



COUNTY OF HUMBOLDT
PLANNING AND BUILDING DEPARTMENT
CURRENT PLANNING DIVISION

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

Hearing Date: June 17, 2021

To: Humboldt County Zoning Administrator

From: Leiloni Shine, Contract Planner

Subject: **Chipps Coastal Development Permit and Lot Line Adjustment**
Application Number PLN-2020-16661
Assessor's Parcel Numbers (APN) 017-181-001, 017-181-002, 017-181-007, 017-181-008, 403-161-037, 403-161-038.
Mitchell Road and Cummings Road, Eureka area

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Please contact Leiloni Shine, Planner, at 707-671-6928, or by email at Leiloni@landlogistics.com if you have any questions about the scheduled public hearing item.

AGENDA ITEM TRANSMITTAL

Hearing Date June 17, 2021	Subject Lot Line Adjustment and Coastal Development Permit	Contact Leiloni Shine
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Project: A Lot Line Adjustment (LLA) between four parcels (six Assessor Parcel Numbers) resulting in four parcels of approximately 0.53 acres, 1.02 acres, 1.19 acres, and 1.69 acres. The purpose for the LLA is to remove a property line that runs through an existing building, and another property line that is in close proximity to an existing deck on APN 017-181-002. Therefore, the LLA will remedy encroachment issues with buildings and setbacks. The parcels are located within the Categorical Exclusion area (E-86-4) for Lot Line Adjustments within the Coastal Zone; however, the Project is not categorically excluded as it lies within 200 feet of a coastal stream and, therefore, a Coastal Development Permit is also required. APN 017-181-007 is vacant, while the remaining parcels are developed with residential structures and support infrastructure. No development is proposed.

Parcel	Creation Document	Area Before LLA	Area After LLA
Parcel One APN: 017-181-002	The subject parcel is one legal parcel described by pre-1964 Grant Deed in Book 198 of Deeds Page 497.	1.36 acres	1.19 acres
Parcel Two APN: 017-181-001	The subject parcel is one legal parcel described by pre-1964 Grant Deed in Book 287 of Deeds Page 488.	0.99 acres	1.02 acres
Parcel Three APN: 017-181-008	The subject parcel is described as one legal parcel consisting of three Assessor parcel Numbers: 017-181-008, 403-161-037 and 403-161-038 as described by pre-1964 Grant Deed in Book 285 of Deeds Page 489. Excepting Book 829 O.R., Page 336.	0.90 acres	1.69 acres
Parcel Three APN: 403-161-037	Filed 1946 in the office of the Humboldt County Recorder, in Book 285 of Parcel Maps, Page 489, Excepting Book 829 O.R., Page 336.	1.63 acres	
Parcel Three APN: 403-161-038	Filed 1946 in the office of the Humboldt County Recorder, in Book 258 of Parcel Maps, Page 489, Excepting Book 829 O.R., Page 336.	0.51 acres	
Parcel Four APN: 017-181-007	The subject parcel is one legal parcel described by pre-1964 Grant Deed in Book 829 of Official Records, Page 336.	0.46 acres	0.53 acres

Project Location: This project is located in Humboldt County, in the Mitchell Heights area, on the south side of Cummings Road, approximately 1,300 feet east from the intersection of Cummings Road and Mitchell Road, on the properties known as 4692 Cummings Road, 4720 Cummings Road, 4726 Cummings Road, 4732 Cummings Road, 3573 Cummings Road, and on the property known to be in the northeast quarter of the southeast quarter of the northwest quarter of Section 31 of Township 05 North, Range 01 East, Humboldt Base & M

Present Plan Designations: Rural Residential (RR), Density: Range is 2.5 to 5 acres per unit, Humboldt Bay Area Plan (HBAP), 2017 General Plan, Slope Stability: Low Instability (1)

Present Zoning: Rural Residential Agriculture: 2.5 acres minimum parcel (RA-2.5), Manufactured Home (M), Streams and Riparian Corridor Protection (R).

Assessor Parcel Numbers: 017-181-001, 017-181-002, 017-181-007, 017-181-008, 403-161-037, and 403-161-038.

Record Number: PLN-2020-16661

Applicant
Matt Chipps
4692 Hummingbird Rd.
Eureka, CA 95503

Owner(s)
Kidd, Lorna K
3573 Mitchell Rd.
Eureka, CA 95503

Franklin & Barbara Zabel
P.O. Box 6236
Eureka, CA 95502

Agent
Kelly-O'Hern Associates
Mike O'Hern
3240 Moore Ave.
Eureka, CA 95503

Environmental Review: Exempt from Environmental Review pursuant to §15305(a) of the CEQA guidelines.

Major Issues: None

State Appeal Status: Project is appealable to the Humboldt County Zoning Administrator.

CHIPPS COASTAL DEVELOPMENT PERMIT AND LOT LINE ADJUSTMENT

Record Number PLN-2020-16661

Assessor's Parcel Numbers 017-181-001, 017-181-002, 017-181-007, 017-181-008, 403-161-037, 403-161-038.

Recommend Action:

1. Describe the application as part of the Consent Agenda;
2. Survey the audience for any person who would like to discuss the application;
3. If no one requests discussion, make the following motion to approve the application on the consent agenda:

Find that the Zoning Administrator has considered the project exempt from environmental review pursuant to Section 15305(a) of the State CEQA Guidelines; make the required findings for approval of the Coastal Development Permit and Lot Line Adjustment; and approve the Chipps Coastal Development Permit and Lot Line Adjustment as recommended by staff and subject to the recommended conditions.

Executive Summary:

Background

A parcel size analysis was completed by staff in December 2020. The parcel size analysis included a total of 63 residential parcels within approximately a quarter-mile north and south of the subject parcels, which all share common zoning and land use designations, excluding resource designated parcels (Agriculture Exclusive, Timberland Commercial, and Timberland Production Zones). As for the first test of development, 80% of the surveyed parcels are developed. As for the second test of created parcels no smaller than the average size of the surrounding parcels, the resultant parcels would be substandard to the median parcel size (0.77 acres) in the neighborhood, with the smallest resultant parcel totaling 0.53 acres. Given these parcels are beginning as substandard lots that do not conform to the 2.5 minimum parcel size designated by the RA-2.5 Zone, the project will not increase any nonconforming status. All of the subject parcels involved in the LLA are substandard to zone requirements, with the smallest currently configured parcel at 0.46 acres.

Current Project

A Lot Line Adjustment and Coastal Development Permit (CDP) involving four parcels that will remedy encroachment issues with buildings and setbacks by removing a property line that runs through an existing building and another line that is in close proximity to an existing deck on the Assessor's Parcel Number 017-181-002.

The project site is located within an established residential neighborhood. One property, APN 017-181-007, is vacant while the remaining parcels are developed with residential structures and support infrastructure. Water services are provided by the Humboldt Community Services District. Wastewater treatment services are provided from on-site disposal. The Assessor's Parcel Number 017-181-007 is vacant, the remaining parcels are developed with residential structures and support infrastructure. There is no development proposed at this time.

The project is categorically exempt from State environmental review per Section 15305(a). This exemption includes lot line adjustments in areas with an average slope of less than 20%, and which do not result in any changes in land use or density. The site is relatively flat and there are no streams, wetlands, or other environmentally sensitive habitat areas on site. The Blue Lake

Rancheria and Wiyot Tribes approve the project subject to the inclusion of the standard Inadvertent Discovery Protocol.

Based on a review of Planning Division reference sources, and comments from all involved referral agencies, Planning staff has found that the project will not result in a significant impact on the environment as proposed and believes that the applicant has submitted evidence in support of making all of the required findings for approving the Coastal Development Permit and Lot Line Adjustment per the recommended Zoning Administrator Action.

