



COUNTY OF DEL NORTE
COMMUNITY DEVELOPMENT DEPARTMENT

981 "H" Street, Suite 110
Crescent City, California 95531

Fax (707) 465-0340

Planning
(707) 464-7254

Engineering & Surveying
(707) 464-7229

Roads
(707) 464-7238

Building Inspection
(707) 464-7253

Environmental Health
(707) 465-0426

BOARD REPORT

DATE: August 7, 2026 **AGENDA DATE:** August 25, 2026
TO: Del Norte County Board of Supervisors
FROM: Rosanna Bower, Assistant County Engineer
SUBJECT: Request for Modified Road Improvement Standards
LOCATION: Unnamed Road (accessed from Valley View Drive) in Gasquet, CA (APN: 131-020-039)

Recommendation:

10:35 AM. Recommend the Board of Supervisors approve a modified road improvement standard resulting in the application of the Modified Subdivision Road Improvement Standard 1 (Applicant's Proposal) below:

"Modified Subdivision Road Improvement Standard 1 (Applicant's Proposal):

The applicant shall construct a roadbed that is twenty feet wide with four inches of compacted three-quarter inch minus crushed rock. Two-foot graded shoulders shall be constructed on each side of the roadway with drainage features designed to carry runoff from a ten-year storm. The right-of-way width shall be thirty feet. Improvements shall extend from Valley View Drive to the turnaround on the new parcel, a distance of approximately 675 feet."

as recommended by the Planning Commission and presented by the Assistant County Engineer.**

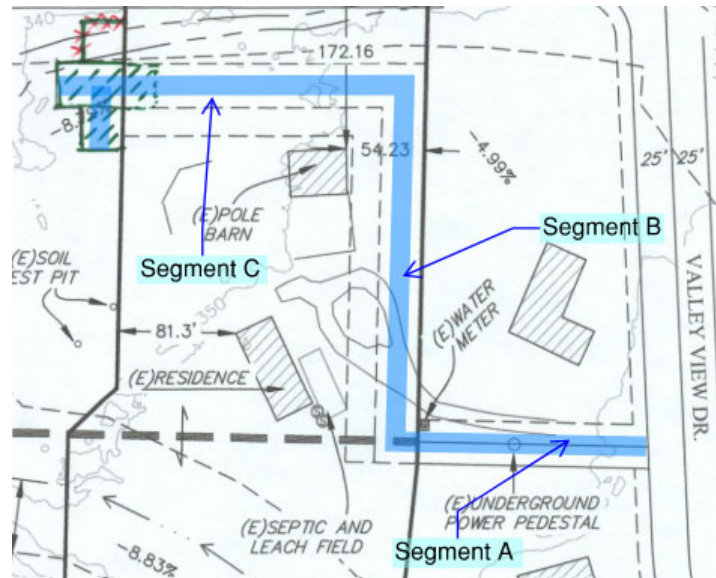
Discussion/Summary:

The applicant has submitted a subdivision application (MS2502) for the subdivision of Assessor's Parcel Number 131-020-039 (the existing parcel) and submitted a corresponding request for modified road improvement standards. The proposed subdivision, with approval of a modified road improvement standard, will create two parcels and no remainder. The existing parcel is addressed as 9105 Highway 199 in Gasquet, CA and is accessed from an unnamed road off of Valley View Drive. The following documents are attached for reference:

- Attachment 1 – Request for Modified Road Improvement Standards
- Attachment 2 – Vicinity Map
- Attachment 3 – Tentative Map for Ron MacMaster

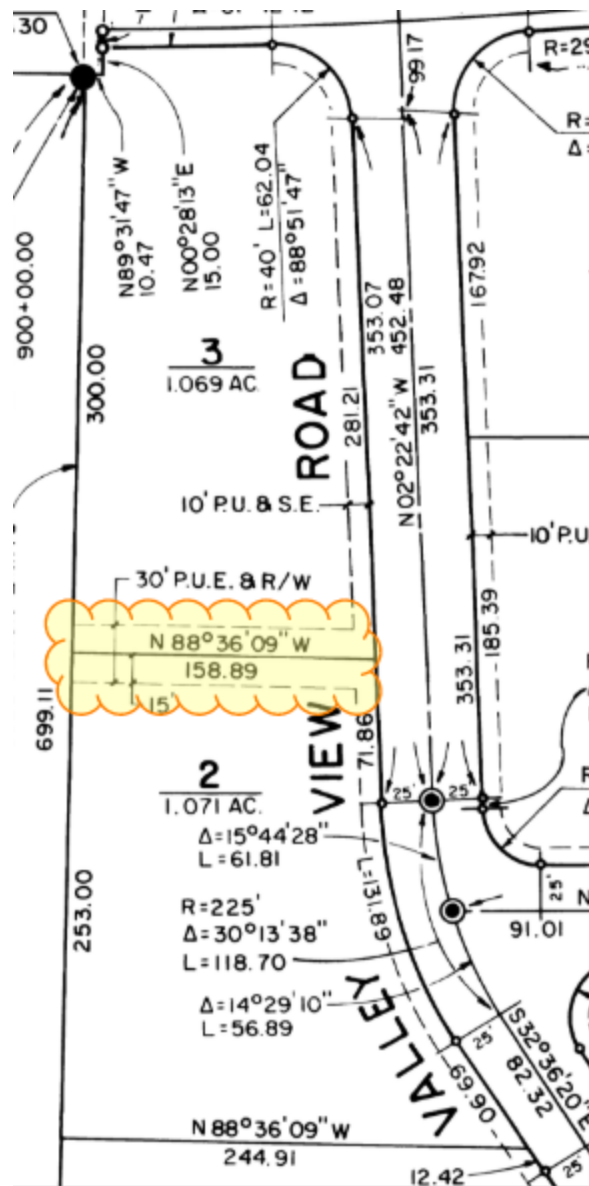
- Attachment 4 – Assessor's Parcel Map
- Attachment 5 – Gasquet Village, Unit 1 (Book 7 of Maps, pages 89-91)

The unnamed road right-of-way presently extends from Valley View Drive to the existing parcel (Segment A), a distance of approximately 160 feet. The subdivision proposes to extend the unnamed road approximately 275 feet north along the east property line of the existing parcel (Segment B) and then a distance of approximately 255 feet west (Segment C) where a turnaround will be located on proposed lot 2. These three segments constitute the subdivision road.



Segment A is an existing 30-foot right-of-way between Valley View Drive and the existing parcel. It is shown on the Gasquet Village, Unit 1 map filed in 1976 that created the parcels to the east.

- Attachment 5 – Gasquet Village, Unit 1 subdivision filed in 1976 in Book 7 of Maps, pages 89-91.



If road improvements, as desired by County Code, are to be constructed the right-of-way width for the entire length of the subdivision road would need to be 50 feet wide to meet Chapter 12.05 (Standards for Private Rural Roads).

The parcel being subdivided is approximately 40 acres in size. No other easements across the existing parcel exist. Therefore, only the parcel being subdivided and the two parcels abutting Segment A will be served by the subdivision road. Based on current zoning, approximately two thirds of the existing parcel is zoned residential agricultural (R1A) and one third is zoned light commercial (C-2), resulting in the potential for the subdivision road to serve more than 21 parcels. Private road standards are based on the number of lots served by land which has been divided or could be divided under current zoning ordinances with 21 or more parcels being the heaviest private rural road standard.

