



COUNTY OF HUMBOLDT
PLANNING AND BUILDING DEPARTMENT
CURRENT PLANNING DIVISION

3015 H Street Eureka CA 95501
Phone: (707) 445-7541 Fax: (707) 268-3792

Hearing Date: April 18, 2019

To: Humboldt County Planning Commission

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

Subject: **Brownfield Parcel Map Subdivision Modification and Lot Line Adjustment**
Application Number 14333
Case Numbers PMS-163-77M, LLA-18-023
Assessor Parcel Numbers (APNs) 516-041-008, 516-041-017
1645 Fieldbrook Road and 206 Whittier Lane, Fieldbrook Area

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Please contact Trevor Estlow at (707) 268-3740, or by email at testlow@co.humboldt.ca.us, if you have any questions about the scheduled public hearing item.

AGENDA ITEM TRANSMITTAL

To: Humboldt County Planning Commission

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

Meeting Date	Subject	Contact
April 18, 2019	Parcel Map Subdivision Modification and Lot Line Adjustment	Trevor Estlow

Project Description: A Lot Line Adjustment (LLA) between two parcels resulting in two parcels of approximately 13.09 acres and 5.75 acres in size. Parcel 1 is developed with a portion of a horse arena that straddles the property line with APN 516-061-001. Parcel 2 is developed with a single family residence and an on-site wastewater treatment system. The purpose of the LLA is to provide a larger buffer to a proposed residence on Parcel 1. Also part of the project is a modification to the original subdivision (PMS-163-77) to relocate the easement on Parcel 2 that serves APN 516-041-018.

Project Location: The project site is located in in the Fieldbrook area, on the east side of Fieldbrook Road, just south of the intersection of Fieldbrook Road and Whittier Lane, on the properties known as 1645 Fieldbrook Road and 206 Whittier Lane.

Present Plan Land Use Designation: Residential Agriculture (RA); Humboldt County General Plan; Density: one unit per 5 – 20 acres. Slope Stability: High Instability.

Present Zoning: Agriculture General with a five-acre minimum parcel size (AG-B-5(5)).

Application Number: 14333

Case Numbers: PMS-163-77M, LLA-18-023

Assessor Parcel Numbers: 516-041-008, 516-041-017

Applicant

Danny Brownfield
1547 Fieldbrook Road
Fieldbrook, CA 95519

Owner

same as applicant

Agent

Western Timber Services, Inc.
Ron Hunt
PO Box 1136
Arcata, CA 95518

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

Major Issues: None.

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

BROWNFIELD PARCEL MAP SUBDIVISION MODIFICATION AND LOT LINE ADJUSTMENT

Case Numbers PMS-163-77M, LLA-18-023
Assessor Parcel Number 516-041-008, 516-041-017

Recommended Planning Commission Action

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 a part of the consent agenda:

Find the project exempt from environmental review pursuant to Section 15305(a) of the State CEQA Guidelines, make all of the required findings for approval of the modification of a previously approved Parcel Map Subdivision and a Lot Line Adjustment, based on evidence in the staff report and public testimony, and adopt the Resolution approving the Brownfield project subject to the recommended conditions.

Executive Summary:

The applicant is proposing a Lot Line Adjustment (LLA) between two parcels to result in two parcels of 13.09 acres and 5.75 acres in size. APN 516-041-008 was created by a Deed in 1948 and is developed with a portion of a horse arena that straddles the property line shared with APN 516-061-002. APN 516-041-017 was created as Parcel 2 of Parcel Map No. 1365 and is developed with a single family residence. The purpose of the LLA is to adjust a property line to provide a greater buffer between the proposed building site on APN 516-041-008 and the developed parcel to the east. The area to be adjusted encroaches onto a 50-foot right of way that serves Parcel 3 of Parcel Map No. 1365. This right of way is proposed to be relocated to better follow the existing roadway. Because the right of way was created as part of the original Parcel Map, relocating it requires that the Parcel Map be modified.

The parcels are located in the Fieldbrook area, halfway between the town of Fieldbrook and State Highway 299. The parcels are served with community water and on-site wastewater treatment systems.

Based on the on-site inspection, a review of Planning Division reference sources, and comments received from all involved referral agencies, planning staff believes that the applicant has submitted evidence in support of making all of the required findings for approving the Modification to the Parcel Map Subdivision and a Lot Line Adjustment.

ALTERNATIVES:

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 has found that the required findings can be made. Consequently, planning staff does not recommend further consideration of this alternative.

**RESOLUTION OF THE PLANNING COMMISSION
OF THE COUNTY OF HUMBOLDT
Resolution Number 19-**

**Case Number PMS-163-77M, LLA-18-023
Assessor Parcel Numbers 516-041-008, 516-041-017**

Makes the required findings for certifying compliance with the California Environmental Quality Act and conditionally approves the Brownfield Parcel Map Subdivision Modification and Lot Line Adjustment.

WHEREAS, Ron Hunt, on behalf of the owner submitted an application and evidence in support of approving a modification to a previously approved Parcel Map Subdivision and a Lot Line Adjustment; and

WHEREAS, the County Planning Division has reviewed the submitted application and evidence and has referred the application and evidence to reviewing agencies for site inspections, comments and recommendations; and

WHEREAS, the project is categorically exempt from environmental review pursuant to Section 15305, Class 5, Minor Alterations in Land Use Limitations, of the California Environmental Quality Act (CEQA); and

WHEREAS, Attachment 2 in the Planning Division staff report includes evidence in support of making all of the required findings for approving the proposed Parcel Map Subdivision Modification and Lot Line Adjustment (Case Nos. PMS-163-77M, LLA-18-023); and

WHEREAS, a public hearing was held on the matter before the Humboldt County Planning Commission on April 18, 2019.

NOW, THEREFORE, be it resolved, determined, and ordered by the Planning Commission that:

1. The application is categorically exempt from environmental review pursuant to Section 15305, Class 5 of the CEQA Guidelines; and
2. The findings in Attachment 2 of the Planning Division staff report for Case Nos. PMS-163-77M, LLA-18-023 support approval based on the submitted evidence; and
3. The proposed project as applied for is approved as recommended and conditioned in Attachment 1 for Case Nos. PMS-163-77M, LLA-18-023.

Adopted after review and consideration of all the evidence on April 18, 2019.

The motion was made by Commissioner ____ and seconded by Commissioner ____.

