

1C11

Lot Line Adjustment: P-22-19 (Option 2)
Findings of Fact and Conditions of Approval
Trinity County Board of Supervisors
Adopted – January 3, 2023
Revised – March 7, 2023

Findings of Fact:

1. The project application was deemed complete by action of county ordinance, with no action by the Planning Commission necessary for this determination.
Trinity County Code Section 17.30E.020.C
2. The 15-day time limit for agencies to submit comments on the project after the application was deemed complete has occurred by action of county ordinance.
Trinity County Code Section 16.32.040
3. No further information is necessary or relevant to the decision to be made.
Trinity County Code Section 17.30E.030.E
4. Upon Removal of Parcel C, the project is a Lot Line Adjustment, Minor, which is a ministerial act, exempt from CEQA.
Trinity County Code Section 16.08.102
5. The lot line adjustment is consistent with and conforms to the local general plan, applicable specific plan and zoning and building ordinances as required by County and State Codes.
Trinity County Code Section 16.32.010, Government Code Section 66412(d)
6. Based on site features and applicable setbacks, the lot line adjustment has no impact on the area potentially usable for waste-water treatment. As required by County Code, system design and location will be addressed at such time as a Building Permit for residential or other use requiring a septic system is requested.

Conditions of Approval:

- a. Individual parcels A and B resulting from the lot line adjustment shall have financing which has the same legal description of the redesigned lots.
- b. All real property taxes which are a lien on the property shall be paid, as provided by law, prior to recordation of the deed(s). A certificate from the Tax Collector's Office, valid for a maximum of sixty (60) days, shall be provided to the Planning Director prior to recording the "Notice of Lot Line Adjustment".
- c. ~~Environmental Health shall verify that adequate space for wastewater disposal (considering potential setbacks) is available on parcel B prior to recording the "Notice of Lot Line Adjustment".~~