



COUNTY OF HUMBOLDT

Legislation Text

File #: 13422, **Version:** 1

Jeffrey Pimentel General Plan Amendment, Zone Reclassification, Parcel Map Subdivision

Case Numbers GPA-17-003, ZR-17-003, PMS-17-002

Assessor Parcel Number (APN) 511-501-012-000

2746 Elizabeth Road, McKinleyville area

A General Plan Amendment and Zone Reclassification to facilitate the subdivision of an approximately 15 acre parcel into two parcels of 10 and 5 acres. The General Plan designation is proposed to change from Agriculture Rural with a density of one unit per 10 acres (AR10) to Agriculture Rural with a density of one unit per 5 acres (AR5). The Board of Supervisors has already "straw-voted" a change to Rural Residential Agriculture with a density of one unit per 5 to 20 acres (RA5-20) which is consistent with the AR5 designation. The zone classification is proposed to change from Agricultural General with a 10-acre minimum parcel size (AG-B-5(10)) to Agriculture General with a 5-acre minimum parcel size (AG-5-5(5)). The parcel is currently developed with a single family residence and will be sited on proposed Parcel 2. Proposed Parcel 1 will be vacant and suitable for residential development. The parcels are or will be served with on-site water (shared well) and on-site wastewater treatment systems. Pursuant to Section 333-8 of Humboldt County Code, the applicant has requested a Variance to allow development within the Horizontal Surface boundary area of the California Redwood Coast - Humboldt County Airport (ACV).

Make all of the required findings for approval of the General Plan Amendment, Zone Reclassification and Parcel Map Subdivision, based on evidence in the staff report and public testimony, and recommend that the Board of Supervisors adopt the Mitigated Negative Declaration and approve the Pimentel project subject to the recommended conditions.