AYES: Commissioners:

NOES: Commissioners:

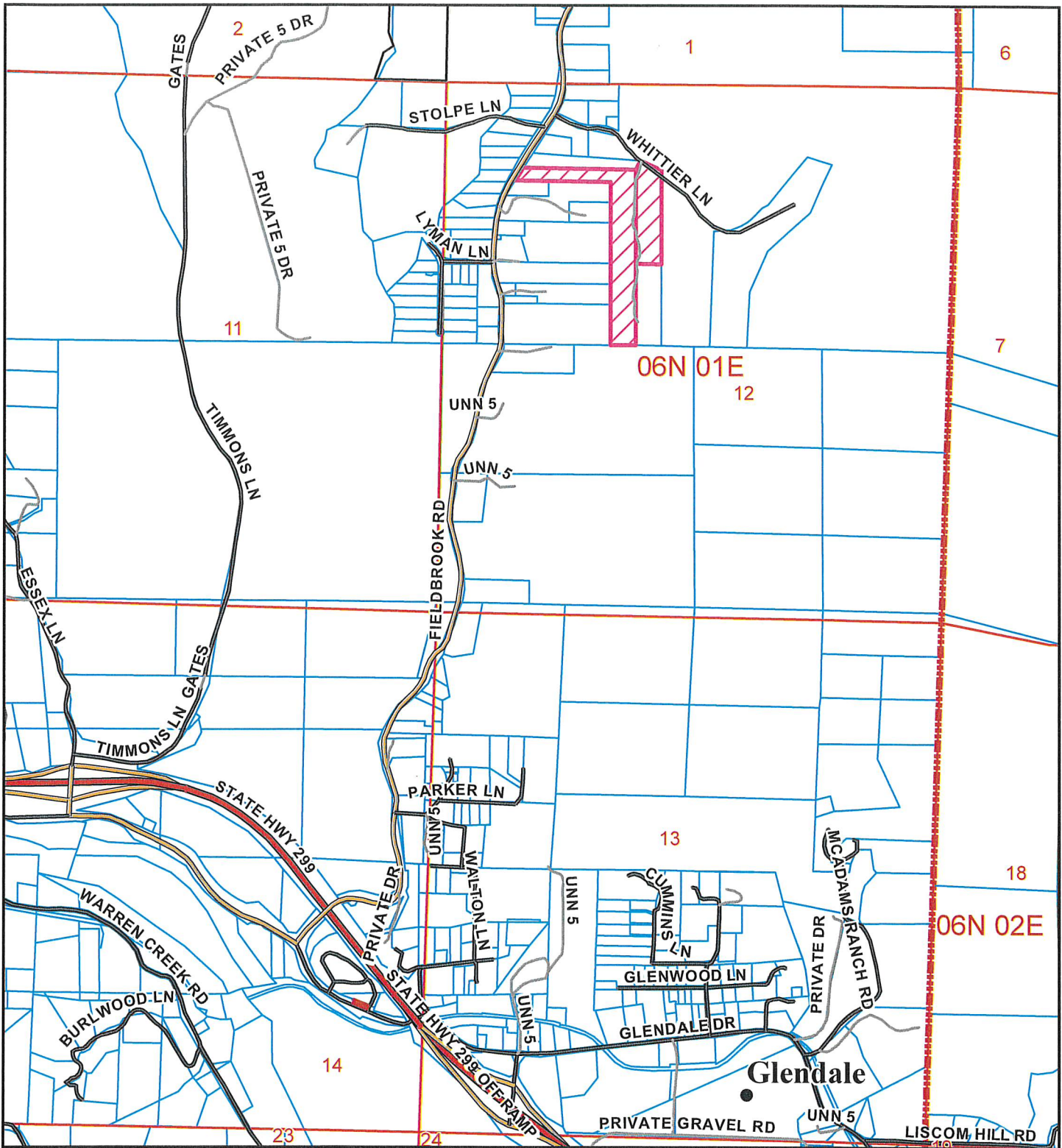
ABSTAIN: Commissioners:

ABSENT: Commissioners:

DECISION:

I, John H. Ford, Secretary to the Planning Commission of the County of Humboldt, do hereby certify the foregoing to be a true and correct record of the action taken on the above entitled matter by said Commission at a meeting held on the date noted above.

John H. Ford
Director, Planning and Building Department



LOCATION MAP

PROPOSED BROWNFIELD LOT LINE ADJUSTMENT & PARCEL MAP SUBDIVISION MODIFICATION FIELDBROOK AREA

LLA-18-023/PMS-163-77M

APN: 516-041-008, -017

T06N R01E S12 HB&M (Arcata North)

Project Area =



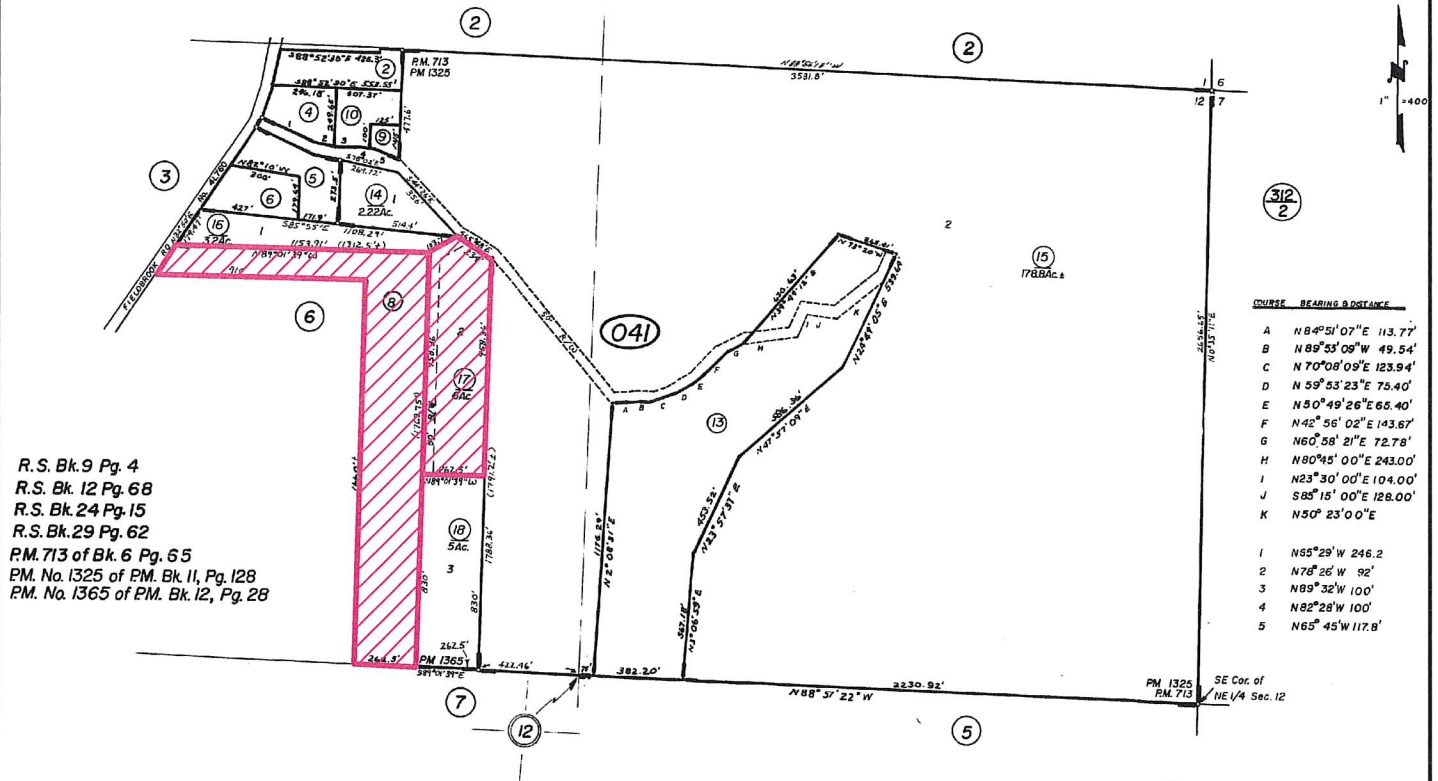
This map is intended for display purposes and should not be used for precise measurement or navigation. Data has not been completely checked for accuracy.

