



COUNTY OF HUMBOLDT

Legislation Text

File #: 10116, **Version:** 1

John and Denise Neill Lot Line Adjustment

3765 Sprowel Creek Road, Garberville Area

Case Numbers LLA-16-017

Assessor Parcel Numbers 222-141-008, 222-141-005, 222-093-006 and 222-093-008

A lot line adjustment (LLA) between three parcels of land created by Parcel Map No. 265 recorded in Book 24 of Parcel Maps Page 19. The LLA will result in three parcels that will be approximately 11.6 acres, 31 acres, and 114 acres in size. The purpose of the LLA is to increase the privacy of the 5 acre parcel of land owned by Mr. and Mrs. Neill. Additionally, the LLA will result in an existing barn that crosses a property line to be entirely located on the parcel owned by Patricia Bonham, along with increasing privacy. Parcels 1 and 2 of Parcel Map No. 2655 are developed with single family residences and accessory buildings. The development on these parcels is served by on-site water and sewage disposal systems. No new development is proposed at this time. Future development of the designated Remainder of Parcel Map No. 2655 is subject to an approved Development Plan on file with the Planning Division, and the proposed LLA does not affect the designated buildable area on the Development Plan. Additionally, the applicants request that the Planning Commission make a determination so that the boundary between Agricultural General and Agricultural Exclusive lands allows for an approximately 50 foot buffer around the existing barn on the Bonham parcel.

Move to find the Lot Line Adjustment and zone boundary interpretation are exempt from environmental review pursuant to Section 15305 of the State CEQA Guidelines and to make all of the required findings for approval of the Lot Line Adjustment and zone boundary interpretation based on evidence in the staff report and any public testimony, and adopt the Resolution approving the proposed John and Denise Neill project subject to the recommended conditions.