

STAFF ANALYSIS OF THE EVIDENCE SUPPORTING THE REQUIRED FINDINGS

Required Findings: To approve this project, the Hearing Officer shall determine that the applicants have submitted evidence in support of making all of the following required findings.

- 1. The application is complete.** The following table identifies the evidence which supports the finding that the applicant has submitted the information which is required by Section 325.5-6(a) of the Humboldt County Code.

Application Requirements	Submitted	Not Submitted
Completed and Signed Application Form	✓	
Copies of Present Owners Deeds	✓	
Preliminary Title Report	✓	
Copy of the Creation Documents for the parcels	✓	
6 Copies of a Lot Line Adjustment Plot Plan	✓	
Required County Fees	✓	
A Written Statement Explaining the Reasons For the Adjustment	✓	

- 2. Consistency with the Subdivision Map Act.** The following table identifies the evidence which supports the finding that the parcels to be adjusted are found to be in compliance with the Subdivision Map Act which is required by Section 325.5-6(b) of the Humboldt County Code (See also Sections 4 and 5, General Plan Conformance per SB 497).

Parcel	Creation Document	Legal Status
107-112-001	Grant Deed, Briceland Corporation to Elliott, recorded as Document No. 12396, in Volume 1352 Official Records, Page 194, on July 2, 1975.	One legal, separate parcel.
107-112-002	Grant Deed, Hibbard to Caswell, recorded in Book 16 Official Records, Page 71, on August 4, 1947.	One legal, separate parcel.
107-112-003	Deed, Atkinson Timber Company to Guy F. Atkinson Company, recorded as Document No. 14436 in Volume 550 Official Records, Page 341, on September 1, 1959.	One legal, separate parcel.

Based upon requirements of the County Lot Line Adjustment Ordinance, and due to requirements in the Subdivision Map Act, a Notice of Lot Line Adjustment must be recorded for each resultant parcel.

3. **Zoning Compliance and Development Standards.** The following table identifies the evidence which supports finding that the proposed development is in conformance with all applicable policies and standards in the Humboldt County Zoning Regulations and that the lot line adjustment neither causes non-conformance nor increases the severity of pre-existing nonconformity with zoning and building ordinances.

Zoning Section	Summary of Applicable Requirement	Evidence That Supports the Zoning Finding
§314-7.3 (HCC) Forestry Recreation (FR) §314-7.4 (HCC) Timberland Production Zone (TPZ)	FR: Principally permitted uses include single family residential and general agriculture. TPZ: Principally permitted uses include growing and harvesting of timber and general agriculture.	The lot line adjustment will adjust three parcels to result in three parcels of 89 acres, 70 acres and 160 acres in size. The purpose of the LLA is to dissolve co-ownership of one of the parcels and create more logical management units by utilizing the centerline of an unnamed creek as one of the property lines. The LLA will also result in the creation of two parcels less than 160 acres.
Development Standards		
Minimum Parcel Size	FR: 40 acres TPZ: 160 acres (40 acres with a Joint Timber Management Plan)	All parcels will be over 40 acres, however, two of the resultant parcels will contain less than 160 acres of TPZ. Parcel 1 will contain approximately 50 acres of TPZ and Parcel 2 will contain approximately 70 acres of TPZ. The LLA will add 50 acres of TPZ to Parcel 1 and reduce Parcel 2 to 70 acres of TPZ, both conforming to the 40 acre minimum. Therefore, the LLA will not cause a non-conformance or increase the severity of pre-existing nonconformity. A Joint Timber Management Plan per California Government Code (CGC) Section 51119.5 was prepared to demonstrate that the resultant parcels are suitable for continued timber production as permitted under zoning.
Maximum Building Height	FR: 35 feet TPZ: None specified	Existing development complies. No new development is proposed as part of this lot line adjustment.

Minimum Yard Setbacks: SRA Standards	Front: 30 feet Rear: 30 feet Side: 30 feet	No new development is proposed. Existing development meets this standard.
Maximum Ground Coverage	FR: none specified. TPZ: Residences and the associated accessory structures and uses shall not exceed two (2) acres per parcel	No new development is proposed. Existing development meets this standard.

- 4. General Plan Consistency.** The following table identifies the evidence, which supports finding that the proposed development is in conformance with all applicable policies and standards of the Humboldt County General Plan and pursuant to the provisions of SB 497 (Sher) effective January 1, 2002.

Plan Section	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the General Plan Conformance Finding
Land Use Chapter 4 Land Use Designations Section 4.8	Residential Agriculture (RA): applies to large lot residential uses that typically rely upon on-site water and wastewater systems. RA40, RA60, and RA160 designations are applied to more remote, steep and high hazard areas or where appropriate to ensure compatibility with adjacent resource production and open space uses. Density is 40 acres/unit Timberland (T): Lands primarily suitable for the growing, harvesting and production of timber. Allowable uses include timber production, general agriculture, timber/agricultural products processing, natural resources uses, other uses. Density range is 40 -160 acres/unit	No new development is proposed as part of this lot line adjustment. The lot line adjustment will adjust three parcels to result in three parcels of 89 acres, 70 acres and 160 acres in size. The purpose of the LLA is to dissolve co-ownership of one of the parcels and create more logical management units by utilizing the centerline of an unnamed creek as one of the property lines. The LLA will also result in the creation of two parcels less than 160 acres.