Alternatives: Several alternatives may be considered: 1) The Zoning Administrator could elect not to hear this item and forward this application to the Planning Commission. Any decision to place this matter before the Planning Commission must be done before opening the public hearing on this project; 2) The Zoning Administrator could elect to add or delete conditions of approval; or 3) The Zoning Administrator could deny approval of the requested permit if you are unable to make all of the required findings. Planning Division staff is confident that the required findings can be made based on the submitted evidence and subject to the recommended conditions of approval. Consequently, planning staff does not recommend further consideration of these alternatives.

**RESOLUTION OF THE ZONING ADMINISTRATOR
OF THE COUNTY OF HUMBOLDT**

Resolution Number 21-

Record Number PLN-2020-16661

**Assessor Parcel Numbers 017-181-001, 017-181-002, 017-181-007, 017-181-008,
403-161-037, and 403-161-038.**

Resolution by the Zoning Administrator of the County of Humboldt certifying compliance with the California Environmental Quality Act and conditionally approving the Chipps Coastal Development Permit and Lot Line Adjustment.

WHEREAS, Matt Chipps, Lorna Kidd, Franklin Zabel, and Barbara Zabel, submitted an application and evidence in support of approving a Coastal Development Permit and Lot Line Adjustment; and

WHEREAS, the County Planning Division has reviewed the submitted application and evidence and has referred the application and evidence to reviewing agencies for site inspections, comments and recommendations; and

WHEREAS, the project is categorically exempt from environmental review pursuant to Section 15305(a), Class 5, Minor Alterations in Land Use Limitations, of the California Environmental Quality Act (CEQA); and

WHEREAS, the Executive Summary in the Planning Division staff report includes evidence in support of making all of the required findings for approving the proposed Coastal Development Permit and Lot Line Adjustment (Application Number PLN-2020-16661); and

WHEREAS, the Humboldt County Zoning Administrator held a duly noticed public hearing on **June 17, 2021**; reviewed, considered, and discussed the application for a Coastal Development Permit and Lot Line Adjustment; and reviewed and considered all evidence and testimony presented at the hearing.

Now, THEREFORE BE IT RESOLVED, that the Zoning Administrator makes all the following findings:

- 1. FINDING:** **Project Description:** A Lot Line Adjustment (LLA) between four parcels (six Assessor Parcel Numbers) resulting in four parcels of approximately 0.53 acres, 1.02 acres, 1.19 acres, and 1.69 acres. The purpose for the LLA is to remove a property line that runs through an existing building, and another property line that is in close proximity to an existing deck on APN 017-181-002. Therefore, the LLA will remedy encroachment issues with buildings and setbacks. The parcels are located with the Categorical Exclusion area (E-86-4) for Lot Line Adjustments within the Coastal Zone; however, the Project is not categorically excluded as it lies within 200 feet of a coastal stream and, therefore, a Coastal Development Permit is also required. APN 017-181-007 is vacant, while the remaining parcels are developed with residential structures and support infrastructure. No development is proposed.

EVIDENCE: a) Project File: PLN-2020-16661

2. FINDING: **CEQA:** The requirements of the California Environmental Quality Act have been met. The project is categorically exempt from State environmental review per Section 15305(a). This exemption includes lot line adjustments in areas with an average slope of less than 20%, and which do not result in any changes in land use or density.

EVIDENCE: a) All reviewing referral agencies have approved or conditionally approved the proposed project. The application is complete. Parcels to be adjusted are found to be in compliance with the Subdivision Map Act. The proposal neither causes non-conformance nor increases the severity of preexisting nonconformities with zoning and building ordinances.

FINDINGS FOR COASTAL DEVELOPMENT PERMIT AND LOT LINE ADJUSTMENT

3. FINDING: The proposed development is in conformance with the County General Plan, including the Humboldt Bay Area Plan.

EVIDENCE: a) The project is a Lot Line Adjustment and Coastal Development Permit involving four parcels that will remedy encroachment issues with buildings and setbacks by removing a property line that runs through an existing building and another line that is in close proximity to an existing deck on the Assessor's Parcel Number 017-181-002. The Assessor's Parcel Number 017-181-007 is vacant, the remaining parcels are developed with residential structures and support infrastructure. Water is available from Humboldt Community Service District. No development is proposed. The project is consistent with the Humboldt Bay Area Plan (HBAP) Chapter 4.10(B) Rural Residential (RR) designation.

b) This project will have no net effect on housing densities. Assessor's Parcel Number 017-181-007 is vacant, and the remaining parcels are developed with residential structures and support infrastructure. The parcels are served by on-site sewage disposal. Water is available from Humboldt Community Service District. No development is proposed. The project is consistent with the County's Housing Element (Housing-Rural §3.28(A) Planned Uses (HBAP)).

c) A parcel size analysis was conducted by staff of existing parcels in the project area. The study included a total of 63 residential parcels within approximately 1/4-mile of the subject parcels, which all share common zoning and land use designations, excluding resource designated parcels (Agriculture Exclusive, Timberland Commercial, and Timberland Production Zones). As for the first test of 50% developed, 80% of the 63 parcels are developed. As for the second test of average parcel size, the mean is 0.82 acres, the median is 0.77 acres, and the mode is 1.79 acres. The resultant parcels of this project

would be substandard to the median parcel size (0.77 acres) in the neighborhood, with the smallest resultant parcel totaling 0.53 acres. However, given these parcels are currently substandard lots that do not conform to the 2.5-acre minimum parcel size designated by the RA-2.5 Zone, the project will not increase any nonconforming status. All of the subject parcels involved in the Lot Line Adjustment are substandard to RA-2.5 zone requirements and development standards, with the smallest currently configured parcel at 0.46 acres. Therefore, three (3) of the subject parcels (1.19, 1.02, 1.69 acres) would be no less than the mean of the surveyed parcels. The parcel sizes of all parcels are non-conforming before and after the Lot Line Adjustment in terms of size, based on the average parcel size in the area. Staff therefore finds the proposed project to be generally consistent with this rural subdivision policy. The project is consistent with §3.21 Rural developments subdivision requirements (HBAP)

- d) All parcels within the project site are within the State Responsibility Area for fire protection. The parcels' Slope Stability is Low Instability (1), according to the County's geologic hazards map. There are two (2) project site parcels that are within a Flood Zone: Assessor's Parcel Number 017-181-007 and 017-181-002. Additionally, all referral agencies have recommended approval of the project and identified no issues related to hazards. The project is consistent with Hazards §3.17 & 3.29 (HBAP) and the General Plan Safety Element Chapter 14.
- e) All parcels within the project site are not located within identified Military Training Routes. Additionally, all referral agencies have recommended approval of the project and identified no issues related to hazards. No development is proposed. The project is consistent with the County's housing element and General Plan Safety Element Chapter 14.
- f) A tributary to Ryan Creek lies to the south of the subject parcels, across Mitchell Road. Given that the purpose of the Lot Line Adjustment and Coastal Development Permit is to adjust the parcel boundary to accommodate new development and no new ground-disturbing activities are proposed, the project can be viewed as having no likelihood of impacting environmentally sensitive habitat areas. The project is consistent with the Natural Resources Protection Policies and Standards §3.30(a), (HBAP).
- g) According to the CNDDDB, there are several mapped species within the quadrangle map where the project site is located. Given no development is proposed, no threats to sensitive or critical habitat are anticipated. The project is consistent with the Natural Resources Protection Policies and Standards – Development Policies §3.30(B)(1)(b), (HBAP).
- h) Given the parcel location and that no development is proposed as part of the Lot Line Adjustment and Coastal Development Permit, no

threats or impacts to coastal scenic views will occur. The resultant Parcels 1-3 contain existing residential development and resultant Parcel 4 will be vacant. Any future development will be subject to compliance with County development standards. New Development Requires a Permit. Any new development as defined by Section 313-139.6 of the Humboldt County Code (H.C.C.) shall require a Coastal Development Permit and Special Permit or permit modification, except for Minor Deviations from the Plot Plan as provided under Section 312-11.1 of the Zoning Regulations. The resultant Parcels 2, 3, and 4 have boundaries located within approximately 50-150 feet of the tributary to Ryan Creek, located across the street, on the west side of Mitchell Road. The project is consistent with the Visual Resource Protection §3.40(30253)B.8, (HBAP).

