



COUNTY OF HUMBOLDT

Legislation Text

File #: 20-505, **Version:** 1

Lucchesi Lot Line Adjustment and Zone Boundary Adjustment

Case Number PLN-2019-15634

Assessor's Parcel Numbers 504-221-015, 504-221-017

891 and 1019 Aldergrove Road, Arcata Area

Project Description: A Lot Line Adjustment (LLA) between two parcels resulting in two parcels. APN 504-221-017 will increase in size by approximately 4 acres to align with the existing General Plan designation boundary between the Residential Estates (RE) and Timber (T) plan designation. Each parcel is currently developed with a single-family residence and after the LLA, one parcel will contain two residences and the other will be vacant. Also included is a Zone Boundary Adjustment to adjust the Agriculture General (AG) and Timberland Production Zone (TPZ) zone boundary to follow the adjusted parcel lines. The main purpose of the LLA is to alleviate water systems crossing property lines. The parcels are served with on-site water and on-site wastewater treatment systems.

Make all of the required findings for approval based on evidence in the staff report and public testimony 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.