The existing right-of-way width of 30 feet associated with Segment A and abutting development on existing parcels not a part of the subdivision is limiting the subdivision potential of the parcel proposed to be subdivided unless a modified road improvement standard is granted. The existing access road, Segment A, is sandwiched between two developed parcels not under the control of the applicant. The applicant has discussed acquiring additional right-of-way width from the parcels abutting Segment A

(i.e., APN: 131-200-003 and APN: 131-200-030) and neither are willing to negotiate additional easement width with the applicant.

The alignment of Segment B abuts the eastern property line of the existing parcel. Designating a 50-foot-wide road and utility easement along this segment would not be in conflict with the required setbacks between the existing pole barn and the proposed subdivision road or encompass the leach field area for the existing residence. Presently there are 54.23 feet between the existing pole barn and the eastern property line and about the same distance between the existing leach field area and the eastern property line. Granting a 50-foot-wide road and utility easement for the proposed subdivision road would result in a near zero setback between the existing pole barn and the new subdivision road where zero feet is required, and the same near zero distance between the existing leach field area and the new subdivision road.

The alignment of Segment C is just south of the 50-foot stream buffer zone and north of the existing pole barn. Designing a 50-foot-wide road and utility easement along this segment would meet setback requirements of zero feet between the existing pole barn and proposed subdivision road. There is about 68 feet between the existing pole barn and the 50-foot stream buffer zone to the north.

The difference of a 30-foot-wide right-of-way versus a 50-foot-wide right-of-way on Segment A is the ability to subdivide the parcel.

Although the parcel abuts Highway 199, Caltrans has been contacted and will not permit direct access, from either parcel created by the subdivision, to Highway 199. Additionally, there is a creek along the north property line that would have to be crossed and that is in conflict with resource protection measures associated with the subdivision including a 50 foot no development buffer on either side of the creek that would have to be crossed.

Three potential road standards have been identified:

"Modified Subdivision Road Improvement Standard 1 (Applicant's Proposal):

The applicant shall construct a roadbed that is twenty feet wide with four inches of compacted three-quarter inch minus crushed rock. Two-foot graded shoulders shall be constructed on each side of the roadway with drainage features designed to carry runoff from a ten-year storm. The right-of-way width shall be thirty feet. Improvements shall extend from Valley View Drive to the turnaround on the new parcel, a distance of approximately 675 feet."

"Modified Subdivision Road Improvement Standard 2 (Hybrid: Minimum Modification for Subdivision to Occur):

Segment A (Existing 30' Right-of-Way):

The applicant shall construct a roadbed that is twenty feet wide with four inches of compacted three-quarter inch minus crushed rock. Two-foot graded shoulders shall be constructed on each side of the roadway with drainage features designed to carry runoff from a ten-year storm. The right-of-way width shall be thirty feet. Improvements shall extend from Valley View Drive to the existing parcel, a distance of approximately 160 feet.

Segment B and C (New 50' Right-of-Way):

The applicant shall construct a roadbed that is twenty-four feet wide with four inches of compacted three-quarter inch minus crushed rock and four-foot graded shoulders. Drainage features designed to carry runoff from a ten-year storm. The right-of-way width shall be fifty feet. Improvements shall extend from the terminus of Segment A to the turnaround on proposed lot 2, a distance of approximately 515 feet."

"Unmodified Subdivision Road Improvement Standard (County Standard):

The applicant shall construct a roadbed that is twenty-four feet wide with four inches of compacted three-quarter inch minus crushed rock and four-foot graded shoulders. Drainage features designed to carry runoff from a ten-year storm. The right-of-way width shall be fifty feet. Improvements shall extend from the Valley View Drive to the turnaround on proposed lot 2, a distance of approximately 675 feet."

Based on this memo the applicant has chosen to proceed with requesting modified road improvement standards. Section 12.05.080: Modified Road Improvement Standards includes the following:

When a modification is requested, the applicant shall pay any applicable fee and shall submit sufficient information to demonstrate the hardship and to address the findings necessary to grant the modification. Any request for a modification shall first be reviewed by the planning commission, if not reviewed previously, who shall forward a recommendation to the board of supervisors for their consideration.

A. When considering the granting of a modification to these standards, by the board of supervisors, the following must be shown:

- 1. Geographical terrain features apply to the subject land in the application which do not apply to other lands similarly situated; and/or*

Applicant's Response: DUE TO MARY'S CREEK, ZONING STANDARDS, WETLANDS, ONLY ONE BUILDABLE PARCEL IS ALLOWED, EVEN THOUGH THE PARCEL IS MUCH LARGER, AS PER THE COUNTY CODES.

- 2. The strict imposition of these standards without modification would entail a substantial hardship to the applicant not borne by other application or landowners similarly situated; and*

Applicant's Response: IMPOSING A 50' EASEMENT WOULD PRECLUDE THE ABILITY TO DEVELOP MORE THAN ONE PARCEL, THEREFORE THE UNIQUE PHYSICAL CHARACTERISTICS OF THE PROPERTY AND THE CODE WILL NOT ALLOW IT.

- 3. The granting of the modification is necessary for the preservation and enjoyment of substantial property rights of the applicant; and*

Applicant's Response: A 30' EASEMENT FOR THE DRIVEWAY TO THE SINGLE PARCEL EXISTS, FURTHER DEVELOPMENT DOES NOT APPEAR TO BE POSSIBLE.

- 4. The granting of the modification will not, under the circumstances of the particular case, affect adversely the health or safety of persons residing or working in the neighborhood of the site of the subject project requiring road improvements, and will not be*

detrimental to the public welfare or injurious to property or improvements in the neighborhood.

Applicant's Response: [None received.]

- B. The granting of a modification to these standards, by the board of supervisors, shall be subject to any conditions as will assure the modification granted shall not constitute a grant of special privileges and secure the intended purposes of this chapter.*
- C. On a case-by-case basis, a written recommendation from the local fire district regarding the modification required may be required by staff to proceed.*

Staff's Response: The request was presented to Gasquet Fire Chief, Nick Karanopoulos, via email on 3 March 2026. Follow up calls between CDD staff and Chief Karanopoulos occurred and concern regarding the request for modified road improvement standards was not expressed. A written response from Chief Karanopoulos has not been received as of 7 August 2026.

At the 28 May 2026, Environmental Review Committee meeting, the Environmental Review Committee recommended that the Planning Commission:

"Recommend the Board of Supervisors approve a modified road improvement standard resulting in the application of the Modified Subdivision Road Improvement Standard 1 (Applicant's Proposal) below:

"Modified Subdivision Road Improvement Standard 1 (Applicant's Proposal):

The applicant shall construct a roadbed that is twenty feet wide with four inches of compacted three-quarter inch minus crushed rock. Two-foot graded shoulders shall be constructed on each side of the roadway with drainage features designed to carry runoff from a ten-year storm. The right-of-way width shall be thirty feet. Improvements shall extend from Valley View Drive to the turnaround on the new parcel, a distance of approximately 675 feet."

At the 5 August 2026, Planning Commission meeting, the Planning Commission approved the Environmental Review Committee's recommendation.

