



COUNTY OF HUMBOLDT

For the meeting of: 3/21/2023

File #: 23-340

To: Board of Supervisors
From: Planning and Building Department
Agenda Section: Public Hearing

Vote Requirement: 4/5th

SUBJECT:

Davies Lot Line Adjustment and Zone Boundary Adjustment (requires 4/5th vote)
APNs: 500-011-008 & 500-011-007
Case No.: PLN-2022-17758
Location: Arcata area (Fickle Hill)

RECOMMENDATION(S):

That the Board of Supervisors:

1. Introduce Ordinance No. _____ (Attachment B) by title and waive further reading; and
2. Open the public hearing, consider the Planning Commission's recommendation and accept public comments; and
3. Close the public hearing; and
4. Adopt the attached Resolution to take the following actions:
 - a. Find the project exempt from CEQA pursuant to Section 15305(a) and 15061(b)(3) of the CEQA Guidelines, and
 - b. Make the necessary findings to approve the Lot Line Adjustment (LLA) and Zone Boundary Adjustment (ZBA), and
5. Adopt by 4/5ths vote Ordinance No. _____ (Attachment B) amending Section 311-7 of the Humboldt County Code by reclassifying the property described in the Attached Exhibit 1C as follows: approximately 1.5 acres of Timberland Production Zone with a 40-acre minimum parcel size (TPZ) into Unclassified (U); and
6. Direct the Clerk of the Board to publish a summary of the Ordinance within 30 days after adoption of the ordinance (Attachment D); and
7. Direct the Chair of the Board to sign and the Clerk of the Board to record a Certificate of Rezoning (Notice of Timberland Production Zone Status) (Attachment C); and

8. Direct the Clerk of the Board to give notice of the decision to the applicant/owner, the County Assessor's Office, the Planning Department, and any other interested party; and
9. Direct Planning and Building Department to file a Notice of Exemption pursuant to California Environmental Quality Act (CEQA).

SOURCE OF FUNDING:

Applicant fees to current planning 1100277.

DISCUSSION:

The applicant requests a Lot Line Adjustment (LLA) and Zone Boundary Adjustment to create a parcel boundary that conforms to the General Plan. The LLA would modify the property line between two parcels resulting in two parcels of approximately 2.4 acres and 78.5 acres. The Zone Boundary Adjustment (ZBA) would adjust the zone boundary of the resultant 2.4-acre parcel such that the entire parcel is zoned Unclassified(U). The LLA and ZBA would allow for the resulting 2.4-acre parcel to conform to the General Plan designation of Residential Estates (2-2.5). This action would rezone approximately 1.5 acres from TPZ to U. The lands to be rezoned into U were found to meet standard size requirements for both existing zoning and general plan designation. The larger parcel is developed with a single-family residence and the smaller parcel is currently undeveloped. The LLA will provide a more logical layout between the two parcels which are currently held in common ownership. If the proposal were approved, the ownership entity (applicant and late wife) would then be executing a conservation easement with the City of Arcata to allow for portions of APN 500-011-007 to become part of the Community Forest. It should be noted that this proposal is not associated with the City of Arcata or the Community Forest. This proposal will not impact the existing easement held by the Crestview Estates Water Company and those it serves. No development is proposed.

On Oct. 6, 2022, the Planning Commission unanimously voted to recommend the Board of Supervisors approve the Davies ZBA & LLA.

FINANCIAL IMPACT:

There will be no impact on the General Fund. The applicant is responsible for paying all actual costs involved in the processing of the application.

STRATEGIC FRAMEWORK:

This action supports your Board's Strategic Framework by enforcing laws and regulations to protect residents

OTHER AGENCY INVOLVEMENT:

The project was referred to responsible agencies and all responding agencies have either recommended approval or conditional approval.

ALTERNATIVES TO STAFF RECOMMENDATIONS:

Your Board may choose not to approve the project. Planning Division staff believes that satisfactory evidence has been provided in the project record to support making the requisite findings. Therefore, further consideration of this alternative is not recommended.

ATTACHMENTS:

Attachment A Resolution No. ___ with Exhibit 1 (Conditions of Approval), Exhibit 1A (Map), Exhibit 1B (Draft Ordinance), Exhibit 1C (Legal Descriptions)
Attachment B Ordinance No. _____,
Attachment C Certificate of Rezoning (Notice of Timberland Production Status)
Attachment D Post-Adoption Summary of Ordinance
Attachment E Planning Commission Staff Report and Resolution No. 22-105

PREVIOUS ACTION/REFERRAL:

Board Order No.: [Click or tap here to enter text.](#)

Meeting of: PC 10/06/2022

File No.: 22-1327