




COUNTY OF HUMBOLDT

AGENDA ITEM NO.
K-1

For the meeting of: May 2, 2017

Date: April 6, 2017

To: Board of Supervisors

From: John H. Ford, Director, Planning and Building Department 

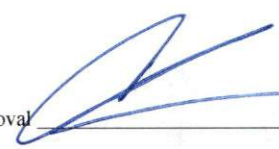
Subject: Briceland Volunteer Fire Department Lot Line Adjustment and Zone Boundary Adjustment Application
 File No.: APNs 220-251-013, 220-331-010
 Case No.: LLA-11-024, ZBA-13-001 Briceland area

RECOMMENDATION(S):

That the Board of Supervisors:

1. Introduce Ordinance No. 2573 (Attachment B) by title and waive further reading.
2. Open the public hearing and receive the staff report and public comment.
3. Close the public hearing and deliberate.
4. Find the project exempt from environmental review pursuant to Section 15305(a) and Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines.

Prepared by _____
Trevor Estlow, Senior Planner

CAO Approval  _____

REVIEW:	Auditor _____	County Counsel <u>NAD</u>	Personnel _____	Risk Manager _____	Other _____
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TYPE OF ITEM:

Consent

Departmental

Public Hearing

Other _____

PREVIOUS ACTION/REFERRAL:

Board Order No. _____

Meeting of: _____

BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT
 Upon motion of Supervisor Fennell
 Seconded by Supervisor Wilson

Ayes Sundberg, Fennell, Bass, Bohn, Wilson
 Nays _____
 Abstain _____
 Absent _____

and carried by those members present, the Board hereby approves the recommended action contained in this Board report.

Dated: May 2, 2017
 By: 
 Kathy Hayes, Clerk of the Board

5. Make the findings in Exhibit A to Resolution No. 17-41 (Attachment A) to approve the Lot Line Adjustment (LLA) and Zone Boundary Adjustment (ZBA) and adopt Ordinance No. 2573 (Attachment B) amending Section 311-7 of the Humboldt County Code by reclassifying property in the Briceland area (ZBA-13-001; Briceland Volunteer Fire Department) by adjusting the zone boundary between Unclassified (U) and Forestry Recreation with a 40-acre minimum parcel size (FR-B-5(40)) coincidental with the proposed property lines approved with the LLA.
6. Direct the Clerk of the Board to give notice of the decision to the applicant/owner, the County Assessor's Office and any other interested party, and direct Planning and Building Department – Planning Division to file a Notice of Exemption pursuant to California Environmental Quality Act (CEQA).
7. Direct the Clerk of the Board to publish a summary of the Ordinance within 15 days after adoption of the ordinance by the Board, along with the names of those Supervisors voting for and against the ordinance (Attachment B) and to post in the Office of the Clerk of the Board of Supervisors a certified copy of the full text of the adopted ordinance.

SOURCE OF FUNDING:

The applicant is responsible for all costs associated with the processing of the project. Applicant fees are deposited into Planning and Building Department Current Planning Revenue Account 1100-277-608000.

DISCUSSION:

This project consists of two parts: a Lot Line Adjustment (LLA) and a Zone Boundary Adjustment (ZBA). The LLA will adjust the boundary between two parcels to result in two parcels of 0.99 acres and 12.51 acres in size. The LLA will provide additional area for the construction of a fire hall for the Briceland Volunteer Fire Department. The ZBA will move the boundary between the U zone and the FR-B-5(40) zone to coincide with the adjusted property line to ensure that the resultant parcels conform to the zoning minimum parcel size.

Required Findings

Section 312-50 of the Humboldt County Code Zoning Regulations, *Required Findings for All Amendments*, amendments may be approved only if the following findings are made:

1. The amendment is in the public interest;
2. The amendment is consistent with the County General Plan; and
3. The amendment 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.

Planning Commission Recommendation: Based on the information contained in the Planning Commission staff report (Attachment D), the Planning Commission recommended that the required findings be made and the proposed Lot Line Adjustment and Zone Boundary Adjustment be approved. Specifically, the Planning Commission found:

- The Zone Boundary Adjustment is in the public interest, and is consistent with a comprehensive view of the General Plan; and
- That the project is exempt from environmental review per Section 15305(a) and Section 15061(b)(3) of the California Environmental Quality Act (CEQA); and
- The findings necessary for approval of the project can be made as indicated in the Planning Commission staff report.

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. This payment is typical for all individually-initiated plan amendment and zone reclassification applications.

The project supports the Board's Strategic Framework through its core role of providing for and maintaining infrastructure. Approval of the project allows for better fire protection services in the Briceland community.

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:

NOTE: The attachments supporting this report have been provided to the Board of Supervisors; copies are available for review in the Clerk of the Board's Office.

