



COUNTY OF HUMBOLDT

Legislation Text

File #: 17362, **Version:** 1

Wennerholm: Minor Subdivision and Accessory Dwelling Unit Special Permit.

Record Number: PLN-2021-17362 (filed 07/13/2021)

Assessor's Parcel Number: 206-211-014

Carlotta area

A Minor Subdivision of an approximately 6.7-acre parcel into two parcels of approximately 3.1 acres (Parcel 1) and 3.6 acres (Parcel 2). A Special Permit is also being requested to pre-authorize construction of an approximately 1,512 square foot residence as an Accessory Dwelling Unit (ADU) prior to completion of the subdivision. The property is currently developed with a residence, garage, and barn. All existing development will be located on proposed Parcel 2. Proposed Parcel 1 is currently undeveloped pasture. Access to both parcels is provided by a 50-foot non-exclusive easement. Water for the residence is provided by an existing well located on proposed Parcel 1. The well will also be used to supply water for future development of proposed Parcel 2. Sewage disposal for existing development is currently handled by an on-site waste treatment system (OWTS) located on proposed Parcel 1. Testing for a new septic system on proposed Parcel 1 has been completed.

Adopt the resolution to 1) find the project exempt from further environmental review per CEQA Guidelines Section 15183, 2) to make all of the required findings for approval, and 3) approve the Tentative Map Subdivision and Accessory Dwelling Unit.