<p>Conservation and Open Space Chapter 10</p> <p>Open Space Section 10.2</p>	<p>Goals and policies contained in this Chapter relate to an Open Space and Conservation Program that is complimentary to other agencies' plans and that preserves the county's unique open spaces (CO-G1,CO-G3)</p> <p>Related policies: CO-P1, Conservation and Open Space Program; CO-P8, Development Review, CO-S1. Identification of Local Open Space Plan, and CO-S2. Identification of the Open Space Action Program</p>	<p>The proposed project is located within the Open Space Plan because the project site is planned Timberland and is zoned Timberland Production Zone. The project can be found consistent with the Open Space Action Program because the proposed project is consistent with the allowable uses of the Land Use Designations. The project does not propose any changes to the current uses of timber production and is consistent with the use of Open Space land for managed production of resources.</p>
<p>Conservation and Open Space Chapter 10</p> <p>Biological Resources Section 10.3</p>	<p>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 (BR-G1, Threatened and Endangered Species, BR-G2, Sensitive and Critical Habitat, BR-G3, Benefits of Biological Resources)</p> <p>Related policies: BR-P1. Compatible Land Uses, BR-P5. Streamside Management Areas.</p>	<p>There are two tributaries to the Mattole River that flow through the subject properties. One of these will be utilized as a new property line. No development is proposed and existing development maintains the required setbacks to these watercourses. Therefore, no impacts to these resources is anticipated as a result of the Lot Line Adjustment.</p>
<p>Conservation and Open Space Chapter 10</p> <p>Cultural Resources Section 10.6</p>	<p>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 (CU-G1, Protection and Enhancement of Significant Cultural Resources)</p> <p>Related policies: CU-P1. Identification and Protection, CU-P2. Native American Tribal Consultation]</p>	<p>The project was referred to the Northwest Information Center (NWIC) the Intertribal Sinkyone Wilderness Council and the Bear River Band of the Rohnerville Rancheria. The NWIC has recommended a cultural resource study, however, given that the purpose of the lot line adjustment is to create more logical management units and no ground disturbing activities are proposed, the project can be viewed as having no likelihood of impacting cultural resources. The standard inadvertent discovery condition is included among the recommended conditions of approval in the Informational notes.</p>

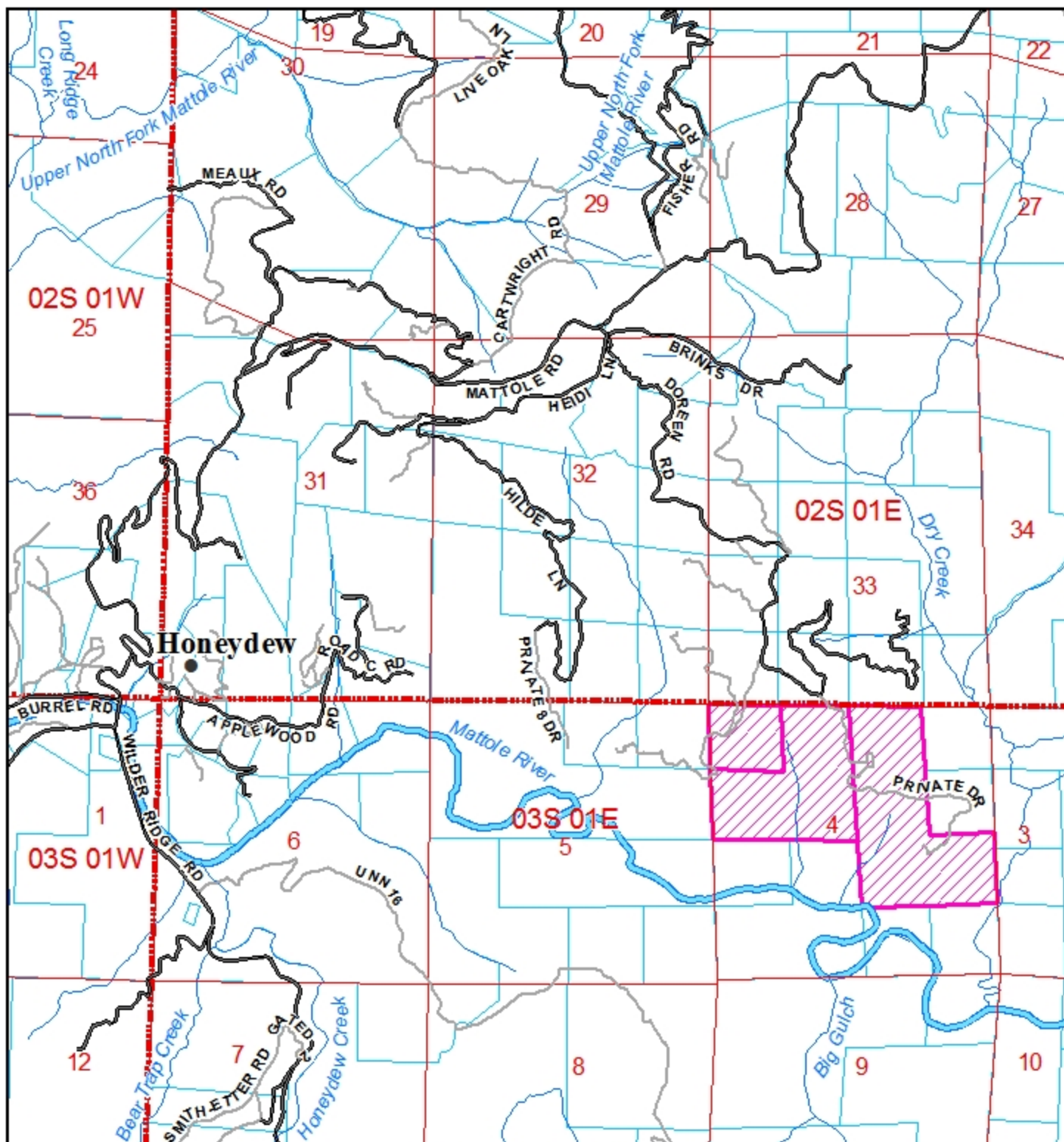
<p>Water Resources Chapter 11</p> <p>Stormwater Drainage</p>	<p>Goals and policies contained in this Chapter relate to coordinated watershed planning and land use decision making to advance management priorities (WR-G3, WR-G4, WR-G5); watershed conservation and restoration efforts aimed at de-listing water bodies and watersheds which are restored to meet all beneficial uses, including water use, salmon and steelhead recovery plans, recreational activities, and the economy (WR-G1, WR-G2, WR-G7, WR-G8, WR-G9); and</p> <p>Related policies: WR-P10. Erosion and Sediment Discharge; WR-P42. Erosion and Sediment Control Measures.</p>	<p>There are two unnamed tributaries to the Mattole River that flow through the property. No development is proposed as part of this Lot Line Adjustment, however, any future development will be required to comply with erosion and sediment control requirements associated with future building permits.</p>
<p>Safety Element Chapter 14</p> <p>Geologic and Seismic</p>	<p>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 (S-G1, S-G2)</p> <p>Related policies: S-P11. Site Suitability, S-P7. Structural Hazards.</p>	<p>The parcels are located within an area of moderate slope instability and outside of any Alquist-Priolo Fault Hazard Area. No development is associated with this LLA.</p>

