

BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT, STATE OF CALIFORNIA
Certified copy of portion of proceedings, Meeting of March 16, 2021

RESOLUTION NO. 21-28

RESOLUTION TO MAKE THE REQUIRED FINDINGS FOR CERTIFYING COMPLIANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND APPROVE THE ZONE BOUNDARY ADJUSTMENT TO REZONE PROPERTY IN THE ARCATA AREA FROM AGRICULTURE EXCLUSIVE (AE) AND TIMBERLAND PRODUCTION ZONE (TPZ) TO AGRICULTURE GENERAL WITH A COMBINING ZONE SPECIFYING A FIVE ACRE MINIMUM PARCEL SIZE (AG-B-5(5)); CASE NUMBER PLN-2019-15634; ASSESSOR PARCEL NUMBERS: 504-221-015, 504-221-017.

WHEREAS, the owners submitted an application and evidence in support of approving the Lot Line Adjustment and Zone Boundary Adjustment application; and

WHEREAS, the proposed Zone Boundary Adjustment; that is, to rezone lands, through immediate conversion, from Agriculture Exclusive (AE) and Timberland Production Zone (TPZ) to Agriculture General with a combining zone specifying a five acre minimum parcel size (AG-B-5(5)), may be approved if it can be found that: (1) The proposed change is in the public interest; (2) The proposed change is consistent with a comprehensive view of the 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; and

WHEREAS, the County Planning and Building Department – Planning Division (Planning Division) has reviewed the submitted application and evidence and has referred the application and evidence to involved reviewing agencies for site inspections, comments and recommendations; and

WHEREAS, the Planning Division, the lead agency, found the project to be categorically exempt per Class 5, Section 15305(a) and Section 15061(b)(3) of the CEQA Guidelines; and

WHEREAS, the Planning Commission reviewed and considered said reports and other written and spoken evidence and testimony presented to the Commission during a public hearing on May 7, 2020; and

WHEREAS, at its May 7, 2020 meeting, the Planning Commission recommended the Board make the necessary findings and approve the Lot Line Adjustment and Zone Boundary Adjustment. and evidence presented at the hearing.

Now, THEREFORE BE IT RESOLVED, that the Board of Supervisors makes all the following findings:

- 1. FINDING:** **Project Description:** The application is a Lot Line Adjustment (LLA) between two parcels resulting in two parcels. APN 504-221-017 will increase in size by approximately 4 acres to align with the existing General Plan designation boundary between the Residential Estates (RE) and Timber (T) plan designation. Each parcel is currently developed with a single-family residence and after the LLA, one parcel

will contain two residences and the other will be vacant. Also included is a Zone Boundary Adjustment to adjust the Agriculture General (AG) and Timberland Production Zone (TPZ) zone boundary to follow the adjusted parcel lines. The main purpose of the LLA is to alleviate water systems crossing property lines. The parcels are served with on-site water and on-site wastewater treatment systems.

EVIDENCE: a) Project File: PLN-2019-15634

2. FINDING: **CEQA.** The requirements of the California Environmental Quality Act have been complied with. The Humboldt County Board of Supervisors has found the project exempt from environmental review per Section 15305(a) and Section 15061(b)(3) of the California Environmental Quality Act (CEQA).

EVIDENCE: a) As lead agency, the Planning and Building Department found the project to be categorically exempt per Class 5, Section 15305(a) and Section 15061(b)(3) of the CEQA Guidelines. The LLA does not result in a change in land use or overall density and is intended to remedy an inconsistency with the underlying General Plan designation. Therefore, the project is exempt pursuant to Sections 15061(b)(3) and 15305(a) of the CEQA Guidelines. Section 15061(b)(3) applies to projects when it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, and Section 15305(a) applies to minor lot line adjustments not resulting in the creation of any new parcel

LOT LINE ADJUSTMENT

3. FINDING: The Lot Line Adjustment application is complete

EVIDENCE: a) The applicant has submitted a completed and signed application form, copies of present owners' deeds, a preliminary title report, copies of the creation documents for the parcels and a Lot Line Adjustment Plot Plan.

4. FINDING: The project is consistent with the Subdivision Map Act.

EVIDENCE: a) APN 504-221-015 was created as Parcel 2 of Notice of Lot Line Adjustment and Certificate of Subdivision Compliance recorded as Document No. 2012-019347-5. APN 504-221-017 was created as Parcel 1 of Notice of Lot Line Adjustment and Certificate of Subdivision Compliance recorded as Document No. 2012-019347-5. Both parcels were created legally.