- Attachment A: Resolution No. 17-41
Exhibit A: Findings
- Attachment B: Ordinance No. 2573, Exhibit A (map), Exhibit B (legal description)
Exhibit A: Map
Exhibit B: Legal Description
- Attachment C: Post-Adoption Summary of Ordinance
- Attachment D: Copy of the Planning Commission Staff Report of June 6, 2013
- Attachment E: Planning Commission Resolution No. 13-14

ATTACHMENT A

Resolution No. 17-41

BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT, STATE OF CALIFORNIA
Certified copy of portion of proceedings, Meeting of May 2, 2017

RESOLUTION NO. 17-41

RESOLUTION ADOPTING FINDINGS THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, SUPPORTING APPROVAL OF THE ZONE BOUNDARY ADJUSTMENT TO REZONE PROPERTY IN THE BRICELAND AREA FROM FORESTRY RECREATION WITH A SPECIAL BUILDING SITE COMBINING ZONE SPECIFYING A FORTY ACRE MINIMUM PARCEL SIZE (FR-B-5(40)) TO UNCLASSIFIED (U); AND ADJUSTING THE PROPERTY BOUNDARIES ON SAID PROPERTY. CASE NUMBERS LLA-11-024, ZBA-I3-001 ASSESSOR PARCEL NUMBERS: 220-251-013,220-331-010

WHEREAS, the owners submitted an application and evidence in support of approving the Lot Line Adjustment and Zone Boundary Adjustment application; and

WHEREAS, the proposed Zone Boundary Adjustment; that is, to rezone lands from Forestry Recreation with a Special Building Site combining zone specifying a forty acre minimum parcel size (FR-B-5(40)) to Unclassified (U), may be approved if it can be found that: (1) The proposed change is in the public interest; (2) The proposed change is consistent with a comprehensive view of the General Plan; and (3) The amendment 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; and

WHEREAS, the County Planning Division has 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 Planning Division, the lead agency, found that the project to be categorically exempt per Class 5, Section 15305(a) and Section 15061(b)(3) of the CEQA Guidelines; and

WHEREAS, the Planning Commission reviewed and considered the application, recommendation from staff and written and spoken evidence and testimony presented to the Commission during a public hearing on June 6, 2013; and

WHEREAS, at their June 6, 2013 meeting, the Planning Commission recommended the Board make the necessary findings and approve the Lot Line Adjustment and Zone Boundary Adjustment; and

WHEREAS, Exhibit A to this Resolution includes evidence in support of making all of the required findings for approving the proposed Lot Line Adjustment and Zone Boundary Adjustment application for Case Nos.: LLA-11-024, ZBA-13-001.

BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT, STATE OF CALIFORNIA

Certified copy of portion of proceedings, Meeting of May 2, 2017

RESOLUTION NO. 17-41

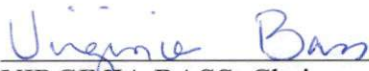
NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED by the Board of Supervisors, based on the evidence in Exhibit A, supplemental reports, testimony presented at the public hearing, and having considered the recommendation of the Planning Commission, that the Board:

1. Finds that the project to be categorically exempt per Class 5, Section 15305(a) and Section 15061(b)(3) of the CEQA Guidelines, and finds that there is no substantial evidence that the proposed project will have a significant effect on the environment; and
2. Makes the findings for the Lot Line Adjustment and Zone Boundary Adjustment as detailed in Exhibit A to this Resolution for Case Nos.: LLA-11-024, ZBA-13-001 based on the submitted evidence; and
3. Approves the Lot Line Adjustment and Zone Boundary Adjustment as recommended by the Planning Commission at their June 6, 2013 meeting for Case Nos.: LLA-11-024, ZBA-13-001; and
4. Adopts the Ordinance amending Section 311-7 of the Humboldt County Code to rezone property in the Briceland area from Forestry Recreation with a Special Building Site combining zone specifying a forty acre minimum parcel size (FR-B-5(40)) to Unclassified (U) in conformance with the mapping prepared for ZBA-13-001 (Briceland Volunteer Fire Department).

BE IT FURTHER RESOLVED by the Humboldt County Board of Supervisors that:

1. The Zone District for the subject property be amended from Forestry Recreation with a Special Building Site combining zone specifying a forty acre minimum parcel size (FR-B-5(40)) to Unclassified (U); and
2. Current Planning Division Staff is hereby directed to prepare and file a Notice of Exemption with the County Clerk and Office of Planning and Research; and
3. The Clerk of the Board is hereby directed to give notice of the decision to the applicant, the County Assessor's Office and any other interested party; and
4. Direct the Clerk of the Board to publish a summary of the Ordinance within 15 days after its adoption.

Dated: May 2, 2017



VIRGINIA BASS, Chair
Humboldt County Board of Supervisors

BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT, STATE OF CALIFORNIA
Certified copy of portion of proceedings, Meeting of May 2, 2017

RESOLUTION NO. 17-41

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

AYES:	Supervisors	Sundberg, Fennell, Bass, Bohn, Wilson
NAYS:	Supervisors	--
ABSENT:	Supervisors	--
ABSTAIN:	Supervisors	--

STATE OF CALIFORNIA)
County of Humboldt)

I, KATHY HAYES, Clerk of the Board of Supervisors, County of Humboldt, State of California, do hereby certify the foregoing to be an original made in the above-entitled matter by said Board of Supervisors at a meeting held in Eureka, California.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Seal of said Board of Supervisors.



By ANA HARTWELL
Deputy Clerk of the Board of Supervisors of the
County of Humboldt, State of California

EXHIBIT A

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. The submitted evidence can be found in file LLA-11-024/ZBA-13-001/GPC-13-004.

