



COUNTY OF HUMBOLDT

For the meeting of: 10/6/2022

File #: 22-1327

To: Planning Commission

From: Planning and Building Department

Agenda Section: Consent

SUBJECT:

Davies Lot Line Adjustment and Zone Boundary Adjustment

Record Number PLN-2022-17758

Assessor Parcel Numbers 500-011-007 & 500-011-007

Fickle Hill Road, Arcata Area

A Lot Line Adjustment (LLA) and Zone Boundary Adjustment (ZBA) between two parcels, Parcel A (APN 500-011-008) & Parcel B (APN 500-011-007). The purpose of this LLA is to move the existing property line to match the current general plan boundary between the Timber (T) and Residential Estates (RE 2.5-5) plan designation, and upon completion of this adjustment a conservation easement for forest management will be gifted to the City of Arcata over the majority of APN 500-011-007.

RECOMMENDATION(S):

That the Planning Commission:

1. Describe the application as part of the Consent Agenda
2. Survey the audience for any person who would like to discuss the application.
3. If no one requests discussion, make the following motion to approve the application as part of the Consent Agenda; and
4. Adopt the resolution (Resolution 22-__). (Attachment 1) which does the following:
 - a. Find the project exempt from environmental review per Section 15305(a) and Section 15061(b)(3) of the California Environmental Quality Act (CEQA).
 - b. Make all of the required findings for approval; and
 - c. Recommend the Board of Supervisors approve the Zone Boundary Adjustment and Lot Line Adjustment subject to the recommended conditions of approval.

DISCUSSION:

The applicant is proposing a Lot Line Adjustment (LLA) between two parcels resulting in two parcels of approximately 2.4 acres and 78.5 acres. The project also involves a Zone Boundary Adjustment (ZBA) that would adjust the zone boundary of the resultant 2.4-acre parcel such that the entire parcel is zoned Unclassified(U) with a minimum parcel size that is not specified. 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 purpose of the LLA is to match the current General Plan designations/boundary and provide a more logical layout between the two parcels which are 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 involvement of 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.

A review of Planning Division reference sources and comments from all responding referral agencies, planning staff believes that the applicant has submitted evidence in support of making all of the required findings for approving the Lot Line Adjustment and Zone Boundary Adjustment.

Project Description: The applicant is proposing a Lot Line Adjustment (LLA) and Zone Boundary Adjustment (ZBA) between two parcels, Parcel A (APN 500-011-008) & Parcel B (APN 500-011-007). The purpose of this LLA is to move the existing property line to match the current general plan boundary between the Timber (T) and Residential Estates (RE 2.5-5) plan designation. This LLA will also provide a more logical layout between the two parcels. Upon completion of this adjustment a conservation easement for forest management will be gifted to the City of Arcata over the majority of APN 500-011-007. No development is proposed.

Project Location: The project is located in Humboldt County, in the Arcata area, on the North side of Fickle Hill Road, approximately 500 feet East from the intersection of Wagon Jack Lane and Fickle Hill Road, on the property known as 2242 and 2244 Fickle Hill Road.

Present General Plan Land Use Designation: Residential Estates (RE2.5-5), Timber (T). Arcata Community Planning Area, 2017 General Plan, Density: undefined; Slope Stability: Low Instability (1), High Instability (3)

Present Zoning: Parcel A: Unclassified (U), Parcel B: Timberland Production Zone (TPZ)

Environmental Review: Project is exempt from environmental review per Section 15305(a) and Section 15061(b)(3) of the California Environmental Quality Act (CEQA).

State Appeal: Project is not appealable to the California Coastal Commission.

Major concerns: None

OTHER AGENCY INVOLVEMENT:

The project was referred to responsible agencies and all responding agencies have either recommended approval or conditional approval. (Attachment 4)

ALTERNATIVES TO STAFF RECOMMENDATIONS:

1. The Planning Commission could elect not to approve the project. This alternative should be implemented if your Commission is unable to make all of the required findings. Planning Division staff is confident that the required findings can be made. Consequently, planning staff does not recommend further consideration of this alternative.

ATTACHMENTS:

1. Draft Resolution
 - A. Conditions of Approval
 - B. Conditions of Approval (Zone Boundary Adjustment)
 - C. Draft Zoning Boundary Adjustment
 - D. Site Plan
2. Location Maps
3. Applicant's Evidence in Support of the Required Findings
4. Referral Agency Comments and Recommendations