<p>Safety Element Chapter 14</p> <p>Flooding</p>	<p>Goals and policies contained in this Chapter relate to the use of natural drainage channels and watersheds that are managed to minimize peak flows in order to reduce the severity and frequency of flooding. (S-G3)</p> <p>Related policies include: S-P12, Federal Flood Insurance Program; S-P13, Flood Plains; S-P15, Construction Within Special Flood Hazard Areas.</p>	<p>All parcels are outside of the mapped flood hazard area associated with the Mattole River. The project site is not within a mapped dam or levee inundation area and, at approximately nine miles distance from the coast and approximately 1,200 feet above mean sea level, is outside the areas subject to tsunami run-up. No development is proposed as part of this LLA.</p>
<p>Safety Element Chapter 14</p> <p>Fire Hazards</p>	<p>Goals and policies of this Chapter encourage development designed to reduce the risk of structural and wildland fires supported by fire protection services that minimize the potential risk of wildfire.</p> <p>Related policies: S-P19, Conformance with State Responsibility Areas (SRA) Fire Safe Regulations.</p>	<p>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. CAL FIRE comments recommended compliance with the requirements of the County's Fire Safe Regulations. The State Fire Safe Regulations establishes development standards for minimizing wildfire danger in state responsibility designated areas. In addition, although the site is outside of a Fire Protection District, it is within the response area of the Honeydew Volunteer Fire Department. No development is proposed with this Lot Line Adjustment.</p>

- 5. Potential for Environmental Impact.** The following table identifies the evidence, which supports the finding that the proposed development will not adversely impact the environment.

Code Section	Summary of Applicable Requirements	Evidence that Supports the Required Finding
§312-17.1	The proposed development will not adversely impact the environment, and will not be detrimental to the public health, safety or welfare and will not be materially injurious to properties or improvements in the vicinity.	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.
§15061(b)(3) and §15305(a), CEQA	Categorically exempt from State environmental review.	The LLA does not result in a change in land use or density, and is intended to improve existing resource management units. Therefore, the project is exempt pursuant to Sections 15061(b)(3) and 15305(a) 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 and 15305(a) applies to minor lot line adjustments not resulting in the creation of any new parcel.

Referral Agency Comments and Recommendations: All reviewing referral agencies responded with no comment or with a recommendation of approval.



LOCATION MAP

PROPOSED KAVANAUGH LOT LINE ADJUSTMENT, JOINT TIMBER MANAGEMENT PLAN & DETERMINATION OF STATUS

HONEYDEW AREA

LLA-17-004/JTMP-17-004/DS-17-005

APN: 107-112-001,-002,-003

T03S R01E S04 HB&M (Honeydew)

Project Area =



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.

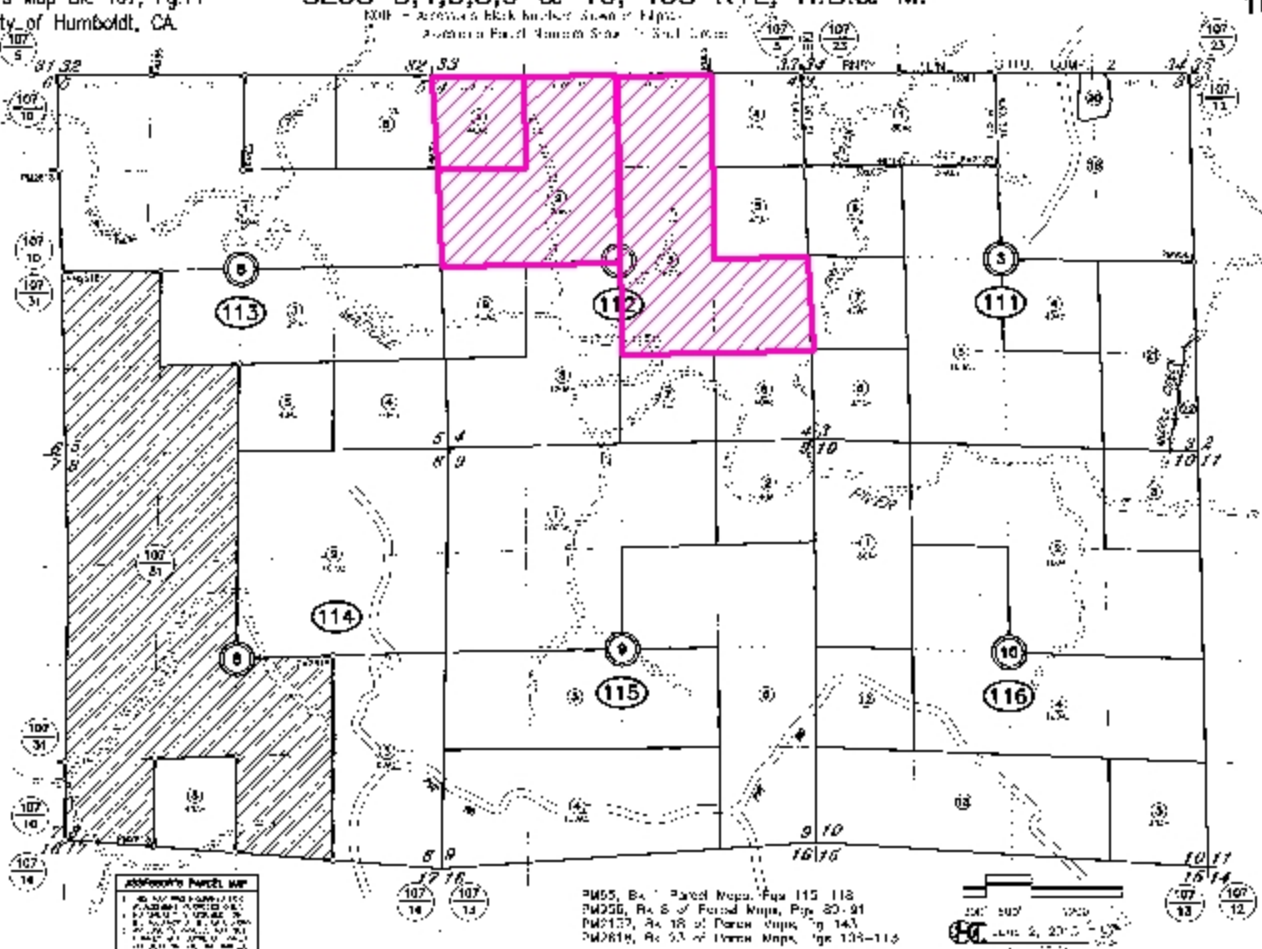


0 0.25 0.5
Miles

Assessor's Map Bk. 107, Pg. 11
County of Humboldt, CA.