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Feet



POR. N 1/2 SEC. 12, T. 6 N., R. 1 E., H. B. & M.

516-04

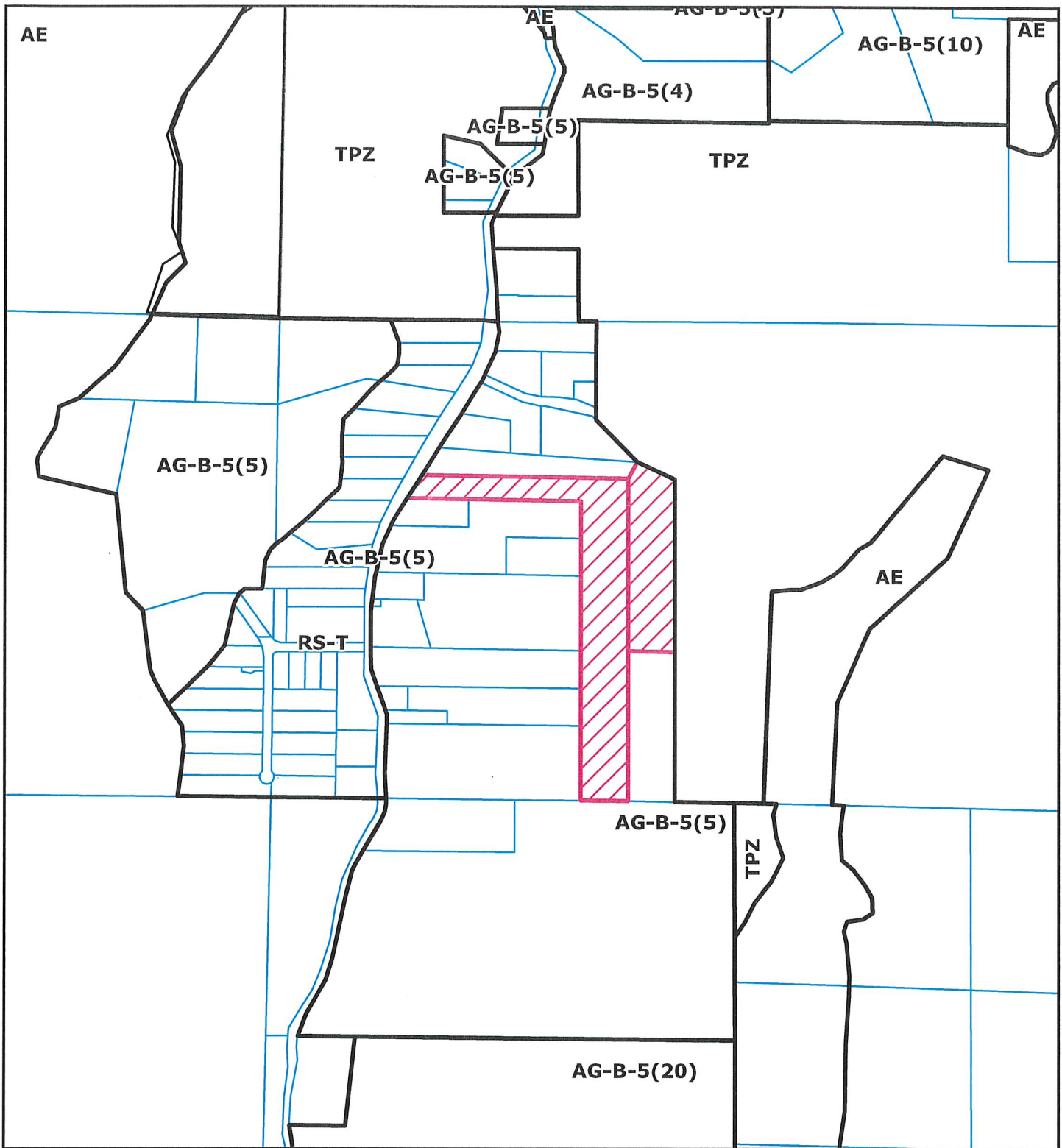


ASSESSOR PARCEL MAP
PROPOSED BROWNFIELD
LOT LINE ADJUSTMENT &
PARCEL MAP SUBDIVISION MODIFICATION
FLDDBROOK AREA
LLA-18-023/PMS-163-77M
APN: 516-041-008, -017
T06N R01E S12 HB&M (Arcata North)

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.

MAP NOT TO SCALE



ZONING MAP

PROPOSED BROWNFIELD LOT LINE ADJUSTMENT & PARCEL MAP SUBDIVISION MODIFICATION FIELDBROOK AREA

LLA-18-023/PMS-163-77M

APN: 516-041-008, -017

T06N R01E S12 HB&M (Arcata North)