Alternatives: (1) Recommend an alternate modified road improvement standard. (2) Recommend denial of the request for modified road improvement standards. (3) Take no action and provide staff with direction.

Financing: None.

Other Agency Involvement: Gasquet Fire Protection District

Strategic Plan Alignment:

The Board of Supervisors adopted Strategic Plan contains the following Focus Areas and Goals.

Focus Area 1: County Staffing and Capacity (CSC)

Focus Area 2: Infrastructure and Economic Development (IED)

Focus Area 3: Law, Justice, and Homelessness (LJH)

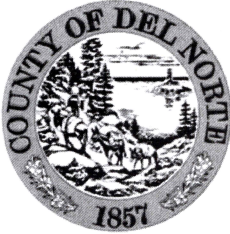
Focus Area 4: General Governance and Budget (GGB)

This item addresses the following Goals:

IED-2: Support Countywide Economic Development

Attachments:

- Attachment 1 – Request for Modified Road Improvement Standards
- Attachment 2 – Vicinity Map
- Attachment 3 – Tentative Map for Ron MacMaster
- Attachment 4 – Assessor's Parcel Map
- Attachment 5 – Gasquet Village, Unit 1 (Book 7 of Maps, pages 89-91)



Received

JAN 27 2026

Engineering
County of Del Norte

Request for:

- Road Improvement Deferment
- Modified Road Improvement Standards

Today's Date:	1-26-2026		
Corresponding Permit #:	MS2501		
APN:	131-020-039		
Property Owner's Name(s):	RON MACMASTER		
Site Address:	9105 US 199 GASQUET, CA 95543		
Mailing Address:	SAME		
Landline/Cell/Fax:	707-457-0200	707-460-6983	
Applicant/Agent's Name:	SAEED TONY O'ROURKE		
Mailing Address:	P.O. Box 1263 WILLOW CREEK CA. 95573		
Landline/Cell/Fax:	707 499 2299		

Road Improvement Deferment Request:

☐ Yes

☒ No

Modified Road Improvement Standards Request:

☒ Yes

☐ No

State Reason for Request:

UNIMPROVED LOT SALE
existing

List Condition(s) (by number) Pertaining to this Request:

Use 30' right-of-way - substandard relative to 50' right-of-way required per County Code 12.05.030.

Permit Approval Process:

☒ Planning Commission

☐ Over the Counter

CDD, Engineering Division
981 H Street, Suite 110
Crescent City, CA 95531
707-464-7229

Board of Supervisors		Community Development Department	
Public Hearing Required: ☒ Yes ☐ No			
Fee:		Fee: 300.5	
Receipt #:		Receipt #:	
Date Paid:		Date Paid:	
Date Stamp (BoS)		Date Stamp (CDD)	
Official submittal shall include a Date Stamp by each Department.			

I declare under penalty of perjury that this request and all the foregoing are true and correct.		
		1-26-2026
Property Owner		Date

TITLE: 12 - ROADS, PARKS AND WATERWAYS

CHAPTER: 05 - STANDARDS FOR PRIVATE RURAL ROADS

SECTION: 80 - MODIFIED ROAD IMPROVEMENT STANDARDS

When necessitated by geographical terrain features, or when the strict imposition of these standards would entail a substantial hardship to a landowner not borne by other landowners similarly situated or when necessary to protect and preserve large trees, an applicant may request from the board of supervisors modified road improvement standards. Any person who desires to request a modification to the road improvement standards as conditioned by the planning commission or by staff of the county, that person must file a request for a modification to the road improvement standards with the clerk of the board of supervisors and the planning commission secretary within ten days of the action of the planning commission or if the subject project does not require action by the planning commission the request for modification must be filed with the clerk of the board of supervisors and the community development department prior to issuance of the permit by county staff.

When a modification is requested, the applicant shall pay any applicable fee and shall submit sufficient information to demonstrate the hardship and to address the findings necessary to grant the modification. Any request for a modification shall first be reviewed by the planning commission, if not reviewed previously, who shall forward a recommendation to the board of supervisors for their consideration.

A. When considering the granting of a modification to these standards, by the board of supervisors, the following must be shown:

1. Geographical terrain features apply to the subject land in the application which do not apply to other lands similarly situated and/or
2. The strict imposition of these standards without modification would entail a substantial hardship to the applicant not borne by other application or landowners similarly situated and
3. The granting of the modification is necessary for the preservation and enjoyment of substantial property rights of the applicant and
4. The granting of the modification will not, under the circumstances of the particular case, affect adversely the health or safety of persons residing or working in the neighborhood of the site of the subject project requiring road improvements, and will not be detrimental to the public welfare or injurious to property or improvements in the neighborhood.

B. The granting of a modification to these standards, by the board of supervisors, shall be subject to any conditions as will assure the modification granted shall not constitute a grant of special privileges and secure the intended purposes of this chapter.

C. On a case-by-case basis, a written recommendation from the local fire district regarding the modification required may be required by staff to proceed.

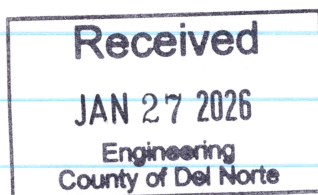
(Ord. 2001-001 § 4, 2001: Ord. 91-26 § 2, 1991 Ord. 89-05 § 1 (part), 1989: Ord. 78-23 § 1 (part), 1978. amended by Ord. 2016-003)