SECS 3,4,5,8,9 & 10, T3S R1E, H.B.& M.

107-11



**ASSESSOR PARCEL MAP
PROPOSED KAVANAUGH
LOT LINE ADJUSTMENT,
JOINT TIMBER MANAGEMENT PLAN &
DETERMINATION OF STATUS
HONEYDEW AREA**

LLA-17-004/JTMP-17-004/DS-17-005

APN: 107-112-001,-002,-003

T03S R01E S04 HB&M (Honeydew)

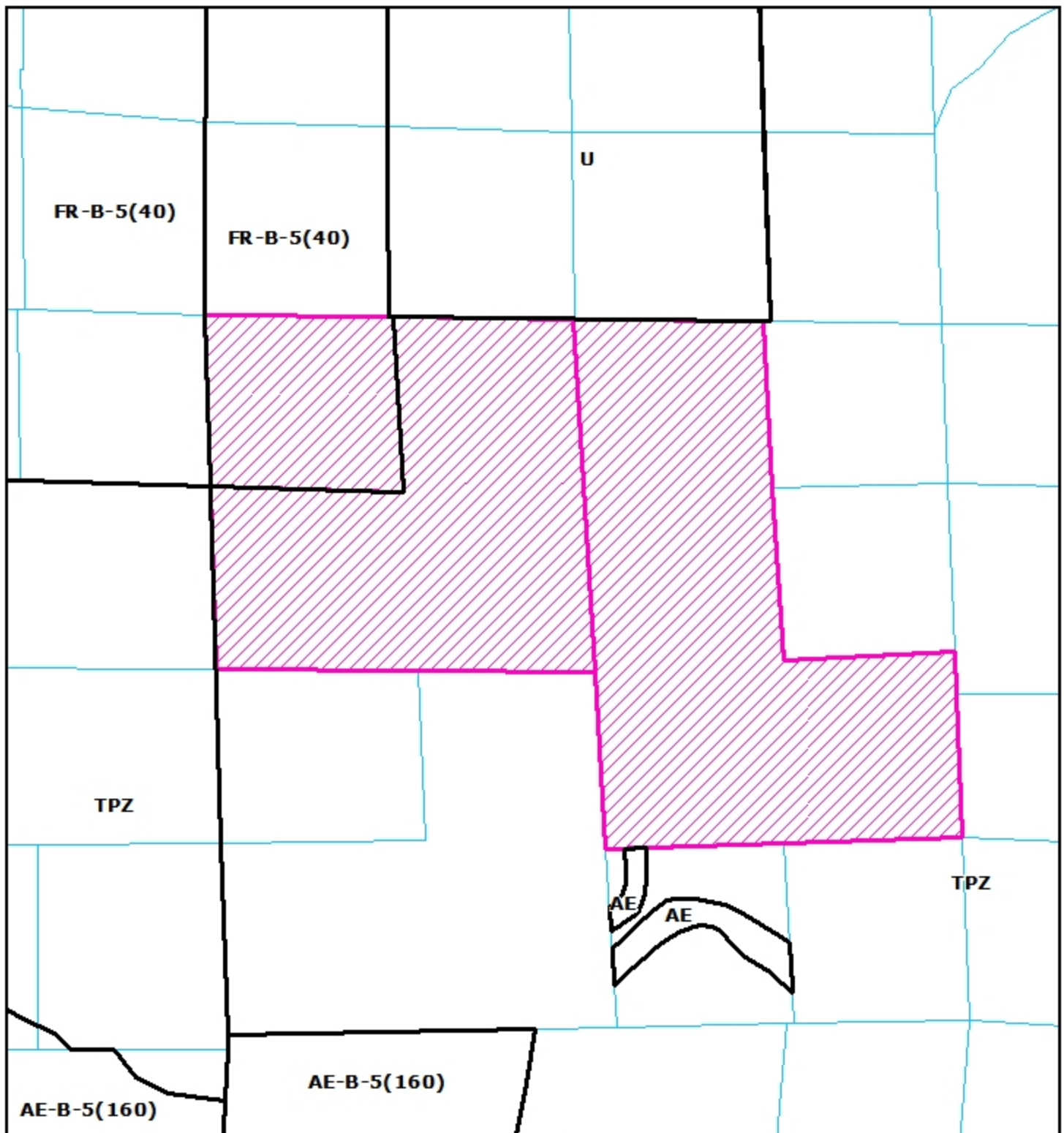
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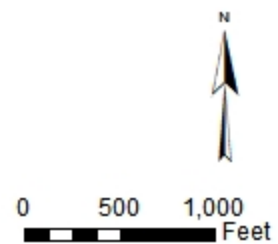
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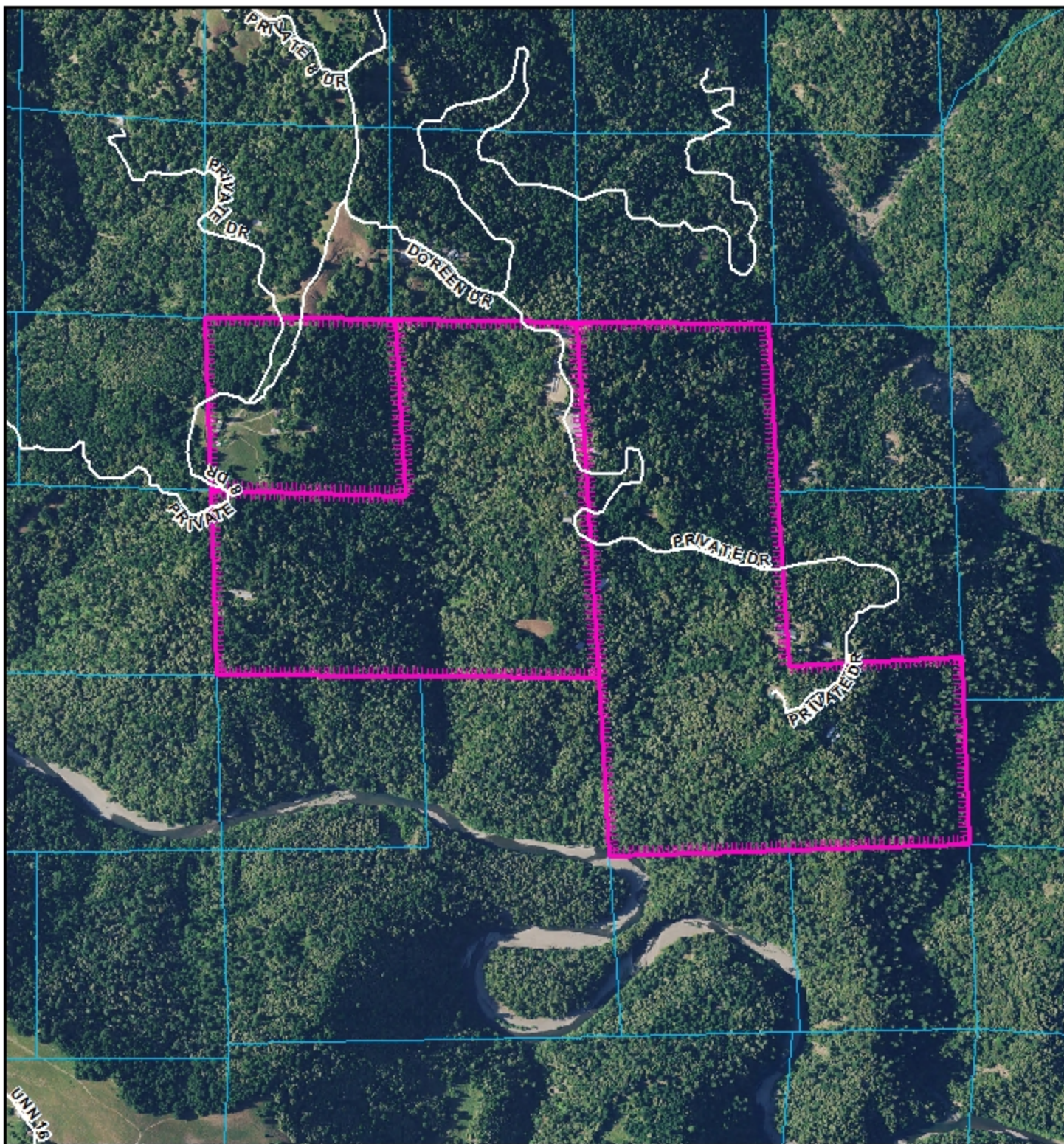