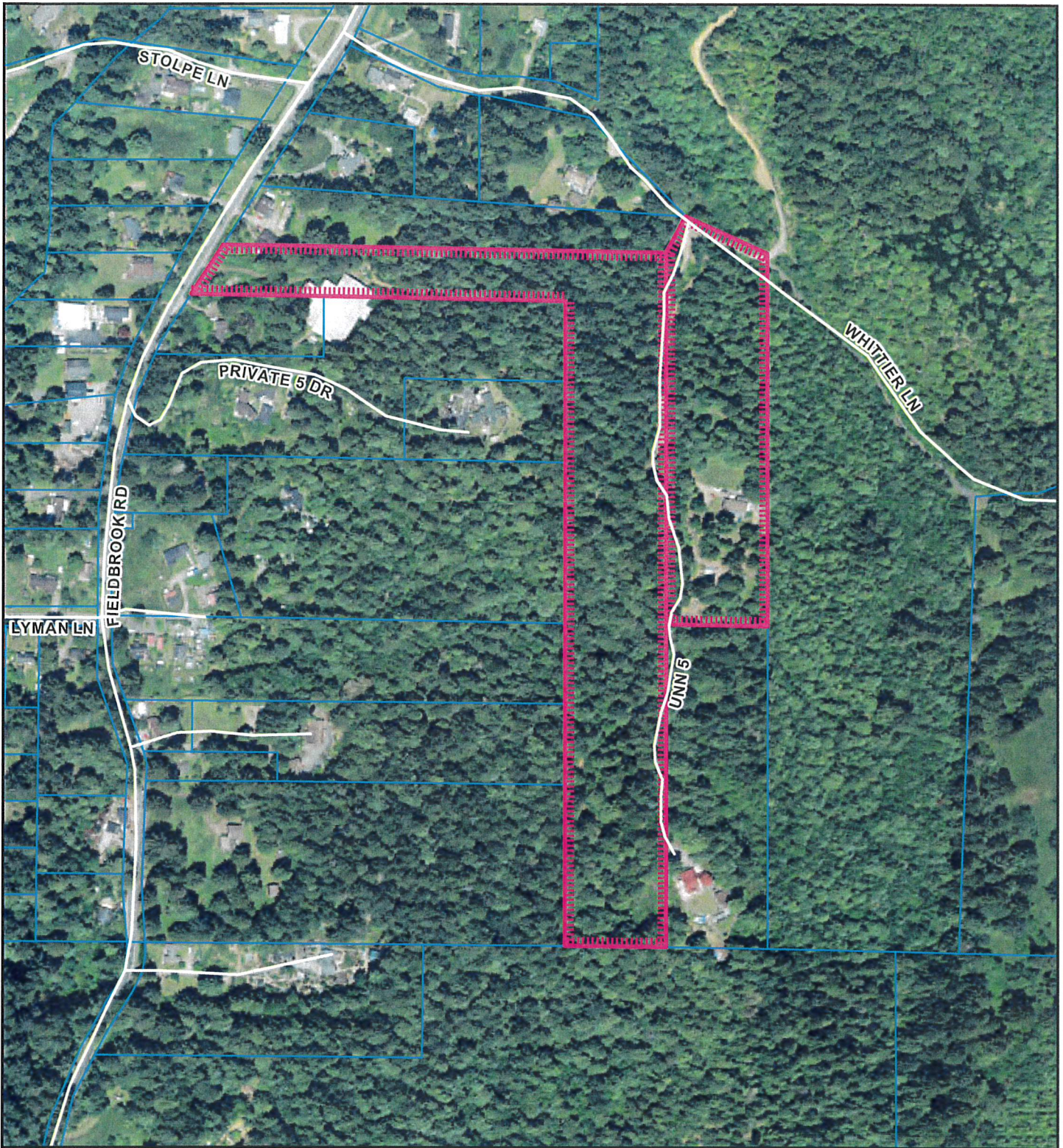
Project Area =



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.



0 250 500 750
Feet



AERIAL MAP

PROPOSED BROWNFIELD LOT LINE ADJUSTMENT & PARCEL MAP SUBDIVISION MODIFICATION FIELDBROOK AREA

LLA-18-023/PMS-163-77M

APN: 516-041-008, -017

T06N R01E S12 HB&M (Arcata North)

Project Area = 

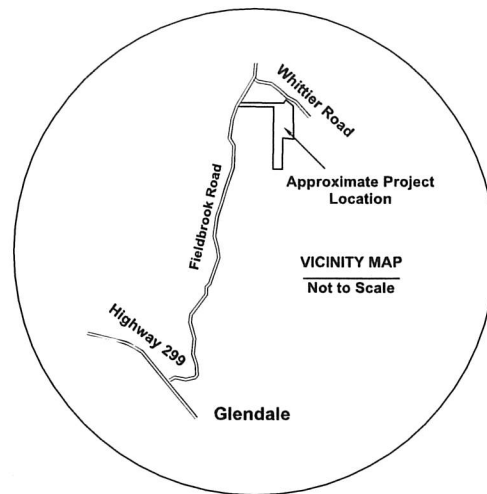
This map is intended for display purposes and should not be used for precise measurement or navigation. Data has not been completely checked for accuracy.



