



COUNTY OF HUMBOLDT
PLANNING AND BUILDING DEPARTMENT

3015 H Street Eureka CA 95501
Phone: (707)445-7541 Fax: (707) 268-3792

Hearing Date: May 6, 2021

To: Humboldt County Planning Commission

From: John H. Ford, Director of Planning and Building Department

SUBJECT: **Martin Lot Line Adjustment and Zone Boundary Adjustment**
Record Number PLN-2020-16327
Assessor's Parcel Numbers 211-302-001, 217-191-003
9269 and 9399 Dyerville Loop Road, Myers Flat Area

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Please contact Trevor Estlow, Senior Planner, at 268-3740 or via email at testlow@co.humboldt.ca.us if you have any questions about the scheduled public hearing item.

AGENDA ITEM TRANSMITTAL

Hearing Date	Subject	Contact
May 6, 2021	Lot Line Adjustment and Zone Boundary Adjustment	Trevor Estlow

Project: A Lot Line Adjustment (LLA) between two parcels resulting in two parcels of approximately 31.6 acres and 1.4 acres. Also included in the project is a Zone Boundary Adjustment to adjust the zone boundary between U and TPZ to follow the adjusted parcel lines. The purpose of the LLA is to remedy a long-lasting encroachment of a residence and curtilage area on the Humboldt Redwood property. No development is proposed.

Project Location: The project site is located in the Myers Flat area, on both sides of Dyerville Loop Road, at the intersection of Sequoia Road and Dyerville Loop Road, on the properties known as 9269 and 9399 Dyerville Loop Road.

Present Plan Designation: Timber (T); Residential Agriculture (RA5-20). Humboldt County General Plan. Density: T: 40-160 acres per unit; RA: one unit per 5-20 acres. Slope Stability: Moderate Instability.

Present Zoning: Timberland Production Zone (TPZ), Unclassified (U).

Record Number: PLN-2020-16327

Assessor's Parcel Numbers: 211-302-001, 217-191-003

Applicant

Theresa Martin & Christopher Walker
PO Box 1394
Redway, CA 95560

Owner(s)

same as applicant and
Humboldt Redwood Company
Attn: Ben Hawk
PO Box 712
Scotia, CA 95565

Agent

Kolstad Land Surveyors
Dylan Kolstad
PO Box 594
Bayside, CA 95524

Environmental Review: Project is exempt from environmental review per Section 15305(a) and Section 15061(b)(3) of the California Environmental Quality Act (CEQA).

Major Issues: None

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

MARTIN LOT LINE ADJUSTMENT AND ZONE BOUNDARY ADJUSTMENT

Record Number PLN-2020-16327

Assessor's Parcel Numbers 211-302-001, 217-191-003

RECOMMENDED COMMISSION ACTION:

1. Describe the application as part of the Consent Agenda;
2. Survey the audience for any person who would like to discuss the application;
3. If no one requests discussion, make the following motion to approve the application as a part of the consent agenda:

Make all of the required findings for approval based on evidence in the staff report and public testimony, and recommend the project to the Board of Supervisors for approval as described in the Agenda Item Transmittal, subject to the recommended conditions of approval.

Executive Summary: The applicant is proposing a Lot Line Adjustment (LLA) between two parcels – each exchanging approximately 9,000 square feet – resulting in two parcels of approximately 31.6 acres and 1.4 acres. A Zone Boundary Adjustment (ZBA) is also included to adjust the zone boundary between the Timberland Production Zone (TPZ) and the Unclassified (U) zone to follow the new lines adjusted by the LLA. The smaller parcel is developed with single family residence and served with on-site water and an on-site wastewater treatment system. The larger parcel is part of a larger holding owned by Humboldt Redwood Company and is managed for timber production. The purpose of the LLA is to remedy a long-lasting encroachment of a residence and curtilage area on the Humboldt Redwood property through an exchange of an equal amount of land area between the two properties. No development is proposed.

A review of creation documents to determine the legal status of the parcels found that the two involved parcels were created in compliance with the Subdivision Map Act, and are in fact, two separate legal parcels. APN 217-191-003 was created by a Deed, conveying land from Cyphers to Stevens, filed in Volume 264 of Official Records, Page 229 on September 18, 1953. The approximately 31.6-acre (aliquot 40-acre) parcel is a portion of APN 211-302-001 and was created by a Land Patent (Certificate N0. 5836) to Robert Robertson on January 24, 1890.

The proposed LLA also includes a Zone Boundary Adjustment (ZBA) to move the boundary of the Timberland Production Zone (TPZ) and the Unclassified (U) zone to follow the adjusted parcel lines. As the LLA involves an equal area exchange of approximately 9,000 square feet, there will be no net loss of TPZ lands. The project was reviewed and approved by the Forestry Review Committee on November 18, 2020 (see Attachment 4). As recommended, the zone boundary would be adjusted to conform to the adjusted lot lines.

Based on the on-site inspection, a review of Planning Division reference sources and comments from all responding referral agencies, planning staff believes that the applicant has submitted evidence in support of making all of the required findings for approving the Lot Line Adjustment and Zone Boundary Adjustment.

ALTERNATIVES:

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.

**RESOLUTION OF THE PLANNING COMMISSION
OF THE COUNTY OF HUMBOLDT**

Resolution Number 21-

Record Number PLN-2020-16327

Assessor Parcel Numbers 211-302-001, 217-191-003

Makes the required findings for certifying compliance with the California Environmental Quality Act and conditionally approves the Martin Lot Line Adjustment and Zone Boundary Adjustment

WHEREAS, the owners, submitted an application and evidence in support of approving the Lot Line Adjustment between two parcels, and to make a zone boundary adjustment to adjust the zone boundary between the Timberland Production Zone (TPZ) and the Unclassified (U) zone to follow the new lines adjusted by the LLA; and

WHEREAS, the County Planning Division, the lead agency, found the project exempt from environmental review pursuant to Section 15305(a) and Section 15061(b)(3) of the CEQA Guidelines; and

WHEREAS, the Humboldt County Zoning Administrator held a duly-noticed public hearing on **May 6, 2021**; reviewed, considered, and discussed the application for a Lot Line Adjustment and Zone Boundary Adjustment; and reviewed and considered all evidence and testimony presented at the hearing.

Now, THEREFORE BE IT RESOLVED, that the Zoning Administrator makes all the following findings:

1.	FINDING:		Project Description: The application is a Lot Line Adjustment (LLA) between two parcels resulting in two parcels of approximately 31.6 acres and 1.4 acres. Also included in the project is a Zone Boundary Adjustment to adjust the zone boundary between U and TPZ to follow the adjusted parcel lines. The purpose of the LLA is to remedy a long-lasting encroachment of a residence and curtilage area on the Humboldt Redwood property.
	EVIDENCE:	a)	Project File: PLN-2020-16327
2.	FINDING:		CEQA. The requirements of the California Environmental Quality Act have been complied with. The project is exempt from environmental review per Section 15305(a) and Section 15061 (b) (3) of the California Environmental Quality Act (CEQA).
	EVIDENCE:	a)	As lead agency, the Planning and Building Department found the project to be categorically exempt per Class 5, Section 15305(a) and Section 15061(b)(3) of the CEQA Guidelines. The LLA does not result in a change in land use or overall density and is intended to remedy an encroachment onto a neighboring property. Therefore, the project is exempt pursuant to Sections 15061(b)(3) and 15305(a) of the CEQA Guidelines. Section 15061 (b) (3) applies to projects when it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, and Section 15305(a) applies to minor lot line adjustments not resulting in the creation of any new parcel

