

BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT, STATE OF
CALIFORNIA
Certified copy of portion of proceedings, Meeting on March 23, 2023

ORDINANCE NO. 2711

AMENDING SECTION 311-7 OF THE HUMBOLDT COUNTY CODE
BY REZONING PROPERTY IN THE ARCATA AREA
[PLN-2022-17758 (DAVIES)]

The Board of Supervisors of the County of Humboldt ordains as follows:

SECTION 1. ZONE AMENDMENT. Section 311-7 of the Humboldt County Code is hereby amended by reclassifying the property described in the Attached Exhibit A as follows: approximately 1.5 acres of Timberland Production Zone with a 40-acre minimum parcel size (TPZ) into Unclassified (U). Parcel A will be of conforming parcel size for the associated plan designation of Residential Estates of the General Plan.

The area described is also shown on the Humboldt County Zoning Map [K-21] and on the map attached as Exhibit B.

PASSED, APPROVED AND ADOPTED this 23 day of March, 2023, on the following vote, to wit:

AYES: Supervisors: Bushnell, Bohn, Madrone, Wilson, Arroyo

NOES: Supervisors:

ABSENT: Supervisors:



Steve Madrone, Chairperson
of the Board of Supervisors of the
County of Humboldt, State of California

(SEAL)

ATTEST:
Kathy Hayes
Clerk of the Board of Supervisors of the
County of Humboldt, State of California



Nikki Turner, Deputy Clerk
Humboldt County Board of Supervisors

App. No.: PLN-2022-17758
APN: 500-011-007 & 500-011-008

PROPERTY DESCRIPTION FOR RESULTANT PARCEL "B"

All that real property situated in the County of Humboldt, State of California, described as follows:

PARCEL ONE:

The North one-half of the Northwest Quarter of Section 35, Township 6 North, Range 1 East, Humboldt Meridian.

EXCEPTING THEREFROM that portion of The Northwest Quarter of the Northwest Quarter of Section 35, Township 6 North, Range 1 East, Humboldt Meridian:

BEGINNING at the Southwest corner of the Northwest Quarter of the Northwest Quarter of said Section 35; and running thence along the subdivision boundary, South 89 degrees 37 minutes East (record North 89 degrees 41 minutes 26 seconds East), 561.56 feet;

Thence North 0 degrees 23 minutes East (record North 0 degrees 18 minutes 34 seconds West) 300.00 feet;

Thence North 89 degrees 37 minutes West (record South 89 degrees 41 minutes 26 seconds West) 309.64 feet;

Thence South 40 degrees 24 minutes 17 seconds West (record South 39 degrees 42 minutes 45 seconds West) 391.74 feet (record 391.75) to the Southwest corner of the Northwest Quarter of the Northwest Quarter of Section 35, Township 6 North, Range 1 East, Humboldt Meridian, and the point of beginning for the herein described parcel of land.

ALSO EXCEPTING THEREFROM that portion described as follows:

COMMENCING at the Southwest corner of the Northeast Quarter of the Northwest Quarter of Section 35, Township 6 North, Range 1 East, Humboldt Meridian; and running Thence North 89 degrees 37 minutes West (record West) along the subdivision line 425 feet to the Point of Beginning;

Thence at right angles, North 0 degrees 23 minutes East 300 feet;

Thence parallel with the subdivision line North 89 degrees 37 minutes West 343.82 feet to the Northeast corner of the Lands of Sanchez as described in Document No. 2000-26512;

Thence along the East line of said Lands of Sanchez South 0 degrees 23 minutes West (record South 0 degrees 18 minutes 34 seconds East) 300.00 feet to the subdivision line;

Thence South 89 degrees 37 minutes East along said subdivision line 343.82 feet, to the Point of Beginning.

END OF DESCRIPTION

The Basis of Bearings for this description is the South line of the Northwest Quarter of the Northwest Quarter of Section 35 having a bearing of South 89 degrees 37 minutes East as shown on the Record of Survey for Robert Barnum by Oscar Larson, recorded in Book 18 of Surveys, Page 71, Humboldt County Records.

