



# COUNTY OF HUMBOLDT

For the meeting of: 6/25/2019

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File #: 19-755

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**To:** Board of Supervisors

**From:** Planning and Building Department

**Agenda Section:** Public Hearing

**SUBJECT:**

Imper Lot Line Adjustment and Zone Boundary Adjustment  
Assessor Parcel Numbers: 522-311-042, 522-311-043, 522-311-054  
Case Numbers: LLA-17-028, ZBA-17-003  
Willow Creek Area

**RECOMMENDATION(S):**

That the Board of Supervisors:

1. Introduce Ordinance No. \_\_\_\_\_ (Attachment 2) by title and waive further reading;
2. Open the public hearing, receive and consider the staff report, the Planning Commission's findings and accept public comments;
3. Close the public hearing;
4. Find the project exempt from CEQA pursuant to Section 15305(a) and 15061(b)(3) of the CEQA Guidelines;
5. Adopt the Resolution making the necessary findings for the proposed lot line adjustment and zone boundary adjustment;
6. Adopt Ordinance No. \_\_\_\_\_ (Attachment 2) amending Section 311-7 of the Humboldt County Code by reclassifying approximately one acre in the Willow Creek area (ZBA-17-003; Imper) from Agriculture General (AG) to Residential Suburban with a combining zone for Manufactured Homes (RS-T) to conform to the reconfigured lot lines approved with the Lot Line Adjustment;
7. Approve Lot Line Adjustment Case No. LLA-17-028, subject to the recommended conditions in Attachment 4;
8. Direct the Clerk of the Board to publish a summary of the Ordinance within 15 days after adoption of the ordinance;
9. Direct the Clerk of the Board to give notice of the decision to the applicant/owner, the Assessor's Office and any other interested party, and
10. Direct Planning and Building Department to file a Notice of Exemption pursuant to California Environmental Quality Act (CEQA).

**SOURCE OF FUNDING:**

Applicant fees.

DISCUSSION:

This project consists of two parts: a lot line adjustment (LLA) and a zone boundary adjustment (ZBA). The LLA will adjust the boundary between three parcels to result in three parcels of 1.75 acres, 1.12 acres and 2.87 acres. The ZBA will move the boundary between the Agriculture General (AG) zone and the Residential Suburban with a combining zone for Manufactured Homes (RS-T) zone to the adjusted property line.

**Required Findings**

Section 312-50 of the Humboldt County Code Zoning Regulations, *Required Findings for All Amendments*, amendments may be approved only if the following findings are made:

1. The amendment is in the public interest;
2. The amendment is consistent with the Humboldt County General Plan; and
3. The amendment does not reduce the residential density for any parcel below that utilized by the Department of Housing and Community Development in determining compliance with housing element law.

*Planning Commission Recommendation:* Based on the information contained in the Planning Commission staff report (Attachment 4), the Planning Commission recommended that the required findings be made and the proposed lot line adjustment and zone boundary adjustment be approved. Furthermore, the project was found consistent with the Humboldt County General Plan. Specifically, the Planning Commission found:

- The zone boundary adjustment is in the public interest, and is consistent with a comprehensive view of the General Plan; and
- That the project is exempt from environmental review per Section 15305(a) and Section 15061(b)(3) of the California Environmental Quality Act (CEQA); and
- The findings necessary for approval of the project can be made as indicated in the Planning Commission staff report.

FINANCIAL IMPACT:

There will be no impact on the General Fund. The applicant is responsible for paying all actual costs involved in the processing of the application.

STRATEGIC FRAMEWORK:

This action supports your Board's Strategic Framework by enforcing laws and regulations to protect residents .

OTHER AGENCY INVOLVEMENT:

The project was referred to responsible agencies and all responding agencies have either recommended

approval or conditional approval.

ALTERNATIVES TO STAFF RECOMMENDATIONS:

Your Board may choose not to approve the project. Planning Division staff believes that satisfactory evidence has been provided in the project record to support making the requisite findings. Therefore, further consideration of this alternative is not recommended.

ATTACHMENTS:

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| Attachment 1 | Resolution No. _____  |
| Attachment 2 | Ordinance No. _____, Exhibit A (legal description), Exhibit B (map) |
| Attachment 3 | Post-Adoption Summary of Ordinance                                  |
| Attachment 4 | Conditions of Approval for Lot Line Adjustment No. LLA-17-028       |
| Attachment 5 | Copy of the Planning Commission Staff Report of July 19, 2018       |
| Attachment 6 | Planning Commission Resolution No. 18-58                            |

PREVIOUS ACTION/REFERRAL:

Board Order No.: N/A

Meeting of: N/A

File No.: N/A