REFERRAL AGENCY COMMENTS AND RECOMMENDATIONS

The project was referred to the following agencies for review and comment. Those agencies that provided written comments are checked off.

Referral Agency	Response	Recommendation	Location
Ag Commissioner			
County Assessor	✓	Approval	On file
Farm Bureau			
PG&E			
CALFIRE	✓	No comment at this time	On file
CDFW	✓	No comment at this time	On file
Forestry Review Committee	✓	Approval	Attachment 4
Williamson Act Advisory Committee	✓	Approval	Attachment 5
NWIC	✓	Conditional approval	On file
Bear River Band of the Rohnerville Rancheria			
Intertribal Sinkyone Wilderness Council			
CalTrans District 1			
Redway VFD			
County Building Inspection Division			
County Public Works, Land Use Division	✓	Conditional approval	Attached
County Division of Environmental Health	✓	Approval	On file

	PUBLIC WORKS BUILDING SECOND & L ST., EUREKA FAX 445-7409		CLARK COMPLEX HARRIS & H ST., EUREKA FAX 445-7388	
ON-LINE	ADMINISTRATION	445-7491	NATURAL RESOURCES	445-7741	LAND USE	445-7205
WEB: CO.HUMBOLDT.CA.US	BUSINESS	445-7652	NATURAL RESOURCES PLANNING	267-9540	
	ENGINEERING	445-7377	PARKS	445-7651	
	FACILITY MANAGEMENT	445-7493	ROADS	445-7421	

L A N D   U S E   D I V I S I O N   I N T E R O F F I C E   M E M O R A N D U M

TO: Rodney Yandell, Senior Planner, Planning & Building Department

FROM: Ken Freed, Assistant Engineer

DATE: 04/19/2023

RE: SANDERS/HURLBUTT, APN 214-141-001 & -010,
APPS# PLN 2023-18159-LLA

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

Record of Survey: The corners of the new property lines shall be monumented, pursuant to Section 325.5-9 of the Humboldt County Code. A Record of Survey shall be filed unless this requirement is waived by the County Surveyor. The requirement for a Record of Survey may be waived if, in the opinion of the County Surveyor, any one of the following findings can be made:

(a)   The new boundary line(s) are already adequately monumented of record.
(b)   The new boundary line(s) can be accurately described from Government Subdivision Sections or aliquot parts thereof.
(c)   The new boundary line(s) can be accurately described and located from existing monuments of record.
(d)   The new boundary is based upon physical features (i.e. roads, creeks, etc.) which themselves monument the line.

The applicant should ensure that the resulting parcels of the lot line adjustment will not result in any land locked parcels and that access easements are established as necessary. Pursuant to Section 4, Appendix A of the Subdivision Ordinance (County Code Section 321-1, et seq.), a 50 foot wide easement is required when a subdivision is proposed. In order to preserve subdivision potential, the Department recommends that a 50 foot wide easement be established as part of the project.

Informational Notes:

1. Lot frontage improvements to the roadway (such as paved driveway aprons, sidewalk, curb & gutter, parking lanes, lane widening, shoulder widening, road paving, curb returns, curb ramps, etc.) are typically not required as part of a lot line adjustment project. Lot frontage improvements are typically required when building permits (or other development permits) are requested.

2. The subject property is located within the State Responsibility Area and is subject to the County's Fire Safe Regulations (FSR) as set forth in County Code. Development of the subject property must comply with the FSR. The Department is involved with ensuring that roads meet minimum FSR. The most common issues with roads not conforming to the FSR are: the maximum length of dead-end road is exceeded; the width of road is not wide enough; the grade of the road is too steep; and curve radii are too small. Development of the subject property may require extensive on-site and off-site road improvements in order to meet minimum standards.

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

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