



COUNTY OF HUMBOLDT

Legislation Text

File #: 9561, Version: 1

Baker/Croy Parcel Map Subdivision, Lot Line Adjustment and Zone Boundary Adjustment

A Parcel Map subdivision of an approximately 25 acre parcel into three parcels of approximately 10.3 acres, 7.1 acres and 8.5 acres. A Lot Line Adjustment will add approximately 0.35 acres to proposed Parcel 2 from a neighboring parcel (APN 500-072-010). After the Lot Line Adjustment, APN 500-072-010 will be approximately 12.06 acres in size. APN 500-072-010 is developed with a single family residence, decks and a detached garage. APN 500-091-046 is currently vacant. Proposed Parcels 1-3 will utilize Simmons Lane/Idylbear Lane southerly to Golf Course Road/Buttermilk Lane as the primary ingress and egress route. The northerly access, Simmons Lane northerly to Fickle Hill Road, will be utilized by proposed Parcels 1-3 as an emergency access. No trees will be removed. A Zone Boundary Adjustment is also included. The Zone Boundary Adjustment will adjust the Agriculture General (AG) zone to include all of the lands involved in the subdivision (currently zoned Unclassified (U)) and apply a special building site combining zone requiring a five-acre minimum parcel size to the three parcels involved in the subdivision, including the lands adjusted from the Weidemann parcel (APN 500-072-010). An exception request has been submitted to the Department of Public Works, Land Use Division, per HCC Section 325-9 requesting deferral of the 18'+ wide paving requirement of Idylbear Lane prior to issuing the final building permit for residential construction on the second parcel of the proposed subdivision (the first residence constructed on the first parcel would be principally permitted). An exception request has also been submitted and approved by Cal Fire to allow the approximate 600 foot section of Simmons Lane running from Fickle Hill Road to the existing gate on Simmons to remain as is at 16' wide gravel. Future subdivision and second dwelling unit rights will be conveyed to the County as a condition of approval. Rights may be re-conveyed subject to improvement to road category 4 standards.

Staff Recommendation: Adopt the Mitigated Negative Declaration, make all of the required findings for approval based on evidence in the staff report, and recommend the project to the Board of Supervisors for approval as described in the Agenda Item Transmittal, subject to the recommended conditions of approval.