



COUNTY OF HUMBOLDT

For the meeting of: 1/5/2023

File #: 22-1801

To: Planning Commission
From: Planning and Building Department
Agenda Section: Consent

SUBJECT:

Humboldt Hill Land and Cattle Co. Parcel Map Subdivision and Lot Line Adjustment Second Extension
Assessor Parcel Number: 307-031-024, 307-031-052, 307-041-007
Record Number: PLN-2022-17987
Humboldt Hill area

A second two-year extension to an approved Parcel Map Subdivision and Lot Line Adjustment. The Lot Line Adjustment will adjust the boundaries between three parcels resulting in three parcels (Parcel A, Parcel B and Parcel C). Proposed Parcel A will be approximately 91 acres in size and utilized for agricultural purposes. The majority of Parcel A is located within the Coastal Zone; however, no line is being added in the Coastal Zone. Therefore, no Coastal Development Permit (CDP) is required. Proposed Parcel B will be divided into four parcels and a Remainder ranging in size between 16 acres and 22 acres. The parcels will be served with community water and sewer provided by the Humboldt Community Services District. A Fault Evaluation Report has been prepared and approved by the County's consulting geologist. An exception request to the maximum length of a dead-end road has been submitted to and approved by Calfire. Proposed Parcel C will be approximately 40 acres in size and may be divided in the future, however, no application has been submitted. No change to the original project is proposed. **This is the second extension requested and if approved, the extension will expire on December 27, 2024.**

RECOMMENDATION(S):

That the Planning Commission:

Adopt the resolution (Resolution 23-__). (Attachment 1) which does the following:

- a. Approves the second extension request subject to the recommended conditions of approval (Attachment 1A)

DISCUSSION:

Project Location:

The project site is located in the Humboldt Hill area, at the southerly terminus of Humboldt Hill Road, on the property known as 7500 Humboldt Hill Road.

Present General Plan Land Use Designation:

Coastal Zone: Agriculture Exclusive (AE); Humboldt Bay Area Plan (HBAP). Inland: Residential Low Density (RL); Residential Agriculture (RA); Humboldt County General Plan - Eureka Community Plan. Density: RL: 1 - 7 dwelling units per acre; RA: one dwelling unit per 5 - 20 acres. Slope Stability: Low and Moderate Instability.

Present Zoning:

Coastal Zone: Agriculture Exclusive with a 60-acre minimum parcel size (AE-60); Inland: Residential One-Family with combining zones specifying a 10,000 square foot minimum parcel size and Greenway and Open Space (R-1-B-2/GO); Agriculture General with a five-acre minimum parcel size (AG-B-5(5)).

State Appeal:

Project is NOT appealable to the California Coastal Commission.

Major concerns:

None.

Staff Analysis of the Evidence Supporting the Required Findings:

Sections 66452.6(e) and 66463.5(c) of the California Government Code (Subdivision Map Act) and Sections 326-21 and 326-31 (Filing of Final and Parcel Maps) of the Humboldt County Code establishes the authority to grant time extensions for approved or conditionally approved tentative maps when it can be found that the findings and conditions of the original project have not changed significantly.

Recommendation:

The findings and conditions of the original project have not changed significantly based on the following analysis.

Staff Analysis:

A second two-year extension of a Parcel Map Subdivision and Lot Line Adjustment (PMS-17-015, LLA-17-025) originally approved by the Planning Commission on December 13, 2018, followed by the appeal period resulting in an effective date for the map of December 27, 2018. The project consisted of a Lot Line Adjustment to adjust the boundaries between three parcels resulting in three parcels (Parcel A, Parcel B and Parcel C). Proposed Parcel A will be approximately 91 acres in size and utilized for agricultural purposes. The majority of Parcel A is located within the Coastal Zone, however, no line is being added in the Coastal Zone. Therefore, no Coastal Development Permit (CDP) is required. Proposed Parcel B will be divided into four parcels and a Remainder ranging in size between 16 acres and 22 acres. The parcels will be served with community water and sewer provided by the Humboldt Community Services District. A Fault Evaluation Report has been prepared and approved by the County's consulting geologist. An exception request to the maximum length of a dead-end road has been submitted to and approved by Calfire. Proposed Parcel C will be approximately 40 acres in size and may be divided in the future, however, no application has been submitted. **No change to the original project is proposed.**

The applicant states that the conditions of the property have not changed since the original application/approval of PMS-17-015, LLA-17-025. This is the second applicant requested extension and, if approved, the tentative map will expire on December 27, 2024.

It is staff's opinion that the findings and conditions of the original project, effective December 27, 2018, have not changed significantly based on the following staff analysis, and are applicable to the proposed extension because:

1. The parcel's zoning, Agriculture Exclusive with a 60-acre minimum parcel size, Residential One-Family with combining zones specifying a 10,000 square foot minimum parcel size and Greenway and Open Space, and Agriculture General with a five-acre minimum parcel size for which conformance findings were

made, has not changed.

2. The General Plan Land Use designations, Agriculture Exclusive (AE), Residential Low Density (RL), and Residential Agriculture (RA), for which a consistency finding was made, has not changed.
3. The applicable development standards, for which the original project was evaluated, have not changed.
4. The applicable design standards, for which the project was evaluated, have not changed.
5. All other standards and requirements to which the project is subject and as administered by other departments or agencies have not changed.
6. The project was subject to environmental review and a Mitigated Negative Declaration (SCH# 2018112034) was adopted by the Planning Commission as required by Section 15074 (b) of the CEQA Guidelines. The County has received no evidence indicating that additional review under CEQA is necessary.

OTHER AGENCY INVOLVEMENT:

The extension request was referred to responsible agencies and all responding agencies have responded recommending approval. (On file)

ALTERNATIVES TO STAFF RECOMMENDATIONS:

1. The Planning Commission could elect not to approve the extension. This alternative should be implemented if your Commission is unable to make all of the required findings per H.C.C. Sections 326-21 or 326-31. Planning Division staff has found that the required findings can be made. Consequently, planning staff does not recommend further consideration of this alternative.

Note: If the extension is denied, a fifteen-calendar day appeal begins the next business day. Appeals must be filed with both the Planning Division and the Clerk of the Board of Supervisors. There is no appeal period for approved map extensions.

ATTACHMENTS:

1. Draft Resolution
 - A. Conditions of Approval
 - B. Tentative Map
2. Location Map

Applicant

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Owner

Same and Kevin McKenny

File #: 22-1801

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Please contact Rodney Yandell, Assigned Planner, at 707-445-7541 or by email at ryandell@co.humboldt.ca.us, if you have any questions about the scheduled item.