			LOT LINE ADJUSTMENT
3.	FINDING:		The Lot Line Adjustment application is complete
	EVIDENCE:	a)	The applicant has submitted a completed and signed application form, copies of present owners' deeds, a preliminary title report, copies of the creation documents for the parcels and a Lot Line Adjustment Plot Plan.
4.	FINDING:		The project is consistent with the Subdivision Map Act.
	EVIDENCE:	a)	APN 217-191-003 was created by a Deed, conveying land from Cyphers to Stevens, filed in Volume 264 of Official Records, Page 229 on September 18, 1953. The approximately 31.6-acre (aliquot 40-acre) parcel is a portion of APN 211-302-001 and was created by a Land Patent (Certificate NO. 5836) to Robert Robertson on January 24, 1890. Both parcels were created legally.
5.	FINDING:		The project conforms to zoning and building ordinances.
	EVIDENCE:	a)	The parcels are zoned Unclassified (U) and Timberland Production Zone (TPZ) which both allow general agriculture and single family residential as principally permitted uses. The project will adjust the parcel lines between two parcels with each parcel exchanging approximately 9,000 square feet with the other. The current residence crosses a property line and after the LLA, all development standards will be met. The new zone boundary will follow the new property lines.
6.	FINDING:		The project is consistent with the General Plan.
	EVIDENCE:	a)	General Plan Ch. 4: The Residential Agriculture (RA) designation applies to large lot residential uses that typically rely upon on-site water and wastewater systems. The Timberland (T) designation applies to land that is primarily suitable for growing, harvesting and production of timber. The smaller parcel will continue to be utilized for rural residential uses and the larger will continue to be utilized for timber production.
		b)	General Plan Ch. 10: The Open Space (OS) land use designation provides for land which is essentially unimproved and devoted to opens space uses, conservation of natural resources and habitat, managed production of resources, outdoor recreational uses, and for protection of public safety in areas subject to flooding or unstable slopes. The smaller resultant parcel is planned and zoned for rural residential uses while the larger resultant parcel is planned and zoned for timber and agricultural uses. No development is proposed with the LLA, and future development and uses on the project parcels will not have any impact on lands planned for preservation and

			conservation of Open Space.
		c)	General Plan Ch. 10.4 (Biological Resources). Goals and policies contained in this Chapter relate to mapped sensitive habitat areas where policies are applied to protect fish and wildlife and facilitate the recovery of endangered species. A tributary to the Eel River is located over 1,000 feet to the north of the project site. No sensitive habitat was identified on site. The project was referred to the Eureka office of the California Department of Fish and Wildlife, however, they did not respond with any concerns.
		d)	General Plan Ch. 10.6 (Cultural Resources). Goals and policies contained in this Chapter relate to the protection and enhancement of significant cultural resources, providing heritage, historic, scientific, educational, social and economic values to benefit present and future generations. The Department does not have record of any culturally sensitive sites located in or around the project location. The referral comments from NWIC indicated that their office had no record of any previous cultural resource studies and recommended consultation with the local tribes. Neither the Bear River Band of the Rohnerville Rancheria, nor the Intertribal Sinkyone Wilderness Council responded with any concerns. Additionally, no development is proposed as the LLA is intended to correct a house built over a property line. Nonetheless, the standard inadvertent discovery condition is included in the conditions of approval.
		e)	General Plan Ch. 14: Goals and policies contained in this Chapter relate to communities that are designed and built to minimize the potential for loss of life and property resulting from natural and manmade hazards; and to prevent unnecessary exposure to areas of geologic instability, floodplains, tsunami run-up areas, high risk wildland fire areas, and airport areas planned and conditioned to prevent unnecessary exposure of people and property to risks of damage or injury. The site is in an area of moderate slope instability and outside of any Alquist-Priolo Fault Hazard Area. According to FIRM Map Panel 1675, the property is approximately 3,500 feet away from the nearest 100-year flood zone associated with the Eel River. The subject property is located within the State Fire Responsibility Area where the State of California has the primary responsibility for the prevention and suppression of wildland fires. The parcel is also within the Fruitland Ridge Fire Protection District who provides structural fire protection as well as responding to medical emergencies.
7.	FINDING:		The proposed development and conditions under which it may be operated or maintained will not be detrimental to the public health, safety, or welfare; or materially injurious to property or improvements in the vicinity.
	EVIDENCE:	a)	All reviewing referral agencies have approved or conditionally approved the proposed project. The project will not result in changes

			in land use or density and will not create a new parcel.
8.	FINDING:		The project, and the conditions under which it may be operated or maintained, will not adversely impact the environment; and the required CEQA findings can be made for any development which is subject to the regulations of CEQA.
	EVIDENCE:	a)	As lead agency, the Planning and Building Department found the LLA to be categorically exempt per Class 5, Section 15305(a) of the CEQA Guidelines. The LLA does not result in a change in land use or overall density and is intended to remedy an inconsistency with the underlying General Plan designation. Section 15305(a) applies to minor lot line adjustments not resulting in the creation of any new parcel.
			ZONE BOUNDARY ADJUSTMENT
9.	FINDING:		The proposed project is in the public interest.
	EVIDENCE:	a)	The LLA involves a Zone Boundary Adjustment (ZBA) between lands zoned Unclassified (U) and Timberland Production Zone (TPZ). The LLA involves an equal exchange of approximately 9,000 square feet of land between the two parcels. The LLA will correct a situation where a home is built across a property line. The zone boundary is proposed to be coincidental with the new lot line as adjusted and avoid a mixed-zone condition. The Planning Division believes that the ZBA is in the public interest in that it corrects a nonconforming situation and is minor in nature.
10.	FINDING:		The proposed change is consistent with the General Plan.
	EVIDENCE:	a)	The properties involved in the ZBA are planned both Residential Agriculture (RA) and Timber (T) by the Humboldt County General Plan. As the zone change is minor in nature (approximately 9,000 square feet), the underlying general plan designation will be amended during the next scheduled quarterly amendment package. This will assure the zoning remains consistent with the General Plan designation. the above LLA discussion.
11.	FINDING:		There is no substantial evidence that the project will have a significant effect on the environment.
	EVIDENCE:	a)	As lead agency, the Planning and Building Department found the ZBA to be exempt per Section 15061(b)(3) of the CEQA Guidelines. 15061(b)(3) applies to projects that can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

12.	FINDING:		The proposed development does not reduce the residential density for any parcel below that utilized by the Department of Housing and Community Development in determining compliance with housing element law unless the following written findings are made supported by substantial evidence: 1) the reduction is consistent with the adopted general plan including the housing element; and 2) the remaining sites identified in the housing element are adequate to accommodate the County share of the regional housing need; and 3) the property contains insurmountable physical or environmental limitations and clustering of residential units on the developable portions of the site has been maximized.
	EVIDENCE	a)	These parcels were not utilized by the Department of Housing and Community Development in determining compliance with housing element law. The project has no impact on overall density.

NOW, THEREFORE, based on the above findings and evidence, the Humboldt County Zoning Administrator does hereby

- Adopt the findings set forth in this resolution; and
- Conditionally approves the Lot Line Adjustment and Zone Boundary Adjustment for Theresa Martin (16327), based upon the Findings and Evidence and subject to the conditions of approval attached hereto as Attachment 1 and incorporated herein by reference; and

BE IT FURTHER RESOLVED that the Planning Commission recommends that the Board of Supervisors of the County of Humboldt:

1. Hold a public hearing in the manner prescribed by law.
2. Adopt the necessary findings prepared by Planning Staff.
3. Approve the Lot Line Adjustment and Zone Boundary Adjustment.
4. Adopt Ordinance No.____ amending Section 311-7 of the Humboldt County Code by reclassifying property in the Myers Flat area [PLN-2020-16327, Martin] so that the zone boundary between U and TPZ is coincidental with the relocated property lines.
5. Direct the Planning Staff to prepare and file a Notice of Exemption with the County Clerk and Office of Planning and Research.