- i) The project was referred to the Bear River Band, Blue Lake Rancheria, and the Wiyot Tribe. Responses from were received from the Blue Lake Rancheria and Wiyot Tribes stating that they were not aware of any known sites/resources on the subject parcel. A request was made to include the standard "inadvertent discovery language" which was added to the conditions of approval. The project is consistent with 3.18 and 29.1 Archaeological and Paleontological Resources (HBAP).

4. FINDING:

The proposed development is consistent with the purposes of the existing zone and combining zones in which the site is located and conforms to all applicable standards and requirements of those regulations (HCC §313-6.4 Rural Residential Agriculture Zone). The project is consistent with HCC §314-6.6, Rural Residential Agriculture, (RA-2.5), HCC §314-28.1 (M), and HCC §313-33.1.

EVIDENCE:

- a) The purpose for the Lot Line Adjustment and Coastal Development Permit is to remove a property line that runs through an existing building and another property line that is in close proximity to an existing deck on Assessor's Parcel Number 017-181-002. Therefore, the Lot Line Adjustment will remedy encroachment issues with existing buildings and setbacks. The project area encompasses lands zoned Rural Residential Agriculture (RA-2.5), "M" Combining Zone, and "R" Combining Zone.
- b) The property is within the Streams and Riparian Corridor Protection combining zone (HCC §313-33.1). This combining zone requires areas to provide for the maintenance, enhancement, and, where feasible, restoration of water resources by restricting development, and by minimizing adverse effects of runoff, interference with surface waterflow, and alteration of natural streams, and by protecting riparian habitats. A tributary to Ryan Creek lies to the southwest of the subject parcels. Given that the purpose of the Lot Line Adjustment and Coastal Development Permit is to adjust the parcel boundaries to improve setback distances from existing

structures and as no new development or ground-disturbing activities are proposed, the project can be viewed as having no likelihood of impacting environmentally sensitive habitat areas. The resultant Parcels 1-3 contain existing residential development and resultant Parcel 4 will be vacant. Any new development as defined by Section 313-139.6 of the Humboldt County Code (H.C.C.), shall require compliance with County development standards, a Coastal Development Permit, and Special Permit or permit modification, except for Minor Deviations from the Plot Plan as provided under Section 312-11.1 of the Zoning Regulations.

- c) The project proposal conforms with the Development Standards listed in Humboldt County Code Section 313-6.4, such as minimum parcel size, minimum lot width, maximum lot depth, maximum building height, minimum yard setbacks, and maximum ground coverage.
- d) The minimum parcel size is 2.5 acres; after the lot line adjustment, the approximate proposed parcel sizes are: Parcel One is 1.19 acres, Parcel Two is 1.02 acres, Parcel Three is 1.69 acres, and Parcel Four is 0.53 acres in size. The proposed parcel lot sizes conform with the zoning requirements. The maximum ground coverage is 35%; after the proposed lot line adjustment, Parcel One is $\pm 6\%$, Parcel Two is $\pm 7\%$, Parcel Three is $\pm 9\%$, and Parcel Four is 0%
- e) The minimum lot width is 175 feet (ft). After the lot line adjustment, the approximate proposed parcel lot widths are: Parcel One is 233ft, Parcel Two is 233ft, Parcel Three is 203ft, and Parcel Four is 203ft in width. The proposed parcel lot widths conform with the zoning requirements. The maximum lot depth is four times the lot width (700ft); the proposed parcels are conforming to the maximum lot depth.
- f) The maximum building height is 35 feet (ft). The existing structures on three (3) project site parcels do not exceed the maximum allowed height. Any future development will be required to comply with all zoning requirements including building height. The minimum required yard setbacks are 20ft in the front, 10ft in the rear, 5ft in the interior side, and 20ft on the exterior side. The proposed Lot Line Adjustment will remedy encroachment issues with buildings and setbacks. Future development will be required to meet RA-2.5 Zone setbacks.

6. FINDING:

The proposed development and conditions under which it may be operated or maintained will not be detrimental to the public health, safety, or welfare; or materially injurious to property or improvements in the vicinity.

- EVIDENCE:**
- a) The project itself does not include any residential development. All reviewing referral agencies have approved or conditionally approved the proposed project. The application is complete. Parcels to be

adjusted are found to be in compliance with the Subdivision Map Act. The proposal neither causes non-conformance nor increases the severity of preexisting nonconformities with zoning and building ordinances.

Decision

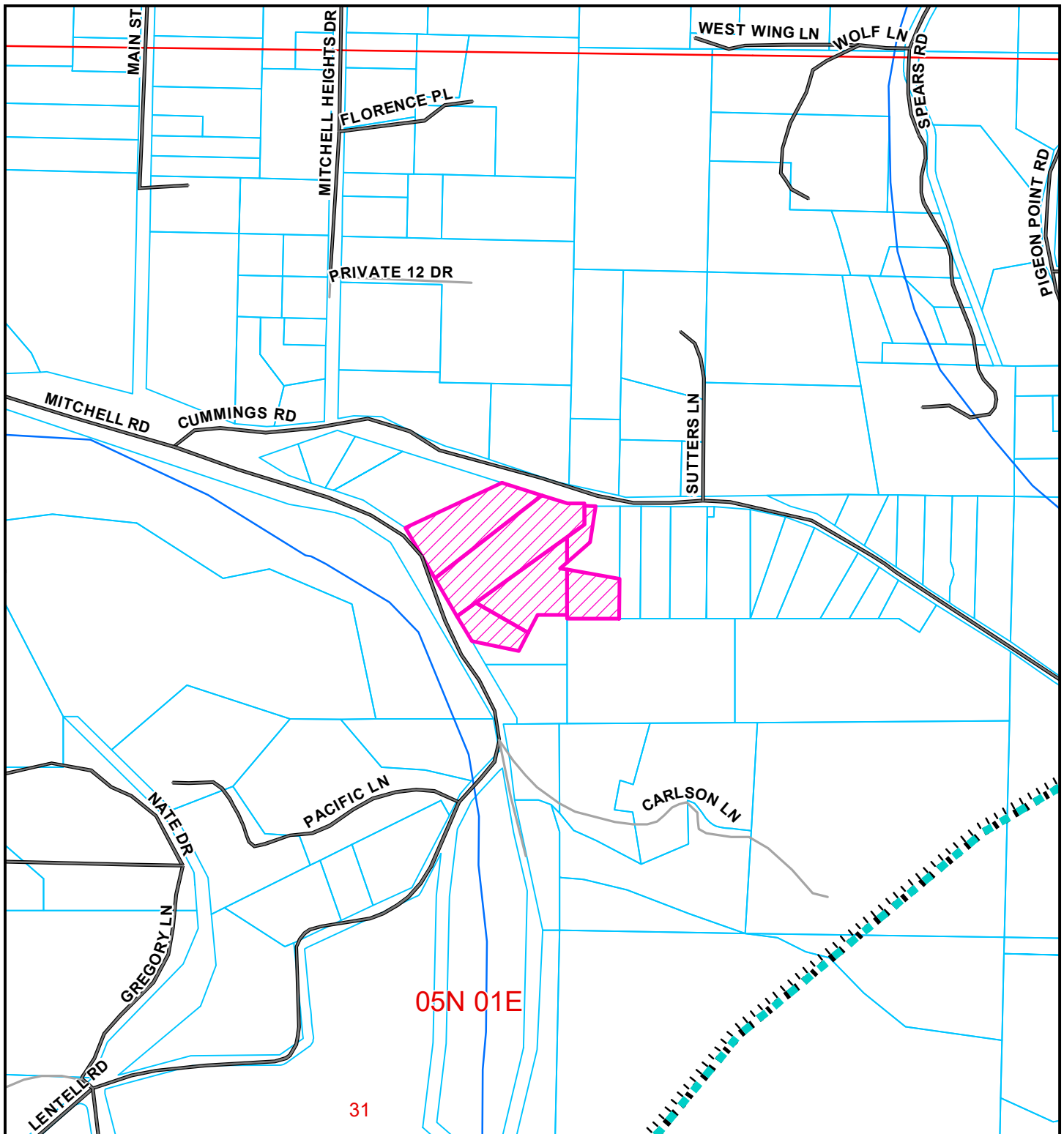
NOW, THEREFORE, based on the above findings and evidence, the Humboldt County Zoning Administrator does hereby:

- Adopt the findings set forth in this resolution; and
- Conditionally approves the Coastal Development Permit and Lot Line Adjustment for Matt Chipps (16661), based upon the Findings and Evidence and subject to the conditions of approval attached hereto as Attachment 1 and incorporated herein by reference; and

Adopted after review and consideration of all the evidence on **June 17, 2021**

I, John H. Ford, Zoning Administrator of the County of Humboldt, do hereby certify the foregoing to be a true and correct record of the action taken on the above entitled matter by said Zoning Administrator at a meeting held on the date noted above.

John H. Ford, Zoning Administrator
Planning and Building Department



LOCATION MAP

PROPOSED CHIPPS
LOT LINE ADJUSTMENT
MITCHELL HEIGHTS AREA
PLN-2020-16661

APN: 017-181-001 et al
T05N R01E S31 HB&M (Arcata South)

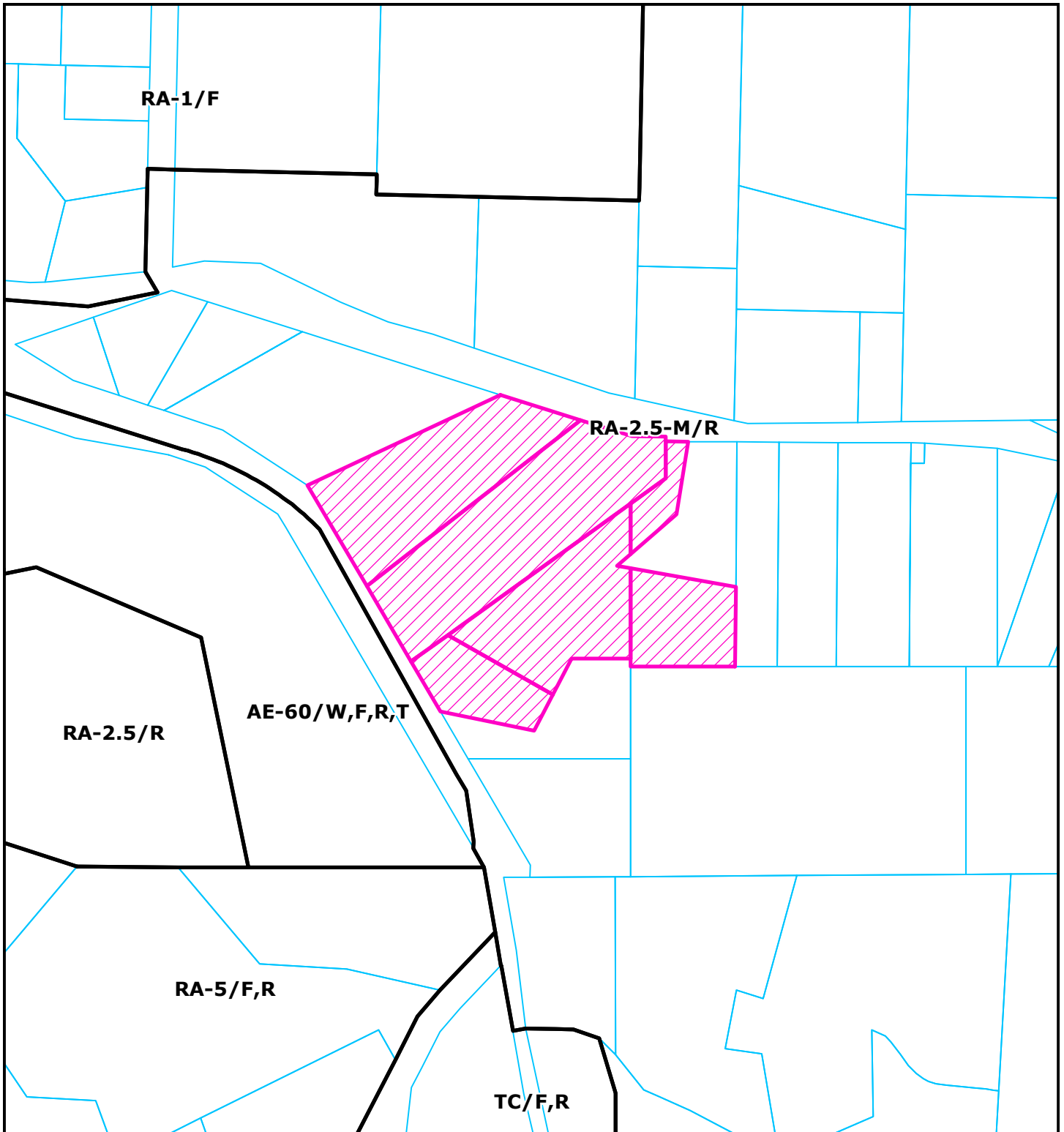
Project Area = 

Coastal Zone Boundary 

This map is intended for display purposes and should not be used for precise measurement or navigation. Data has not been completely checked for accuracy.



0 250 500
Feet



ZONING MAP

**PROPOSED CHIPPS
LOT LINE ADJUSTMENT
MITCHELL HEIGHTS AREA
PLN-2020-16661**


**APN: 017-181-001 et al
T05N R01E S31 HB&M (Arcata South)**

Project Area = 

Coastal Zone Boundary 

This map is intended for display purposes and should not be used for precise measurement or navigation. Data has not been completely checked for accuracy.



