



COUNTY OF HUMBOLDT

Legislation Text

File #: 21-1392, **Version:** 1

To: Board of Supervisors

From: Planning and Building Department

Agenda Section: Consent

SUBJECT:

Casanova Lot Line Adjustment and Joint Timber Management Plan (4/5 Vote Required)
APNs: 102-092-004, 102-151-001
Record Number: PLN-14011-LLA

RECOMMENDATION(S):

That the Board of Supervisors:

1. Approve the Joint Timber Management Plan (JTMP) and Guide (Attachment B) prepared pursuant to Section 51119.5 of the California Government Code (C.G.C.) (4/5 vote required);
2. Find the project exempt from environmental review pursuant to Sections 15061(b)(3) and 15305 of the State CEQA Guidelines and make all of the required findings (Attachment D) to approve the Lot Line Adjustment;
3. Direct the Planning Division staff to record the Declaration with the JTMP and the Notices of Lot Line Adjustment and Certificate of Subdivision Compliance;
4. Direct the Clerk of the Board to give notice of the decision to owners, the county Assessor's Office and any other interested party.

SOURCE OF FUNDING:

Applicant fees (Charges for Services-800870)

DISCUSSION:

This project consists of two parts: a Joint Timber Management Plan and Guide (JTMP) prepared for Andrea Casanova covering approximately 480 acres of both Timberland Production Zone (TPZ) and Agriculture Exclusive with a 160-acre minimum parcel size (AE-B-5(160)) lands; and an application for a Lot Line Adjustment (LLA) to reconfigure two parcels resulting in two parcels.

The reconfigured parcels will result in the division of TPZ-zoned land and one of the resultant parcels will contain less than 160 acres of land zoned TPZ. Therefore, a JTMP is required to demonstrate that the resulting legal parcels can be managed as separate units and provide periodic sustainable return while balancing growth and yield over time. The JTMP prepared for Andrea Casanova includes the two parcels, however, as one parcel will contain over 160 acres of land zoned TPZ, stand data and future

growth tables are only provided for the timbered area of the smaller resultant parcel as it will contain less than 160 acres of land zoned TPZ.

The JTMP fulfills a required finding that the resultant parcels are consistent with the purpose of the TPZ, i.e., for the continued growing and harvesting of timber. As the size of a timberland parcel becomes smaller (below 160 acres), certain factors affecting the viability of the property to continue in a manner meeting the purpose of the zone become more important. The purpose of the JTMP is to ensure that the resultant parcels meet minimum stocking requirements, have adequate access to public roads and recorded access to private access roads, where needed, and are covered by a management guide which describes recommended silvicultural techniques, cutting cycle, stand regulation and regeneration, immediate stand treatments, fire protection, and other similar management practices.

The LLA will utilize two parcels containing a majority of land zoned TPZ and reconfigure them into two parcels. Parcel 1 will be approximately 310 acres in size and contain less than 1 acre zoned AE-B-5(160). Parcel 2 will be approximately 161 acres in size and contain approximately 129 acres of TPZ. While the adjustment will exchange approximately 19 acres to acquire fee ownership of an access road, it is a division under statute requiring approval of a JTMP concurrent with the LLA. The property is located approximately 7.5 miles southwest of Scotia, on both sides of Lowry Road. The JTMP indicates that the smaller parcel has 77% of the area stocked with conifers (to state standards) with the rest of the property containing hardwood species. Planning staff believes that the findings for the LLA can be made based on upon the submitted evidence (Attachment D).

Section 51119.5 of the California Government Code (C.G.C.) and Section 314-7.4.1.3 of the Humboldt County Code (H.C.C.) require the preparation of a JTMP and Guide for the “division” of land into assessor parcels containing less than 160 acres of TPZ. Parcel is defined as “*that portion of an assessor’s parcel that is timberland*” (C.G.C. Section 51104(i)). The JTMP and Guide is intended to guide the management and harvesting of timber on these smaller TPZ ownerships that result from the division of assessor parcels zoned TPZ into assessor parcels containing less than 160 acres of TPZ. Activities that may result in such a division include subdivision, lot line adjustment, and conveyances of existing land units (e.g. land patents) underlying an assessor’s parcel zoned TPZ, when any such created lot, reconfigured parcel or parcel to be conveyed contains less than 160 acres of TPZ land. Such circumstances require the preparation, review and approval of a JTMP and Guide per state law and local ordinance.

Consistent with Section 51119.5 of the C.G.C., a JTMP was prepared by James L. Able Forestry Consultants. The county’s Forestry Review Committee (FRC) reviewed and recommended conditional approval of the JTMP on Sept. 17, 2018. The condition required a reciprocal right of way (access easement) be recorded. These easements are included in the transfer deeds and will be recorded concurrently with the Notices of Lot Line Adjustment. Pursuant to Section 51119.5, the JTMP must receive a 4/5’s affirmative vote of the Board of Supervisors to become effective.

On the basis of the FRC’s favorable recommendation, Planning Division staff believes that the JTMP shows that the parcels can be managed consistent with these requirements.

FINANCIAL IMPACT:

The applicant is responsible for paying all actual costs involved in the processing of the application. Fees and expenses associated with this project have been included in the Fiscal Year 2021-22 adopted budget for Planning and Building Department-Current Planning Division (Budget Unit 1100-277). There will be no impact on the General Fund.

STRATEGIC FRAMEWORK:

This action supports your Board's Strategic Framework by managing our resources to ensure sustainability of services .

OTHER AGENCY INVOLVEMENT:

The project was referred to responsible agencies, including the FRC which approved the JTMP on September 17, 2018.

ALTERNATIVES TO STAFF RECOMMENDATIONS:

Your Board may choose not to approve the project. Planning Division staff does not recommend this alternative. The JTMP shows that the management units within the LLA resultant parcels can be managed for continued timber production.

ATTACHMENTS:

Attachment A: Declaration of Covenants, Conditions and Restrictions Implementing the Andrea Casanova Joint Timber Management Plan and Guide

Attachment B: Copy of the Joint Timber Management Plan

Attachment C: County Forestry Review Committee Minutes of September 17, 2018

Attachment D: Lot Line Adjustment Findings and Maps

PREVIOUS ACTION/REFERRAL:

Board Order No.: N/A

Meeting of: N/A

File No.: N/A