Adopted after review and consideration of all the evidence on **May 6, 2021**

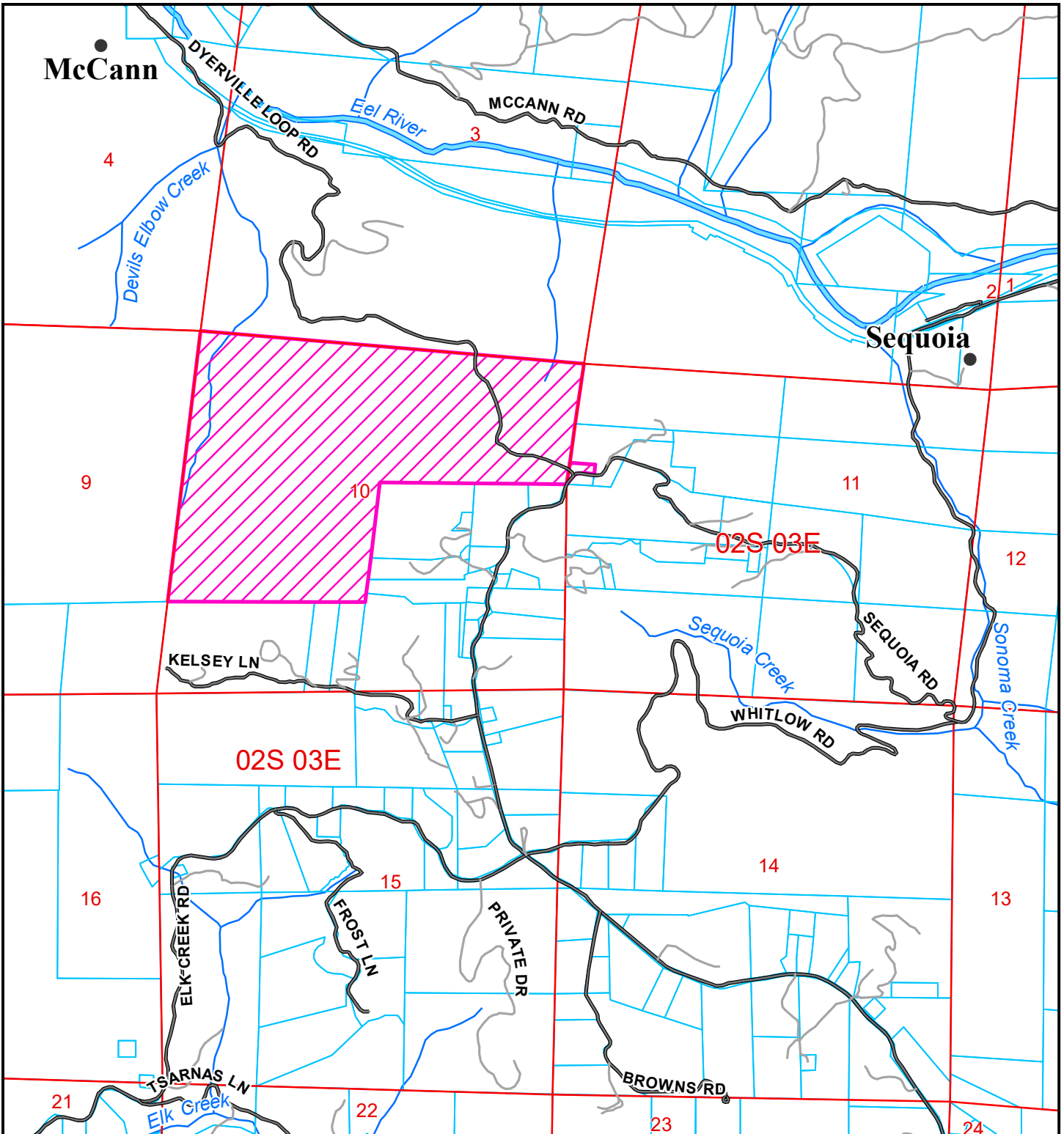
The motion was made by COMMISSIONER and seconded by COMMISSIONER and the following ROLL CALL vote:

AYES: Commissioners:
NOES: Commissioners:

ABSTAIN: Commissioners:
ABSENT: Commissioners:
DECISION:

I, John Ford, Secretary to the Planning Commission of the County of Humboldt, do hereby certify the foregoing to be a true and correct record of the action taken on the above entitled matter by said Commission at a meeting held on the date noted above.

John H. Ford
Director, Planning and Building Department



LOCATION MAP

**PROPOSED MARTIN
LOT LINE ADJUSTMENT
MYERS FLAT AREA
PLN-2020-16327**

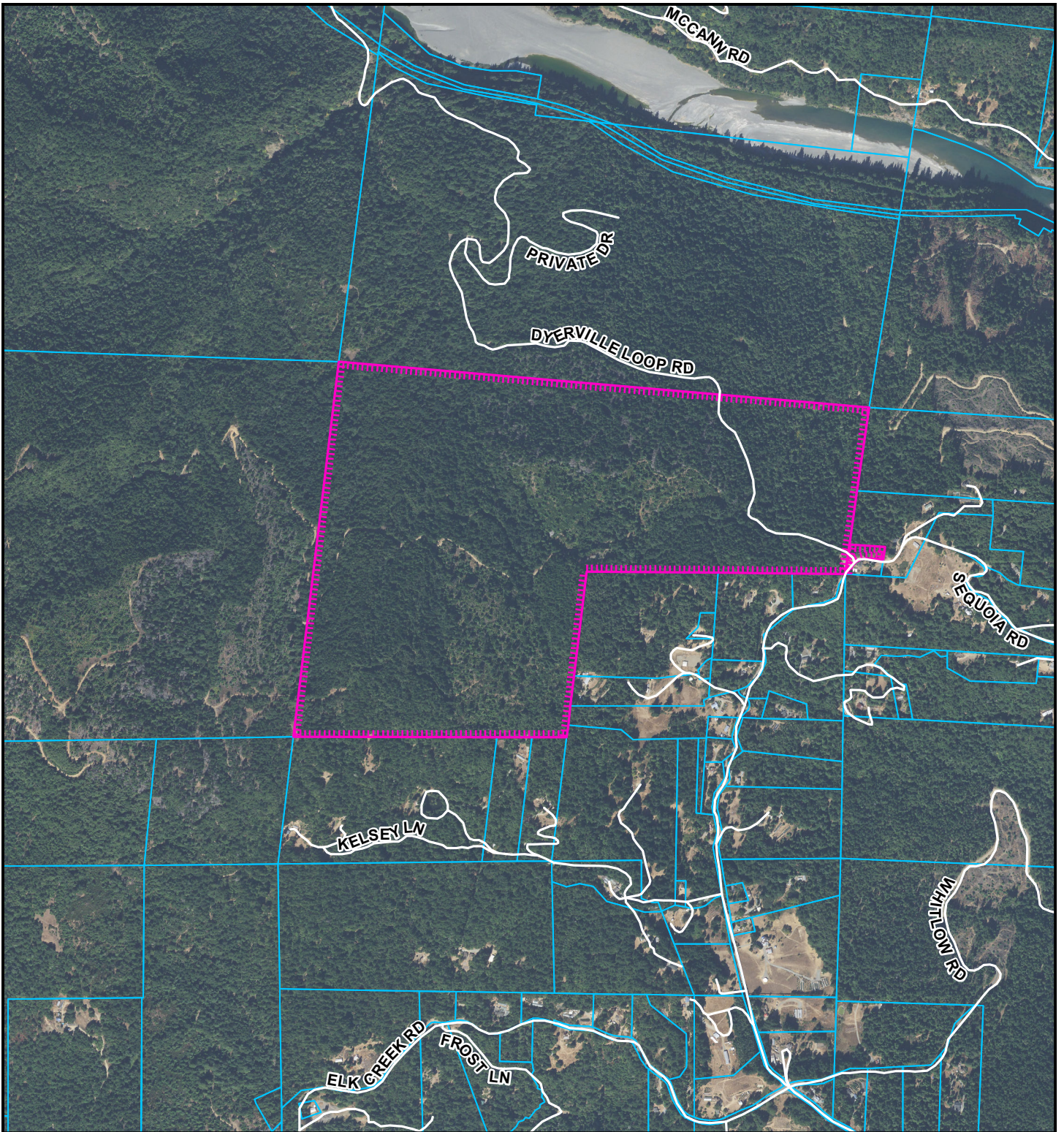
**APN: 211-302-001, 217-191-003
T2S R3E S10,11 HB&M (Myers Flat)**

Project Area = 

This map is intended for display purposes and should not be used for precise measurement or navigation. Data has not been completely checked for accuracy.