SUPERVISORS CONSIDERATION

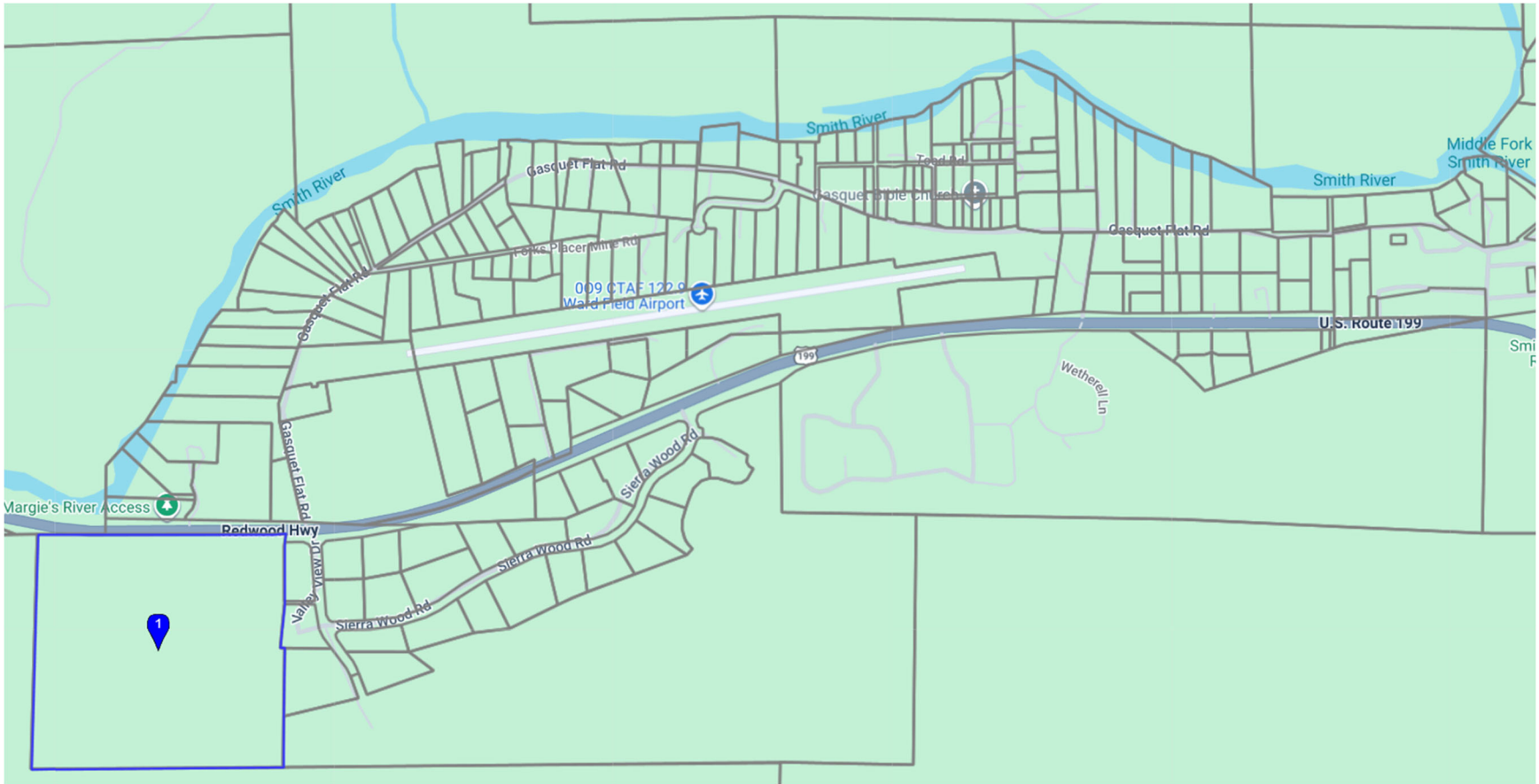
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- 3 A 30' EASEMENT FOR THE DRIVEWAY TO THE SINGLE PARCEL EXISTS, FURTHER DEVELOPMENT DOES NOT APPEAR TO BE POSSIBLE.

Thank You

Ron Nasta

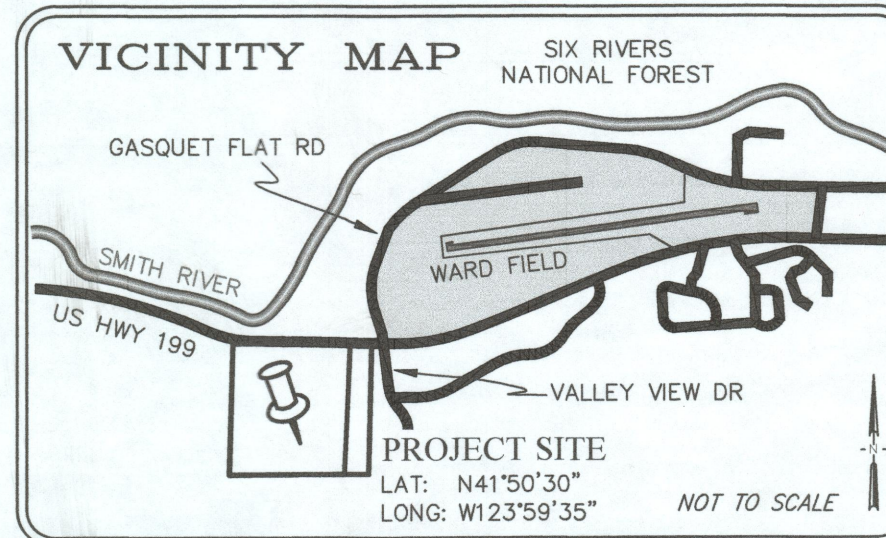
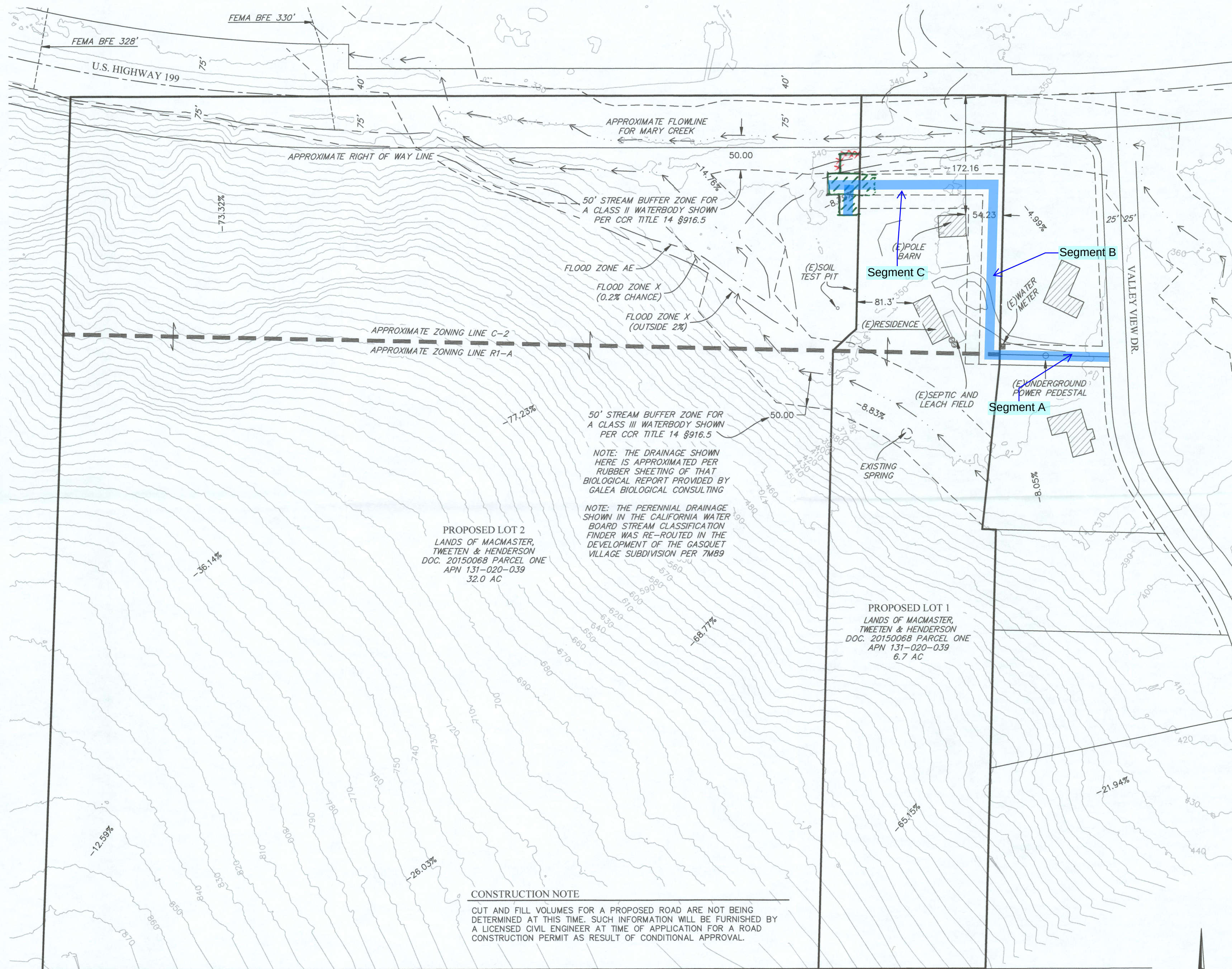


