



COUNTY OF HUMBOLDT

Legislation Text

File #: 19-1282, **Version:** 1

Carolán Lot Line Adjustment and Zone Boundary Adjustment

Application Number 14387

Case Numbers LLA-18-024, ZBA-18-002

Assessor's Parcel Numbers 220-271-001, 220-282-012, 220-282-013, 220-301-007

2800 and 3545 Miller Creek Road and 3480 Elk Ridge Road

Briceland Area

Project Description : A Lot Line Adjustment (LLA) between three parcels resulting in three parcels of approximately 83 acres, 155 acres and 140 acres. A Zone Boundary Adjustment (ZBA) is also requested to adjust the zone boundary between the Timberland Production Zone (TPZ) and the Forestry Recreation with a 40-acre minimum parcel size (FR-B-5 (40)) zone to follow the new property lines. The entirety of APN 220-271-001 will be zoned FR-B-5(40). The project will also remedy a violation of the Subdivision Map Act by merging APN 220-282-012 into 220-282-013 prior to adjustment. The parcels are developed with single family residences and accessory structures. The parcels are served with on-site water and on-site wastewater systems. The purpose of the LLA is to remedy a situation where a home was built across a property line.

Make the required findings for approval based on evidence in the staff report and recommend the Board of Supervisors approve the LLA and ZBA subject to the recommended conditions of approval.