0 0.25
Miles



AERIAL MAP

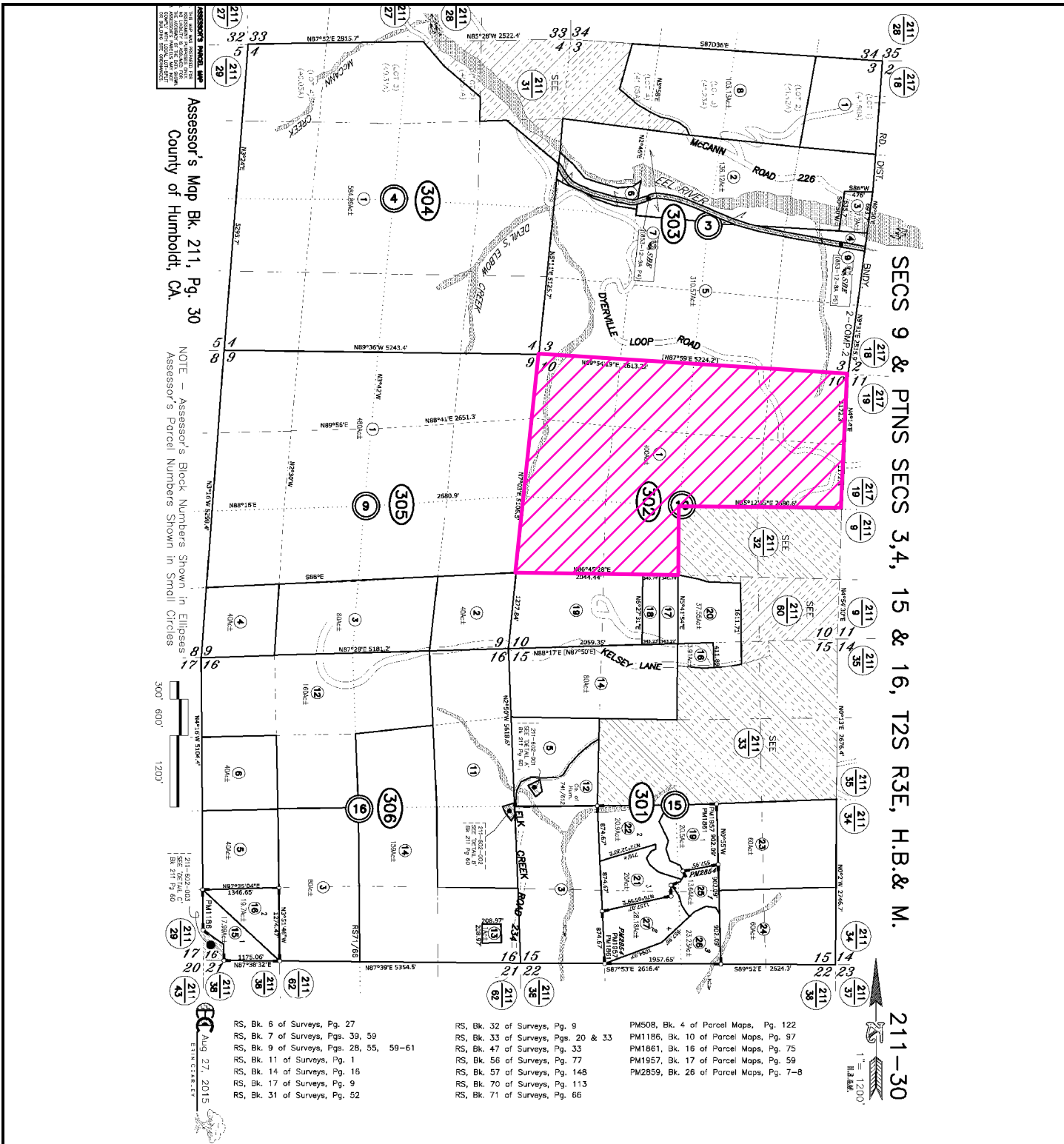
**PROPOSED MARTIN
LOT LINE ADJUSTMENT
MYERS FLAT AREA
PLN-2020-16327**

**APN: 211-302-001, 217-191-003
T2S R3E S10,11 HB&M (Myers Flat)**

Project Area = 

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Assessor's Map Bk. 211, Pg. 30
 County of Humboldt, Ca.

NOTE - Assessor's Block Numbers Shown in Ellipses
 Assessor's Parcel Numbers Shown in Small Circles

300' 600'
 1200'

- RS, Bk. 6 of Surveys, Pg. 27
- RS, Bk. 32 of Surveys, Pg. 9
- PM508, Bk. 4 of Parcel Maps, Pg. 122
- RS, Bk. 7 of Surveys, Pgs. 39, 59
- RS, Bk. 33 of Surveys, Pgs. 20 & 33
- PM1186, Bk. 10 of Parcel Maps, Pg. 97
- RS, Bk. 9 of Surveys, Pgs. 28, 35, 59-61
- RS, Bk. 47 of Surveys, Pg. 33
- PM1861, Bk. 16 of Parcel Maps, Pg. 75
- RS, Bk. 11 of Surveys, Pg. 1
- RS, Bk. 56 of Surveys, Pg. 77
- PM1957, Bk. 17 of Parcel Maps, Pg. 59
- RS, Bk. 14 of Surveys, Pg. 16
- RS, Bk. 57 of Surveys, Pg. 148
- PM2859, Bk. 26 of Parcel Maps, Pg. 7-8
- RS, Bk. 17 of Surveys, Pg. 9
- RS, Bk. 70 of Surveys, Pg. 113
- RS, Bk. 31 of Surveys, Pg. 52
- RS, Bk. 71 of Surveys, Pg. 66

SECS 9 & PTNS SECS 3,4, 15 & 16, T2S R3E, H.B.& M.

211-30

1" = 1200'
 N.T.S.

