



COUNTY OF HUMBOLDT

Legislation Text

File #: 23-953, Version: 1

To: Board of Supervisors

From: Planning and Building Department

Agenda Section: Public Hearing

Vote Requirement: Majority

SUBJECT:

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

RECOMMENDATION(S):

That the Board of Supervisors:

1. Open the public hearing, receive staff presentation, and receive public comment; and
2. Close the public comment portion of the hearing; and
3. Deliberate on the Zone Reclassification; and

Make a motion to take the following actions:

4. Adopt the resolution (Resolution 23-___) (Attachment 1) finding the Zone Reclassification exempt from CEQA analysis, making findings in support of approval; and
5. Adopt the Ordinance Amending Section 311-7 of the Humboldt County Code by Rezoning Property in the Honeydew Area (Attachment 3) to approve the Zone Reclassification of 35 acres on APN 107-091-007 from Agriculture Exclusive (AE-B-5(160)) to Timberland Production Zone (TPZ), and 40 acres on APN 107-096-002 from Agriculture Exclusive (AE-B-5(160)) to Timberland Production Zone (TPZ); and
6. Direct the Clerk of the Board to give notice of the decision to Brent and Karla Knapek, the Planning and Building Department, and any other interested party.

SOURCE OF FUNDING:

Applicant fees. (1100282)

DISCUSSION:

The applicant requests a Zone Reclassification to rezone approximately 75 acres on two properties from Agriculture Exclusive into Timberland Production Zone (TPZ). There are no issues associated with this request as the land being rezoned is Timberland. On June 1, 2023, the Planning Commission recommended the Board of Supervisors approve the application with a 5-0 vote.

The parcels have a total acreage of 120 acres (Parcel 107-091-007 is 80 acres and Parcel 107-096-002 is 40 acres). Presently 40 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 parcel 107-091-007 will be rezoned to include 75 acres of TPZ and 5 acres of AE-B-5(160) and parcel 107-096-002 will be fully rezoned TPZ. The rezone is in the public interest and is consistent with General Plan policies. The rezone conforms with the future land use of timber production. The rezone is consistent with the required findings for the zone reclassification to TPZ. 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.

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: 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)." This action creates timberland preserve zones consistent with this exemption.

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

Major concerns: None.

FINANCIAL IMPACT:

There will be no impact on the General Fund. The applicant is responsible for paying all actual costs involved.

STAFFING IMPACT:

The applicant is responsible for paying all actual costs of staff time.

STRATEGIC FRAMEWORK:

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

OTHER AGENCY INVOLVEMENT:

Referrals were sent to partner agencies.

ALTERNATIVES TO STAFF RECOMMENDATIONS:

The Board of Supervisors could elect not to approve the project. This alternative should be implemented if your Board 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. Maps
5. Referral Agency Comments and Recommendations

PREVIOUS ACTION/REFERRAL:

Board Order No.: [Click or tap here to enter text.](#)

Meeting of: PC 6.1.23

File No.: 23-755