Project Area = 

ZONING MAP
PROPOSED KAVANAUGH
LOT LINE ADJUSTMENT,
JOINT TIMBER MANAGEMENT PLAN &
DETERMINATION OF STATUS
HONEYDEW AREA
LLA-17-004/JTMP-17-004/DS-17-005
APN: 107-112-001,-002,-003
T03S R01E S04 HB&M (Honeydew)

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.





AERIAL MAP

PROPOSED KAVANAUGH LOT LINE ADJUSTMENT, JOINT TIMBER MANAGEMENT PLAN & DETERMINATION OF STATUS HONEYDEW AREA

LLA-17-004/JTMP-17-004/DS-17-005

APN: 107-112-001,-002,-003

T03S R01E S04 HB&M (Honeydew)

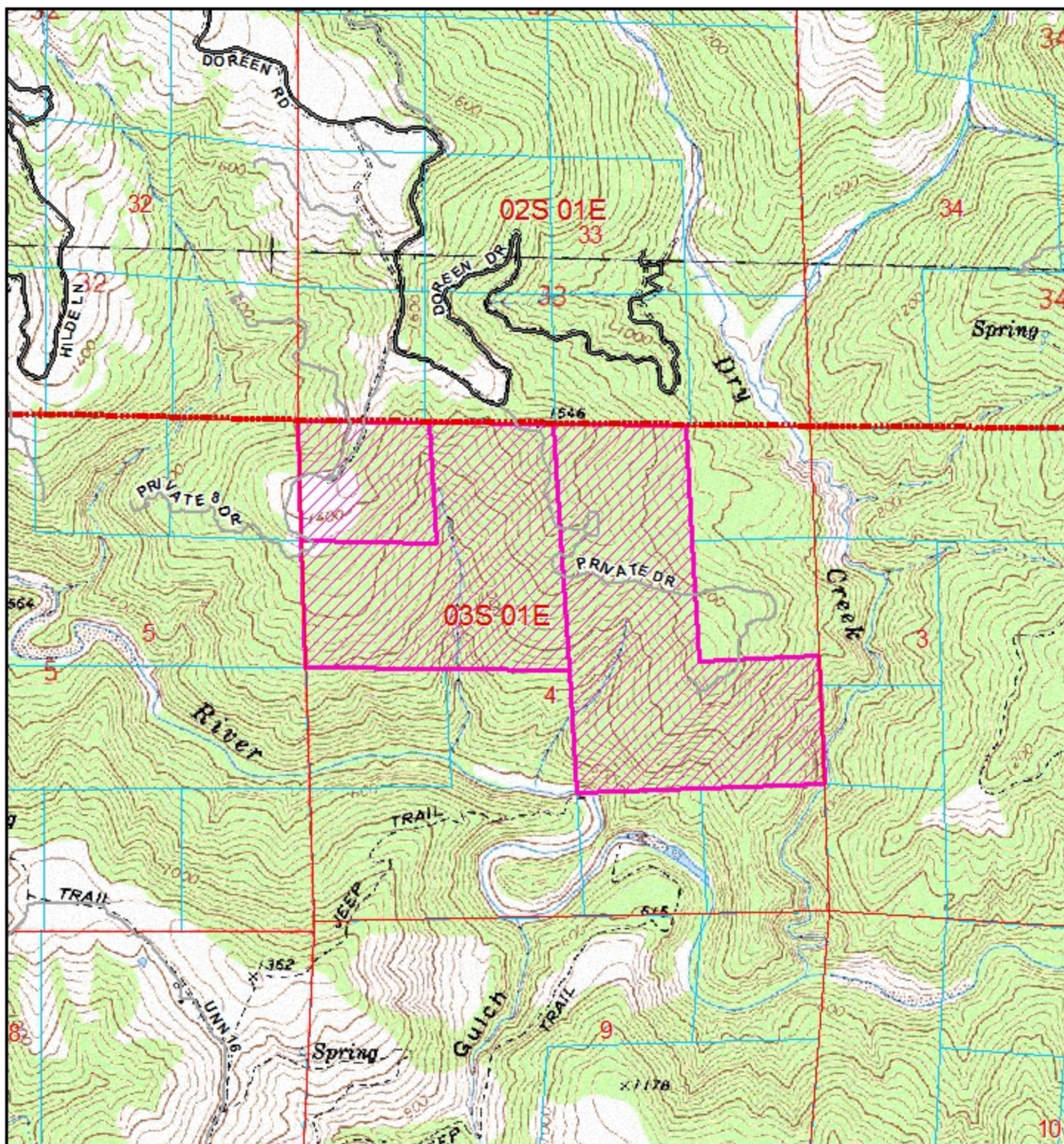
Project Area =



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.