0 250
Feet

SCALE 1" = ~330'
DISTANCES ARE SHOWN IN FEET

RECEIVED
AUG 28 2018
Humboldt County
Planning Division

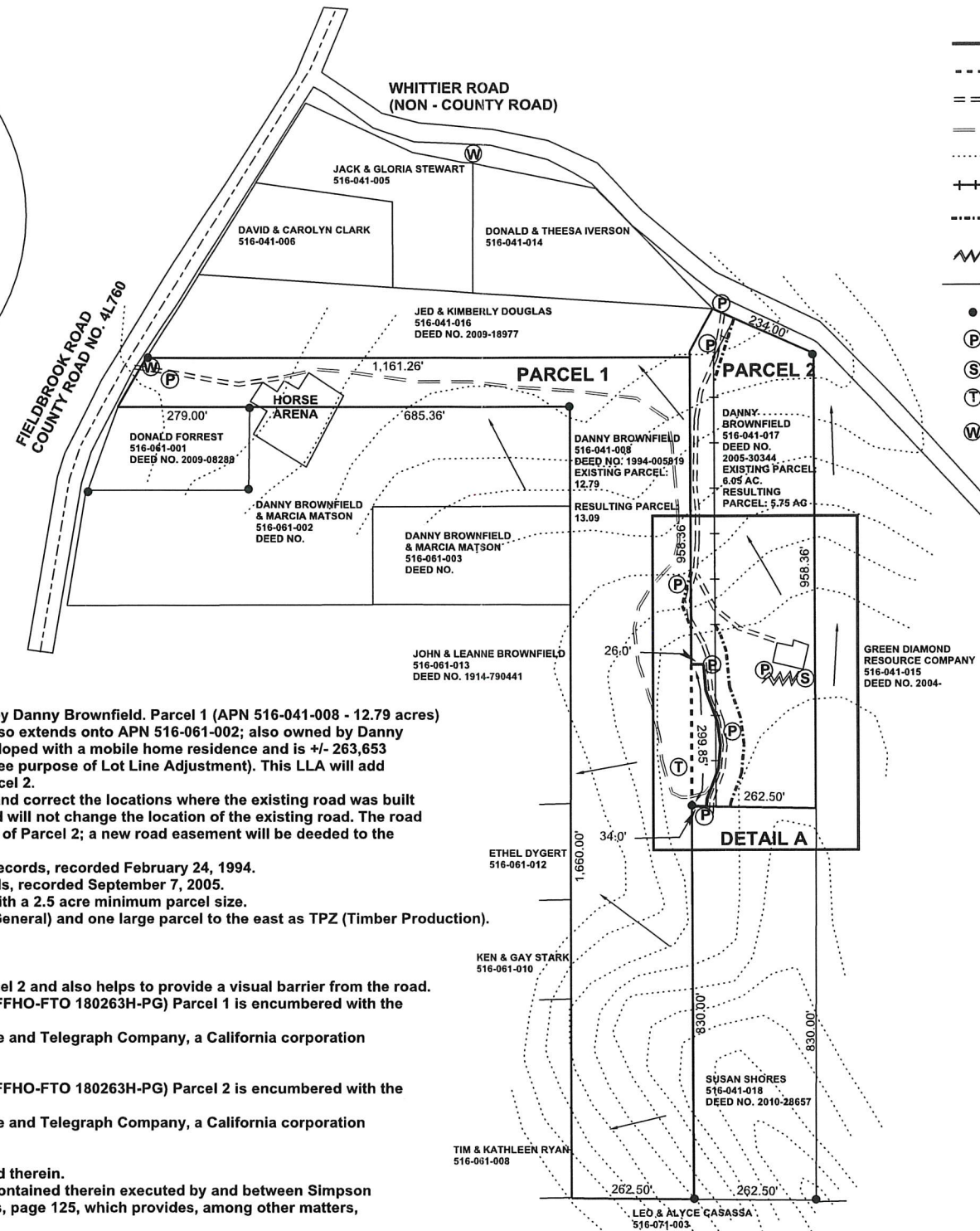


Purpose of Lot Line Adjustment

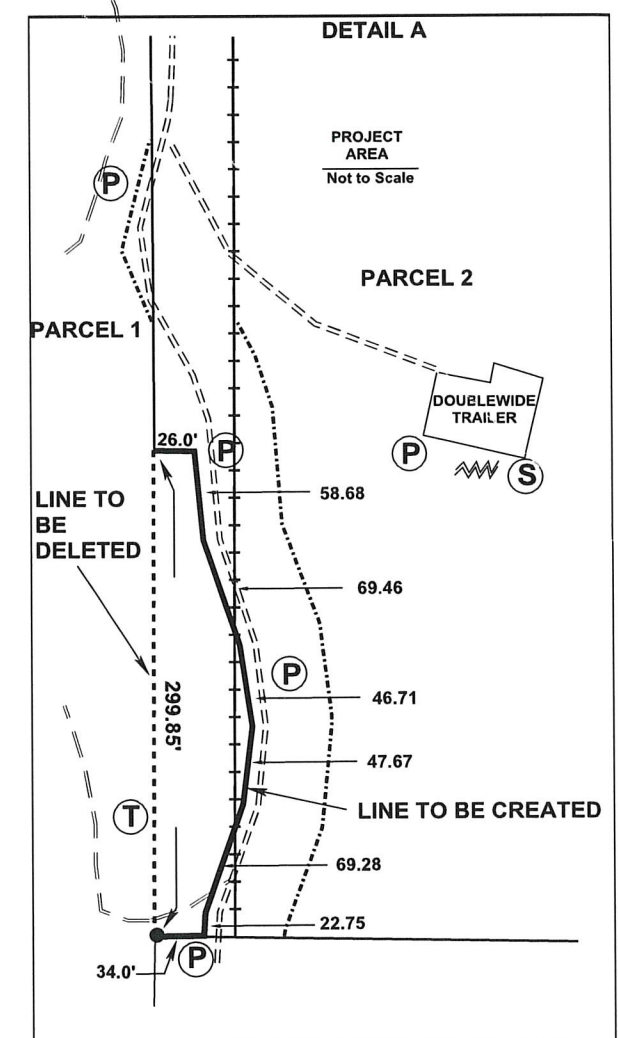
The purpose of the LLA is to increase the area that can be used to reduce the noise and dust created by the road that accesses Parcel 2 and also helps to provide a visual barrier from the road. The road also accesses a separate parcel to the south currently owned by Susan Shores, (APN 516-041-018). Both Parcel 1 and Parcel 2 are owned by Brownfield. By creating the Lot Line Adjustment a fence can be built near the road and protecting the future yard and future location of a residence from dust and noise created from the road as well as a visual buffer.

Notes:

- Bearing and distance shown heron are per a field survey conducted by Western Timber Services, Inc., Ronald Hunt as well as record information from deeds on file with the Humboldt County Recorder's Office and Book 12 of Parcel Maps, page 28, Book 55 of Surveys, pages 101 and 102 and Book 56 of Surveys, page 61.
- Project consists of a Lot Line Adjustment between two (2) separate legal parcels both owned by Danny Brownfield. Parcel 1 (APN 516-041-008 - 12.79 acres) is developed with a foundation of a house that burned down and a horse arena (horse arena also extends onto APN 516-061-002; also owned by Danny Brownfield); Parcel 1 is +/- 572,289 square feet. Parcel 2 (APN 516-041-017 - 6.05 acres) is developed with a mobile home residence and is +/- 263,653 square feet in size. This LLA is being done to reduce the noise and dust created by the road (see purpose of Lot Line Adjustment). This LLA will add 13,267 square feet (0.30 acres) to Parcel 1 and remove 13,267 square feet (0.30 acres) from Parcel 2.
- The 50' road easement on the west side of Parcel 2 will be modified to accommodate the LLA and correct the locations where the existing road was built outside the original 50' wide easement. The new easement will be at least than 50 feet wide and will not change the location of the existing road. The road easement also accesses the property to the south (owned by Susan Shores, APN 516-041-018) of Parcel 2; a new road easement will be deeded to the Shores parcel.
- Parcel 1 is owned by Danny Rolland Brownfield, as shown in 1994-5819-2, Humboldt County Records, recorded February 24, 1994.
- Parcel 2 is owned by Danny R. Brownfield as shown in 2005-30344-2, Humboldt County Records, recorded September 7, 2005.
- Parcel 1 and Parcel 2 are zoned as "AG - B 5 (5);" Agriculture General - Special Building Site with a 2.5 acre minimum parcel size.
- Adjacent land use is the same or similar with one small parcel to the west as AG (Agriculture General) and one large parcel to the east as TPZ (Timber Production).
- The average slope of the project area is 5 percent and slopes generally to the west.
- These parcels are not within the Coastal Zone or Flood Zone.
- The location and shape of the structures shown hereon are approximate.
- The purpose of the LLA is to reduce the noise and dust created by the road that accesses Parcel 2 and also helps to provide a visual barrier from the road.
- Per a Preliminary Title Report by Fidelity National Title Company dated April 6, 2018 (Title No. FFHO-FTO 180263H-PG) Parcel 1 is encumbered with the following easements:
 - Grants to: Pacific Gas and Electric Company, a California corporation and Pacific Telephone and Telegraph Company, a California corporation
Purpose: Public utilities
Recorded: December 28, 1977 in Book 1460, Official Records, page 610 of Official Records.
- Per a Preliminary Title Report by Fidelity National Title Company dated April 6, 2018 (Title No. FFHO-FTO 180263H-PG) Parcel 2 is encumbered with the following easements:
 - Grants to: Pacific Gas and Electric Company, a California corporation and Pacific Telephone and Telegraph Company, a California corporation
Purpose: Public utilities
Recorded: December 28, 1977 in Book 1460, Official Records, page 607 of Official Records.
Affects: The Westerly portion of said land, the exact location being more particularly defined therein.
 - A Declaration of Road Maintenance Association and the terms, provisions and conditions contained therein executed by and between Simpson Timber Company and Douglas B. White, recorded May 30, 1978, Book 1493, Official Records, page 125, which provides, among other matters, for payment of assessments.
 - A Declaration of Road Maintenance Association and the terms, provisions and conditions contained therein executed by and between Simpson Timber Company and Robert E. Wendt and wife, recorded June 30, 1978, Book 1500, Official Records, page 67, which provides, among other matters, for payment of assessments.
 - Grants to: Donald L. Darst and wife
Purpose: Ingress, egress and public utility purposes
Recorded: October 14, 1981 in Book 1655, Official Records, page 1054.
Affects: The West 50 feet of said land
 - A Declaration of Road Maintenance Association and the terms, provisions and conditions contained therein executed by Robert E. Wendt and wife, and Donald L. Darst and wife, recorded October 14, 1981, Book 1665, Official Records, page 1058, which provides, among other matters, for payment of assessments.
 - Easement Agreement by and between Robert Lloyd Coffelt and Arlene Carol Coffelt and Danny R. Brownfield, recorded February 21, 1995, as Recorder's File No. 1995-3905-8.
- All easements of record are listed heron.
- Distances shown heron are in feet unless otherwise noted.
- See the Project Description for this project for additional information.
- Fieldbrook Community Services District provides water services to both parcels. Sewer is not provided in this area; septic systems are shown.
- Power lines are by power poles.
- There are no known archeological resources.



