

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

Resolution Number 25-026

Record Number PLN-2024-19011

Assessor Parcel Numbers 500-071-012 and 500-081-002

Making the required findings for certifying compliance with the California Environmental Quality Act and conditionally approves the Lot Line Adjustment and recommends that the Board of Supervisors approves the Stander and Green Diamond Resource Company General Plan Amendment and Zone Reclassification

WHEREAS, an applicant-initiated General Plan Amendment and Zone Reclassification to facilitate a Lot Line Adjustment in the Fickle Hill area between APN 500-071-012, owned by Nielen and Elicia Stander, and APN 500-081-002, owned by the Green Diamond Resource Company. The Lot Line Adjustment seeks to adjust the boundary of the Stander property to incorporate development inadvertently built on the Green Diamond property, but accessory to the residential uses of the Stander property. An approximately 0.2-acre portion of the Green Diamond property (APN 500-081-002) is proposed to be transferred to Stander and the land use changed from Timberland (T) to Residential Estates (RE). Changing the zoning from Agriculture Exclusive (AE) and Timber Production (TPZ) to Agriculture General (AG) is also proposed, in order to remain consistent with the new General Plan Designation; and

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

WHEREAS, the Humboldt County Planning Commission held a duly-noticed public hearing on **May 15, 2025**; reviewed, considered, and discussed the application for a General Plan Amendment, Zone Reclassification, and a Lot Line Adjustment, and reviewed and considered all evidence and testimony presented at the hearing.

Now, THEREFORE BE IT RESOLVED, that the Planning Commission makes all the following findings:

1. FINDING:

PROJECT DESCRIPTION: A General Plan Amendment (GPA) and Zone Reclassification (ZR) to facilitate a Lot Line Adjustment (LLA) between two parcels resulting in two parcels. The LLA will adjust the boundary between APNs 500-071-012 and 500-081-002 such that additional lands will be added from the Green Diamond parcel to the Stander parcel to accommodate existing encroachments. The Stander parcel (500-071-012) is developed with a single-family residence and accessory structures, with a

land use designation of Residential Estates (RE) and zoned Agriculture General (AG) and is served with on-site water and an on-site wastewater treatment system. The Green Diamond parcel (500-081-012) is vacant, with a land use designation of Timberland (T) and zoning of Agriculture Exclusive (AE) and Timber Production (TPZ). A petition to change the General Plan designation and Zone classification (PLN-2024-18909) was accepted by the Board of Supervisors on May 21, 2024. No development is proposed.

EVIDENCE: a) Project File: PLN-2024-19011

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) 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 Section 15305(a) of the CEQA Guidelines. The General Plan Amendment, Zoning Reclassification and Lot Line Adjustment does not result in a change in land use or overall density, and it is intended to adjust the boundary of the Stander property to incorporate historic development inadvertently built on the Green Diamond property, but accessory to the residential uses of the Stander property. Changes to land use and zoning are only requested on an approximately 0.2-acre portion of the Green Diamond property (APN 500-081-002). Therefore, the project is exempt pursuant to Sections 15305(a) of the CEQA Guidelines, which 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 all application requirements pursuant to Section 325.5-5, including 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 parcel is consistent with the Subdivision Map Act.

EVIDENCE: a) A review of creation documents to determine the legal status of the subject parcels found that all involved parcels have been created in compliance with the Subdivision Map Act. APN 500-071-012 (Nielen and Elicia Stander property) is a single legal parcel described in Grant Deed Doc.# 20110 recorded in Vol 663 OR pg. 367 on Dec. 6, 1961. APN 500-081-002 and 500-081-001 (Green Diamond Resource Company property) make up one legal parcel created by Agricultural Script Patent No. 483 on March 17, 1842.