0 500 1,000
Feet



TOPO MAP

PROPOSED KAVANAUGH LOT LINE ADJUSTMENT, JOINT TIMBER MANAGEMENT PLAN & DETERMINATION OF STATUS

HONEYDEW AREA

LLA-17-004/JTMP-17-004/DS-17-005

APN: 107-112-001,-002,-003

T03S R01E S04 HB&M (Honeydew)

Project Area =

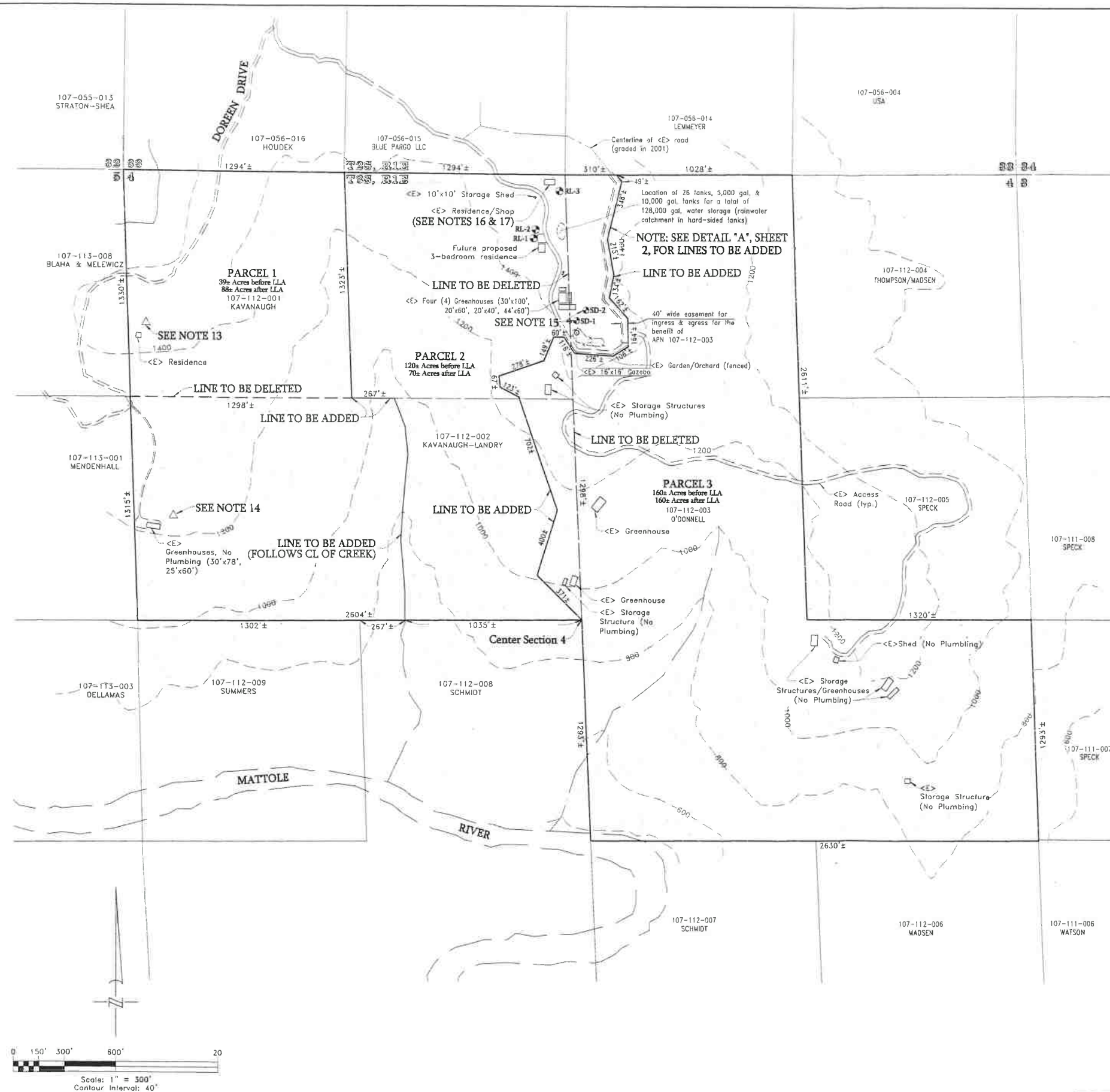


This map is intended for display purposes and should not be used for precise measurement or navigation. Data has not been completely checked for accuracy.



0 0.25 Miles

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LEGEND

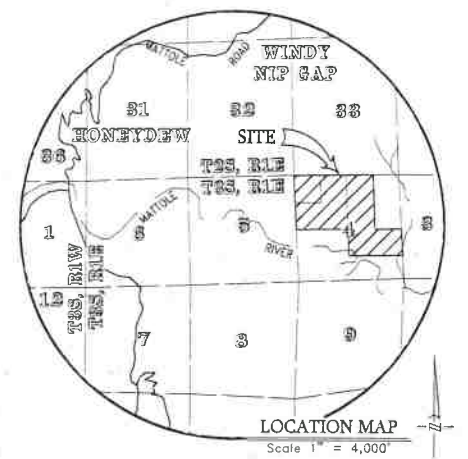
SYMBOL	INDICATES
RL-2	Sewage Disposal Test Hole (by O&P)
△	Sewage Disposal & R-2 Test Hole (by A.M. Baird)
— 1000 —	Existing contours at 40' intervals
<E>	Existing
<P>	Proposed
Typ.	Typical
Min.	Minimum
◻	<P> Parking
◻	Sewage Disposal Distribution Box

