



COUNTY OF HUMBOLDT

Legislation Text

File #: 23-755, **Version:** 1

To: Planning Commission

From: Planning and Building Department

Agenda Section: Consent

SUBJECT:

Knapek Zone Reclassification
Assessor Parcel Numbers (APN) 107-091-007 and 107-096-002
Record No.: PLN-2022-17796
Honeydew Area

A Zone Reclassification to rezone approximately 75 acres on two properties from Agriculture Exclusive with a 160 acre minimum parcel size (AE-B-5(160)) into Timberland Production Zone (TPZ). The parcels have a total acreage of 115 acres (Parcel 107-091-007 is 75 acres and Parcel 107-096-002 is 40 acres). Presently 35 acres of Assessor's Parcel Number (APN) 107-091-007 is zoned AE-B-5(160) and all of APN 107-096-002 is zoned AE-B-5(160). After the proposed zone reclassification both properties will be fully rezoned TPZ. The rezone is in the public interest and is consistent with General Plan policies. The rezone conforms with the zoning to the existing and intended future land use of timber production. The rezone is consistent with the required findings for the zone reclassification, as well as the findings required under Section 312-50.8, Supplemental Timberland Production Zoning Procedures, and is consistent with the Forest Taxation Reform Act of 1976. The Forestry Review Committee reviewed the project at their meeting on February 8, 2023 and approved the Timber Management Plan by a vote of 4-0. The Timber Management Plan documents how timber operations can be coordinated on the two properties. The Humboldt County Planning staff believes that the project, as conditioned, has no potential for causing a significant effect on the environment. The project can be found statutorily exempt from CEQA pursuant to Section 15264.

RECOMMENDATION(S):

That the Planning Commission:

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 recommend the Board of Supervisors approve the application as part of the Consent Agenda; and
4. Adopt the resolution (Resolution 23-___). (Attachment 1) which does the following:
 - a. Make all of the required findings for approval based on evidence in the staff report and public testimony; and
 - b. Recommend the Board of Supervisors approve the Zone Reclassification subject to the recommended conditions of approval.

DISCUSSION:

The applicant requests a Zone Reclassification to rezone approximately 75 acres on two properties from Agriculture Exclusive with a 160 acre minimum parcel size (AE-B-5(160)) into Timberland Production Zone (TPZ). The parcels have a total acreage of 115 acres (Parcel 107-091-007 is 75 acres and Parcel 107-096-002 is 40 acres). Presently 35 acres of Assessor's Parcel Number (APN) 107-091-007 is zoned AE-B-5(160) and all of APN 107-096-002 is zoned AE-B-5(160). After the proposed zone reclassification both properties will be fully rezoned TPZ. The rezone is in the public interest and is consistent with General Plan policies. The rezone conforms with the zoning to the existing and intended future land use of timber production. The rezone is consistent with the required findings for the zone reclassification, as well as the findings required under Section 312-50.8, Supplemental Timberland Production Zoning Procedures, and is consistent with the Forest Taxation Reform Act of 1976. The Forestry Review Committee reviewed the project at their meeting on February 8, 2023 and approved the Timber Management Plan by a vote of 4-0. The Timber Management Plan documents how timber operations can be coordinated on the two properties.

Referral agencies have been contacted for their comments and all responding agencies have either recommended approval or provided no comment. Based on the on-site inspection, a review of Planning Department reference sources, and comments from referral agencies, planning staff believes that the applicant has submitted evidence in support of making all of the required findings for approval of the Zone Reclassification.

Project Location: The project is located in Humboldt County, in the Honeydew area, on the southwest side of Mattole Road, approximately 3.0 miles west from the intersection of Mattole Road and Wilder Ridge Road, on the property known as 41726 Mattole Road, Honeydew.

Present General Plan Land Use Designation: Timberland (T) and Residential Agriculture (RA160 and RA40). Humboldt County General Plan. Density: 5-160 acres per unit. Moderate Instability (2).

Present Zoning: AE-B-5(160), TPZ. Agriculture Exclusive with a 160 acre minimum parcel size (AE(160)), Timberland Production Zone (TPZ), Special Building Site (B).

Environmental Review: Planning staff believes that the project, as conditioned, has no potential for causing a significant effect on the environment. The project can be found statutorily exempt from CEQA pursuant to Section 15264 which states: "Local agencies are exempt from the requirement to prepare an EIR or negative declaration on the adoption of timberland preserve zones under Government Code Sections 51100 et seq. (Gov. Code, Sec 51119)."

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

Major concerns: None.

OTHER AGENCY INVOLVEMENT:

The project was referred to responsible agencies and all responding agencies have either recommended approval or provided no comment. (Attachment 4)

ALTERNATIVES TO STAFF RECOMMENDATIONS:

1. The Planning Commission could elect not to recommend approval of the project. This alternative should be implemented if your Commission is unable to make all of the required findings. Planning staff is confident that the required findings can be made and does not recommend further consideration of this alternative.

ATTACHMENTS:

1. Resolution
 - A. Conditions of Approval
2. Timber Management Plan
3. Rezone Ordinance
4. Location Maps
5. Referral Agency Comments and Recommendations

Owner(s)

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Applicant

Same as Owner

Agent

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