5. FINDING: The project conforms to zoning and building ordinances.

EVIDENCE: a) The purpose of the Lot Line Adjustment is to adjust the boundary to on the ground conditions of the Stander property to incorporate development inadvertently built on the Green Diamond property, but accessory to the residential uses of the Stander property. The Lot Line Adjustment will create congruency between property boundaries and historic lines of occupation and land use. The first record of the residential development on the Stander property was recorded by the Assessor's office in 1962. In order for the Lot Line Adjustment to conform to the zoning ordinance, a General Plan Amendment and Zone Reclassification must be approved. APN 500-071-012 (property of Stander) is zoned Residential Estates (RE), which is principally permitted for single family residence uses and accessory structures. APN 500-081-002 (property of Green Diamond Resource Company) is zoned Agriculture Exclusive (AE) and Timberland (T) and is vacant land. With the approval of the General Plan Amendment and Zoning Reclassification, this Lot Line Adjustment would conform to zoning and building ordinances. Changes to land use and zoning are only requested on an approximately 0.2-acre portion of the Green Diamond property (APN 500-081-002).

6. FINDING: The project is consistent with the General Plan.

EVIDENCE:

- a) General Plan, Land Use Ch. 4.8: To help the existing development pattern better conform with requirements of the General Plan and Zoning Regulations, a petition was approved by the Board of Supervisors on May 21, 2024 to change the General Plan land use designation from Timberland (T) to Residential Estates (RE: Density 2.5-5 acres per unit). Changing the zoning from Agriculture Exclusive (AE) and Timber Production (TPZ) to Agriculture General (AG) is also proposed, in order to remain consistent with the new General Plan Designation. Changes to land use and zoning are only requested on an approximately 0.2-acre portion of the Green Diamond property (APN 500-081-002). The Timberland (T) designation applies to land that is primarily suitable for growing, harvesting and production of timber. The Residential Estates (RE2.5-5) designation is for single family residential uses, on parcels 2.5-5-acres and is intended as a transition from urban development to rural lands. The Stander property is currently 0.22-acres and is legal nonconforming. By approving the Lot Line Adjustment, the severity of the legal nonconformity will be reduced, and therefore is consistent with land use in the General Plan.
- b) General Plan Ch. 10: The Open Space 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. No development is proposed with the Lot Line Adjustment; any potential future development will need to be reviewed and required to have minimal impacts 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. The purpose of the Lot Line Adjustment is to incorporate development east of the Stander residence inadvertently built on the Green Diamon property, but accessory to the residential uses. The nearest Streamside Management Area is over 600 feet away from the proposed project area and there is no development associated with this project; therefore negative impacts are not anticipated to biological resources.

- 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. Referral responses received from Bear River Band stated they have no concerns with the Lot Line Adjustment at this time, and NWIC recommended local tribe input.
- e) General Plan Ch. 14: Goals and policies of the Safety Element relate to communities that are designed and built to reduce the risk of death, injuries, property damage, and economic and social dislocation resulting from earthquake, fire, flood, and other hazards. The subject site is in an area of low instability and Mad River fault is over 600 feet to the east. The subject property is located within a moderate fire hazard zone and State Fire Responsibility Area where the State of California has the primary responsibility for the prevention and suppression of wildland fires. All parcels are within the Arcata Fire Protection District for structural protection as well as responding to medical emergencies. Arcata Fire Department responded to the referral with no comment and recommended approval. There are no floodplains identified, or tsunami run-up areas and no other hazards have been identified in the site area.

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 (see Attachment 5). The project will not result in changes in land use or density and will not create a new parcel. The proposed project is not anticipated to be detrimental to the public health, safety, or welfare; or materially injurious to property or improvements in the vicinity. No development is proposed as part of this project.

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) The Lot Line Adjustment does not result in a change in land use or overall density and is intended solely to accommodate on the ground existing historic encroachments. No development is proposed. As lead agency, the Planning and Building Department found the Lot Line Adjustment to be categorically exempt pursuant to 15305(a) of the CEQA Guidelines. Section 15305(a) applies to minor lot line adjustments not resulting in the creation of any new parcel.

