

## **AMENDMENT OF RELATED REGULATIONS**

The following amendments to other County Regulations are proposed for the purpose of maintaining internal consistency between the regulations or add clarity to development requirements:

1. Title III, Land Use and Development, Division 1, Planning, Zone Regulations Inland Areas. Section 314-60.1, Removal of natural Materials, is amended to provide:

### **314-60.1. REMOVAL OF NATURAL MATERIALS.**

Surface removal of minerals and natural materials, including building and construction materials to be used for commercial purposes, shall be allowed in any zone with a use permit. A discretionary (special or conditional use) permit is not required for onsite excavation and removal of material for normal construction of buildings, structures or underground facilities, or where such removal is primarily for grading and land leveling, except where the activity is subject to the Streamside Management Area Ordinance, Section 314-61.1. (Ord. 519 Sec. 617, 5/11/65)

2. Title III, Land Use and Development, Division 2, Subdivision Regulations. Section 323-5, Data on Tentative Map.

### **323-5. DATA ON TENTATIVE SUBDIVISION MAP.**

- (a) The Tentative Subdivision Map is essentially a study plan which when approved will serve as a basis for the preparation of a Final Map or Parcel Map. Each Tentative Subdivision Map shall be clearly and legibly drawn and shall show the proposed design of the subdivision. It shall be at least eighteen inches by twenty-six inches (18" x 26"), and of such scale as to show clearly all details thereof.
- (b) The Tentative Subdivision Map shall contain the following information:
  - (1) A key or location map on which shall be shown the general area including adjacent property, subdivisions and roads together with the distance to the nearest publicly maintained road.
  - (2) The tract name or other designation, the date, north point, scale, and sufficient description to define the location and boundaries of the proposed tract.
  - (3) Names and addresses of record owner(s) and subdivision name and address of the engineer, surveyor or the individual who prepared the map; and the name and Assessor's parcel numbers of all contiguous ownerships.
  - (4) The approximate dimensions and areas of all lots.

- (5) Accurate location of all existing structures and the distance to all existing and proposed property lines, right of way lines, roads, creeks, streamside management and other wet areas, wells, sewage disposal fields, steep banks (over 15%), fill, etc. Distances less than fifty feet (50') must be accurate to the nearest whole foot based on field measurements. However, if the distance is questionable or cannot be determined, it shall be estimated and labeled plus or minus ( $\pm$ ).
- (6) The location of existing and proposed sanitary sewers, sewage disposal systems, wells, storm drains, gas, water, power, and telephone lines and other public utilities and the width and location of all easements required for same. The width, locations and purposes of all other easements shall likewise be shown on the Tentative Subdivision Map.
- (7) The approximate location of all areas subject to inundation or inundated, and the location, width and direction of flow of all surface water, water sources, streamside management and other wet areas, and areas subject to overflow by tidal waters.
- (8) The location, names and widths of present traveled ways and/or rights of way or adjacent roads, streets, highways, or ways.
- (9) The locations, names and widths of all roads, streets, highways and ways in the proposed subdivision.
- (10) The location of official plan lines of projected streets or highways as shown on the General Plan and the official plan lines of the County.
- (11) Contour lines having the following intervals (the method of developing the contours shall be stated):
  - A. Two-foot (2') contour intervals for ground slopes between level and five percent (5%), plus spot elevations as required.
  - B. Five-foot (5') contour intervals for ground slopes exceeding five percent (5%) but less than twenty-five percent (25%).
  - C. Ten-foot (10') or twenty-foot (20') contour intervals for ground slopes exceeding twenty-five percent (25%).
  - D. For subdivisions with no lot less than twenty (20) acres, aerial planimetric maps without contours and blow-up of USGS contours may be submitted in lieu of a more detailed contour map.
- (12) The approximate radii of all curves. A Tentative Subdivision Map for a Parcel Map subdivision need not show this information.