A. Lot Line Adjustment. The following tables provide evidence in support of the required findings for the Lot Line Adjustment.

1. The Lot Line Adjustment application is complete.
2. The project is consistent with the Subdivision Map Act.
3. The project conforms to zoning and building ordinances, and conforms to all applicable standards and requirements of the coastal zoning regulations.
4. The project is consistent with the General Plan.
5. The project, and the conditions under which it may be operated or maintained, will not adversely impact the environment; and the required CEQA findings can be made for any development which is subject to the regulations of CEQA.

A.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
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 (Project Description)	✓

A.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.

Parcels	Creation Document	Legal Status
220-251-013	Deed, Wood to County of Humboldt, recorded in Book 2216 of Deeds, page 18, on June 12, 1934.	Legal parcel
220-331-010	Parcel 1 of Parcel Map No. 1021 filed in Book 9 of Parcel Maps, pages 27-29, on April 6, 1977.	Legal 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.

A.3. Conformance with zoning and building ordinances. The following tables identify the evidence which supports the finding 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
<p>Unclassified (U)</p> <p>Forestry Recreation (FR)</p>	<p>U: General agriculture and single family residential is principally permitted.</p> <p>FR: General agriculture, single family residential, public and private noncommercial recreational uses and social halls are principally permitted uses. Private institutions are conditionally permitted uses.</p>	<p>The project will adjust the parcel lines between two parcels to closely follow the centerline of an intermittent stream. The Lot Line Adjustment will facilitate the construction of a fire hall for the Briceland Volunteer Fire Department. The development of the fire hall is considered a public use and is permitted in any zone without the necessity of first obtaining a Use Permit (§314-58.1 H.C.C.). It does require a General Plan Conformance review which is part of this permit. The larger parcel is developed with Beginnings, an educational and community service organization. Beginnings obtained a Conditional Use Permit for the current uses back in 1983 (CUP-5-83). The applicant has demonstrated adequate primary and reserve leachfield areas for both parcels. The parcels are both within the Briceland Community Service District for water service, however, the Briceland Fire parcel does not have the ability to connect due to connection limitations. Therefore, the parcel will be served by a rain catchment system until such time a dedicated water source is established (i.e. well, connection to service district).</p>
Development Standards		
<p>Minimum Parcel Size</p>	<p>U: 6,000 square feet</p> <p>FR-B-5(40): 40 acres</p>	<p>The Lot Line Adjustment results in Parcels 1 (U) and 2 (FR-B-5(40)) of approximately 0.99 acres and 12.51 acres respectively. Parcel 1 will remain conforming to the minimum parcel size and Parcel 2 will remain non-conforming. The approximately 20,000 square feet to be adjusted onto the Briceland Fire Parcel is either constrained by a Streamside Management Area setback or on the other side of the stream and inaccessible from the remaining Beginnings parcel.</p>
<p>Minimum Lot Width</p>	<p>U: 50 feet</p> <p>FR: 200 feet</p>	<p>Both parcels comply.</p>
<p>Minimum Yard Setbacks within SRA</p>	<p>30 feet from all property lines</p>	<p>The development on the Beginnings parcel complies with this requirement. Any proposed development on the Briceland Fire parcel will require compliance with this requirement or an approved exception request granted by Calfire.</p>

Maximum Lot Coverage	U: 35% FR: none specified	U: Proposed: ±6% FR: less than 1%
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A.4. The proposed development must be consistent with the General Plan. The following table identifies the evidence, which supports finding that the proposed development is in conformance with all applicable policies and standards of the Framework General Plan (FRWK) 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	Rural Community Center Agriculture Lands	<p>The Lot Line Adjustment will facilitate the construction of a fire hall for the Briceland Volunteer Fire Department. The project will adjust the parcel lines between two parcels to closely follow the centerline of an intermittent stream.</p> <p>The larger parcel is developed with Beginnings, an educational and community service organization. Beginnings obtained a Conditional Use Permit for the current uses back in 1983 (CUP-5-83). The parcels are both within the Briceland Community Service District for water service, however, the Briceland Fire parcel does not have the ability to connect due to connection limitations. Therefore, the parcel will be served by a rain catchment system until such time a dedicated water source is established (i.e. well, connection to service district).</p>
Hazards	New development shall minimize risk to life and property in areas of high geologic, flood and fire hazards.	The site is in an area of moderate slope instability and a moderate wildlife fire rating. A soils report was prepared which was reviewed and approved by the Building Division. The site is located outside any mapped floodplain.
Cultural Resources	New development shall protect cultural, archaeological and paleontological resources.	The project was referred to both the North Coastal Information Center and the Bear River Band of the Rohnerville Rancheria. They both responded with a recommended approval of the project with no further study. Nonetheless, a standard informational note has been included in the Conditions of Approval should archaeological resources be found.

Sensitive and Critical Habitats	New development shall protect designated sensitive and critical resource habitats.	An unnamed tributary to Redwood Creek flows along the proposed northerly property line. This is an intermittent stream and requires a 50 foot setback for all development. As shown on the plot plan, all proposed development is over 50 feet from the stream transition line, consistent with the requirements of the Streamside Management Area Ordinance. No other sensitive species were identified on site.
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A.5. and A.6. Public Health, Safety, & Welfare and Environmental Impact.