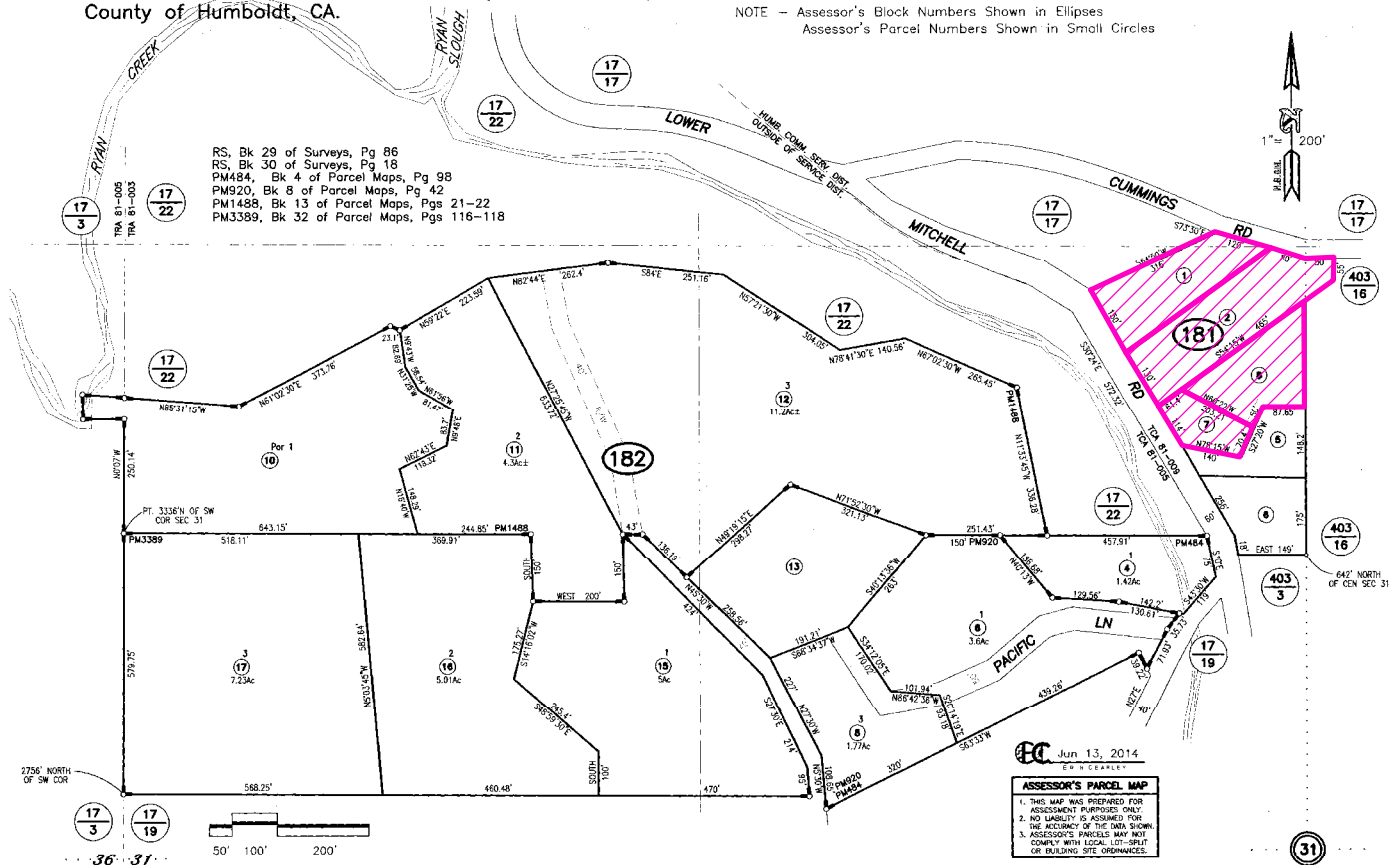
0 50 100 150 200 250
 Feet

Assessor's Map Bk. 17, Pg. 18
County of Humboldt, CA.

S1/2 OF NW1/4 SEC 31, T5N R1E, H.B.& M.

17-18

NOTE - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Small Circles



ASSESSOR PARCEL MAP

PROPOSED CHIPPS LOT LINE ADJUSTMENT MITCHELL HEIGHTS AREA PLN-2020-16661

Project Area =

Coastal Zone Boundary

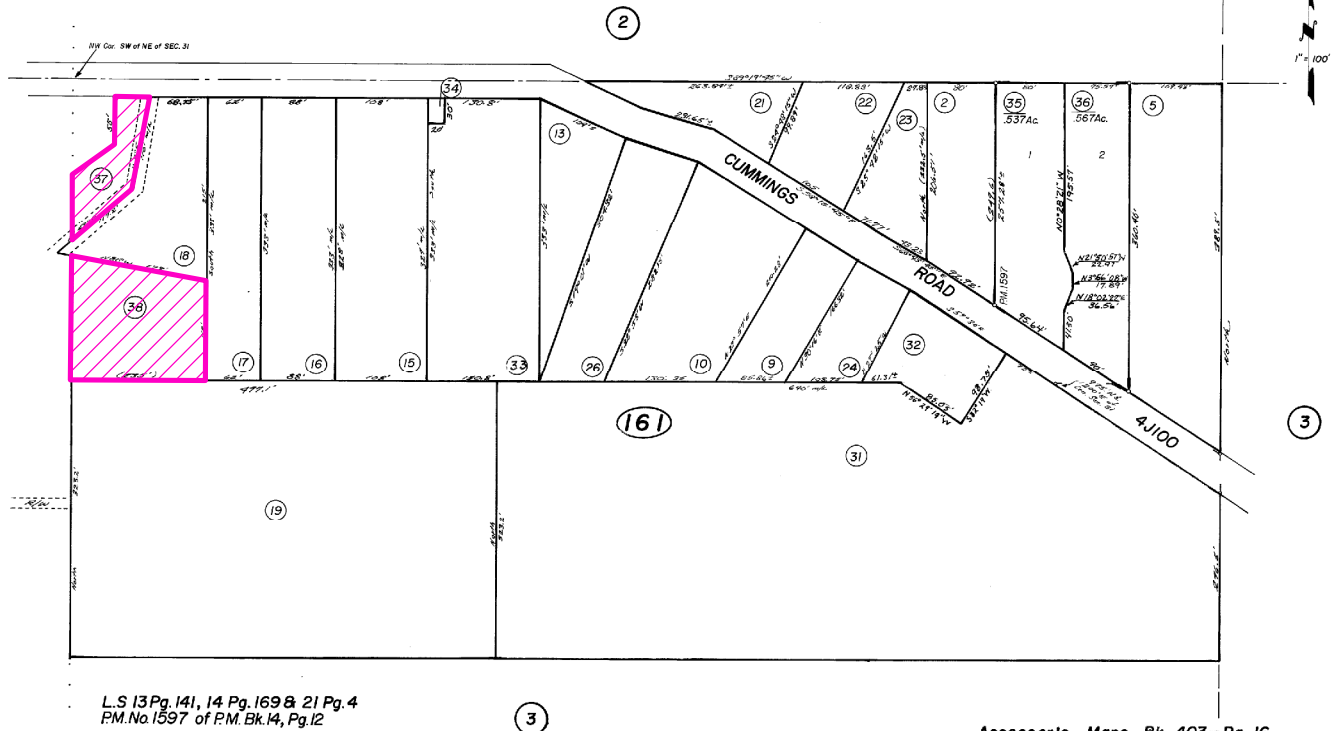
This map is intended for display purposes and should not be used for precise measurement or navigation. Data has not been completely checked for accuracy.

APN: 017-181-001 et al
T05N R01E S31 HB&M (Arcata South)

MAP NOT TO SCALE

403-16

POR SE 1/4 OF NE 1/4 OF SEC. 31, T5N, R1E, HB&M



L.S. 13Pg. 141, 14 Pg. 169 & 21 Pg. 4
P.M. No. 1597 of P.M. Bk. 14, Pg. 12

Assessor's Maps Bk. 403-Pg. 16
County of Humboldt, Calif.