- #### LEGEND
- PROPERTY LINE TO BE CREATED (15' FROM ROAD CENTER ALONG ROAD)
 - - - PROPERTY LINE TO BE DELETED
 - = = = EXISTING DRIVEWAY; NO PROPOSED CHANGES FOR USE OR CONDITION (ROCK SURFACE)
 - PROPOSED DRIVEWAY WILL HAVE A ROCKED SURFACE AND 16' WIDE WITH TURNOUTS
 - CONTOUR LINES (INTERVAL 40 FEET)
 - + + + OLD ROAD EASEMENT WAS 50' ON THE WEST SIDE OF PARCEL 2
 - - - NEW ROAD EASEMENT WILL BE IN THE SAME LOCATION OF THE OLD EASEMENT, EXCEPT IT WILL BE MOVED TO FIT LOCATION OF THE EXISTING ROAD AND REMOVED FROM THE AREA OF LLA
 - ~ ~ ~ LEACH FIELDS
 - DIRECTION OF SURFACE WATER RUNOFF
 - PROPERTY CORNER MONUMENTS OF RECORD
 - (P) EXISTING POWER POLE (PARCEL 1, DOC # 1460 OR 610; PARCEL 2, DOC # 1460 OR 607)
 - (S) SEPTIC TANK
 - (T) PERK TEST DONE AND PASSED - FUTURE LOCATION OF SEPTIC TANK
 - (W) WATER METERS FOR PARCEL 1 (ON FIELDBROOK RD) AND PARCEL 2 (ON WHITTIER RD)



AGENT:
WESTERN TIMBER SERVICES INC.
RONALD D. HUNT LS 4570
P.O. BOX 1136
ARCATA CA 95518-1136
707-822-3628

APPLICANT OWNER
DANNY BROWNFIELD
1547 FIELDBROOK ROAD
MCKINLEYVILLE, CA 95519
(707) 834-3726

TENTATIVE MAP FOR LOT LINE ADJUSTMENT
FOR DANNY BROWNFIELD
SECTION 12 T6N, R1E, H.M.
UNINCORPORATED AREA OF HUMBOLDT COUNTY
MAY 2018
SHEET 1 OF 1

ATTACHMENT 1

CONDITIONS OF APPROVAL

Approval of the subdivision modification and Lot Line Adjustment is conditioned on the following terms and requirements which must be satisfied before the completion of the project.

1. A Notice of Lot Line Adjustment shall be recorded for each resultant parcel. The following information must be submitted to the Planning Department for review prior to recordation:
 - a. A copy of the existing deeds and the deeds to be recorded for the adjusted parcels. If the property is not changing ownership, only the existing deeds are required.
 - b. A Preliminary Title Report regarding ownership of the parcels involved. The title report documents must be current at time of submittal. Depending on the date of the report preparation, updating may be necessary.
 - c. A completed "Notice of Lot Line Adjustment and Certificate of Subdivision Compliance" form for each parcel.
 - d. Document review fees as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors (currently \$415.00 per notice plus \$280.00 for each additional legal description plus applicable recordation fees).
2. When the parcels being adjusted are not held in common ownership, copies of the executed deeds (signed but not recorded) prepared by a qualified individual must be submitted for review by the Planning and Public Works Departments.
3. A map revision fee as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors (currently \$80.00) as required by the County Assessor shall be paid to the Humboldt County Planning Division, 3015 "H" Street, Eureka. The check shall be made payable to the "Humboldt County Planning Division". The fee is required to cover the Assessor's cost in updating the parcel boundaries.
4. The applicant shall comply with the provisions of Section 321-14 of the Humboldt County Code concerning reapportionment or payment of special assessments.
5. **Applicant shall provide documentation from the County of Humboldt Tax Collector that all property taxes for the parcels involved in the Lot Line Adjustment have been paid in full if payable, or secured if not yet payable, to the satisfaction of the County Tax Collector's Office, and all special assessments on the property must be paid or reapportioned to the satisfaction of the affected assessment district. Please contact the Tax Collector's Office approximately three to four weeks prior to recording the Notices of Lot Line Adjustment to satisfy this condition.** *Note: The purpose of this condition is to avoid possible title consequences in the event of a tax default and sale affecting the owner's real property interest. If property is acquired as a result of a Lot Line Adjustment and said property has delinquent taxes, the property cannot be combined for tax purposes. This means that the owner will receive two or more tax bills, and penalties and interest will continue to accrue against the land which has delinquent taxes. If five or more years have elapsed since the taxes on the subject property were declared in default, such property will be sold by the County Tax Collector for non-payment of delinquent taxes unless the amount required to redeem the property is paid before sale. Property combined by lot line adjustment but*

"divided" by tax sale will require separate demonstration of subdivision compliance of all resultant parcels prior to the County's issuance of a building permit or other grant of authority to develop the subject properties.

