



COUNTY OF HUMBOLDT
PLANNING AND BUILDING DEPARTMENT

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

Dear Property Owner(s) and/or Applicant(s)

A critical step in the permitting process for all Planning and Building permits is establishing that the subject parcel(s) were lawfully (i.e., "legally") created in its present-day configuration. Your parcel(s) received the initial parcel status check, and it has been determined that additional evidence is required to verify the legal status of the parcel(s). Section 312-11.2 of the Humboldt County Code states that "*Development permits shall be issued only for a lot that was created in compliance with all applicable state and local subdivision regulations*"

To continue processing any development permits on your parcel(s), the Planning Department will need to review the "**Creation Deed**". The Creation Deed depicts the first time the parcel(s) were sold in its present-day configuration.

If the Creation Deed is dated prior to October 8, 1964, the parcel(s) are presumed to be lawfully created (i.e., "legal"), if the legal description of the current deed exactly matches the legal description of the Creation Deed (Humboldt County Ordinance No. 490). The Creation Deed may be obtained from a title company, other professional; Inquire at the Records office or you can research the deed history yourself at the Records Office.

If the Creation deed does not provide clarification on how and when the parcel(s) were created, then a full Determination of Status application will be required to continue processing your Planning and/or Building permits. A Determination of Status evaluates the parcel(s) historic lineage to confirm that the parcel(s) were created in compliance with the California Subdivision Map Act and County subdivision regulations. If the parcel(s) were not created in compliance with applicable subdivision regulations, the sale, lease, or finance of the parcel is prohibited by California law, and the County may not issue a development permit, or grant any approval necessary to develop the property. Certain standards may be required to bring the parcel(s) into compliance with applicable subdivision laws if it is determined that it was unlawfully created.

If further evidence is needed to confirm that the parcel(s) are lawfully created, the Planning and Building Department will contact you and provide the submittal requirements for the Determination of Status application. Please submit the Creation Deed for your parcel(s) to the Planning and Building Department at your earliest convenience. If you have further questions, please contact the Planning and Building Department.