NOTE - Assessor's Black Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

ASSESSOR PARCEL MAP

PROPOSED CHIPPS
LOT LINE ADJUSTMENT
MITCHELL HEIGHTS AREA
PLN-2020-16661

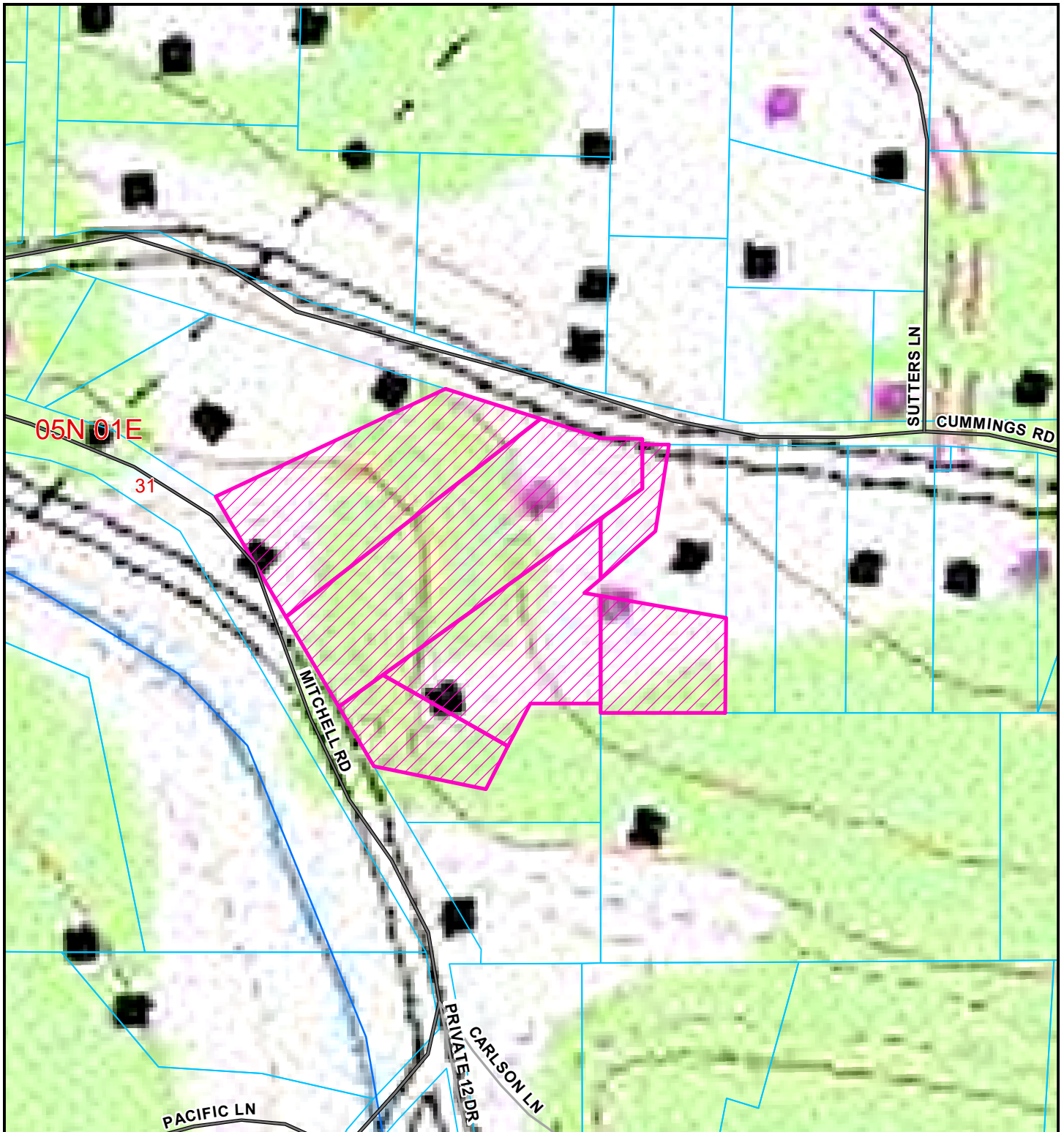
Project Area = 

Coastal Zone Boundary 

This map is intended for display purposes and should not be used for precise measurement or navigation. Data has not been completely checked for accuracy.

APN: 017-181-001 et al
T05N R01E S31 HB&M (Arcata South)

MAP NOT TO SCALE



TOPO MAP

PROPOSED CHIPPS LOT LINE ADJUSTMENT MITCHELL HEIGHTS AREA PLN-2020-16661


APN: 017-181-001 et al
T05N R01E S31 HB&M (Arcata South)

Project Area = 

Coastal Zone Boundary 

This map is intended for display purposes and should not be used for precise measurement or navigation. Data has not been completely checked for accuracy.



0 50 100 150 200
 Feet



AERIAL MAP

PROPOSED CHIPPS LOT LINE ADJUSTMENT MITCHELL HEIGHTS AREA PLN-2020-16661

APN: 017-181-001 et al
T05N R01E S31 HB&M (Arcata South)