Vicinity Map for APN: 131-020-039 in Gasquet, CA



Vicinity Map for APN: 131-020-039 in Gasquet, CA





PARENT PARCEL	
ADDRESS	9105 US HWY 199 GASQUET, CA 95543
APN	131-020-039
AREA	39.5 ACRES
ZONE	MIXED C-2 & R1-A
R1-A	RESIDENTIAL & AGRICULTURAL
CURRENT USE	VACANT
MAX HEIGHT	35' MAX
MIN AREA	1 ACRE
MIN WIDTH	100'
MAX COVER	20%
FRONT YARD	25'
SIDE YARD	10'
REAR YARD	20' PRIMARY & 5' ACCESSORY
C-2	LIGHT COMMERCIAL
CURRENT USE	SINGLE FAMILY RESIDENCE
MAX HEIGHT	45'
MIN AREA	VARIED - NONE / 12,000SF
MIN WIDTH	25'
MAX COVER	100%
FRONT YARD	VARIED - NONE / HALF OF R / 10'
SIDE YARD	VARIED - NONE / 5' ABUT R
REAR YARD	NONE
WATER	GASQUET COMMUNITY SERVICE DISTRICT
SEWER	SEPTIC
POWER	PACIFIC POWER
FIRE	GASQUET FIRE DEPARTMENT
SCHOOL	DEL NORTE UNIFIED SCHOOL DISTRICT
FEMA	MIXED ZONES AE & X

PROPOSED PARCEL 1	
PROPOSED USE	SINGLE FAMILY RESIDENCE
AREA	6.7 ACRES
ZONE	MIXED C-2 & R1-A
WATER	GASQUET COMMUNITY SERVICE DISTRICT
SEWER	SEPTIC
POWER	PACIFIC POWER
FIRE	GASQUET FIRE DEPARTMENT
SCHOOL	DEL NORTE UNIFIED SCHOOL DISTRICT
FEMA	MIXED ZONES AE & X

PROPOSED PARCEL 2	
PROPOSED USE	SINGLE FAMILY RESIDENCE
AREA	32.0 ACRES
ZONE	MIXED C-2 & R1-A
WATER	GASQUET COMMUNITY SERVICE DISTRICT
SEWER	SEPTIC
POWER	PACIFIC POWER
FIRE	GASQUET FIRE DEPARTMENT
SCHOOL	DEL NORTE UNIFIED SCHOOL DISTRICT
FEMA	MIXED ZONES AE & X

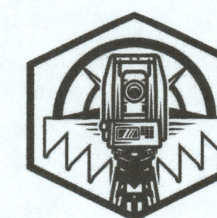
FEMA NOTES
MAP 06015C0253E EFFECTIVE SEPTEMBER 26, 2008
ZONE AE - 1% CHANCE OF FLOOD WITH BFE DETERMINED
ZONE X - 0.2% CHANCE OF FLOOD
ZONE X - OUTSIDE THE 0.2% CHANCE FLOOD

VERTICAL DATUM
NAVD88 (GEOID 18B) PER GPS STATIC OBSERVATIONS AND POST PROCESSING THROUGH OPUS ONLINE SERVICES.

TENTATIVE MAP (MINOR SUBDIVISION)

FOR
RON MACMASTER

LOCATED IN SECTION 30
T 17 N, R 2 E, H.M.
UNINCORPORATED AREA OF GASQUET
DEL NORTE COUNTY, CALIFORNIA



TONY O'ROURKE LAND SURVEYING
P.O. BOX 1263 WILLOW CREEK, CA
BUSINESS/CELL: 1-707-499-2299
TONYOROURKELANDSURVEYING.GODADDYSITES.COM

DECEMBER 2025 SHEET 1 OF 2

SCALE 1" = 100'
18" x 26" PLOT



LANDS OF U.S.A
APN 131-020-002

FOUND AND ACCEPTED 2.5"
BRASS CAP STAMPED "LS
3150" HELD AS THE
WITNESS CORNER 1/4
CORNER COMMON TO
SECTIONS 19 AND 30 PER
7M81 AND SHOWN IN 7M89

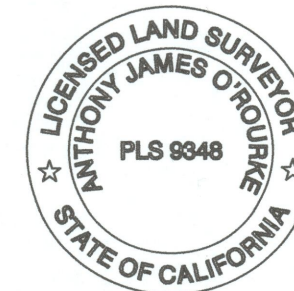
SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT AT THE REQUEST OF RON MACMASTER IN SYNOPSIS, 2025.

(SIGNED AND SEALED)

Anthony O'Rourke
ANTHONY O'ROURKE, LS 9348

DATED: 1/21/24



SCALE 1" = 100'
18" x 26" PLOT



MAP LEGEND

- 00°00'00"E INDICATES MEASUREMENT
- FOUND MONUMENT AS PER CORNER NOTE
- SUBJECT LOT PROPERTY LINE
- NEIGHBORING PARCEL LINE
- - - CENTERLINE OF PUBLIC ROADWAY
- - - EASEMENT LINE

CLIENT INFORMATION

RON MACMASTER
9105 U.S. HWY 199 GASQUET, CA 95543
STWEETEN@HOTMAIL.COM
1-707-457-0200

SURVEY NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO FACILITATE A TENTATIVE MAP APPLICATION FOR A MINOR SUBDIVISION (LOT SPLIT) OF THE LANDS OF MACMASTER, TWEETEN AND HENDERSON AS SHOWN IN DOCUMENT NO. 20150068.

RECORD DATA

DOC. 20150068 DEL NORTE OFFICIAL RECORDS
BOOK 79 OF MAPS, PAGE 89 DEL NORTE RECORDS
BOOK 7 OF MAPS, PAGE 81 DEL NORTE RECORDS
CALTRANS RIGHT OF WAY MAP 01-DN-199-13.00 #2338

HORIZONTAL DATUM

MAP BEARINGS PER BOOK 79 OF MAPS, PAGES 89-91 PER FIELD TIES TO FOUND MONUMENTS SHOWN HEREON.
GROUND DISTANCES ARE SHOWN HEREON, U.S. SURVEY FEET AND DECIMALS THEREOF

VERTICAL DATUM

NAVD88 (GEOID 18B) PER GPS STATIC OBSERVATIONS AND POST PROCESSING THROUGH OPUS ONLINE SERVICES.

EASEMENTS OF RECORD

ALL EASEMENTS OF RECORD ARE SHOWN PER THAT OWNERS POLICY OF TITLE INSURANCE BY FIRST AMERICAN TITLE INSURANCE COMPANY POLICY #5011400-0527646E FILE #00144890-001-KAY EFFECTIVE MARCH 14, 2013.

