod with 1/4 inch aluminum cap stamped RE 1754 set per unrecorded survey for Brown and Edwards in September 1950 on file with Humboldt County Surveyors Office, see File No. 001 UR 333.
- ② Found and accepted 1/4 inch copperweld rod with LS 2534 (R. Sauko) 0.15 feet south of property corner, per 63 R/S 71 (note 6). Sauko's field notes are on file with the Humboldt County Surveyor's Office, see File No. 001 UR 828.
- ③ Found and accepted 1/4 inch iron pipe with LS 4829 plastic plug per 62 R/S 71.
- ④ Found and accepted 1/4 inch iron pipe with LS 4829 plastic plug per 62 R/S 71 in pavement.
- ⑤ Found and accepted 1/4 inch iron pipe with LS 4829 plastic plug per 62 R/S 71.
- ⑥ Found 1 inch iron pipe with wood plug and RE 1754 tag as per Corner Note 4. 62 R/S 71. Pipe set by Larson and on file at the Humboldt County Surveyor's Office, see File No 001 UR 334.
- ⑦ Found and accepted 1 1/4 inch iron pipe with LS 4829 washer in wood plug per 63 R/S 67-73, Corner Note ④.
- ⑧ Found and accepted 1/4 inch iron rod with 1/4 inch aluminum cap pipe, partially gone with "1754" stamped on cap in fence corner as shown in 63 R/S 67-73, Corner notes ④.
- ⑨ Found 1/4 inch iron pipe with plastic plug stamped "CPW HUM CO." on the north side of the road leading to the parking lot of College Cove Park. This is County of Humboldt Control point No. 11, on file in the office of Humboldt County Surveyor and shown in 65 R/S 67-73, Corner Note ④. (to: N02°47'38" E, 582.33 to the Northwest corner of Lot 1)  
(to: S32°58'13" E, 589.73 to the Southwest corner of Lot 2)

#### THIS PROPERTY MAY BE ENCUMBERED BY THE FOLLOWING RECORDED INSTRUMENTS

1. Book 103 of Deeds, Page 84 - 40 foot strip reserved for County Road purposes - affects Lots 2 and 6 of this map.
2. Book 806 of Official Records, Page 479 - 25 feet in width granted to Herbert B Perkins and Vivian I Perkins for ingress, egress and public utilities shown hereon.
3. Book 806 of Official Records, Page 479 - a strip of land 10 feet in width granted to Herbert B Perkins and Vivian I Perkins for water pipe line shown hereon.
4. Book 1083 of Official Records, Page 1149 - 25 feet in width granted to Herbert B Perkins and Vivian I Perkins for ingress, egress and public utilities shown hereon.
5. Book 1083 of Official Records, Page 1149 - a strip of land 10 feet in width granted to Herbert B Perkins and Vivian I Perkins for water pipe line and rights in conjunction with the right to take and use water shown hereon.

#### COUNTY DEDICATIONS

PARCEL A - As shown hereon over a portion of Lots 1 and 3 is a 25 foot wide easement from the centerline of Stagecoach Road (within the boundaries of this subdivision) as shown on sheet 1, together with a slope maintenance easement extending to a point 10 feet beyond toe of fill slopes or top of cut slopes, hereby dedicated to the County of Humboldt for public road purposes.

PARCEL B - As shown hereon over a portion of Lots 1 and 2 is a 10 foot wide public utilities easement adjacent to Parcel A and is hereby dedicated to the County of Humboldt for public use.

PARCEL C - As shown hereon over a portion of Lot 2 is a 1 foot wide non-vehicular access strip adjacent to Parcel B hereby dedicated to the County of Humboldt.

PARCEL D - As shown hereon over a portion of Lots 2 and 3 is a 50 foot wide easement centered along the physical centerline of Anderson Lane (within the boundaries of this subdivision) as shown on sheet 2, together with a slope maintenance easement extending to a point 10 feet beyond toe of fill slopes or top of cut slopes, hereby dedicated to the County of Humboldt for public road purposes.

PARCEL E - As shown hereon over a portion of Lots 2 and 3 is a 10 foot wide public utility easement adjacent to Parcel D and is hereby dedicated to the County of Humboldt for public use.

PARCEL G - As shown hereon over a portion of Lots 2 and 3 is a 1 foot wide non-vehicular access strip adjacent to Parcel F hereby dedicated to the County of Humboldt.

PARCEL P - As shown hereon over Lot 2 is a 50 foot by 50 foot easement, centered on the existing creek hereby dedicated to the County of Humboldt.

#### EASEMENTS CREATED BY THIS MAP

PARCEL H - As shown hereon over a portion of Lots 2, 3, 4, 5, and 6 is a 40 foot wide easement lying 20 feet on each side of the centerline of the access road for ingress, egress, (together with a slope maintenance easement extending to a point 10 feet beyond toe of fill slopes or top of cut slopes) and public utilities which is hereby created for the benefit of Lots 2, 3, 4, 5, and 6 of this subdivision.

PARCEL I - As shown hereon over a portion of Lots 3, 4 and 5 is a 18 foot wide public utility easement adjacent to Parcel H which is hereby created for the benefit of Lots 3, 4, and 5 of this subdivision.

PARCEL N - As shown hereon over a portion of Lot 5 is a variable width easement (dimensions shown on sheet 2) for ingress, egress and turnaround purposes which is hereby created for the benefit of Lots 3, 4, 5, and 6 of this subdivision.

PARCEL K - As shown hereon over a portion of Lot 1 is a 20 foot wide waterline and well easement lying 10 feet on each side of the centerline shown on sheet 2 which is hereby created for the benefit of Lot 2 of this subdivision.

PARCEL L - As shown hereon over a portion of Lot 2 is a 20 foot wide utility, waterline and well maintenance and water storage (drink easement) lying 10 feet on each side of the centerline shown on sheet 3 which is hereby created for the benefit of Lot 6 of this subdivision.

PARCEL M - As shown hereon over a portion of Lots 1 and 6 is a 25 foot wide utility, waterline and maintenance and well easement lying 12.5 feet on each side of the centerline shown on sheet 2 which is hereby created for the benefit of Lot 6 of this subdivision.

Parcel Q - As shown hereon over a portion of Lot 6 is a variable width utility easement (dimensions shown on sheet 2) which is hereby created for the benefit of Lots 4, 5, and 6 of this subdivision.

Parcel R - As shown hereon over a portion of Lot 4 is a 40 foot wide easement (dimensions shown on sheet 2) for ingress, egress and public utilities hereby created for the benefit of Lot 5 of this subdivision.

Tract No \_\_\_\_\_

Homan Subdivision  
Section 23, T 8 N, R 1 W, Humboldt Meridian  
Unincorporated Area of Humboldt County  
State of California  
Western Timber Services Inc.  
Arcata, California  
July, 2017  
Sheet 3 of 3