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.
§15305(a) & 15061(b)(3) CEQA	Categorically exempt from State environmental review.	Based on the above discussion, project is categorically exempt from State environmental review per Sections 15305(a) and 15061(b)(3).

B. Zone Boundary Adjustment. Section 312-50.3 of the Humboldt County Code (H.C.C.) specifies the findings that must be made in order to grant approval of a Zone Boundary Adjustment (ZBA). The required findings needed to approve the ZBA are as follows.

1. The proposed change is in the public interest; and
2. The proposed change is consistent with the General Plan; and
3. The proposed amendment does not reduce the residential density for any parcel below that utilized by the Department of Housing and Community Development (HCD) in determining compliance with Housing Element law.

In addition, the California Environmental Quality Act (CEQA) states that one of the following findings must be made prior to approval of any development which is subject to the regulations of CEQA:

- 4.a. The project either is categorically or statutorily exempt; or
 - b. There is no substantial evidence that the project will have a significant effect on the environment or any potential impacts have been mitigated to a level of insignificance and a negative declaration has been prepared pursuant to Section 15070 of the CEQA Guidelines; or
 - c. An environmental impact report (EIR) has been prepared and all significant environmental effects have been eliminated or mitigated to a level of insignificance, or the required findings in Section 15091 of the CEQA Guidelines are made.

B.1. Public Interest. The LLA involves a Zone Boundary Adjustment (ZBA) between lands zoned Unclassified (U) and Forestry Recreation with a 40-acre minimum parcel size (FR-B-5(40)). The zone boundary is proposed to be coincidental with the proposed property lines to avoid a mixed-zone condition. The FR-B-5(40) zoned parcel is substandard to the minimum 40 acre parcel size with a lot size of approximately 13 acres. The parcel is not of sufficient size to be utilized for any large scale agricultural development and is used by Beginnings, an educational and community service organization. The loss of approximately 20,000 square feet to conform to the proposed property line will not affect the agricultural capabilities of either site. The 20,000 square foot area is either constrained by a Streamside Management Area setback or on the other side of the stream and inaccessible from the remaining Beginnings parcel. Planning staff believes that the ZBA is in the public interest in that it supports the construction of a fire hall that will provide a public service to the community, is minor in nature, and does not affect the overall use of the site.

B.2. General Plan Consistency. The properties are planned Rural Community Center (RCC) and Agriculture Lands (AL) by the Framework General Plan. The RCC designation is considered diagrammatic and does not have an exact boundary. Therefore, the expansion of the Unclassified zone is within a RCC plan designation and consistent with the General Plan. The Forestry Recreation zoned lands will retain the AL plan designation. The ZBA is consistent with General Plan policies and standards as noted in the above discussion (A.4). The adjustment supports the LLA which allows the construction of a fire hall.

The Briceland Fire Protection District (FPD) is a voter approved Special District with a service area of 28,172 acres or approximately 44 square miles. The estimated population of the Briceland FPD is 603 residents and 373 total housing units (2000 Census). The service area is designated primarily (88%) agricultural lands and timberlands under the General Plan. Vacant and improved timber and grazing land are the most predominant land use activity at 54 percent of land within the proposed district boundary. Improved rural residential is the next largest category of land use activity at 33 percent.

The Briceland FPD is an active member of the fire service in Humboldt County. The Briceland FPD is a participant in the countywide fire protection mutual aid agreement, is a member of the Humboldt County dispatch cooperative, and has an active role in the Southern Humboldt Technical Rescue Team. The Briceland FPD provides the full range of fire protection services, including emergency medical services (in general, approximately 80 percent of fire department calls for service are emergency medical), auto extrication, technical rescue (high and low angle and swift water rescue), and general public assistance responses.

The Briceland FPD operates from two fire stations, one located approximately 1.7 miles east of Briceland and the second located along Crooked Prairie Road that is northwest of Briceland and accessed from Ettersburg Road. The Briceland fire station, which has been used by the department since 1978, serves primarily as a garage for apparatus because it is not owned by the Briceland FPD and the terms of the lease prohibit the department from using the station for training or administrative purposes.

The proposed new fire station will provide a District-owned facility that is more centrally located within the service area. The facility is considered a public use and is consistent with Section 4710 of the Framework Plan (FP) which is "To assure adequate fire protection for new development." The location in Briceland is supportive of this goal and also the Plan policies by being sited and designed to serve existing and expected future needs [FP Section 4920.2] and being accessible to the community [FP Section 4920.3].

B.3. Residential densities not reduced below that used by HCD in determining consistency with Housing Element Law. Neither parcel is zoned residential and therefore were not included in the

land inventory used by the Department of Housing and Community Development to determine consistency of the County's Housing Element with state law. The sole purpose of the zone boundary adjustment is to align the zone boundary with the adjusted parcel lines to eliminate a mixed-zone condition.

B.4. Environmental Impact. Project impact on agricultural resources and land use is considered to be less than significant. The Planning Division believes that the ZBA and the General Plan Conformance Review have no potential for causing a significant effect on the environment, and that it can be seen with certainty that there is no possibility that the rezone or conformance finding would have a significant effect on the environment, and is statutorily exempt per Section 15061(b)(3) of CEQA.