ZONE RECLASSIFICATION (ZR)

- 9. FINDING:** The proposed project is in the public interest.

- EVIDENCE:** a) The Zone Reclassification is part of the applicant-initiated project to facilitate a Lot Line Adjustment to adjust the boundary to on the ground conditions of the Stander property and to incorporate development inadvertently built on the Green Diamond property, but accessory to the residential uses of the Stander property. By approving the Zone Reclassification and General Plan Amendment, the Lot Line Adjustment will create congruency between property boundaries and historic lines of occupation and land use. The first record of the residential development on the Stander property was recorded by the Assessor's office in 1962. Changing the zoning from Agriculture Exclusive (AE) and Timber Production (TPZ) to Agriculture General (AG) is required to be consistent with the new General Plan Designation. Changes to land use and zoning are only requested on an approximately 0.2-acre portion of the Green Diamond property (APN 500-081-002). The Planning Division believes that the proposed Zoning Reclassification is in the public's best interest in that it is a minor adjustment and accurately zones property per the existing uses.

- 10. FINDING:** The proposed change is consistent with the General Plan.

- EVIDENCE:** a) The proposed General Plan Amendment and Zone

Reclassification is to facilitate a Lot Line Adjustment to adjust the boundary east of the Stander property to incorporate development inadvertently built on the Green Diamond property, but accessory to the residential uses of the Stander property. To help the existing development pattern better conform with the requirements of the General Plan and Zoning Regulations, an approximately 0.2-acre portion of the Green Diamond property (APN 500-081-002) is proposed to be transferred to Stander and changed from Timberland (T) to Residential Estates (RE). Changing the zoning from Agriculture Exclusive (AE) and Timber Production (TPZ) to Agriculture General (AG) is also proposed, in order to remain consistent with the new General Plan Designation. With the approval of the General Plan Amendment, Zoning Reclassification and Lot Line Adjustment, the project will be consistent with the General Plan.

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 Zone Reclassification to be exempt per Section 15305 of the CEQA Guidelines. 15305 applies to projects that have minor alterations in land use limitations. Changes to land use and zoning are only requested on an approximately 0.2-acre portion, to reflect on the ground conditions. No development is proposed which could negatively impact 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.

GENERAL PLAN AMENDMENT (GPA)

13. FINDING: The proposed revision is in the public interest.

EVIDENCE: a) The General Plan Amendment is part of the applicant-initiated project to facilitate a Zone Reclassification and Lot Line Adjustment to adjust the boundary to on-the-ground conditions of the Stander property and to incorporate development inadvertently built on the Green Diamond property, but accessory to the residential uses of the Stander property. By approving the General Plan Amendment, Zone Reclassification and the Lot Line Adjustment it will create congruency between property boundaries and historic lines of occupation and land use. The first record of the residential development on the Stander property was recorded by the Assessor's office in 1962. Changing the General Plan designation from Timberland (T) to Residential Estates (RE) is required to be consistent with the on-the-ground development. Changes to land use and zoning are only requested to remove an approximately 0.2-acre portion of the Green Diamond property (APN 500-081-002) and add it to the Stander property (APN 500-071-012). The Planning Division believes that the proposed General Plan Amendment, Zone Reclassification and Lot Line Adjustment is in the public's best interest in that it is a minor adjustment and accurately zones property per the existing uses.

14. FINDING: The proposed revision is consistent with the Guiding Principles in Section 1.4 of the Humboldt County General Plan.

EVIDENCE: a) The Guiding Principles provide a statement of community values and the overall objective of the General Plan, preserving the County's unique character and quality of life. The proposed General Plan Amendment, Zoning Reclassification and Lot Line

Adjustment associated with this project are to create congruency between property boundaries and historic lines of occupation and land use. Changes to land use and zoning are only requested on approximately 0.2-acres, to reflect on-the-ground conditions of existing historic encroachments. No additional changes are proposed, and no development is associated with the proposal, therefore the proposed project is consistent with the Guiding Principles.