5. FINDING: The project conforms to zoning and building ordinances.

EVIDENCE: a) The parcels are zone Agriculture General (AG), Timberland Production Zone (TPZ) and Agriculture Exclusive (AE) which all allow general agriculture and single family residential as principally permitted uses. The project will adjust the parcel lines between two parcels to add approximately four acres to the smaller parcel. Although some of the land to be adjusted is zoned TPZ, it is less than three acres in size and is subject to a Less Than 3-Acre Conversion Exemption from Calfire. Furthermore, the new zone boundary will correct an inconsistency with the underlying General Plan designation. All development standards are met except for one existing structure on Parcel 1 that does not meet the 30-foot State Responsibility Area (SRA) setback requirement. This structure was built before the SRA setback requirements and is considered legal nonconforming.

6. FINDING: The project is consistent with the General Plan.

EVIDENCE: a) General Plan Ch. 4: The Residential Estates (RE) designation applies to lands adjacent to urban areas or rural communities with limited public services but suitable for single-family residential use. The Timberland (T) designation applies to land that is primarily suitable for growing, harvesting and production of timber. The Agriculture Exclusive (AE) designation applies to bottomland farms and lands that can be irrigated; also used in upland areas to retain agricultural character. The Lot Line Adjustment is consistent with the underlying plan designations and better aligns with changes that occurred as part of the 2017 General Plan Update.

b) General Plan Ch. 10: The Open Space (OS) land use designation provides for land which is essentially unimproved and devoted to opens space uses, conservation of natural resources and habitat, managed production of resources, outdoor recreational uses, and for protection of public safety in areas subject to flooding or unstable slopes. The smaller resultant parcel is planned and zoned for rural residential uses while the larger resultant parcel is planned and zoned for timber and agricultural uses. No development is proposed with the LLA, and future development and uses on the project parcels will not have any impact on lands planned for preservation and conservation of Open Space.

c) General Plan Ch. 10.4 (Biological Resources). Goals and policies contained in this Chapter relate to mapped sensitive habitat areas where policies are applied to protect fish and wildlife and facilitate the recovery of endangered species. Warren Creek is located over 1,000 feet to the east of the subject property. No sensitive habitat was

identified on site. The project was referred to the Eureka office of the California Department of Fish and Wildlife, however, they did not respond with any concerns.

- d) General Plan Ch. 10.6 (Cultural Resources). Goals and policies contained in this Chapter relate to the protection and enhancement of significant cultural resources, providing heritage, historic, scientific, educational, social and economic values to benefit present and future generations. The Department does not have record of any culturally sensitive sites located in or around the project location. The referral comments from NWIC indicated that their office had no record of any previous cultural resource studies and recommended consultation with the local tribes. Correspondence with both the Blue Lake Rancheria and the Wiyot Tribe indicated that there was no knowledge of archaeological sites in the area and recommended the standard inadvertent discovery condition. This is included in the conditions of approval.
- e) General Plan Ch. 14: Goals and policies contained in this Chapter relate to communities that are designed and built to minimize the potential for loss of life and property resulting from natural and manmade hazards; and to prevent unnecessary exposure to areas of geologic instability, floodplains, tsunami run-up areas, high risk wildland fire areas, and airport areas planned and conditioned to prevent unnecessary exposure of people and property to risks of damage or injury. The site is in an area of low to moderate slope instability and outside of any Alquist-Priolo Fault Hazard Area. According to FIRM Map Panel 695, the property is approximately 1,300 feet away from the nearest 100-year flood zone associated with Warren Creek. The subject property is located within the State Fire Responsibility Area where the State of California has the primary responsibility for the prevention and suppression of wildland fires. The parcel is also within the Arcata Fire Protection District who provides structural fire protection as well as responding to medical emergencies.

7. 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) All reviewing referral agencies have approved or conditionally approved the proposed project. The project will not result in changes in land use or density and will not create a new parcel.

8. FINDING: The project, and the conditions under which it may be operated or maintained, will not adversely impact the environment; and the required CEQA findings can be made for any development which is subject to the regulations of CEQA.

EVIDENCE: a) As lead agency, the Planning and Building Department found the LLA to be categorically exempt per Class 5, Section 15305(a) of the CEQA Guidelines. The LLA does not result in a change in land use or overall density and is intended to remedy an inconsistency with the underlying General Plan designation. Section 15305(a) applies to minor lot line adjustments not resulting in the creation of any new parcel.