6. Appropriate Quitclaim Deeds and Easement Deeds shall be recorded concurrently with the Notice of Lot Line Adjustment to reflect the new easement location.

Informational Notes:

1. A Record of Survey as outlined in the Business and Professions Code of the State of California may be required pursuant to Section 8762 of the Land Surveyors Act which states in part, a Record of Survey shall be filed upon "...the establishment of one or more points or lines not shown on any subdivision map, official map, or record of survey...".
2. Approval of this Lot Line Adjustment does not guarantee that developable parcels will result. Final approval for any development will depend on demonstration of conformance with site suitability requirements in effect at the time development is proposed.
3. This permit, including the Lot Line Adjustment and Parcel Map Subdivision Modification, shall expire and become null and void at the expiration of three (3) years after all appeal periods have lapsed (see "Effective Date"). This approval may be extended in accordance with the Humboldt County Code.
4. The applicant shall comply with the provisions of Section 321-14 of the Humboldt County Code concerning reapportionment or payment of special assessments, as applicable.
5. There is a possibility that buried archaeological materials may be uncovered during future ground disturbing operations. If buried archaeological or historical resources are encountered during such operations, all work in the immediate area shall be called to a halt temporarily, and/or shifted to another area, and a qualified archaeologist and representative of the Wiyot Tribe are to be contacted to evaluate the materials. Prehistoric materials may include obsidian or chert flakes, tools, locally darkened midden soils, groundstone artifacts, dietary bone, and human burials. If human burial is found during construction, state law requires that the County Coroner be contacted immediately. If the remains are found to be those of a Native American, the California Native American Heritage Commission will then be contacted by the Coroner to determine appropriate treatment of the remains.

The applicant is ultimately responsible for ensuring compliance with this condition.

ATTACHMENT 2

STAFF ANALYSIS OF THE EVIDENCE SUPPORTING THE REQUIRED FINDINGS

Required Findings: To approve this project, the Planning Commission must determine that the applicants have submitted evidence in support of making **all** of the following required findings.

A. Subdivision Findings: Section 66474 of the State Subdivision Map Act and Title III Division 2 of the Humboldt County Code (H.C.C.) specify the findings that must be made to approve tentative subdivision maps. Basically, the Hearing Officer may approve a tentative map if the applicants have submitted evidence that supports making all of the following findings:

1. That the proposed subdivision, together with the provisions for its design and improvements, is consistent with the County's General Plan.
2. That the tentative subdivision map conforms with the requirements and standards of the County's subdivision regulations.
3. That the proposed subdivision conforms to all requirements of the County's zoning regulations.
4. The proposed subdivision is not likely to cause substantial environmental damage.
5. The proposed subdivision 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, unless the following written findings are made supported by substantial evidence: 1) the reduction is consistent with the adopted general plan including the housing element; and 2) the remaining sites identified in the housing element are adequate to accommodate the County share of the regional housing need; and 3) the property contains insurmountable physical or environmental limitations and clustering of residential units on the developable portions of the site has been maximized.

B. Lot Line Adjustment Findings: Section 325.5-6 of the Humboldt County Code (Project Approval Criteria) specifies the findings that are required to grant a Coastal Development Permit:

1. The Lot Line Adjustment application is complete; and
2. The project is consistent with the Subdivision Map Act; and
3. The project conforms to zoning and building ordinances, and conforms to all applicable standards and requirements of the zoning regulations; and
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.

A1/B4. General Plan Consistency: The following table identifies the evidence which supports finding that the proposed subdivision is in conformance with all applicable policies and standards in the Humboldt County General Plan.

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. Density: one unit per 5 – 20 acres.	The project is a Lot Line Adjustment (LLA) between two parcels resulting in two parcels. The purpose of the LLA is to adjust a property line to provide a greater buffer between the proposed building site on APN 516-041-008 and the developed parcel to the east. The parcels are served with community water provided by the Fieldbrook Community Services District and on-site wastewater treatment systems.
Circulation Chapter 7	Goals and policies contained in this Chapter relate to a balanced, safe, efficient, accessible and convenient circulation system that is appropriate for each type of unincorporated community (C-G1,C-G2); coordinated planning design, development, operations, and maintenance between the County and other transportation system service providers (C-G3); and access for all transportation mode types with improved opportunities to move goods within, into and out of Humboldt County (C-G4, C-G5) Related policies: C-P3. Consideration of Transportation Impacts in Land Use Decision Making.	Access to Parcel 1 is directly off of Fieldbrook Road and access to Parcel 2 is off of a private road (Whittier Road). The Department of Public Works had no concerns regarding the project.

<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. A new residence is proposed on Parcel 1 which is currently being reviewed by the Building Division.</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-P10, Federal Flood Insurance Program; S-P13, Flood Plains; S-P15, Construction Within Special Flood Hazard Areas</p>	<p>According to the Flood Insurance Rate Maps (FIRM), this location is not within any mapped flood zones.</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</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. The parcels are also within the Fieldbrook Volunteer Fire Protection District which provides structural fire protection and responds to medical emergencies.</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, the Blue Lake Rancheria, the Bear River Band of the Rohnerville Rancheria and the Wiyot Tribe. The NWIC response indicated that their office had no record of any previous cultural resource study and recommended a study and consultation with the local Tribes. Further consultation with the Blue Lake Rancheria recommended approval with the standard inadvertent discovery condition. This condition is included among the recommended conditions of approval in the Informational Notes.</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 no mapped watercourses on the project site. Hall Creek – a tributary to the Mad River – is located approximately 1,000 feet to the east. According to the California Natural Diversity Database, the site is not mapped as potential habitat for any special status species. Furthermore, the project was referred to the Eureka office of the California Department of Fish and Wildlife, however, they did not respond with any concerns regarding the Lot Line Adjustment.</p>

A.2. Subdivision Regulations. The following table identifies the evidence which supports finding that the proposed subdivision is in conformance with all applicable policies and standards in Section 66474 of the State Subdivision Map Act and Title III Division 2 of the Humboldt County Code (H.C.C.).

Section(s)	Applicable Subdivision Requirements	Evidence Supporting Subdivision Requirement Finding
Lot Suitability 322-3	All lots shall be suitable for their intended uses.	Parcel 1 currently has a building permit for a single family residence under review and Parcel 2 is developed with a single family residence. Therefore, both parcels have demonstrated that they are suitable for residential development.
Access 324-1	Improvements shall be required for the safe and orderly movement of people and vehicles.	The parcels are currently served by both Fieldbrook Road and a private road (Whittier Road). No change is proposed to the existing access. The easement created by the previous subdivision will be relocated to follow the existing road. The Department of Public Works reviewed the proposal and indicated that the project has no direct effect on any facilities maintained by their department. Therefore, no access improvements are required.
Sewer & Water 324-1 (d)	Sewer and water systems shall be constructed to appropriate standards.	The parcels are served with community water provided by the Fieldbrook Community Services District and on-site wastewater treatment systems. The DEH has recommended approval of the project as proposed.
Drainage 328-1	Storm water runoff from a subdivision shall be collected and conveyed by a drainage system approved by Public Works.	The LUD did not require specific drainage or stormwater detention facilities. The parcels slope to the west towards Fieldbrook Road.
Access Road Appendix 4-1	Roadway design must incorporate a 40-foot right of way unless an exception is granted.	All parcels are served by a right of way of 50-feet. No exceptions are necessary.

