

**RESOLUTION OF THE BOARD OF SUPERVISORS
OF THE COUNTY OF HUMBOLDT**

Resolution Number: 24-5

**Record Number: PLN-2023-18209 Assessor's Parcel Numbers: 215-192-005,
215-192-018, 215-232-001, 215-232-002**

Resolution by the Board of Supervisors of the County of Humboldt to Make the Required Findings for Certifying Compliance with the California Environmental Quality Act and Conditionally Approving the Restoration Forestry, Inc. Lot Line Adjustment and Joint Timber Management Plan

WHEREAS, the owner submitted an application and evidence in support of approving the Lot Line Adjustment and Joint Timber Management Plan; and

WHEREAS, the County Planning Division 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 Humboldt County Board of Supervisors held a duly-noticed public hearing on January 23, 2024, and reviewed, considered, and discussed the application for the Lot Line Adjustment and Joint Timber Management Plan and reviewed and considered all evidence and testimony presented at the hearing.

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

- 1. FINDING:** A Lot Line Adjustment (LLA) between three parcels of approximately 40 acres, 20 acres, and 160 acres resulting in three parcels of approximately 50 acres (Parcel A), 90 acres (Parcel B), and 80 acres (Parcel C). The purpose of the LLA is to segregate a quarry site and operations onto a single parcel. Other than the quarry, the parcels are utilized for timber production. A Joint Timber Management Plan (JTMP) has been prepared for the resultant parcels.

EVIDENCE: a) Project File: PLN-2023-18209

- 2. FINDING:** **CEQA:** The requirements of the California Environmental Quality Act have been complied with. The Humboldt County Board of Supervisors have 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) The LLA does not result in a change in land use or overall density and is intended to segregate a quarry site and operations onto a single parcel. 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) Project File: PLN-2023-18209

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

- EVIDENCE:** a) The project consists of three parcels that were created in compliance with the Subdivision Map Act per Certificate of Subdivision Compliance, Instrument No. 2004-44335-10, and are therefore eligible for property boundary adjustments.

- 5. FINDING:** The project is consistent with the General Plan.

- EVIDENCE:** a) The Timberland (T) designation applies to land that is primarily suitable for growing, harvesting and production of timber. Timber production is an allowable use type within the designation, and the quarry is operating under a Conditional Use Permit. The resultant parcels will continue to be utilized for timber production. The project is therefore consistent with the goals of the Land Use Element of the General Plan.
- b) No development is proposed with the LLA, and future development and uses on the project parcels will have minimal impacts on lands planned for preservation and conservation of Open Space. With the boundary adjustment of land designated T, the project is consistent with the Open Space Plan and the Open Space Action Program.
- c) According to the Lot Line Adjustment Map and the JTMP, one Class 1 watercourse and several Class 2 and 3 watercourses transect the parcels. Existing development maintains required setbacks to these watercourses. Any future development will be subject to the policies of the General Plan as they apply to protection of Streamside Management Areas (SMAs). According

to the County GIS there is no mapped habitat for any special status species. The project was referred to the California Department of Fish and Wildlife and they responded stating that they had no comments regarding the project.

- d) The County does not have record of any culturally sensitive sites located in or around the project location. The project was referred to the Northwest Information Center (NWIC), the Bear River Band of the Rohnerville Rancheria, and the Intertribal Sinkyone Wilderness Council. NWIC responded requesting an archaeological survey and that the County consult with the local tribes. The Bear River Band responded stating that they are satisfied that the activities of the project do not appear to represent a source of significant impact on cultural resources. They requested that standard inadvertent archaeological discovery protocols be in place for any ground disturbing activities of the proposed project. This has been made a condition of project approval.
- e) The site is in an area of moderate slope instability and outside of any Alquist-Priolo Fault Hazard Area. The developed area of the site is outside of any flood zone. The subject property is located within a high fire hazard severity zone, 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 Whitethorn Fire Protection District response area who provides structural fire protection as well as responding to medical emergencies. No new development is proposed, and the project is not projected to increase hazard risk.

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

- EVIDENCE:**
- a) The parcels are zoned Timberland Production Zone (TPZ). The project will adjust the parcel lines between three existing legal parcels in order to segregate a quarry site and operations onto a single parcel. The LLA will not cause a non-conformance or increase the severity of any preexisting nonconformities with zoning and building ordinances as the reduction of TPZ zoned parcels below 160 acres, but no smaller than 40 acres, is permitted with an approved JTMP. Existing development will conform to all required setbacks from the proposed new property boundaries.
 - b) Proposed Parcels A, B, and C are consistent with the minimum parcel size allowed in TPZ zones. Parcels less than 160 acres

but larger than 40 acres may be created in the TPZ zone provided that the requirements of Government Code Section 51119.5 are met. Consistent with Section 51119.5 of the California Government Code, a JTMP was prepared by Baldwin, Blomstrom, Wilkinson, and Associates, Inc. The County's Forestry Review Committee (FRC) reviewed and recommended conditional approval of the JTMP on October 26, 2023. The condition requires that the legal description on Page 8 of the JTMP be corrected to reflect the legal description of the involved parcels and to verify that the corresponding Deeds are correct. This condition has been satisfied. Pursuant to Section 51119.5, the JTMP must receive a 4/5's affirmative vote of the Board of Supervisors to become effective.

7. FINDING: The Project and the conditions under which it may be operated or maintained will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.

- EVIDENCE:**
- a) All reviewing referral agencies that responded to the County 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.
 - b) The Project results in segregating a quarry site and operations onto a single parcel and therefore ensures the economic viability of maintaining these properties in such open space uses.

8. 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.

- EVIDENCE:**
- a) The parcels were not included in the housing inventory of Humboldt County's 2019 Housing Element and the project will not add any units to the County's housing inventory.

9. FINDING: The Joint Timber Management Plan provides for the management and harvesting of timber by the original and any subsequent owners and shall be recorded as a deed restriction.

- EVIDENCE:**
- a) The County's Forestry Review Committee has reviewed the JTMP for its effectiveness for maintaining the ability of the resultant parcels to be effectively managed and harvested for timber and at its meeting of October 26, 2023, they recommended that the Board of Supervisors approve the JTMP.
 - b) The JTMP declaration has been executed by the property owner and will be recorded simultaneously with the Notices of Lot Line Adjustment.

DECISION

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

- Adopt the findings set forth in this resolution; and
- Conditionally approves the Lot Line Adjustment and Joint Timber Management Plan for Restoration Forestry, Inc., subject to the conditions of approval attached hereto as Attachment 1A.



Rex Bohn
Chair, Board of Supervisors

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

AYES: Supervisors-- Bushnell, Wilson, Bohn, Madrone, Arroyo
NOES: Supervisors--
ABSENT: Supervisors--
ABSTAIN: Supervisors—