C. General Plan Conformance Review. A report on conformance with the general plan is required under California Government Code Section 65402 when a local agency acts to acquire or dispose of real property or intends to construct a new public building or structure. The project's conformance with the General Plan is discussed in Sections A.3 and B.2 above.

ATTACHMENT B

**Ordinance No. 2573 Amending Section 311-7 of the Humboldt County Code by Rezoning
Property in the Briceland Area**

Exhibit A: Maps

Exhibit B: Legal Description

BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT, STATE OF CALIFORNIA

Certified copy of portion of proceedings, Meeting of May 2, 2017

**ORDINANCE AMENDING SECTION 311-7 OF THE HUMBOLDT COUNTY CODE BY
REZONING PROPERTY IN THE BRICELAND AREA
[ZBA-13-001 (Briceland Volunteer Fire Department)]**

ORDINANCE NO. 2573

The Board of Supervisors of the County of Humboldt ordains as follows:

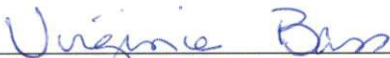
SECTION 1. ZONE AMENDMENT. Section 311-7 of the Humboldt County Code is hereby amended by rezoning lands in the Briceland area, known as a portion of APN 220-331-010, out of Forestry Recreation with a Special Building Site combining zone specifying a forty acre minimum parcel size (FR-B-5(40)) and into Unclassified (U).

The area described is also shown on the Humboldt County zoning map 0-47 and on the map attached as Exhibit A.

SECTION 2. EFFECTIVE DATE. This ordinance shall become effective thirty (30) days after the date of its passage.

PASSED, APPROVED AND ADOPTED this 2nd day of May, 2017 on the following vote, to wit:

AYES: Supervisors Sundberg, Fennell, Bass, Bohn, Wilson
NOES: Supervisors --
ABSENT: Supervisors --



VIRGINIA BASS, Chair
Board of Supervisors of the County of Humboldt,
State of California

(SEAL)

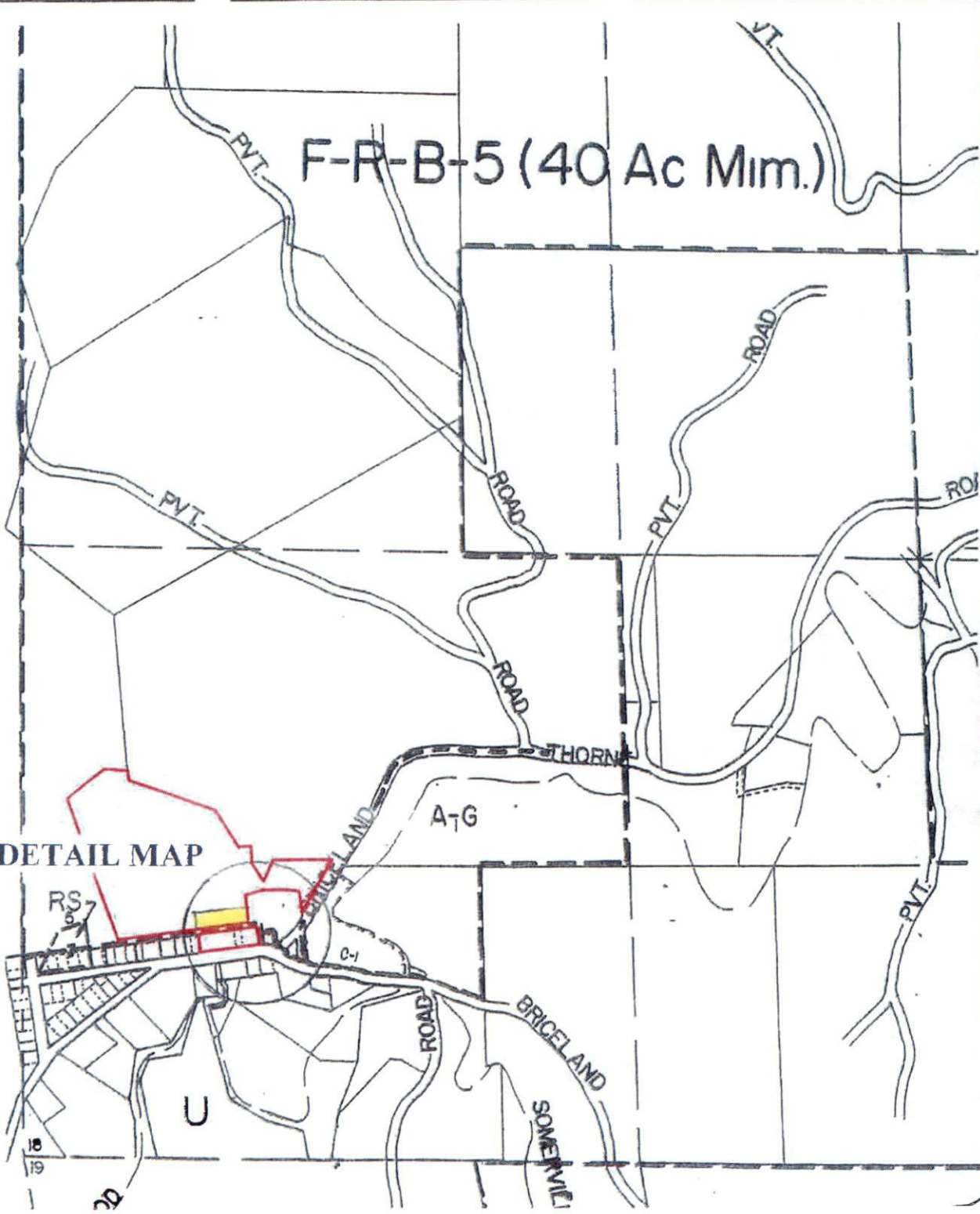
ATTEST:
Kathy Hayes, Clerk of the Board of Supervisors
of the County of Humboldt, State of California