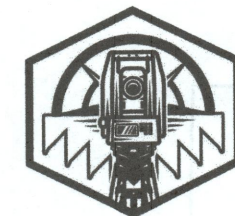
TENTATIVE MAP (MINOR SUBDIVISION)

FOR
RON MACMASTER

LOCATED IN SECTION 30
T 17 N, R 2 E, H.M.
UNINCORPORATED AREA OF GASQUET
DEL NORTE COUNTY, CALIFORNIA

TONY O'ROURKE LAND SURVEYING
P.O. BOX 1263 WILLOW CREEK, CA
BUSINESS/CELL: 1-707-499-2299
TONYOROURKELANDSURVEYING.GODADDYSITES.COM

DECEMBER 2025 SHEET 2 OF 2



RECEIVED
JAN 22 2025
COUNTY CLERK
DEL NORTE COUNTY

U.S. HIGHWAY 199

FOUND AND ACCEPTED 5/8"
REBAR WITH NO CAP, HELD
AS THE WEST 1/16 CORNER
FOR SECTIONS 19 AND 30
AS SHOWN PER 7M82

APPROXIMATE RIGHT OF WAY LINE

APPROXIMATE ZONING LINE C-2
APPROXIMATE ZONING LINE R1-A

PROPOSED LOT 2
LANDS OF MACMASTER,
TWEETEN & HENDERSON
DOC. 20150068 PARCEL ONE
APN 131-020-039
32.0 AC

01/27/26: Removed, does not apply.

01/27/26:
ROAD
RM

PROPOSED 30' WIDE
DRIVEWAY ACCESS
EASEMENT TO PARCEL
(SEE CODE SECTION
12.05.30-BELOW)

01/27/26:
Turnaround
Area RM

S46°23'51"W
45.54'

SEE DETAIL

FOUND 1.5" ALUMINUM CAP
STAMPED "LS 3340" HELD
FOR BEARING OF 1/4
SECTION LINE.

SEE 499 O.R. 835 AND
PLANNING FILE AB9816 FOR
DETAILS REGARDING LOT
LINE ADJUSTMENT HERE

S88°36'09"E
20.00'

PROPOSED LOT 1
LANDS OF MACMASTER,
TWEETEN & HENDERSON
DOC. 20150068 PARCEL ONE
APN 131-020-039
6.7 AC

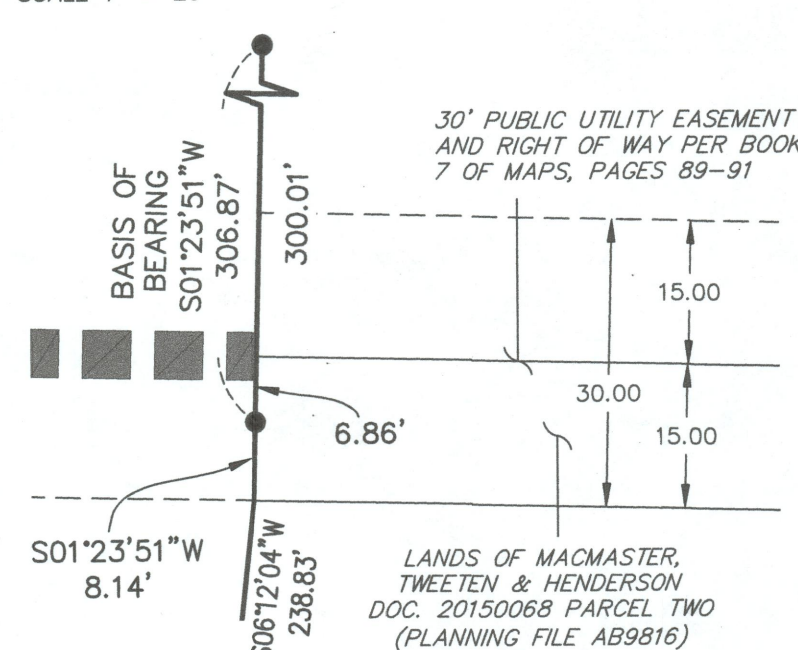
LANDS OF S-R-L LIVING TRUST
DOC. 20150402
PARCEL ONE
LOT 1 OF THE GASQUET
VILLAGE SUBDIVISION 7M89
APN 131-200-030
355 VALLEY VIEW DR.
GASQUET, CA 95543

LANDS OF S-R-L LIVING TRUST
DOC. 20150402
PARCEL TWO
APN 131-200-030
355 VALLEY VIEW DR.
GASQUET, CA 95543

LANDS OF RICHARD L. BONG
REVOCABLE TRUST
DOC. 20205090
APN 131-200-032
RICHARD BONG (NO ADDRESS FOUND)

DETAIL

SCALE 1" = 20'