ASSESSOR PARCEL MAP

**PROPOSED MARTIN
 LOT LINE ADJUSTMENT**

**MYERS FLAT AREA
 PLN-2020-16327**

APN: 211-302-001, 217-191-003

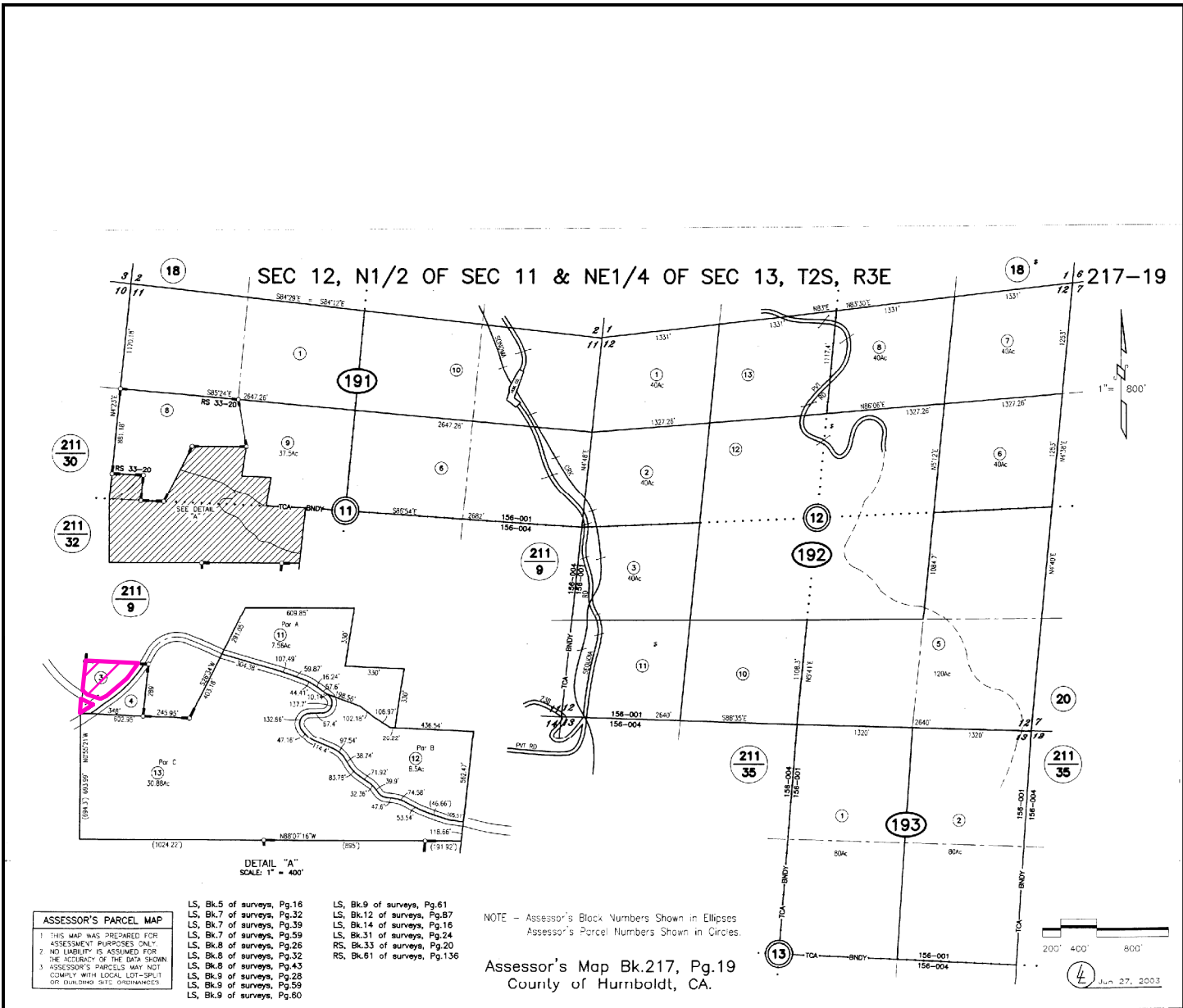
T2S R3E S10,11 HB&M (Myers Flat)

Project Area =

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MAP NOT TO SCALE

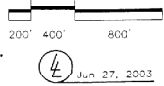


ASSESSOR'S PARCEL MAP
 1. THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY.
 2. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN.
 3. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR DUBUING SITE ORDINANCES.

- LS, Bk.5 of surveys, Pg.16
- LS, Bk.7 of surveys, Pg.32
- LS, Bk.7 of surveys, Pg.39
- LS, Bk.7 of surveys, Pg.59
- LS, Bk.8 of surveys, Pg.26
- LS, Bk.8 of surveys, Pg.32
- LS, Bk.8 of surveys, Pg.43
- LS, Bk.9 of surveys, Pg.28
- LS, Bk.9 of surveys, Pg.59
- LS, Bk.9 of surveys, Pg.60
- LS, Bk.9 of surveys, Pg.61
- LS, Bk.12 of surveys, Pg.87
- LS, Bk.14 of surveys, Pg.16
- LS, Bk.31 of surveys, Pg.24
- RS, Bk.33 of surveys, Pg.20
- RS, Bk.61 of surveys, Pg.136

NOTE - Assessor's Block Numbers Shown in Ellipses
 Assessor's Parcel Numbers Shown in Circles.

Assessor's Map Bk.217, Pg.19
 County of Humboldt, CA.



ASSESSOR PARCEL MAP
PROPOSED MARTIN
LOT LINE ADJUSTMENT
MYERS FLAT AREA
PLN-2020-16327

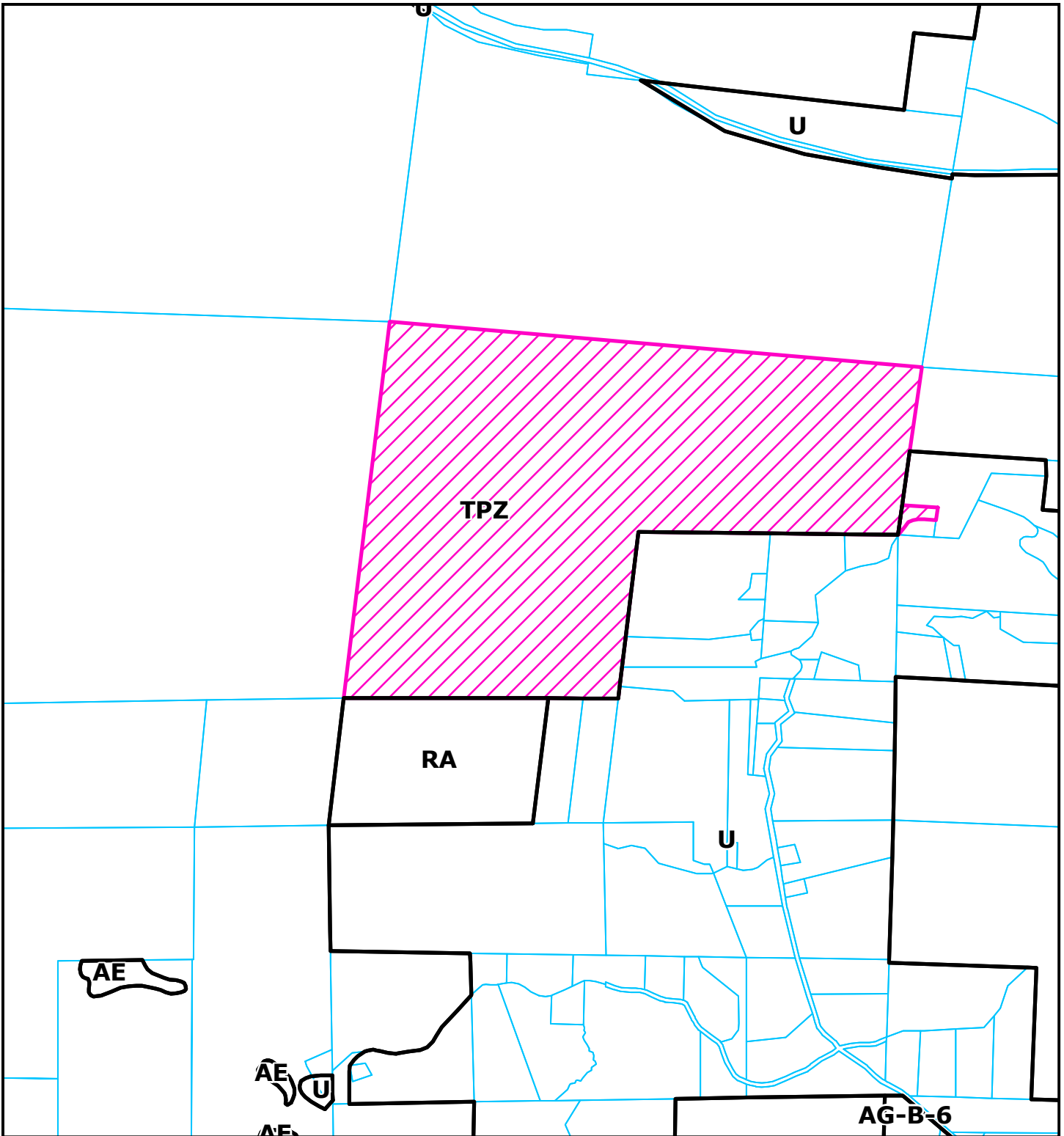
Project Area =

APN: 211-302-001, 217-191-003
T2S R3E S10,11 HB&M (Myers Flat)