By: 


Ana Hartwell, Deputy

ATTACHMENT B, EXHIBIT A

Maps



ZONING MAP

 AREA AFFECTED BY ZONE BOUNDARY ADJUSTMENT

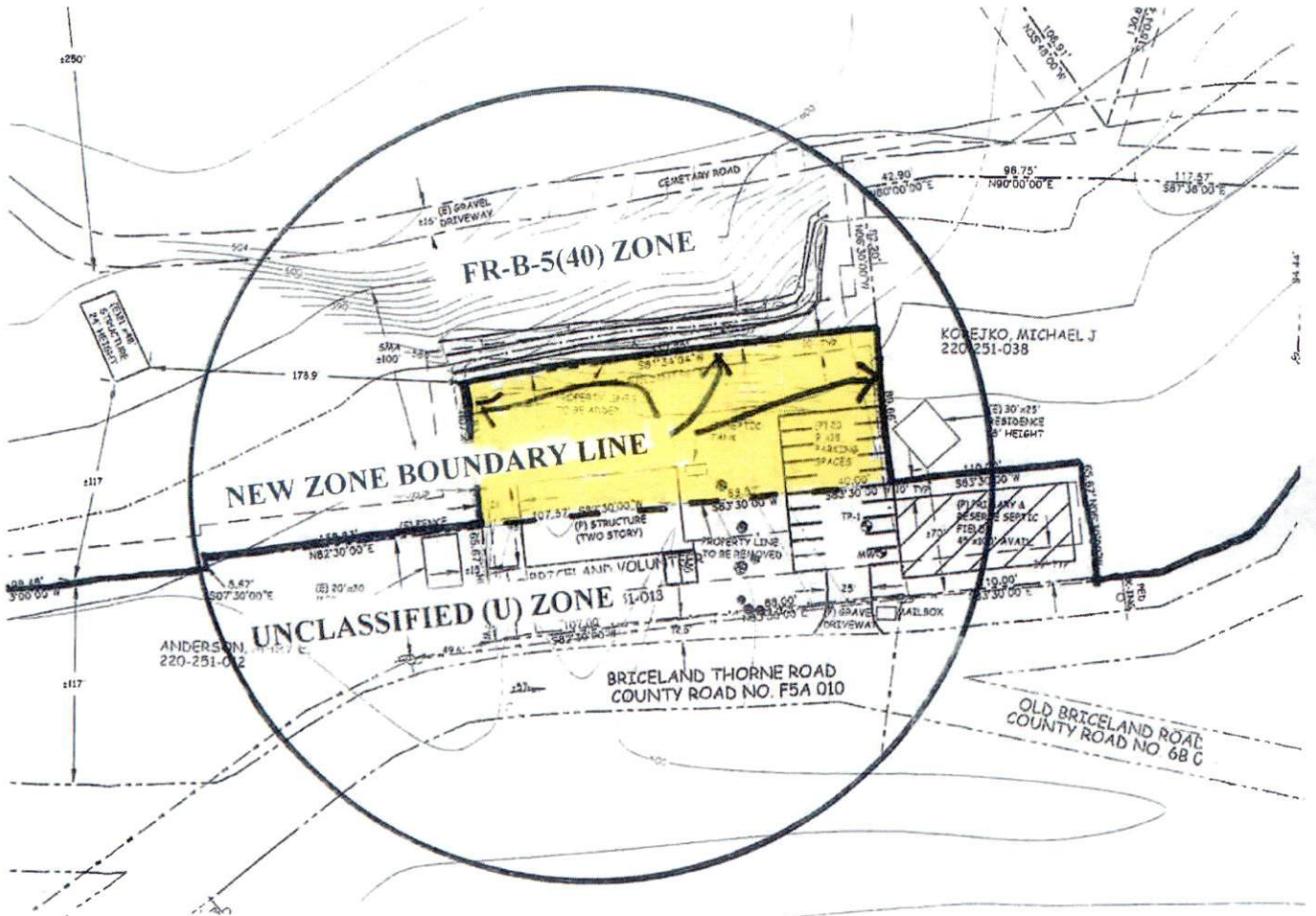
**PROPOSED BRICELAND VOLUNTEER FIRE DEPT.
LOT LINE ADJUSTMENT
BRICELAND AREA
LLA-11-24**

**APNS: 220-251-13 & 220-331-10
T04S R03E S18 HB&M (Briceland)**



MAP NOT TO SCALE

ZONING DETAIL MAP



**ZONE BOUNDARY ADJUSTMENT
TO ALIGN FR-B5 (40) AND UNCLASSIFIED ZONES**



AREA AFFECTED BY ZONE BOUNDARY ADJUSTMENT

ATTACHMENT B, EXHIBIT B

Legal Description

Exhibit B

Legal Description

All that real property situated in the Southwest quarter of Section 18, Township 4 South, Range 3 East, County of Humboldt, State of California, described as follows:

BEGINNING at the Northwest corner of Lot 12 in the Town of Briceland, according to the map thereof on file in the Office of County Recorders of Humboldt County in Book 2A of Surveys, page 18;

thence North 07 degrees 30 minutes West 83.54 feet;
thence North 81 degrees 34 minutes 04 seconds East 236.76 feet to the Easterly line of Grant Deed 1470 Official Records Page 2;
thence, along said line South 07 degrees East 89.64 feet to the Northwest corner of Lot 10 as shown on the above mentioned map for the Town of Briceland.
thence South 83 degrees 30 minutes West along the North lines of Lots 11 and 12 of the above mentioned map, 128.58 feet;
thence South 82 degrees 30 minutes West along the North line of Lot 12, 107.39 feet to the Northwest corner of Lot 12 and the point of beginning.



ATTACHMENT C

Post- Adoption Summary of Ordinance

Exhibit A: Maps

POST-ADOPTION SUMMARY OF ORDINANCE
(For publication after adoption)

On May 2, 2017, the Humboldt County Board of Supervisors adopted Ordinance No. _____, which amends the zoning of property in the Briceland area known as a portion of APN 220-331-010, by adjusting the zone boundary between Unclassified (U) and Forestry Recreation with a 40-acre minimum parcel size (FR-B-5(40)) coincidental with the proposed property lines approved with the Lot Line Adjustment. The new zone will become effective thirty (30) days after the date of adoption. The names of the Supervisors voting for and against are as follows:

AYES: Supervisors:

NOES: Supervisors:

ABSENT: Supervisors:

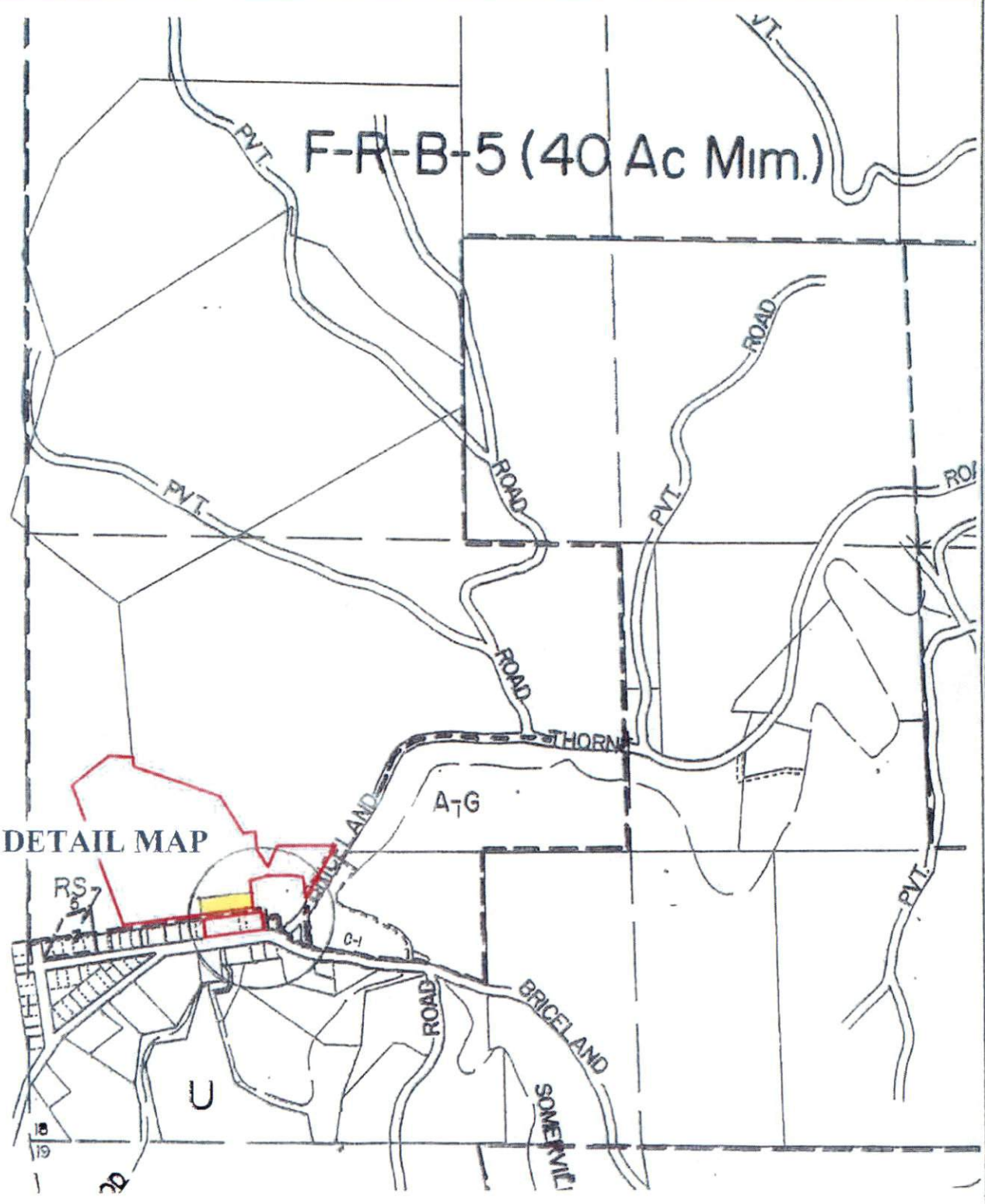
A copy of the Ordinance is posted in the office of the Clerk of the Board of Supervisors, 825 Fifth Street, Eureka, California.