App No.: PLN-2022-17758
APN: 500-011-007 & 500-011-008

PROPERTY DESCRIPTION FOR RESULTANT PARCEL "A"

All that real property situated in the County of Humboldt, State of California, described as follows:

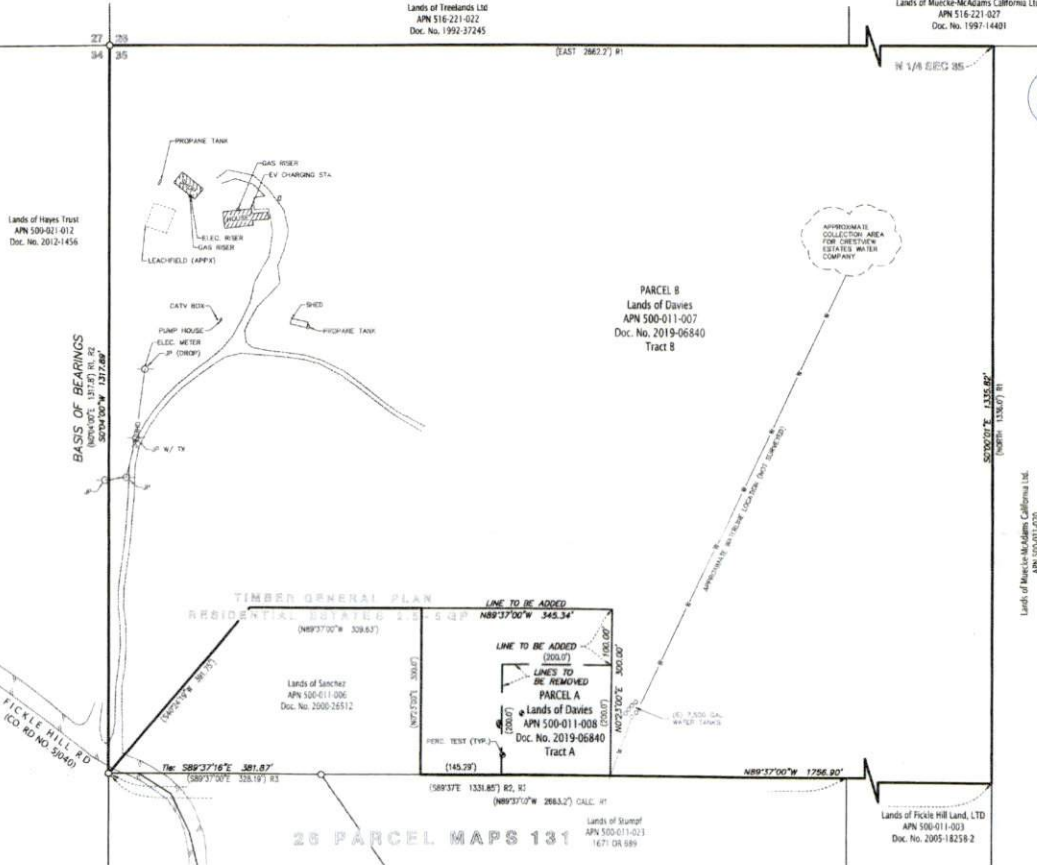
PARCEL ONE:

COMMENCING at the Southwest corner of the Northeast Quarter of the Northwest Quarter of Section 35, Township 6 North, Range 1 East, Humboldt Meridian; and running Thence North 89 degrees 37 minutes West (record West) along the subdivision line 425 feet to the Point of Beginning;

Thence at right angles, North 0 degrees 23 minutes East 300 feet;
Thence parallel with the subdivision line North 89 degrees 37 minutes West 343.82 feet to the Northeast corner of the Lands of Sanchez as described in Document No. 2000-26512;
Thence along the East line of said Lands of Sanchez South 0 degrees 23 minutes West (record South 0 degrees 18 minutes 34 seconds East) 300.00 feet to the subdivision line;
Thence South 89 degrees 37 minutes East along said subdivision line 343.82 feet, to the Point of Beginning.

END OF DESCRIPTION

The Basis of Bearings for this description is the South line of the Northwest Quarter of the Northwest Quarter of Section 35 having a bearing of South 89 degrees 37 minutes East as shown on the Record of Survey for Robert Barnum by Oscar Larson, recorded in Book 18 of Surveys, Page 71, Humboldt County Records.



SURVEYOR'S STATEMENT
 This map was prepared by me, or under my direction and is based on a field survey.
 SIGNED: *Jesse N. Buffington*
 DATED: 11/12/22
 Jesse Buffington
 PLS 9339

PROJECT DATA
 Owner / Applicant: Robert Scott Davies
 APNs: 500-011-008 & 500-011-007
 Mailing Address: 2242 Fickle Hill Road
 Arcata, CA 95521
 Phone: 707-499-5410
 Agent: Jesse Buffington
 Points West Surveying Co.
 Mailing Address: 5201 Carlson Park Dr., Ste 3
 Arcata, CA 95521
 Phone: 707-840-9510
 Email: buffington@pointswestsurveying.com

General Plan Designation: Timber (Framework General Plan)/RE2.5-5
 Zoning: Timber Production Zone (TPZ)/Unincorporated (U)
 Building Setbacks:
 Front: 30'
 Side: 30'
 Rear: 30'