DEL NORTE - STANDARDS FOR PRIVATE RURAL ROADS

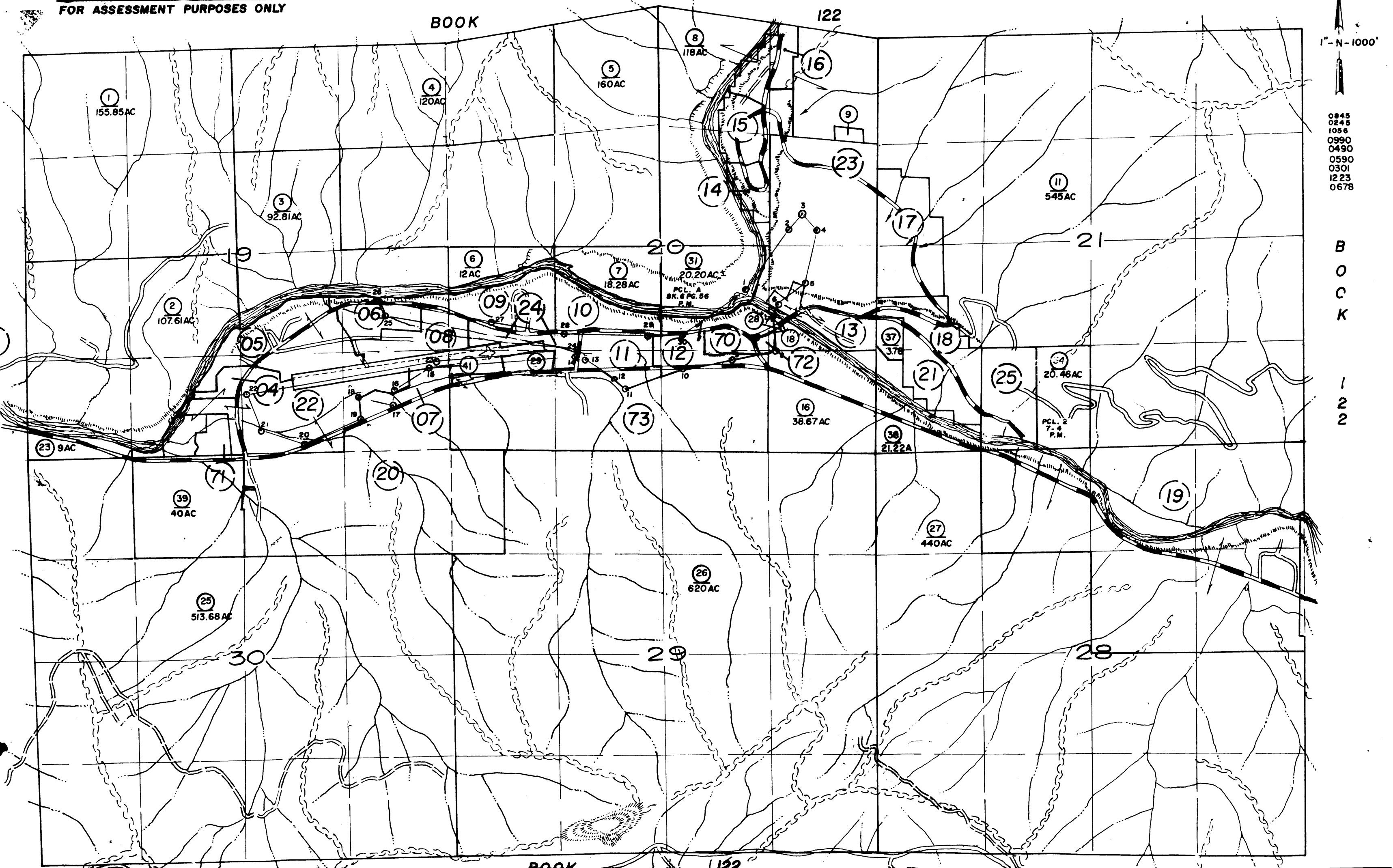
12.05.30 CONSTRUCTION STANDARDS

- ONE TO THREE LOTS INCLUSIVE. THIS STANDARD SHALL APPLY TO THE CONSTRUCTION OF PRIVATE RURAL ROADS WHICH WILL SERVE LAND WHICH HAS BEEN DIVIDED, OR COULD BE DIVIDED UNDER CURRENT ZONING ORDINANCES, INTO NO MORE THAN THREE PARCELS.
- THE ROADWAY SHALL BE A MINIMUM TWENTY FEET WIDE CRUSHED ROCK, FOUR INCHES MINIMUM COMPACTED THICKNESS.
- GRADED SHOULDERS SHALL BE CONSTRUCTED WITH A MINIMUM WIDTH OF TWO FEET EACH SIDE OF THE ROADWAY.
- DRAINAGE IMPROVEMENTS SHALL BE CONSTRUCTED AS HEREINAFTER DEFINED.
- RIGHT-OF-WAY WIDTH SHALL BE THIRTY FEET.

SUBDIVIDER'S STATEMENT

- THE PROPERTY IS CURRENTLY USED FOR SINGLE FAMILY HOUSING.
- THE PROPOSED USE OF THE RESULTING 2 PARCELS IS FOR SINGLE FAMILY HOUSING.
- NO CHANGES OR ALTERATIONS TO EXISTING DRAINAGE IS PROPOSED AT THIS TIME.
- THE PROJECT IS PROPOSED TO BE SERVICED BY GASQUET COMMUNITY SERVICE DISTRICT FOR ITS DOMESTIC WATER SOURCE.
- THE PROJECT IS PROPOSED TO USE A SEPTIC SYSTEM.
- THE PROJECT IS PROPOSED TO BE SERVICED BY PACIFIC POWER FOR ELECTRICITY.
- THE PROPOSED PROJECT IS TO BE PROTECTED UNDER THE GASQUET FIRE DEPARTMENT.
- NO ROAD OR SURFACE DRAINAGE OR OTHER IMPROVEMENTS ARE BEING PROPOSED AT THIS TIME, TO BE SUBJECT TO CONDITIONAL APPROVAL PER COUNTY REVIEW. SHOULD SUCH CONDITIONS BE MANDATED THE SUBDIVIDER WILL HAVE TO RETAIN THE SERVICES OF A PROFESSIONAL CIVIL ENGINEER TO DESIGN SUCH ROADS, GRADING AND IMPROVEMENTS.

THIS IS NOT AN OFFICIAL MAP
FOR ASSESSMENT PURPOSES ONLY



OWNER'S CONSENT & DEDICATION

We, the undersigned, being the owners of the land embraced within the boundaries of the attached map of the subdivision, do hereby consent to the making and filing of this map and release all claim to the streets or roads hereby dedicated upon the acceptance of said roads by the county; and grant all easements shown or described on the attached map, for the purposes designated.

In witness whereof, we have hereunto set our hands this 4 day of May, 1976.

Richard L. Bong Linville-Bong J.V. INC
President
Richard L. Bong
Vice President
Howard A. Bong
Secretary - Treasurer

ACCEPTANCE

STATE OF CALIFORNIA SS
COUNTY OF DEL NORTE

The Board of Supervisors of Del Norte County hereby approves the attached subdivision map and accepts on behalf of the public the streets or roads shown thereon, and the easements shown or described on the attached map, except the 30 foot public utility easements and rights of way.

Acceptance of the road dedication is subject to the condition that said acceptance is effective on and after the date on which said roads or streets are improved to meet County standards for subdivisional roads, and have been accepted by the County Road Commissioner.

In witness whereof we have hereunto set our hands and caused these presents to be attested to by the County Clerk and the Official Seal of said County of Del Norte hereunto affixed this 10th day of May, 1976.

William L. Erickson John K. Erickson
Supervisor, 1ST. District. Supervisor, 4TH. District.
Bernard McCleendon Thomas C. Erickson
Supervisor, 2ND. District. Supervisor, 5TH. District.
John B. Frazer
Supervisor, 3RD. District.

Attest:

Mabel Hurd, County Clerk-Recorder
+ CLERK OF THE BOARD

ACKNOWLEDGEMENT

STATE OF CALIFORNIA SS
COUNTY OF DEL NORTE

On this 4th day of May, 1976, before me
a Notary Public in and for said County and State personally appeared

known to me to be the persons whose names are subscribed to the within instrument and they acknowledged to me that they executed the same.

Witness my hand and my Official Seal this 4th day of May, 1976.

Notary Public in and for said County and State

My Commission expires _____

SOILS REPORT

A soils investigation report covering this property was prepared by the firm of LACO Associates, dated April 14, 1976.

G.J. Conversano R.C.E. 14, 398

ACKNOWLEDGEMENT

STATE OF CALIFORNIA SS
COUNTY OF DEL NORTE

On this 4th day of May, 1976, before me Margaret S. Hamburger
a Notary Public in and for said County and State, personally appeared V. GORDON LINVILLE,
RICHARD L. BONG-HOWARD A. BONG known to me to be the OFFICERS
of LINVILLE-BONG J.V. INCORPORATED, a Corporation, the Corporation
that executed the within instrument and known to me to be the person who
executed the same on behalf of said Corporation and acknowledged to me that
said Corporation executed the same.

Witness my hand and Official Seal this 4th day of May, 1976

Margaret S. Hamburger
Notary Public in and for said County and State

My Commission expires _____

ACKNOWLEDGEMENT

STATE OF CALIFORNIA SS
COUNTY OF DEL NORTE

On this 4th day of May, 1976, before me
a Notary Public in and for said County and State, personally appeared
known to me to be the

of _____, a Corporation, the Corporation
that executed the within instrument and known to me to be the person who
executed the same on behalf of said Corporation and acknowledged to me that
said Corporation executed the same.

Witness my hand and Official Seal this 4th day of May, 1976

Notary Public in and for said County and State

My Commission expires _____

COUNTY AUDITOR'S CERTIFICATE

I hereby certify that there are no liens of unpaid County or Special District Taxes against any of the lands shown on the accompanying Subdivision map, except Taxes which are a lien but not yet payable.