Project Area = 

Coastal Zone Boundary 

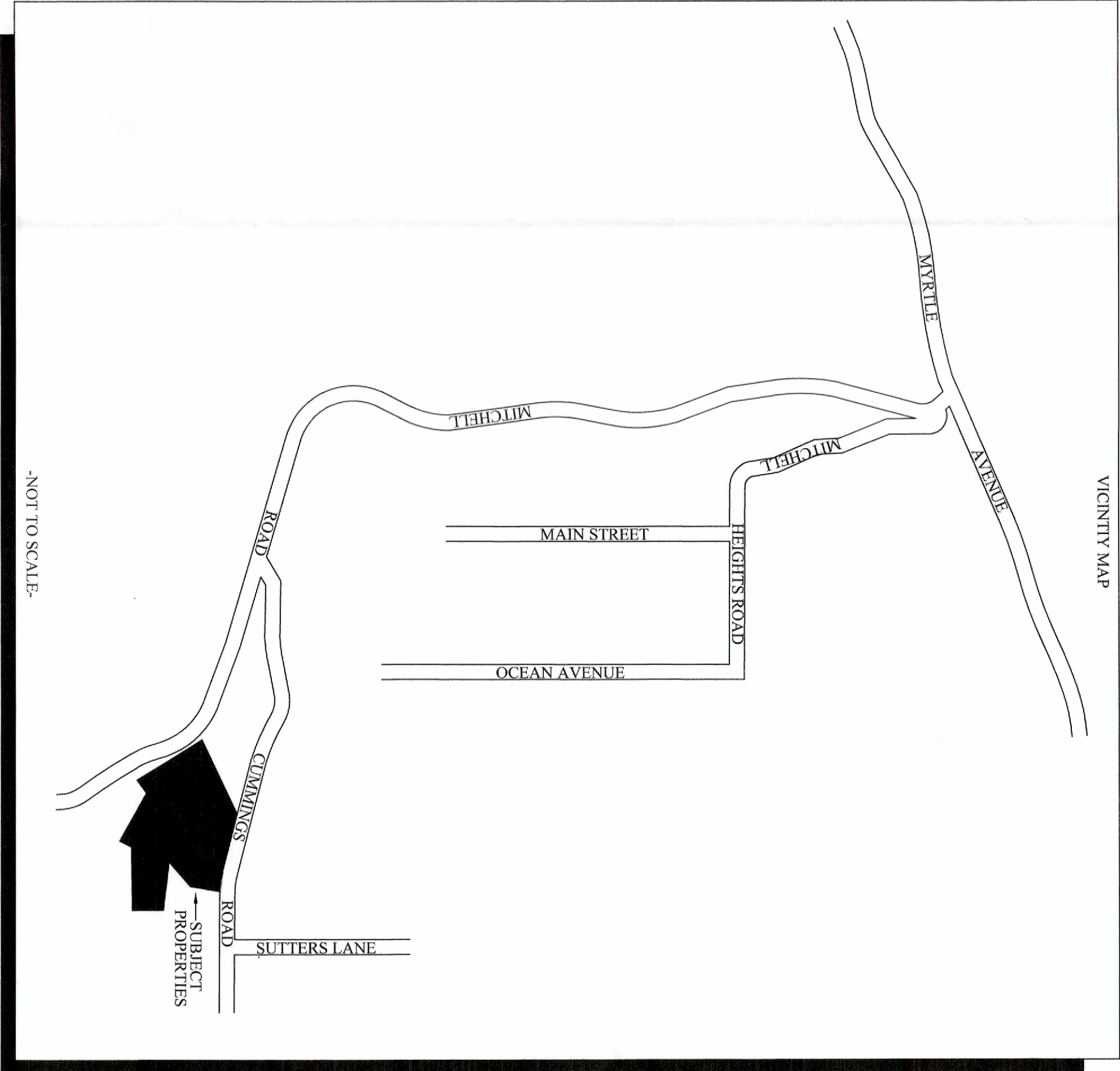
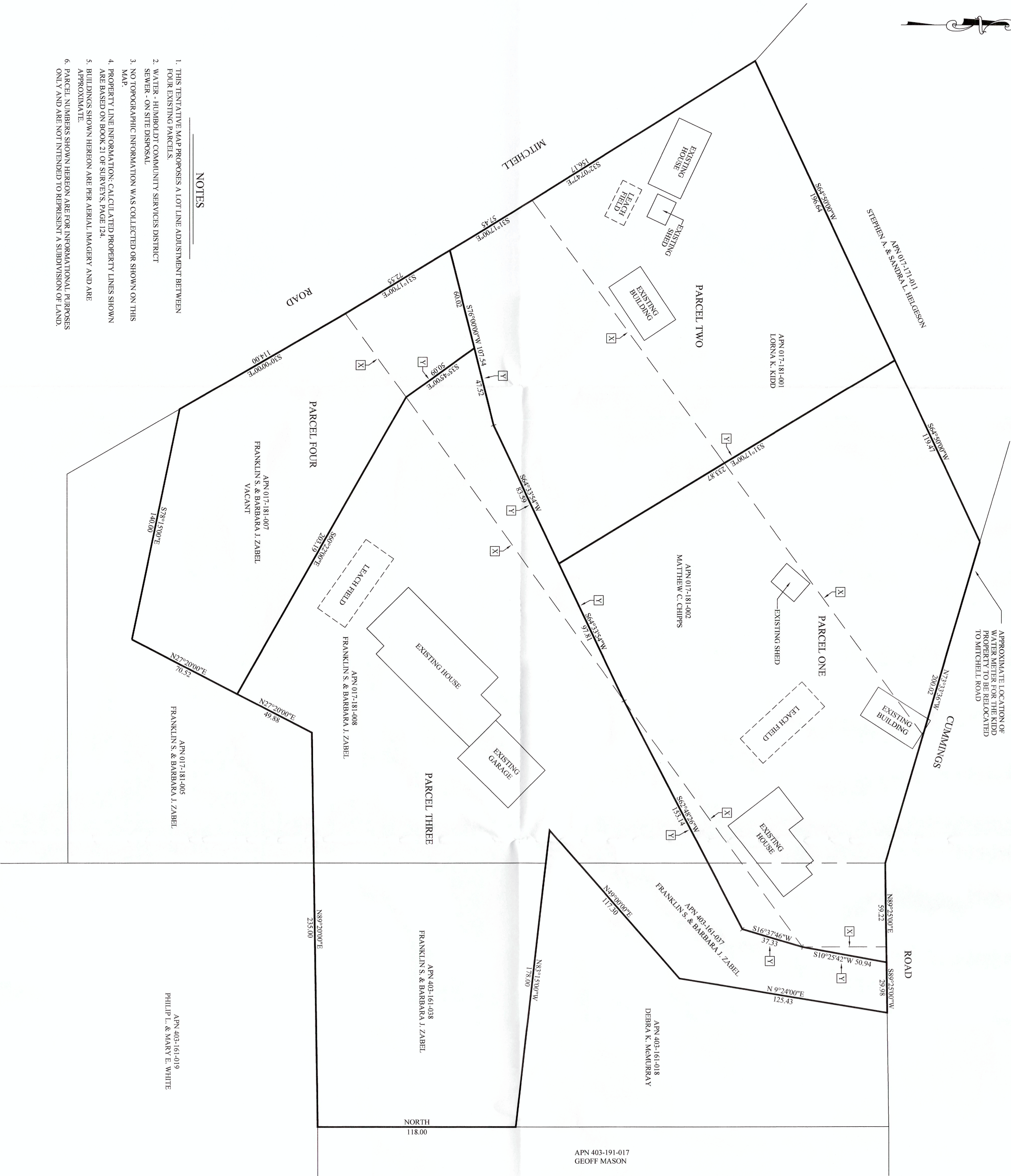
This map is intended for display purposes and should not be used for precise measurement or navigation. Data has not been completely checked for accuracy.



0 50 100 150 Feet



- NOTES
1. THIS TENTATIVE MAP PROPOSES A LOT LINE ADJUSTMENT BETWEEN FOUR EXISTING PARCELS.
 2. WATER - HUMBOLDT COMMUNITY SERVICES DISTRICT
 3. NO TOPOGRAPHIC INFORMATION WAS COLLECTED OR SHOWN ON THIS MAP.
 4. PROPERTY LINE INFORMATION: CALCULATED PROPERTY LINES SHOWN ARE BASED ON BOOK 21 OF SURVEYS, PAGE 124.
 5. BUILDINGS SHOWN HEREON ARE PER AERIAL IMAGERY AND ARE APPROXIMATE.
 6. PARCEL NUMBERS SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT INTENDED TO REPRESENT A SUBDIVISION OF LAND.



PARCEL ORIGINS

APN 017-181-001 BOOK 287 DEEDS, PAGE 488
APN 017-181-002 BOOK 198 DEEDS, PAGE 497
APN 017-181-007 BOOK 829 O.R., PAGE 336
APN 017-181-008 BOOK 285 DEEDS, PAGE 489, EXCEPTING
APN 403-161-037 BOOK 829 O.R., PAGE 336
APN 403-161-038

LOT LINE ADJUSTMENT SUMMARY

☒ LINE TO BE DELETED BY LOT LINE ADJUSTMENT
☐ LINE TO BE ADDED BY LOT LINE ADJUSTMENT

PARCEL	BEFORE LLA AREA	AFTER LLA AREA
APN 017-181-001	0.99 ACRES +/-	
APN 017-181-002	1.35 ACRES +/-	
APN 017-181-007	0.46 ACRES +/-	
APN 017-181-008	1.63 ACRES +/-	
APN 403-161-037		1.19 ACRES +/-
PARCEL ONE		1.02 ACRES +/-
PARCEL TWO		1.69 ACRES +/-
PARCEL THREE		0.53 ACRES +/-
PARCEL FOUR		

SURVEYOR: MICHAEL J. O'HEARN
REGISTERED PROFESSIONAL SURVEYOR
3210 MOORE AVENUE
EUREKA, CA 95501
(707) 442-7283

OWNER/APPLICANT: APN 017-181-001 LORNA K. KIDD
3210 MITCHELL ROAD
EUREKA, CA 95503
(707) 599-2785

OWNER: APN 017-181-007, -008, 403-161-037, -038 FRANKLIN S. & BARBARA J. ZABEL
4693 CUMMINGS ROAD
EUREKA, CA 95502
(707) 498-0242

LOT LINE ADJUSTMENT MAP

FOR CHIPPS, KIDD AND ZABEL

N 1/2 SECTION 31 TEN, R1E, HUMBOLDT MERIDIAN
IN THE UNINCORPORATED AREA OF HUMBOLDT COUNTY
JULY 2020 SCALE 1" = 30'