LOT LINE ADJUSTMENT PROJECT PLAN
 for
Scott Davies
 N 1/2 NW 1/4 SECTION 35, T6N, R1E,
 HUMBOLDT MERIDIAN
 IN THE UNINCORPORATED AREA OF ARCATA,
 HUMBOLDT COUNTY, STATE OF CALIFORNIA
 Date: December 2021

SCALE: 1" = 100'
 SHEET 1 OF 1
POINTS WEST SURVEYING CO.
 5201 Carlson Park Dr., Suite 3 - Arcata, CA 95521
 707-840-9510 - Phone 707-840-9542 - Fax

- PROJECT NOTES**
- This map represents a proposed Lot Line Adjustment (LLA) and Zone Boundary Adjustment (ZBA) between two parcels, APN 500-011-007 (Parcel B) & 500-011-008 (Parcel A), both owned by Robert Scott Davies. The purpose of this LLA is to move the existing property line to match the current General Plan boundary between the Timber (T) and Residential Estates (RE 2.5-5) plan designation. This LLA will also provide a more logical layout between the two parcels. The Zone Boundary Adjustment will move the zoning line to match existing General Plan Designation. Upon completion of this adjustment a conservation easement for forest management will be gifted to the City of Arcata over the majority of Parcel B.
 - This mapping is based on field surveys performed by Points West Surveying Company, dated January 18 and 20, 2022. All measurements are in feet and decimals thereof.
 - Parcel A is currently undeveloped, though sewage disposal testing was performed by Omsberg & Preston in 2006. Parcel B is currently developed with a single family residence and associated outbuildings as shown hereon.
 - The existing boundary lines and easements are based on a Preliminary Title Report prepared by Humboldt Land Title Co., Order No. F19-F102200035, dated January 14, 2022. See Easement Notes hereon for easements not mapped.
 - Boundary lines shown hereon are based on ties to monuments shown on the Record of Survey for Ethan Hefetz prepared by Book 52 of Surveys Page 67 (R2 hereon), and the Survey by Oscar Larson in Book 18 of Surveys, Page 71 for Robert Barnum (R1 hereon).
 - The property is in Flood Zone X, area of minimal flood hazard, as shown Firm Community Panel No. 06023 C 0860 F, dated November 4, 2016.
 - This properties are served by the following utilities:
 Water: Crestview Estates Water Company
 Sewer: On Site
 Electric: Pacific Gas and Electric
 Gas: On Site

- LEGEND**
- OR OFFICIAL RECORDS, HUMBOLDT COUNTY RECORDS
 - HCR HUMBOLDT COUNTY OFFICIAL RECORDS
 - PM PARCEL MAPS, HUMBOLDT COUNTY RECORDS
 - S SURVEYS, HUMBOLDT COUNTY RECORDS
 - (N74°15'19"W 88.70') R1 RECORD BEARING AND DISTANCE PER REFERENCE 1
 - (N74°15'19"W 88.70') MEASURED BEARING AND DISTANCE
 - FOUND RECORD MONUMENTS AS SHOWN HEREON
 - BOUNDARY LINES OF LANDS OF DAVIES
 - LINES TO BE ADDED BY LOT LINE ADJUSTMENT
 - LINES TO BE REMOVED BY LOT LINE ADJUSTMENT
 - ADJACENT BOUNDARY LINES
 - GENERAL PLAN DESIGNATION BOUNDARY
 - EDGE OF TRAVELED WAY (GRAVEL ROAD)
 - FENCE
 - ELECTRIC METER
 - OVERHEAD ELECTRIC, TELEPHONE & CABLE LINE
 - UNDERGROUND ELECTRIC LINE
 - JOINT UTILITY POLE
 - WATER LINE

- EASEMENT NOTES**
- Item 9 of the Preliminary Title Report references matters contained in three separate documents: 1884 OR 197, 1989-20670 OR and 1991-29403-12 OR. These three documents relate to the creation, maintenance and financing of the Crestview Estates Water Company.
 - Item 10 references an easement granted to the Crestview Water Company over the "southeasterly portion" of Tract A (Parcel A hereon) for an existing water line as well as ingress and egress for repair and maintenance of said line.

LOT LINE ADJUSTMENT PARCEL SIZES

	BEFORE LLA	AFTER LLA
PARCEL A APN 500-011-008	0.9 ACRES +/-	2.4 ACRES +/-
PARCEL B APN 500-011-007	80 ACRES +/-	78.5 ACRES +/-

- REFERENCE MAPS**
- R1 18 Surveys 71 for Larson for Barnum 5/31/1960
 - R2 52 Surveys 67 for Schillinger for Hefetz 9/12/1991
 - R3 26 Parcel Maps 131 for Hunt for Stumpf 11/3/1992