ZONE BOUNDARY ADJUSTMENT

9. FINDING: The proposed project is in the public interest.

EVIDENCE: a) The LLA involves a Zone Boundary Adjustment (ZBA) between lands zoned Agriculture General (AG) and both Agriculture Exclusive (AE) and Timberland Production Zone (TPZ). The project will result in the entirety of Parcel 1 zoned Agriculture General with a combining zone specifying a five-acre minimum parcel size (AG-B-5(5)). The zone boundary is proposed to be coincidental with the new lot line as adjusted and avoid a mixed-zone condition. The Planning Division believes that the ZBA is in the public interest in that it corrects an inconsistency with the zone classification and land use designation and is minor in nature.

10. FINDING: The proposed change is consistent with the General Plan.

EVIDENCE: a) The properties involved in the ZBA are planned Residential Estates by the Humboldt County General Plan. This designation is consistent with the proposed zone of Agriculture General and the implementing zoning (AG-B-5(5)) supports low density residential uses as well as general agriculture and timber production. The ZBA is consistent with General Plan policies and standards as noted in the above LLA discussion.

11. FINDING: There is no substantial evidence that the project will have a significant effect on the environment.

EVIDENCE: a) As lead agency, the Planning and Building Department found the ZBA to be exempt per Section 15061(b)(3) of the CEQA Guidelines. 15061(b)(3) applies to projects that can be seen with certainty that

there is no possibility that the activity in question may have a significant effect on the environment.

12. FINDING:

The proposed development 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 unless the following written findings are made supported by substantial evidence: 1) the reduction is consistent with the adopted general plan including the housing element; and 2) the remaining sites identified in the housing element are adequate to accommodate the County share of the regional housing need; and 3) the property contains insurmountable physical or environmental limitations and clustering of residential units on the developable portions of the site has been maximized.

EVIDENCE

- a) These parcels were not utilized by the Department of Housing and Community Development in determining compliance with housing element law. The project has no impact on overall density.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED that the Board of Supervisors:


1. Finds the project to be categorically exempt from CEQA per Class 5, Section 15305(a) and Section 15061(b)(3) of the CEQA Guidelines, and finds that there is no substantial evidence that the proposed project will have a significant effect on the environment; and
2. Makes the findings for the Lot Line Adjustment and Zone Boundary Adjustment as detailed in this Resolution based on Planning and Building Department – Planning Division staff reports, supplemental reports, testimony presented at the public hearing, and having considered the recommendation of the Planning Commission; and
3. Approves the requested Lot Line Adjustment and Zone Boundary Adjustment as recommended by the Planning Commission at its May 7, 2020 meeting for Case No.: PLN-2019-15634; and
4. Adopts the Ordinance amending Section 311-7 of the Humboldt County Code to rezone property in the Arcata area from Agriculture Exclusive (AE) and Timberland Production Zone (TPZ) to Agriculture General with a combining zone specifying a five-acre minimum parcel size (AG-B-5(5)) in conformance with the mapping prepared for PLN-2019-15634 (Lucchesi)(“Ordinance”).

BE IT FURTHER RESOLVED by the Humboldt County Board of Supervisors that:

1. The Zone District for the subject property shall be amended from Agriculture Exclusive (AE) and Timberland Production Zone (TPZ) to Agriculture General with a combining zone specifying a five-acre minimum parcel size (AG-B-5(5)); and

2. Planning Division Staff is hereby directed to prepare and file a Notice of Exemption with the County Clerk and Office of Planning and Research; and
3. The Clerk of the Board is hereby directed to give notice of the decision to the applicant, the County Assessor's Office and any other interested party; and
4. Direct the Clerk of the Board to publish a summary of the Ordinance within 15 days after its adoption.

Dated: March 16, 2021



Virginia Bass, Chair
Humboldt County Board of Supervisors


Adopted on motion by Supervisor Wilson, seconded by Supervisor Madrone, and the following vote:

AYES:	Supervisors	Bohn, Bass, Wilson, Madrone, Bushnell
NAYS:	Supervisors	--
ABSENT:	Supervisors	--
ABSTAIN:	Supervisors	--

STATE OF CALIFORNIA)
County of Humboldt)

I, KATHY HAYES, Clerk of the Board of Supervisors, County of Humboldt, State of California, do hereby certify the foregoing to be an original made in the above-entitled matter by said Board of Supervisors at a meeting held in Eureka, California.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Seal of said Board of Supervisors.



Ryan Sharp
Deputy Clerk of the Board of Supervisors
of the County of Humboldt, State of California