MAP NOT TO SCALE

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ZONING MAP

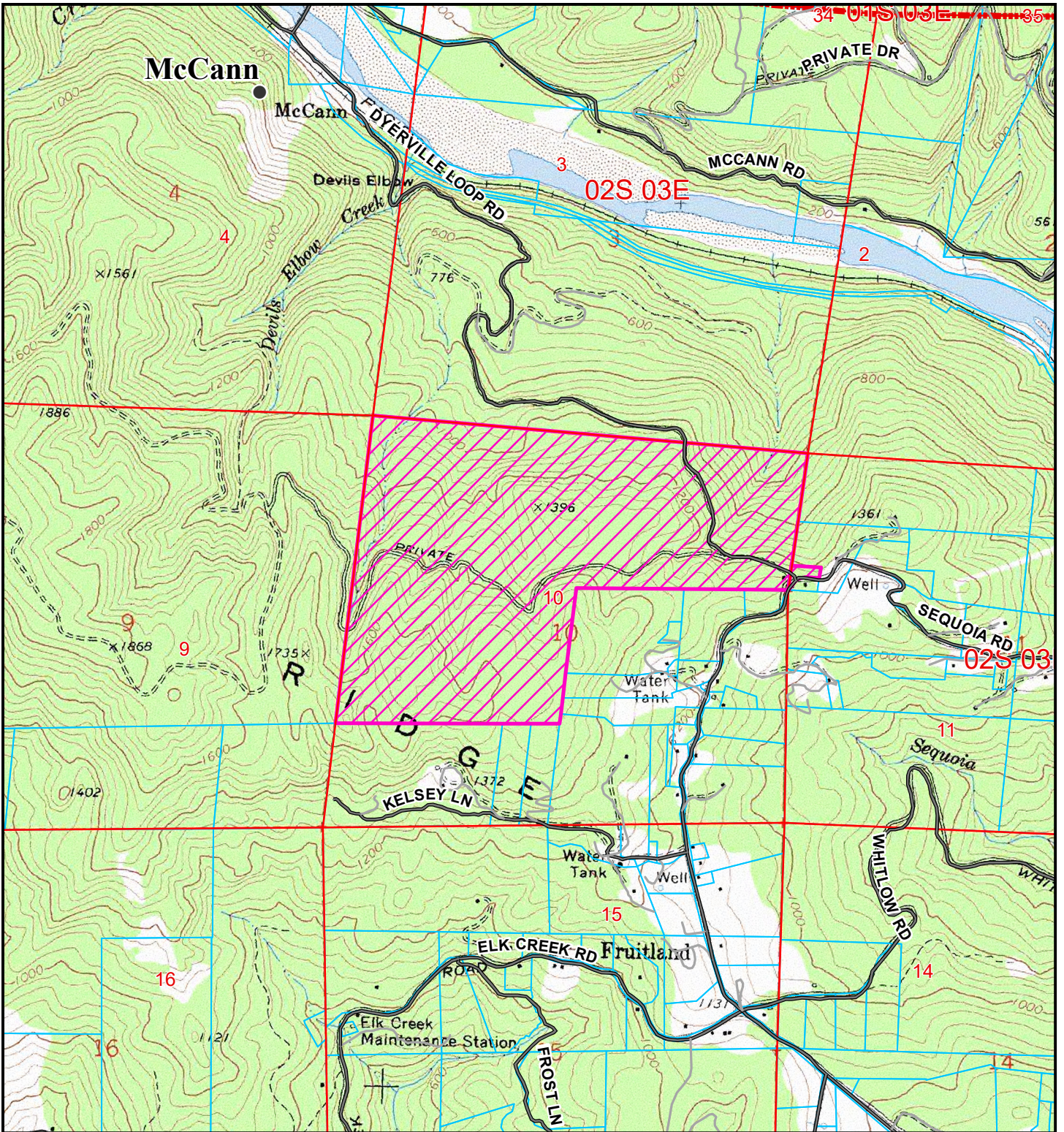
**PROPOSED MARTIN
LOT LINE ADJUSTMENT
MYERS FLAT AREA
PLN-2020-16327**

**APN: 211-302-001, 217-191-003
T2S R3E S10,11 HB&M (Myers Flat)**

Project Area = 

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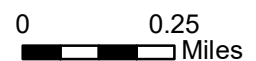
TOPO MAP

**PROPOSED MARTIN
LOT LINE ADJUSTMENT
MYERS FLAT AREA
PLN-2020-16327**

**APN: 211-302-001, 217-191-003
T2S R3E S10,11 HB&M (Myers Flat)**

Project Area = 

This map is intended for display purposes and should not be used for precise measurement or navigation. Data has not been completely checked for accuracy.





OWNER/APPLICANT:
 APN 217-191-003
 THERESA MARTIN & CHRISTOPHER WALKER
 PO BOX 1384
 REDWAY, CA 95560

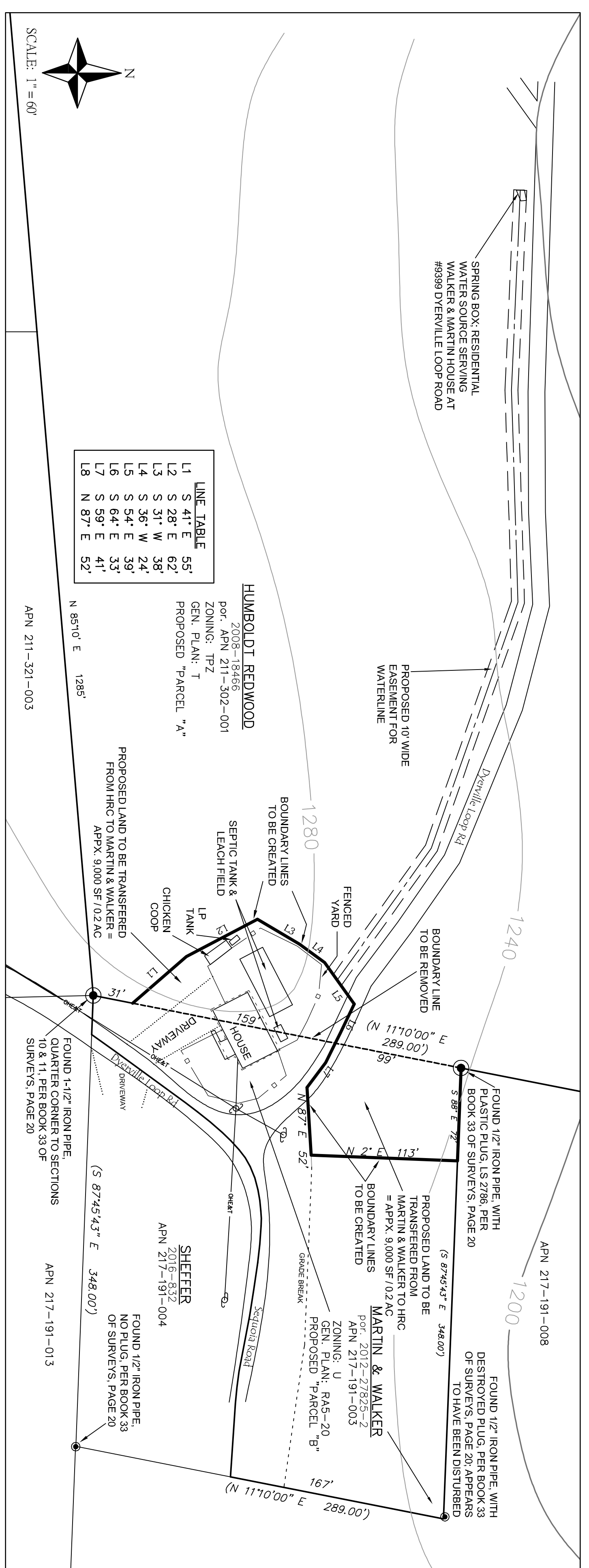
OWNER/APPLICANT:
 APN 211-302-001
 HUMBOLDT REDWOOD COMPANY, LLC
 PO BOX 712
 SCOTIA, CA 95565

