



# COUNTY OF HUMBOLDT

For the meeting of: 10/2/2025

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File #: 25-1179

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**To:** Planning Commission

**From:** Planning and Building Department

**Agenda Section:** Consent

SUBJECT:

**French Lot Line Adjustment, Zone Reclassification and Class B Agricultural Preserve**

Assessor Parcel Numbers: 108-301-009, 221-271-001, 108-301-005 and 221-251-004

Record Number: PLN-2025-19251

Ettersburg area

A Lot Line Adjustment (LLA), Zone Reclassification (ZR) involving three legal parcels which include four Assessor Parcel Numbers (APNs), owned by the French family and an establishment of a new Class B Agricultural Preserve and Williamson Act Contract of 1,207.72 acres on one of the three resultant parcels. The Lot Line Adjustment is between three legal parcels, resulting in three legal parcels of approximately 590.98-acres (Parcel A), 618.48-acres (Parcel B), and 1,207.72-acres (Parcel C). Proposed Parcel C requires Zone Reclassification from Agriculture Exclusive (AE), Forestry Recreation (FR), and Unclassified (U) to Agriculture Exclusive with a combining zone for a Special Building Site with a minimum of 160-acres (AE-B-5(160)) in order for Parcel C to be placed into a new Class B Agricultural Preserve under the Williamson Act.

RECOMMENDATION(S):

That the Planning Commission:

1. Adopt the resolution, (Attachment 1) which does the following:
  - a. Make all of the required findings for approval based on evidence in the staff report and public testimony; and
  - b. Conditionally approved the Lot Line Adjustment; and
  - c. Recommend that the Board of Supervisors approve the Zone Reclassification; and
  - d. Recommend that the Board of Supervisors approve the addition of newly created Parcel

C into a Class B Agricultural Preserve Williamson Act Contract.

**DISCUSSION:**

A Lot Line Adjustment (LLA), Zone Reclassification (ZR) and Class B Williamson Act Contract addition involving three legal parcels which include four Assessor Parcel Numbers (APNs), owned by the French family. The Lot Line Adjustment is between three legal parcels, resulting in three legal parcels of approximately 590.98-acres (Parcel A), 618.48-acres (Parcel B), and 1,207.72-acres (Parcel C). Proposed Parcel C requires a Zone Reclassification from Agriculture Exclusive (AE), Forestry Recreation (FR), and Unclassified (U) to Agriculture Exclusive with a combining zone for a Special Building Site with a minimum of 160-acres (AE-B-5(160)). The Zone Reclassification is necessary for Parcel C to be placed into a new Class B Agricultural Preserve under the Williamson Act. The LLA, ZR and Class B Agricultural Preserve are requested for family estate planning and to afford the landowner the reduced tax benefit under a Williamson Act contract which maintains large scale vacant land for commercial timber production and open space for preserving forest ecosystems. The proposed project was brought before the Williamson Act Advisory Committee on July 31, 2025, and the Zone Reclassification and Class B Agricultural Preserve addition were recommended for approval (Attachment 3).

The parcel that contains areas to be rezoned (proposed new Parcel C) are all adjacent to existing Timber Production Zone (TPZ) and Agriculture Exclusive (AE) lands. The land is currently owned and utilized by the French family for agricultural and farming purposes. With approved Zone Reclassification and Class B Agricultural Preserve designation, approximately 1,207.72-acres would be established as an agricultural preserve and entered into a Williamson Act Contract. Conservation, development and utilization of forest resources are consistent with the California Timberland Productivity Act. Protecting forest and agricultural lands for continued timber, agricultural production and open space is in the public interest.

The proposed preserve land has historically been used for agriculture and animal sales. The proposed preserve would support and encourage continuation of commercial agricultural uses through contractual obligation. Based on information submitted, the establishment of the preserve will not conflict with any adjoining or surrounding land uses. The Humboldt County Williamson Act Advisory Committee has reviewed the proposed preserve and recommended approval.

Based on review of Planning Division reference sources and comments from all responding referral agencies, planning staff believe that the applicant has submitted evidence in support of making all of the required findings for approving the Lot Line Adjustment, Zone Reclassification and establishment of a new Class B Agricultural Preserve Williamson Act Contract.

**Project Location:** The project site is located in the Ettersburg area, just south of the town of Ettersburg, on both sides of Wilder Ridge Road, French Ranch Road and Etter Ranch Road. APNs 108-301-009, 108-301-005 and 221-251-004 do not have addresses associated with the parcels. APN 221-

271-001 has the address 99 Etter Ranch Road.

**Present General Plan Land Use Designation:**

APN 108-301-009, 221-271-001, 108-301-005 and 221-251-004:

Agriculture Grazing (AG), Inland General Plan (IGP), Minimum parcel size: 20-160-acres/ unit. Slope stability: Moderate Instability; and

Timberland (T), Inland General Plan (IGP), Minimum parcel size: 40-160 acres/ unit. Slope stability: Moderate Instability.

**Present Zoning:**

APN 108-301-009: Timberland Production (TPZ), minimum parcel size 160-acres.

APN 221-271-001: Forest Recreation with a Special Building Site combining zone (FR-B-5(40)), minimum parcel size 40-acres. Timberland Production Zone (TPZ), minimum parcel size 160-acres. Agriculture Exclusive (AE), minimum parcel size 60-acres. And Unclassified (U), minimum parcel size 6,000 square feet.

APN 108-301-005: Agriculture Exclusive (AE), minimum parcel size 60-acres and Timberland Production (TPZ), minimum parcel size 160-acres.

APN 221-251-004: Agriculture Exclusive (AE), minimum parcel size 60-acres and Timberland Production (TPZ), minimum parcel size 160-acres.

**Environmental Review:** Project is exempt from environmental review per Sections 15305 - Minor Alterations in Land Use and Section 15317 - Open Space Contracts, of the California Environmental Quality Act (CEQA).

**State Appeal:** Project is not appealable to the California Coastal Commission.

**Major concerns:** None.

**Monitoring Required:** None.

**OTHER AGENCY INVOLVEMENT:**

The project was referred to responsible agencies and all responding agencies have either recommended approval or conditioned approval (Attachment 5).

**ALTERNATIVES TO STAFF RECOMMENDATIONS:**

1. The Planning Commission could elect not to approve the project. This alternative should be implemented if your Commission is unable to make all of the required findings. Planning Division staff is confident that the required findings can be made. Consequently, planning staff does not recommend further consideration of this alternative.

**ATTACHMENTS:**

1. Draft Resolution
  - A. Conditions of Approval
  - B. Lot Line Adjustment Site Map
  - C. Zone Reclassification Map
  - D. Draft Ordinance for Adoption by the Board of Supervisors
2. Location Map
3. Williamson Act Advisory Committee Meeting 07/31/2025 draft minutes
4. Applicant Evidence in Support of the Required Findings
5. Referral Agency Comments and Recommendations

**Applicant:**

Sally French  
12051 Wilder Ridge Road  
Garberville, CA 95542

**Owners:**

Joanna Leppanen  
12031 Wilder Ridge Road  
Garberville, CA 95542

Garrett French  
20 French Ranch Road  
Garberville, CA 95542

Maurine Hobbs  
151 Etter Ranch Road  
Garberville, CA 95542

**Agent:**

Mike O'Hern

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**File #:** 25-1179

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