UTILITIES

WATER & SEWER	On-site
GAS	On-site (Propane)
ELECTRIC	On-site (Solar)
TELEPHONE	On-site (Cellular)
CABLE TV	On-site (Dish TV)

NOTES

- This project proposes a Lot Line Adjustment (LLA) between APN 107-112-01 (Parcel 1), APN 107-112-02 (Parcel 2) and APN 107-112-03 (Parcel 3).
- Prior to the proposed LLA Parcel 1 is 39 acres in size, Parcel 2 is 120 acres, and Parcel 3 is 160 acres. Following the LLA Parcel 1 will gain 49 acres, resulting in a total of approximately 88 acres. Parcel 2 will lose 50 acres, resulting in a total of approximately 70 acres, and Parcel 3 will remain at approximately 160 acres, with no net increase or decrease in land area.
- The purpose of this LLA is to dissolve co-ownership of APN 107-112-02 between Robert Landry (formerly Scott Davies) and Michael Kavanaugh. APN 107-112-01 is currently owned by Mr. Kavanaugh therefore his portion of their shared parcel will be added to this parcel. The proposed line will follow the creek making a boundary more congruous with the surrounding topography. The LLA also proposes to move a portion of the line between APNs 107-112-02 and 107-112-03 easterly to the access to APN 107-112-03, then another portion westerly so as to site the existing O'Donnell structures entirely on resultant Parcel 3 (see Detail "A", Sheet 2).
- Parcel 1 has a general plan designation of Agricultural Lands (AL) and is currently zoned Forest Recreation (FR-40) with a 40 acre minimum parcel size. Parcel 2 and Parcel 3 have general plan designations of Timberland (T) and are currently zoned Timber Production Zone (TPZ).
- Parcel 1 is currently developed with a single family residence and storage structure (no plumbing). Parcel 2 with a single family residence, and Parcel 3 with various storage structures (no plumbing). The Landry's own Parcel 2 and currently reside in the property's existing structure which is a garage/shop with a bathroom and temporary living quarters. The Landry's will eventually relocate to the future proposed residence.
- Water and sewer for the parcels involved in this LLA is on-site. Sewage disposal testing and design has been completed for Parcels 1 and 2, demonstrating suitable leach field and reserve areas. Water for all the parcels involved in this LLA is from on-site springs. Refer to Water Production Testing Letter by Omsberg & Preston dated October 22, 2015 for APN 107-112-02. Because site suitability is not being demonstrated for Parcel 3 at this time, O'Donnell agrees to enter into a Conveyance & Agreement (for Development Restrictions) with the County of Humboldt until such time as water, sewage disposal and soils/geologic testing is completed.
- Electric, telephone and cable TV services provided to the parcels involved in this LLA is as outlined, above.
- This project is in the Honeydew area and is accessed off Mattole Rd. (County Road No. FAS V058), approximately 2.5 miles along Doreen Drive (Private Rd.). Doreen Drive is a 12'-16' wide gravel road with turnouts and grades under 16%. Parcel 1 is accessed off of Doreen Drive, while Parcels 2 & 3 are accessed off an unnamed road (formerly Clyde Lane) off Doreen Drive. The unnamed road is a 12'-16' wide gravel road with turnouts and grades under 16%.
- No site grading is anticipated at this time, and no trees or significant vegetation removal is proposed.
- The site is not located within a flood hazard area subject to flooding, as shown on FIRM Community Panel No. 050060 1500B. No other hazardous areas, sensitive habitats, historic buildings or archaeological sites are known to exist on or adjacent the property.
- Contours shown hereon are at 40 foot intervals, and are based on the USGS Honeydew 15 Minute Quad mapping.
- All easements of record are as shown hereon.
- See "Preliminary Engineering Geologic R-2 Soils Report" prepared for Michael Kavanaugh by A.M. Baird, Engineering and Surveying, Inc. dated April 30, 2009 and the "Engineering-Geologic Exploration" Report by Lindberg Geologic Consulting dated August 20, 2015.
- See Specific Suitability Letter (APN 107-112-02) prepared for Michael Kavanaugh by A.M. Baird, Engineering and Surveying, Inc. dated April 30, 2009.
- See "On Site Sewage Disposal for Scott Davies (APN 107-112-001,002), Windy Nip, Honeydew" Report prepared by Omsberg & Preston dated November 21, 2005.
- See "Sewage Disposal Testing & Design, Landry-Kavanaugh-O'Donnell LLA (APN 107-112-02)" Report prepared by Omsberg & Preston dated August 3, 2015.
- See Engineering Geologic Exploration R-1 Soils Report titled "Lot Line Adjustment, New Residence and Existing Residence, 2006 Doreen Drive, Windy Nip, Honeydew, California" (APN 107-112-002) Report by Lindberg Geologic Consulting dated August 20, 2015.
- See Sheet 2 for Detail "A", which shows lines to be added and deleted by this LLA.



OWNER / APPLICANT

Kevin O'Donnell
2 Greglen Ave.
Nantucket, MA 02554

OWNER / APPLICANT

Michael Kavanaugh
P.O. Box 104
Honeydew, CA 95545
(707)496-6293

OWNER / APPLICANT

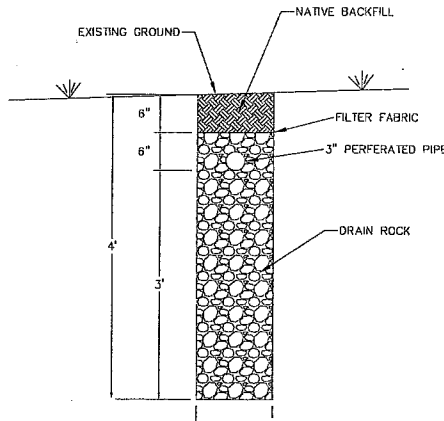
Robert Landry
2333 Harris Street
Eureka, CA 95503
(707) 499-0441