PROJECT DATA	
EXISTING	PROPOSED
APN	AREA
217-191-003	31.6 ± AC
217-191-003	1.4 AC
	31.6 ± AC
	1.4 AC

LEGEND

EXISTING BOUNDARY TO REMAIN
 ADJACENT PROPERTY BOUNDARIES
 PROPOSED BOUNDARY LINES TO BE REMOVED
 PROPOSED BOUNDARY LINES TO BE ADDED TO LANDS OF WALKER
 WATER LINE
 ASSASSOR'S PARCEL NUMBER
 PROPOSED DIMENSION PER THIS LLA
 FOUND SURVEY MONUMENT OF RECORD

APN
 N 85°10' E 2571'
 N 85°10' E 2571'

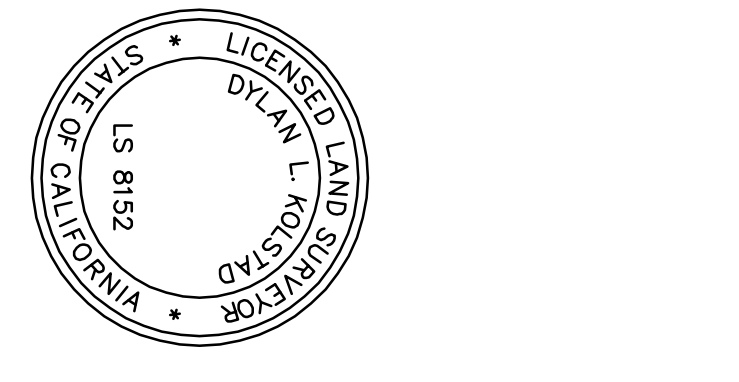


- NOTES**
- THE PURPOSE OF THIS PLAN IS TO DEPICT THE RELATIONSHIP OF PROPOSED BOUNDARY LINES TO BE REMOVED, AND ADDED, TO EXISTING SITE FEATURES. THE PURPOSE OF THE LOT LINE ADJUSTMENT IS TO RECTIFY LONG-STANDING ENCOACHMENT OF RESIDENCE AND CURTILEGE.
 - BOUNDARIES ARE SHOWN BASED ON INFORMATION CONTAINED WITH SURVEY MAPS OF RECORD, INCLUDING: BOOK 33 OF SURVEYS, PAGE 20.
 - OWNERSHIP AND EASEMENTS SHOWN ARE PER PRELIMINARY TITLE REPORTS PREPARED BY HUMBOLDT LAND TITLE COMPANY: TITLE NO. 00165458-002-DD2-0P (APN 217-191-003) AND 00165459-002-DD2-0P (APN 211-302-001).
 - ALL FEATURES SHOWN ARE EXISTING UNLESS OTHERWISE NOTED.
 - CONTOURS SHOWN ARE FROM TAKEN FROM USGS TOPOQUAD "MYERS FLAT", 1989.
 - UTILITIES ARE EXISTING.
 - POWER BY PG&E, TELEPHONE BY AT&T, GAS BY UP DELIVERY. WATER BY SPRING BOX AS SHOWN, WASTEWATER DISPOSAL BY SEPTIC SYSTEM.
 - NO IMPROVEMENTS ARE PROPOSED BY THIS PLAN.
 - NO HAZARDOUS OR SENSITIVE AREAS EXIST WITHIN THE PROJECT SITE NOR WITHIN 400 FEET OF THE PROJECT SITE.
 - NO KNOWN HISTORICAL BUILDINGS OR ARCHAEOLOGICAL RESOURCES EXIST WITHIN THE PROJECT SITE.
 - LAND USE OF ADJACENT AREAS: RURAL RESIDENTIAL EAST, SOUTH, TIMBER PRODUCTION NORTH, WEST

PLANTING STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AT THE REQUEST OF THERESA MARTIN AND CHRISTOPHER WALKER IN APRIL, 2020.

DATED: 8/10/2020
 Dylan L. Kolstad
 PLS 8152



LOT LINE ADJUSTMENT

SHOWING THE LANDS OF WALKER & HUMBOLDT REDWOOD CO., AS DESCRIBED IN DOC. NOS. 2012-27429-2 & 2009-19466-122, HUMBOLDT COUNTY RECORDS (APNS 217-191-003 & 211-302-001, RESPECTIVELY)

UNINCORPORATED PORTION OF HUMBOLDT COUNTY
 COUNTY OF HUMBOLDT
 STATE OF CALIFORNIA

KOLSTAD LAND SURVEYORS

PO BOX 594
 BAYSIDE, CA 95524
 VOICE (707) 822-2718
 FAX (707) 822-5636

APN 217-191-003 AND 211-302-001
 APR., 2020 JOB No. 2014-029 SHEET 1 OF 1

EASEMENTS OF RECORD PER TITLE REPORTS PREPARED BY HUMBOLDT LAND TITLE COMPANY:
 NO. FHBT-1020000135 FOR APN 217-191-003 AND 211-302-001 DATED JANUARY 17, 2020
 TRP1: HUMBOLDT REDWOOD COMPANY; TRP2: MARTIN & WALKER

ATTACHMENT 1
CONDITIONS OF APPROVAL (Lot Line Adjustment)

APPROVAL OF THE LOT LINE ADJUSTMENT IS CONDITIONED ON THE FOLLOWING TERMS AND REQUIREMENTS WHICH MUST BE SATISFIED BEFORE COMPLETION OF THE PROJECT:

1. A Notice of Lot Line Adjustment shall be recorded for each resultant parcel. The following information must be submitted to the Planning Department for review prior to recordation:
 - a. A copy of the existing deeds and the deeds to be recorded for the adjusted parcels. If the property is not changing ownership, only the existing deeds are required.
 - b. A Preliminary Title Report regarding ownership of parcels involved. The title report documents must be current at time of submittal. Depending on the date of the report preparation, updating may be necessary.
 - c. A completed "Notice of Lot Line Adjustment and Certificate of Compliance" form for each parcel.
 - d. Document review fees as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors (currently \$424.00 per notice plus \$289.00 for each additional legal description plus applicable recordation fees).
2. When the parcels being adjusted are not held in common ownership, copies of the executed deeds (signed but not recorded) prepared by a qualified individual must be submitted for review by the Planning and Public Works Departments.
3. A map revision fee as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors (currently \$75.00 per parcel) as required by the County Assessor shall be paid to the Humboldt County Planning Department, 3015 "H" Street, Eureka. The check shall be made payable to the "County of Humboldt". The fee is required to cover the Assessor's cost in updating the parcel boundaries.
4. The applicant shall comply with the provisions of Section 321-14 of the Humboldt County Code concerning reapportionment or payment of special assessments.
5. **Applicant shall provide documentation from the County of Humboldt Tax Collector that all property taxes for the parcels involved in the Lot Line Adjustment have been paid in full if payable, or secured if not yet payable, to the satisfaction of the County Tax Collector's Office, and all special assessments on the property must be paid or reapportioned to the satisfaction of the affected assessment district. Please contact the Tax Collector's Office approximately three to four weeks prior to filing the Notice of Lot Line Adjustment to satisfy this condition.** *Note: The purpose of this condition is to avoid possible title consequences in the event of a tax default and sale affecting the owner's real property interest. If property is acquired as a result of a Lot Line Adjustment and said property has delinquent taxes, the property cannot be combined for tax purposes. This means, that the owner will receive two or more tax bills, and penalties and interest will continue to accrue against the land which has delinquent taxes. If five or more years have elapsed since the taxes on the subject property were declared in default, such property will be sold by the County Tax Collector for non-payment of delinquent taxes unless the amount required to redeem the property is paid before sale. Property combined by lot line adjustment but "divided" by tax sale will require separate demonstration of subdivision compliance of all resultant parcels prior to the County's issuance of a building*

permit or other grant of authority to develop the subject properties.

