

**RESOLUTION OF THE PLANNING COMMISSION
OF THE COUNTY OF HUMBOLDT
Resolution Number 18-48**

**Case Numbers LLA-17-027, ZBA-17-002
Assessor Parcel Numbers 206-081-001, 206-091-046, 206-101-003, 206-101-030**

Makes the required findings for certifying compliance with the California Environmental Quality Act and conditionally approves the Viltrakis Lot Line Adjustment and Zone Boundary Adjustment.

WHEREAS, Ken Johnston, on behalf of the owners, submitted an application and evidence in support of approving the Lot Line Adjustment between two parcels, and to make a zone boundary adjustment to adjust the zone boundary between the Agriculture General (AG) and Timberland Production Zone (TPZ) zone coincidental with the relocated property line including the addition of a Special Building Site combining zone (specifying a five-acre minimum parcel size) to the smaller parcel to ensure consistency with both underlying plan designations; and

WHEREAS, the proposed Zone Boundary Adjustment may be approved if it can be found that: (1) The proposed change is in the public interest; and (2) The proposed change is consistent with the General Plan; and

WHEREAS, the immediate rezone may be approved if it can be found to be consistent with the Forest Taxation Reform Act of 1976 and with the requirements of Article 4, specifically Section 51133 et seq. of the California Government Code [*immediate TPZ rezone*]; and

WHEREAS, the County Planning Commission 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 project is categorically exempt per Class 5, Section 15305(a) and Section 15061(b)(3) of the California Environmental Quality Act (CEQA); and

WHEREAS, Attachment 2 in the Planning Division staff report includes evidence in support of making all of the required findings for approving the proposed Viltrakis Lot Line Adjustment and Zone Boundary Adjustment;

NOW, THEREFORE, be it resolved, determined, and ordered by the Planning Commission that:

1. The Planning Commission finds the project to be categorically exempt 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
3. The proposed LLA and ZBA is consistent with the General Plan;
4. The Planning Commission makes the findings in Attachment 2 of the Planning Division staff report for Case Numbers: LLA-17-027, ZBA-17-002 based on the submitted evidence; and
5. The Planning Commission approves the proposed LLA and ZBA application as recommended and considered in the Planning Division Staff Report for Case Numbers LLA-17-027, ZBA-17-002.

BE IT FURTHER RESOLVED that the Planning Commission recommends that the Board of Supervisors of the County of Humboldt:

1. Hold a public hearing in the manner prescribed by law.
2. Adopt the necessary findings prepared by Planning Staff.
3. Approve the Lot Line Adjustment and Zone Boundary Adjustment.
4. Adopt Ordinance No. _____ amending Section 311-7 of the Humboldt County Code by reclassifying property in the Carlotta area [ZBA-17-002, Viltrakis] so that the zone boundary between AG and TPZ is coincidental with the relocated property line including the addition of a Special Building Site combining zone (specifying a five-acre minimum parcel size) to the smaller parcel to ensure consistency with both underlying plan designations.
5. Direct the Planning Staff to prepare and file a Notice of Exemption with the County Clerk and Office of Planning and Research.

Adopted after review and consideration of all the evidence on June 21, 2018.

The motion was made by Commissioner Levy and seconded by COMMISSIONER Bongio and the following ROLL CALL vote:

AYES: Commissioners Levy, Morris, Edmonds, Shepherd and Bongio

ABSENT: Commissioner Mitchell

DECISION: Motion carries 5/0.

I, John Ford, Secretary to the Planning Commission 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 Commission at a meeting held on the date noted above.



John H. Ford
Director, Planning and Building Department