B.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)	✓

B.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.

PARCEL	CREATION DOCUMENT	LEGAL STATUS
516-041-008	Deed, Christie to Combs, recorded in Volume 170 Official Records, page 182 on June 4, 1948.	Legal parcel
516-041-017	Parcel 2 of Parcel Map No. 1365 filed in Book 12 of Parcel Maps, page 28.	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./B.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.

Zoning	Summary of Applicable Requirement	Evidence
§314-7.2 Agriculture General (AG)	Single family residential and general agriculture is principally permitted.	The project is a Lot Line Adjustment (LLA) between two parcels resulting in two parcels. The purpose of the LLA is to adjust a property line to provide a greater buffer between the proposed building site on APN 516-041-008 and the developed parcel to the east. The parcels are served with community water provided by the Fieldbrook Community Services District and on-site wastewater treatment systems.
Min. Parcel Size	5 acres	Parcel 1: 13.09 acres Parcel 2: 5.75 acres
Min. Lot Width	60 feet	Parcel 1: 262 feet Parcel 2: 262 feet
Min. Lot Depth	none specified	Parcel 1: 13.09 acres Parcel 2: 5.75 acres
Max. Lot Coverage	35%	Parcel 1: less than 1% Parcel 2: ±1%
Setbacks	<i>All setbacks will be 30' in conformance with the County's adopted Firesafe Ordinance (Ord. 2540)</i>	Parcel 1: a horse arena crosses the property line shared with APN 516-061-002. This is considered legal nonconforming. Parcel 2: complies Any future development must meet prescribed standards of the applicable zone and new building installations must comply with County Building regulations.
Max. Bldg. Height	35 feet	Parcel 1: complies Parcel 2: complies Any future development must meet prescribed standards of the applicable zone and new building installations must comply with County Building regulations.

A.4/B.5. Public Health Safety & Welfare, and Environmental Impact: The following table identifies the evidence which supports finding that the proposed development will not be detrimental to the public health, safety and welfare, and will not adversely impact the environment.

Code Section	Summary of Applicable Requirement	Evidence that Supports the Required Finding
§312-17.1.4	Proposed development will not be detrimental to the public health, safety and welfare.	All reviewing referral agencies have approved the proposed action.
§ 15305 CEQA	Categorically exempt from State environmental review.	Based on the above discussion, project is categorically exempt from State environmental review per Section 15305(a).

A5. Impact on Residential Density Target.

<p>322-3.1 Housing Element Densities</p> <p>The proposed development 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, except where: 1) the reduction is consistent with the adopted general plan including the housing element; and 2) the remaining sites identified in the housing element are adequate to accommodate the County share of the regional housing need; and 3) the property contains insurmountable physical or environmental limitations and clustering of residential units on the developable portions of the site has been maximized.</p>	<p>The project does not create any new parcels. Neither parcel was utilized by the Department of Housing and Community Development is determining compliance with housing element law. Therefore, the project complies with this requirement.</p>
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ATTACHMENT 3

APPLICANT'S EVIDENCE IN SUPPORT OF THE REQUIRED FINDINGS

Document	Location
Plot Plan	Attached in Maps Section
Application Form	On file with Planning
Present Owners' Deeds	On file with Planning
Preliminary Title Report	On file with Planning
Creation documents	On file with Planning

ATTACHMENT 4

Referral Agency Comments and Recommendation

The project was referred to the following referral agencies for review and comment. Those agencies that provided written comments are checked off.

Referral Agency	Response	Recommendation	Attached	On File
County Building Inspection Division	✓	Approval		✓
County Public Works, Land Use Division	✓	Comments	✓	
County Division of Environmental Health	✓	Approval		✓
Fieldbrook Community Services District				
California Department of Fish and Wildlife				
Calfire	✓	No comment		✓
Northwest Information Center	✓	Recommend Study		✓
Wiyot Tribe				
Bear River Band of the Rohnerville Rancheria				
Blue Lake Rancheria	✓	Conditional Approval		✓



HUMBOLDT COUNTY
PLANNING AND BUILDING DEPARTMENT
CURRENT PLANNING DIVISION
3015 H STREET, EUREKA, CA 95501 ~ PHONE (707) 445-7541

RECEIVED

OCT 04 2018

HUMBOLDT CO. PUBLIC WORKS
LAND USE DIVISION

10/4/2018

PROJECT REFERRAL TO: Public Works Land Use Division

Project Referred To The Following Agencies:

Building Inspection Division, Public Works Land Use Division, Health and Human Services Environmental Health Division, County Counsel, CalFire, California Department of Fish And Wildlife, Northwest Information Center, Bear River Band Rohnerville Rancheria, Blue Lake Rancheria, Wiyot Tribe, Fieldbrook Community Services District

Applicant Name Danny Brownfield **Key Parcel Number** 516-041-008-000

Application (APPS#) 14333 **Assigned Planner** Trevor Estlow (707) 268-3740 **Case Number(s)** LLA18-023
PMS163-77M

Please review the above project and provide comments with any recommended conditions of approval. To help us log your response accurately, please include a copy of this form with your correspondence.

Questions concerning this project may be directed to the assigned planner for this project between 8:30am and 5:30pm Monday through Friday.

County Zoning Ordinance allows up to 15 calendar days for a response. If no response or extension request is received by the response date, processing will proceed as proposed.

☐ If this box is checked, please return large format maps with your response.

Return Response No Later Than 10/19/2018 Planning Commission Clerk
County of Humboldt Planning and Building Department
3015 H Street
Eureka, CA 95501
E-mail: PlanningClerk@co.humboldt.ca.us **Fax:** (707) 268-3792

We have reviewed the above application and recommend the following (please check one):

- ☐ Recommend Approval. The Department has no comment at this time.
- ☐ Recommend Conditional Approval. Suggested Conditions Attached.
- ☐ Applicant needs to submit additional information. List of items attached.
- ☐ Recommend Denial. Attach reasons for recommended denial.

☒ Other Comments: *This project has no direct effect on any facilities maintained by this Department. Please provide "Notice of Lot Line adjustment" at the completion of the project.*

DATE: 10-12-2018 PRINT NAME: Ken Fessl