ATTACHMENT C, EXHIBIT A

Maps

F-R-B-5 (40 Ac Mim.)

SEE DETAIL MAP



ZONING MAP

AREA AFFECTED BY ZONE BOUNDARY ADJUSTMENT

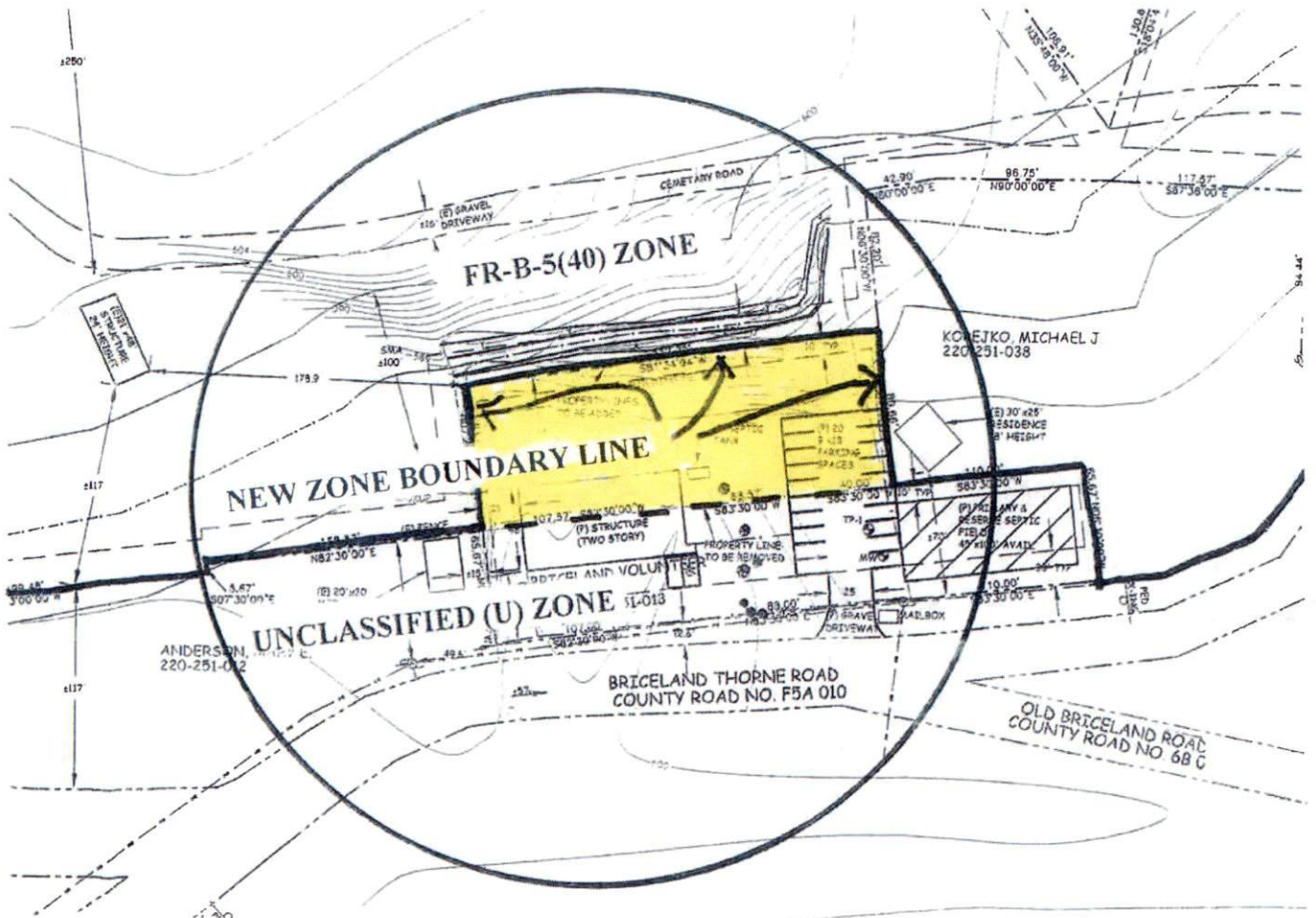
PROPOSED BRICELAND VOLUNTEER FIRE DEPT.
LOT LINE ADJUSTMENT
BRICELAND AREA

LLA-11-24
APNS: 220-251-13 & 220-331-10
T04S R03E S18 HB&M (Briceland)



MAP NOT TO SCALE

ZONING DETAIL MAP



**ZONE BOUNDARY ADJUSTMENT
TO ALIGN FR-B5 (40) AND UNCLASSIFIED ZONES**



AREA AFFECTED BY ZONE BOUNDARY ADJUSTMENT