

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
208-142-033	Parcel 7 of Certificate of Subdivision Compliance recorded as Document No. 2001-29780-11 on November 20, 2001, Humboldt County Records.	One legal, separate parcel.
208-142-035	Parcel 9 of Certificate of Subdivision Compliance recorded as Document No. 2001-29780-11 on November 20, 2001, Humboldt County Records.	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
§314-7.1 (HCC) Agriculture Exclusive (AE) §314-7.4 (HCC) Timberland Production Zone (TPZ)	AE & TPZ: Principally permitted uses include growing and harvesting of timber and general agriculture.	The lot line adjustment will adjust two parcels resulting in two parcels of approximately 178 acres and 43 acres. A Joint Timber Management Plan (JTMP) is required due to the resultant parcels containing less than 160 acres of Timberland Production Zone (TPZ). The parcels are both developed and utilized for agriculture. The LLA will provide adequate access and setbacks to the existing residence on APN 208-142-035 as well as increase the timberlands associated with APN 208-142-033.
Development Standards		
Minimum Parcel Size	AE: 60 acres TPZ: 160 acres (40 acres with a Joint Timber Management Plan)	Both of the resultant parcels will contain less than 160 acres of TPZ but only one will contain at least 60 acres of AE. As the LLA reconfigures the existing parcels, 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	None specified	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 will meet this standard after recordation of the Notices of Lot Line Adjustment.

Maximum Ground Coverage	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.
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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	Agricultural Grazing (AG): Lands primarily suitable for dry-land grazing in relatively small land holdings that support cattle ranching or other grazing supplemented by timber harvest activities that are part of the ranching operation, and other non-prime agricultural lands. the growing, harvesting and production of timber. Allowable uses include timber production, general agriculture, natural resources uses, and other uses. Density range is 20 -160 acres/unit	No new development is proposed as part of this lot line adjustment. The purpose of the lot line adjustment is to provide adequate access and setbacks to the existing residence on APN 208-142-035 as well as increase the timberlands associated with APN 208-142-033. The LLA will also result in the creation of a parcel less than 160 acres. The parcels are currently utilized for rural residential and agricultural uses.
Conservation and Open Space Chapter 10 Open Space Section 10.2	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) 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	The proposed project is located within the Open Space Plan because the project site is planned Agriculture Grazing and Timber and is zoned both Agriculture Exclusive and 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 agricultural uses and is consistent with the use of Open Space land for managed production of resources.

<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>Mill Creek flows through the subject property ultimately into the Eel River. 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) 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 correct a setback issue, 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>Mill Creek flows through the subject property ultimately into the Eel River River. 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 high slope instability and outside of any Alquist-Priolo Fault Hazard Area. The parcels are currently utilized for rural residential and agricultural uses.</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>The project site is not within a mapped flood hazard area, dam or levee inundation area and, at approximately 20 miles distance from the coast and approximately 1,600 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 Humboldt County Fire Safe Ordinance (Section 3111-1 <i>et seq.</i>) establishes development standards for minimizing wildfire danger in state responsibility designated areas. In addition, the site is within the Bridgeville Fire Protection District, who provides structural fire protection and responds to medical emergencies. No development is proposed with this Lot Line Adjustment.</p>