Dated this 10 day of May, 1976.

Hugh A. Dell
County Auditor

COUNTY ENGINEER'S CERTIFICATE

I, Ross E. Cox County Engineer for the County of Del Norte, State of California, have examined the accompanying subdivision map for conformance with the requirements of the California Subdivision Map Act. The subdivision as shown is substantially the same as it appeared on the tentative map, and any approved alterations thereof.

I hereby certify that all provisions of the Subdivision Map Act and any local ordinances applicable have been complied with, and the accompanying map is technically correct.

May 17, 1976. Signed Ross E. Cox
Date County Engineer

COUNTY RECORDER'S CERTIFICATE

1576

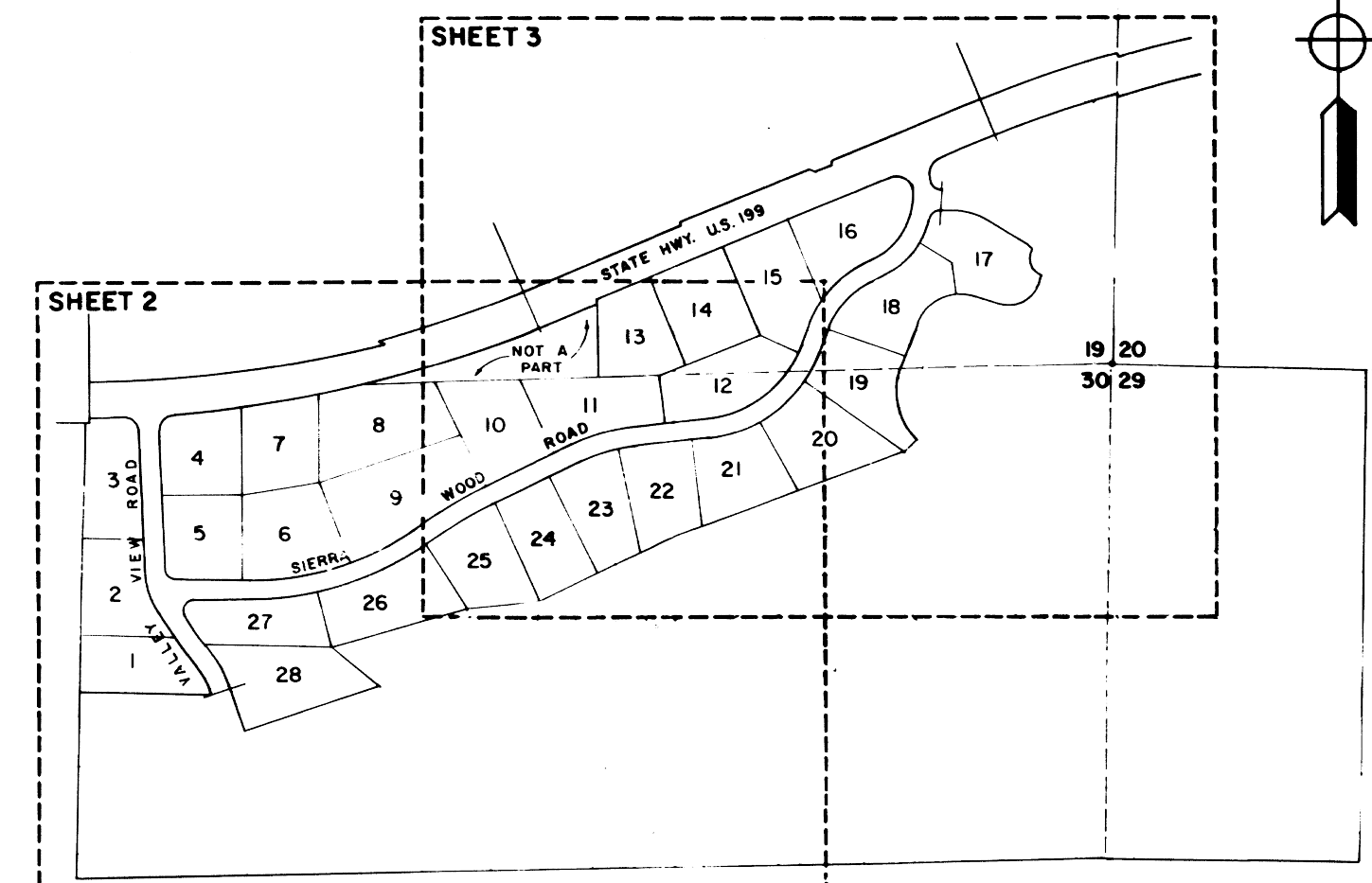
Filed this 17th day of May, 1976, at 4:09 P.M., in Book 7 of Survey
Maps at page 89, Del Norte County Records at the request of Linville
- Bong J.V. Inc.

Mabel Hurd, By Iris Morgan, Deputy
County Recorder, Del Norte County

ENGINEER'S CERTIFICATE

This map was prepared by me or under my direction and is based upon a field survey by Allan E. Nilson (L.S. 3150) and Richard B. Davis (L.S. 3340) that is true and complete as shown and is in conformance with the requirements of California Subdivision Map Act, at the request of Linville-Bong J.V., Inc. February, 1976. I hereby certify that it conforms to the approved tentative map and the conditions of approval thereof; that all provisions of applicable State Law and local ordinances have been complied with. The monuments shown hereupon will be set in their indicated positions within two years after the acceptance of this subdivision by the Board of Supervisors; and the monuments as shown are sufficient to enable the survey to be retraced.

Shagun
ILMARS LAGZDINS, R.C.E. 8374



KEY MAP
NO SCALE

NOTE:

The following lots are, at present, not approved for individual septic tank installation:
1, 2, 3, 4, 5, 6, 8, 9, 19, 21, 22, 26, 27, 28

UNIT NO. 1

GASQUET VILLAGE

A PORTION OF SECTIONS 19, 29 & 30, T. 17N. - R. 2E., H.B. & M.
DEL NORTE COUNTY, UNINCORPORATED AREA
SCALE: 1" = 100' MARCH, 1976

LACO ASSOCIATES
CONSULTING ENGINEERS
212 J. STREET, EUREKA, CA.





- INDICATES A COMPUTATION POINT (USUALLY A BEGIN CURVE - B.C. OR END CURVE - E.C.)

NOTE :

DRAINAGE MAINTENANCE EASEMENTS

A 50' EASEMENT ALONG ALL EFFLUENT STREAMS, 25' EACH SIDE OF THE CENTER LINE, IS GRANTED TO THE COUNTY OF DEL NORTE FOR THE PURPOSE OF MAINTAINING DRAINAGE CHANNELS AND STRUCTURES.

A 3/4"x 30" IRON PIPE SURVEY MARKER WILL BE SET AT EACH LOT CORNER.

A PORTION OF SECTIONS 19, 29 & 30, T. 17 N. - R. 2 E., H.B. & M.
DEL NORTE COUNTY, UNINCORPORATED AREA
SCALE: 1" = 100' MARCH, 1976

LACO ASSOCIATES
CONSULTING ENGINEERS
212 J STREET, EUREKA, CA.