APNs 107-112-001, -002 & -003

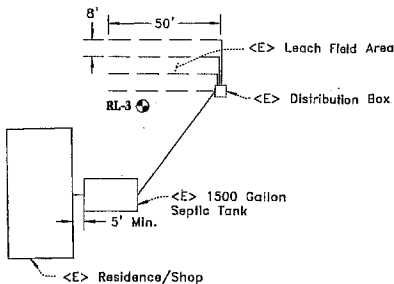
NO.	REVISION	DATE	BY	OMSBERG & PRESTON 434 7th Street Eureka, California 95501 Telephone: (707) 443-8851 Fax: 443-9422 SURVEYORS PLANNERS ENGINEERS	DRAWN BY	DATE	LOT LINE ADJUSTMENT PLAT FOR KAVANAUGH, LANDRY & O'DONNELL In the unincorporated area of Humboldt County Portion of Section 4, T.3S., R.1E., H.M.	SCALE 1" = 300'
					CHECKED BY	DATE		
					APPROVED BY	DATE		
								JOB NO. 15-1719-1
								SHEET 1 OF 2

SEWAGE DISPOSAL NOTES

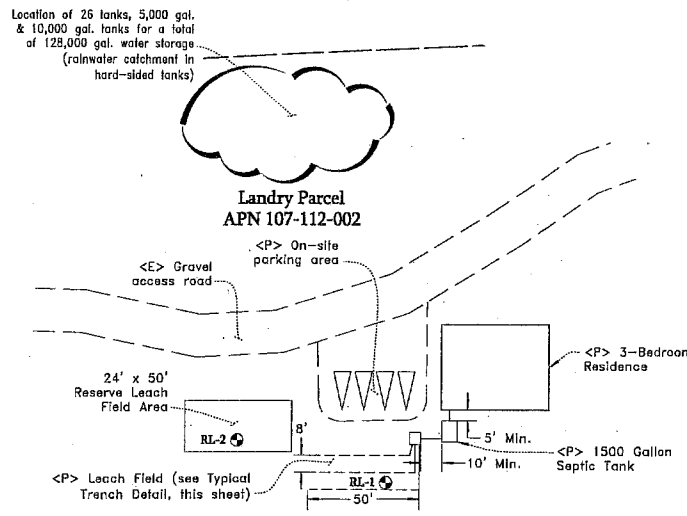
1. The sewage disposal system as shown hereon is a conventional gravity leach field.
2. A separation of 8 feet on-center shall be maintained between trenches. Trench bottoms to be level.
3. Septic tank to be a 1500 gallon tank.
4. The septic tank shall be tested for water tightness.
5. An effluent filter shall be placed in the outlet chamber of the septic tank.
6. Contractor shall perform all work in accordance with the Uniform Building Code (UBC), Uniform Plumbing Code (UPC), National Electric Code (NEC), and all other State and Country regulations.
7. All work to be inspected by the Humboldt County Department of Environmental Health.



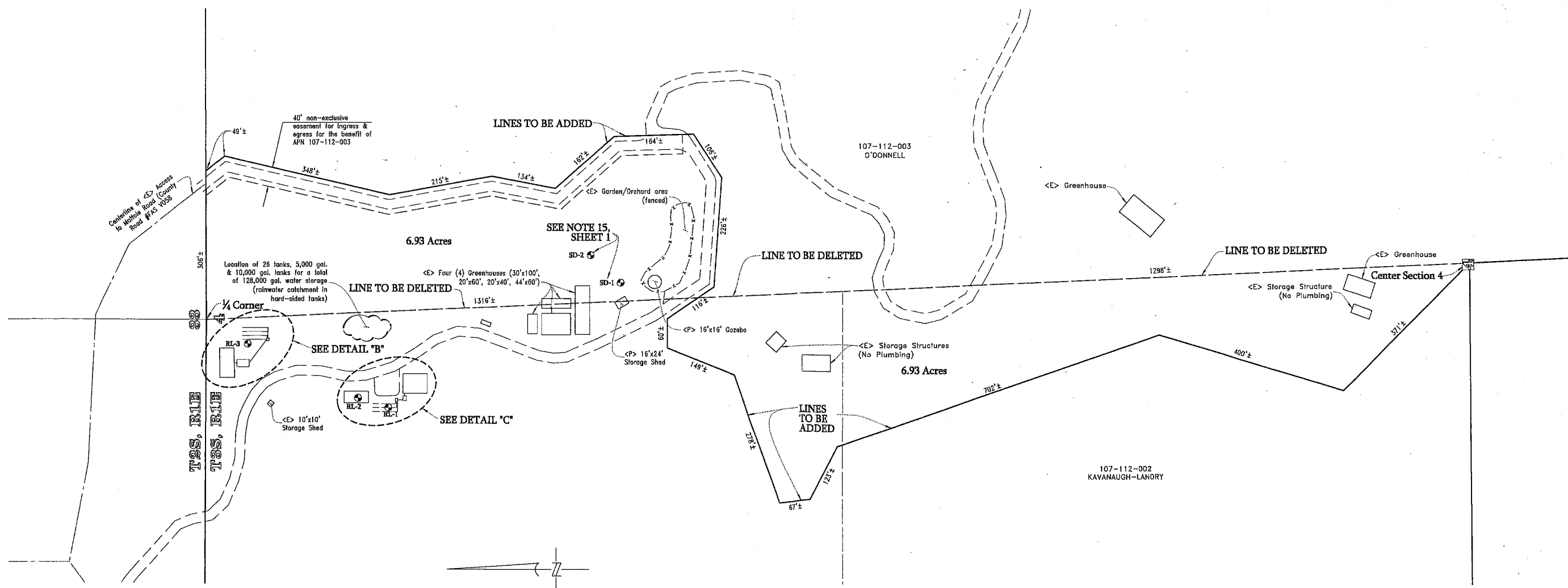
TYPICAL TRENCH DETAIL
NOT TO SCALE



DETAIL "B"
SCALE: 1" = 40'



DETAIL "C"
SCALE: 1" = 40'



DETAIL "A"
SCALE: 1" = 100'

NO.	REVISION	DATE	BY

OMSDERG & DRESTON
434 7th Street
Eureka, California
95501
Telephone (707) 443-8651
Fax: 443-9422

SURVEYORS PLANNERS ENGINEERS

DRAWN BY: S.D.
DATE: 05/22/15
CHECKED BY: K.B.P.
DATE: 09/22/15
APPROVED BY: K.B.P.
DATE: 03/08/17

LOT LINE ADJUSTMENT PLAT
KAVANAUGH, LANDRY & O'DONNELL
In the unincorporated area of Humboldt County
Portion of Section 4, T.3S., R.1E., H.M.

SCALE: AS SHOWN
JOB NO.: 15-1719-1
SHEET 2 OF 2