- (13) Any area for public use. A Tentative Subdivision Map for a Parcel Map subdivision need not show this information.
- (14) Typical sections of all streets, highways, ways and alleys, and details of required improvements, such as curbs, gutters and sidewalks, or reference to established standards for curbs, gutters and other improvements, shall accompany the Tentative Subdivision Map and shall be of such scale as to show clearly all details thereof. A Tentative Subdivision Map for a Parcel Map subdivision need not show this information.
- (15) Typical sections and all details of any grading to be performed in connection with the development of the site. A Tentative Subdivision Map for a Parcel Map subdivision need not show this information. An erosion and sediment control plan if required by the County Grading, Excavation, Erosion and Sediment Control Ordinance, Section 331-12.
- (16) Any of the foregoing requirements may be modified or waived by the Director of Public Works when they are deemed unnecessary and written findings are made. (Ord. 1146 § 34, 7/19/77)

3. Title III, Land Use and Development, Division 2, Subdivision Regulations. Section 323-6, Statements to Accompany Tentative Subdivision Map.

**323-6. STATEMENTS TO ACCOMPANY TENTATIVE SUBDIVISION MAP.**

The following information shall appear on or accompany the Tentative Subdivision Map:

- a. A subdivider’s statement shall be submitted with each Tentative Subdivision Map. The subdivider’s statement shall contain the following information:
  - (1) The existing use or uses of the property.
  - (2) The proposed use or uses of the lots including the remainder, if any, with an description of the area or location of each use.
  - (3) The source, quality and quantity of the proposed water supply and a general description of the proposed water system. The statement *shall* also provide evidence as required by the appendix that water can be developed on or supplied to each lot, together with an estimate of the cost of developing water at each site. Such evidence shall not be required for any lot sixty (60) acres in size or larger. Division 3 of Title 6 of this Code regulates the construction of wells.

(4) The proposed provisions for sewage disposal, drainage and flood control. Proposed provisions for sewage disposal need not be stated for any lot which is sixty (60) acres [one and one-half (1-1/2) quarter sections] or larger.

(5) Subdivision improvements will be based upon the ultimate density for the subdivided land as planned for in the Humboldt County General Plan. Therefore, if the subdivider proposes reduced subdivision improvements premised upon a lesser density than shown in the General Plan, the subdivision application shall be accompanied by:

A. An application for zoning implementing the subdivider's plan for density of development; or

B. A statement that the subdivider agrees to put a statement of record in the office of the Humboldt County Recorder, to read substantially as follows:

Further subdivisions of the lots created by the \_\_\_\_\_ (Name) \_\_\_\_\_ Subdivision, \_\_\_\_\_ (Recording Data \_\_\_\_\_), 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.

(6) The proposed grading, erosion and sediment control plan, fire protection, street improvement and other improvements together with an application for a grading permit if required by Section 331-12 of the County Code.

4. Appendix to Title III, Land Use and Development, Division 2, Subdivision Regulations, Section 3, Other Policies.

Subsection 3-4, Erosion and Water Pollution, add as next (second) paragraph:

The examples of Best Management Practices found within the appendix to the County Grading, Excavation, Erosion and Sediment Control regulations (Section 331-12) may be proposed by applicants or utilized by County staff in the conditioning of any development related application or approval pursuant to the County Subdivision Regulations.

5. Appendix to Title III, Land Use and Development, Division 2, Subdivision Regulations, Section 8, Sewage Disposal and Water Supply, is amended as follows:

## 8-2. WATER.

The subdivider shall provide information as to the source, quality and approximate quantity of water supply and general description of proposed system, and evidence as required by the County Health Department for lots less than sixty (60) acres [one and one-half (1-1/2) quarter sections] in size provided by test wells, geologists, civil engineers, licensed well drillers, or licensed surveyors when the quantity is in a measurable form, that 720 gallons of water per twenty-four (24) hour period can be developed or supplied to each parcel, together with an estimate of the cost of developing water at each site.