



COUNTY OF HUMBOLDT

Legislation Details

File #: 23-1558 **Version:** 1 **Name:**
Type: Zoning Item **Status:** Consent Agenda
File created: 11/20/2023 **In control:** Planning Commission
On agenda: 11/30/2023 **Final action:**
Title: Sanders Hurlbutt Lot Line Adjustment, Zone Boundary Adjustment, and Amended Land Conservation Contract
Assessor Parcel Numbers: 214-141-001 and 223-141-010
Record Number: PLN-2023-18159
Redway area

A Lot Line Adjustment (LLA) between two parcels of approximately 328 acres (Parcel 1) and 167 acres (Parcel 2). The LLA will exchange 13.1 acres resulting in no change to parcel sizes. A Zone Boundary Adjustment (ZBA) is also requested to adjust the zone boundaries between the Timberland Production Zone (TPZ) and Agriculture Exclusive with a 160-acre minimum parcel size (AE-B-5(160)) zone to coincide with the adjusted parcel boundaries. The purpose of the LLA is to make the property lines work better with the topography of the parcels and to achieve an equal exchange of acreage between the two parcels as part of an agreement to bring PG&E power to the Sanders parcel along an existing PG&E easement currently on the Hurlbutt property. As part of the LLA, the existing Hurlbutt Williamson Act contract will be amended to accommodate the exchange of lands. APN 214-141-001 is currently utilized for grazing cattle and APN 223-141-010 has an approved cannabis cultivation permit (PLN-11874-CUP). No development is proposed.

Sponsors:

Indexes:

Code sections:

Attachments: 1. 18159 Sanders Hurlbutt Staff Report 11.30.23, 2. Attachment 1 - Draft Resolution, 3. Attachment 1A - Conditions of Approval, 4. Attachment 1B - Lot Line Adjustment Map, 5. Attachment 1C - Draft Ordinance for Adoption by the Board of Supervisors, 6. Attachment 2 - Location Map, 7. Attachment 3 - TPZ Inclusion Letter, 8. Attachment 4 - Forestry Review Committee Draft Minutes May 25, 2023, 9. Attachment 5 - Williamson Act Committee Draft Minutes September 13, 2023, 10. Attachment 6 - Applicant's Evidence in Support of the Required Findings, 11. Attachment 7 - Referral Agency Comments and Recommendations

Date	Ver.	Action By	Action	Result
11/30/2023	1	Planning Commission		