HUMBOLDT COUNTY
STATE OF CALIFORNIA
KELLY-O'HEARN ASSOCIATES
EUREKA, CALIFORNIA

ATTACHMENT 1

RECOMMENDED CONDITIONS OF APPROVAL

Conditions of Approval for the Coastal Development Permit and Special Permit

APPROVAL OF THE PERMITS IS CONDITIONED ON THE FOLLOWING TERMS AND REQUIREMENTS

Conditions of Approval:

1. Per the Department of Public Works Memo dated October 14, 2020, a Record of Survey is required to be filed in conjunction with the Lot Line Adjustment. The County Surveyor may allow for an exception to filing a Record of Survey map pursuant to county Code Section 325.5-9(c).
2. A Notice of Lot Line Adjustment shall be recorded for each resultant parcel. The following information must be submitted to the Planning Department for review prior to recordation:
 - a. A copy of the existing deeds and the deeds to be recorded for the adjusted parcels. If the property is not changing ownership, only the existing deeds are required.
 - b. A Preliminary Title Report regarding ownership of parcels involved. The title report documents must be current at time of submittal. Depending on the date of the report preparation, updating may be necessary.
 - c. A completed "Notice of Lot Line Adjustment and Certificate of Subdivision Compliance" form for each parcel.
 - d. Document review fees as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors (currently \$424.00 per notice plus \$289.00 for each additional legal description plus applicable recordation fees).
3. When the parcels being adjusted are not held in common ownership, copies of the executed deeds (signed but not recorded) prepared by a qualified individual must be submitted for review by the Planning and Public Works Departments.
4. A map revision fee as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors (currently \$75.00) as required by the County Assessor shall be paid to the Humboldt County Planning Division, 3015 "H" Street, Eureka. The check shall be made payable to the "Humboldt County Planning Division". The fee is required to cover the Assessor's cost in updating the parcel boundaries.
5. The applicant shall comply with the provisions of Section 321-14 of the Humboldt County Code concerning reapportionment or payment of special assessments.
6. Applicant shall provide documentation from the County of Humboldt Tax Collector that all property taxes for the parcels involved in the Lot Line Adjustment have been paid in full if payable, or secured if not yet payable, to the satisfaction of the County Tax Collector's Office, and all special assessments on the property must be paid or reapportioned to the satisfaction of the affected assessment district. Please contact the Tax Collector's Office approximately three to four weeks prior to filing the parcel or final map to satisfy this condition. *Note: The purpose of this condition is to avoid possible title*

consequences in the event of a tax default and sale affecting the owner's real property interest. If property is acquired as a result of a Lot Line Adjustment and said property has delinquent taxes, the property cannot be combined for tax purposes. This means, that the owner will receive two or more tax bills, and penalties and interest will continue to accrue against the land which has delinquent taxes. If five or more years have elapsed since the taxes on the subject property were declared in default, such property will be sold by the County Tax Collector for non-payment of delinquent taxes unless the amount required to redeem the property is paid before sale. Property combined by lot line adjustment but "divided" by tax sale will require separate demonstration of subdivision compliance of all resultant parcels prior to the County's issuance of a building permit or other grant of authority to develop the subject properties.

7. A Record of Survey is required to be filed in conjunction with the Lot Line Adjustment. The County Surveyor may allow for an exception to filing of a Record of Survey map pursuant to County Code Section 325.5-9(c).
8. The project shall be conducted in accordance with the project description and approved project site plan.
9. New Development Requires a Permit. Any new development as defined by Section 313-139.6 of the Humboldt County Code (H.C.C.) shall require a Coastal Development Permit, except for Minor Deviations from the Plot Plan as provided under Section 312-11.1 of the Zoning Regulations.
10. The applicant is required to pay for permit processing on a time and material basis as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors. The Department will provide a bill to the applicant after the decision. Any and all outstanding Planning fees to cover the processing of the application to decision by the Hearing Officer shall be paid to the Humboldt County Planning Division, 3015 "H" Street, Eureka.
11. If cultural resources are encountered during construction activities, the contractor on site shall cease all work in the immediate area and within a 50-foot buffer of the discovery location. A qualified archaeologist as well as the appropriate Tribal Historic Preservation Officer(s) are to be contacted to evaluate the discovery and, in consultation with the applicant and lead agency, develop a treatment plan in any instance where significant impacts cannot be avoided.

The Native American Heritage Commission (NAHC) can provide information regarding the appropriate Tribal point(s) of contact for a specific area; the NAHC can be reached at 916-653-4082. Prehistoric materials may include obsidian or chert flakes, tools, locally darkened midden soils, ground stone artifacts, shellfish or faunal remains, and human burials. If human remains are found, California Health and Safety Code 7050.5 requires that the County Coroner be contacted immediately at 707-445-7242. If the Coroner determines the remains to be Native American, the NAHC will then be contacted by the Coroner to determine appropriate treatment of the remains pursuant to PR 5097.98. Violators shall be prosecuted in accordance with PRC Section 5097.99.

Informational Notes:

1. Approval of this Lot Line Adjustment does not guarantee that developable parcels will result. Final approval for any development will depend on demonstration of conformance with site suitability requirements in effect at the time development is proposed.
2. To reduce costs the applicant is encouraged to bring in written evidence of compliance with all of the items listed as conditions of approval in this Exhibit that are administered by the Planning Division (Namely: items 1-7) as a package at least four (4) weeks before the desired date for recordation. Post application assistance by the Planner on Duty, or by the Assigned Planner, with prior appointment will be subject to a Special Services Fee for planning services billed at the County's current burdened hourly rate. There is no charge for the first post project approval meeting. Please contact the Planning Division at (707) 445-7541 for copies of all required forms and written instructions.
3. This permit shall expire and become null and void at the expiration of three (3) years after all appeal periods have lapsed (see "Effective Date"). This approval may be extended in accordance with the Humboldt County Code.
4. If cultural resources are encountered during construction activities the contractor on site shall cease all work in the immediate area and within a 50 foot buffer of the discovery location. A qualified archaeologist as well as the appropriate Tribal Historic Preservation Officer(s) will be contacted to evaluate the discovery and, in consultation with the applicant and lead agency, develop a treatment plan in any instance where significant impacts cannot be avoided.

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The applicant is ultimately responsible for ensuring compliance with this condition.

5. The applicant is responsible for receiving all necessary permits and/or approvals from other state and local agencies.
6. The applicant is required to pay for permit processing on a time and material basis as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors. The Department will provide a bill to the applicant after the decision. Any and all outstanding Planning fees to cover the processing of the application to decision by the Hearing Officer shall be paid to the Humboldt County Planning Division, 3015 "H" Street, Eureka.
7. Per the Department of Public Works Memo dated October 14, 2020, 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. The subject property is located in 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.

ATTACHMENT 2

Applicant's Evidence In Support of the Required Findings

The applicant has submitted the following written evidence in support of making the required findings, and copies of relevant are attached.

1. Application [in file]
2. Project Description (in file)
3. Plot Plan checklist [in file]
4. Plot Plan (attached)
5. Grant Deed (on file)
6. Indemnification Agreement (on file)

ATTACHMENT 3

REFERRAL AGENCY COMMENTS AND RECOMMENDATIONS

Referral Agency Comments and Recommendations

All reviewing referral agencies responded with no comment or with a recommendation of approval.

Referral Agency Comments

Referral Agency	Response	Recommendation
County Public Works & Land Use	✓	Conditional Approval
California Coastal Commission		None
CalFire	✓	Approval
Wiyot Tribe	✓	Conditional Approval
Blue Lake Rancheria	✓	Conditional Approval
Bear River Band		None
County Environmental Health		None
County Building		None
Northwest Information Center	✓	Conditional Approval
CA Fish & Wildlife Dept.		None