6. The property owner(s) shall execute and file with the Planning Division the statement titled "Notice and Acknowledgment Regarding Agricultural Activities in Humboldt County" as required by Section 314-43.2 of the Humboldt County Code. Contact the Planning Division for a copy of the required document.
7. The applicant is required to pay for permit processing on a time and material basis as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors. The Department will provide a bill to the applicant after the Planning Commission decision. Any and all outstanding Planning fees to cover the processing of the application to decision by the Hearing Officer shall be paid to the Humboldt County Planning Division, 3015 "H" Street, Eureka.
8. Applicant shall obtain Board of Supervisors approval for the associated Zone Boundary Adjustment.

Informational Notes:

1. A Record of Survey as outlined in the Business and Professions Code of the State of California may be required pursuant to Section 8762 of the Land Surveyors Act which states in part, a Record of Survey shall be filed upon "...the establishment of one or more points or lines not shown on any subdivision map, official map, or record of survey...".
2. Approval of this Lot Line Adjustment does not guarantee that developable parcels will result. Final approval for any development will depend on demonstration of conformance with site suitability requirements in effect at the time development is proposed.
3. This permit, including the Lot Line Adjustment shall expire and become null and void at the expiration of three (3) years after all appeal periods have lapsed (see "Effective Date"). This approval may be extended in accordance with the Humboldt County Code.
4. The Humboldt County zoning map shall be revised to conform to the realigned zone boundary per the zone boundary determination of the Humboldt County Planning Commission (H.C.C. §311-8.2).

CONDITIONS OF APPROVAL (Zone Boundary Adjustment)

APPROVAL OF THE ZONE BOUNDARY ADJUSTMENT IS CONDITIONED ON THE FOLLOWING TERMS AND REQUIREMENTS WHICH MUST BE SATISFIED BEFORE THE ZONE RECLASSIFICATION CAN BE SCHEDULED FOR ACTION BY THE BOARD OF SUPERVISORS:

Conditions of Approval:

1. The applicant shall submit a legal description of the area to be rezoned from U into TPZ and the area to be rezoned from TPZ to U for review and approval by the County Land Surveyor. The applicable review fee (currently \$289.00) must accompany the legal description. The legal description must be approved by the County Land Surveyor prior to the Zone Boundary Adjustment being scheduled for a decision by the Board of Supervisors.

ATTACHMENT 2

BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT, STATE OF CALIFORNIA
Certified copy of portion of proceedings, Meeting on _____, 2021

ORDINANCE NO. _____

AMENDING SECTION 311-7 OF THE HUMBOLDT COUNTY CODE
BY REZONING PROPERTY IN THE MYERS FLAT AREA
[PLN-2020-16327 (MARTIN)]

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 9,000 square feet of Unclassified (U) into Timberland Production Zone (TPZ) and approximately 9,000 square feet of TPZ into U.

The area described is also shown on the Humboldt County Zoning Maps [P-40 and Q-40] and on the map attached as Exhibit B.

SECTION 2. EFFECTIVE DATE. This ordinance shall become effective thirty (30) days after the date of its passage.

PASSED, APPROVED AND ADOPTED this _____ day of _____, 2021, on the following vote, to wit:

AYES: Supervisors:

NOES: Supervisors:

ABSENT: Supervisors:

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

Deputy

ATTACHMENT 3

Applicant's Evidence In Support of the Required Findings

Attachment 4 includes a listing of all written evidence that has been submitted by the applicant in support of making the required findings. The following materials are on file with the Planning Division unless otherwise noted:

- Application Form (On File)
- Plot Plan/Tentative Map Checklist (On File)
- Detailed Plot Plan (Attached with Maps)
- Present Owners' Deeds (On File)
- Preliminary Title Reports (On File)
- Creation documents (On File)
- Purpose Statement (On File)

ATTACHMENT 4

Referral Agency Comments

Referral Agency	Recommendation	Location
County Assessor	No response	
County Building Inspection Division	Approval	On file
Department of Public Works, Land Use Division	Conditional Approval	On file
Division of Environmental Health	Approval	On file
Calfire	No response	
Ca. Dept. of Fish and Wildlife	No response	
Northwest Information Center	Comments	On file
Bear River Band of the Rohnerville Rancheria	No response	
Forestry Review Committee	Approval	Attached

DRAFT Minutes

November 18, 2020 Meeting

I. Attendance

FRC Members Present: Jim Able, Mark Andre, Thomas Blair, Chris Carroll, Gary Rynearson, Kurt McCray, Mari Wilson

FRC Members Absent: Yana Valachovic

Staff Present: Trevor Estlow, Planning and Building Department

The Committee welcomed guest: Mark Pera

II. Public Appearances: None.

III. Approval of Minutes from the October 15, 2019.

On a motion by Mark Andre, seconded by Jim Able, the minutes of the October 15, 2019 meeting were approved by a vote of 6-0.

IV. New Business:

1. **Martin Lot Line Adjustment and Zone Boundary Adjustment** Case Number: PLN-2020-16327; Assessor's Parcel Numbers 211-302-001, 217-191-003; Myers Flat area.

Trevor Estlow provided the staff report and staff recommendations. The project involves a Lot Line Adjustment (LLA) between two parcels where they will each exchange approximately 9,000 square feet resulting in two parcels of approximately 40 acres and 1.4 acres. Also included in the project is a Zone Boundary Adjustment such that the smaller parcel will be entirely zoned AE and the new zone boundary between AE and TPZ will follow the adjusted parcel line.

At this time, the Chair opened the meeting to public comments. There were no issues raised. The Chair then closed the meeting to public comments and returned the discussion to the Committee.

On a motion by Kurt McCray, seconded by Thomas Blair, the Martin project was approved by a vote of 5-0 (Chris Carroll abstained).

2. **Fredrickson Lot Line Adjustment and Joint Timber Management Plan** Case Number: PLN-2020-16337; Assessor Parcel Numbers 314-174-003, 314-175-004; Kneeland area.

Trevor Estlow provided the staff report and staff recommendations. The project involves a Lot Line Adjustment (LLA) between three parcels resulting in two parcels of approximately 171 acres and 174 acres. A Joint Timber Management Plan (JTMP) is required due to the resultant parcels containing less than 160 acres of Timberland Production Zone (TPZ). The parcels are undeveloped and utilized for agriculture. The LLA will consolidate a smaller parcel into the two adjacent larger parcels.

At this time, the Chair opened the meeting to public comments. There was a discussion as to the requirements for a JTMP for divisions of TPZ zoned lands on parcels less than 160 acres. The Chair then closed the meeting to public comments and returned the discussion to the Committee.

On a motion by Chris Carroll, seconded by Thomas Blair, the Fredrickson project was approved by a vote of 5-0 (Jim Able abstained).

3. Morris Lot Line Adjustment and Joint Timber Management Plan Case Number: PLN-2020-16532; Assessor Parcel Numbers 208-142-033, 208-142-035; Blocksburg area.

Trevor Estlow provided the staff report and staff recommendations. The project involves a Lot Line Adjustment (LLA) between two parcels of approximately 104 acres and 120 acres resulting in two parcels of approximately 177 acres and 47 acres. The purpose of the LLA is to provide adequate access and setbacks to the existing residence on APN 208-142-035 as the property line is currently within several feet of the residence. The remaining lands to be adjusted onto APN 208-142-035 are for timber management purposes.

At this time, the Chair opened the meeting to public comments. There was a discussion regarding the ability to continue to manage the timberlands after the adjustment. Mark Pera described the adjustment and that there would be no impact to timber harvesting as the lands were just transferring ownership and no access issues were present. The Chair then closed the meeting to public comments and returned the discussion to the Committee.

On a motion by Thomas Blair, seconded by Gary Rynearson, the Morris project was approved by a vote of 6-0.

V. Future Agenda Items

None.

VII. Adjournment

The meeting was adjourned at 4:55 p.m.