15. FINDING:

The proposed revision is applicable to the goals of the Plan.

EVIDENCE:

- a) The goal of the Humboldt County General Plan is to establish the kinds, locations, and intensities of land uses as well as applicable resource protection and development policies. The proposed General Plan Amendment, Zoning Reclassification and Lot Line Adjustment associated with this project is to create congruency between property boundaries and historic lines of occupation and land use. Changes to land use and zoning are only requested on approximately 0.2-acres, to reflect on-the-ground conditions of existing historic encroachments. No additional changes are proposed, and no development is associated with the proposal, therefore the proposed project is consistent with the applicable goals of the Plan.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Humboldt County Planning Commission does hereby

- Adopt the findings set forth in this resolution; and
- Conditionally approves the Lot Line Adjustment for the Stander and Green Diamond Resource Company [PLN-2024-19011] based upon the Findings and Evidence and subject to the conditions of approval attached hereto as Attachments 1A 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 General Plan Amendment and Zone Reclassification.
4. Adopt Ordinance No. _____ amending Section 311-7 of the Humboldt County Code by reclassifying property in the Arcata area [PLN-2024-19011, Stander and Green Diamond Resource Company parties] so that the General Plan designation from Timberland (T) to Residential Estates (RE) and the zone boundary between Agriculture Exclusive (AE) and Timber Production (TPZ) to Agriculture General (AG) 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 15, 2025.**

The motion was made by COMMISSIONER SARAH WEST and seconded by COMMISSIONER THOMAS MULDER and the following vote:

AYES: Commissioners: Sarah West, Thomas Mulder, Peggy O'Neill, Noah Levy, Iver Skavdal, Lorna McFarlane

NOES: Commissioners:

ABSTAIN: Commissioners:

ABSENT: Commissioners: Jerome Qiriaz

DECISION: Motion carried 6/0

I, John H. 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

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. Applicant shall obtain Board of Supervisors approval for the associated General Plan Amendment and Zone Reclassification prior to Lot Line Adjustment recordation.
2. 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.
3. Per Department of Public Works:
 - a) Monumentation: the angle points of the new property lines shall be monumented pursuant to County Code Section 325.5-9. The requirement for setting monuments may be waived by the County Surveyor if any one of the following findings can be made.
 - (a.1) The new boundary line(s) are already adequately monumented of record.
 - (a.2) The new boundary line(s) can be accurately described from Government Subdivision Sections or aliquot parts thereof.
 - (a.3) The new boundary line(s) can be accurately described and located from existing monuments of record.

(a.4) The new boundary is based upon physical features (i.e. roads, creeks, etc.) which themselves monument the line.

b) Graphical Exhibit: If a Record of Survey will not be filed as part of a Lot Line Adjustment, the Lot Line Adjustment shall include a graphical exhibit compiled from record data depicting the resulting lots. 3.

c) **Informational Note:** Monumenting a line that is not shown on a filed map is what triggers a Record of Survey pursuant to B&P Code Section 8762(b)(4).

d) Additional Informational Note: The subject property is located in the State Responsibility Area and is subject to the County's Fire Safe Regulations (FSR) as set forth in County Code. Development of the subject property must comply with the FSR. The Department is involved with ensuring that roads meet minimum FSR. The most common issues with roads not conforming to the FSR are: the maximum length of dead-end road is exceeded; the width of road is too narrow; the grade of the road is too steep; and curve radii are too small. Development of the subject property may require extensive on-site and off-site road improvements in order to meet minimum standards. The applicant should be advised that approval of the General Plan Petition, Zone Reclassification, or Lot Line Adjustment does not imply that the FSR have been met or can be met

4. 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.
5. 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 \$106 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.
6. The applicant shall comply with the provisions of Section 321-14 of the Humboldt County Code concerning reapportionment or payment of special assessments.
7. **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.*

8. 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.

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).

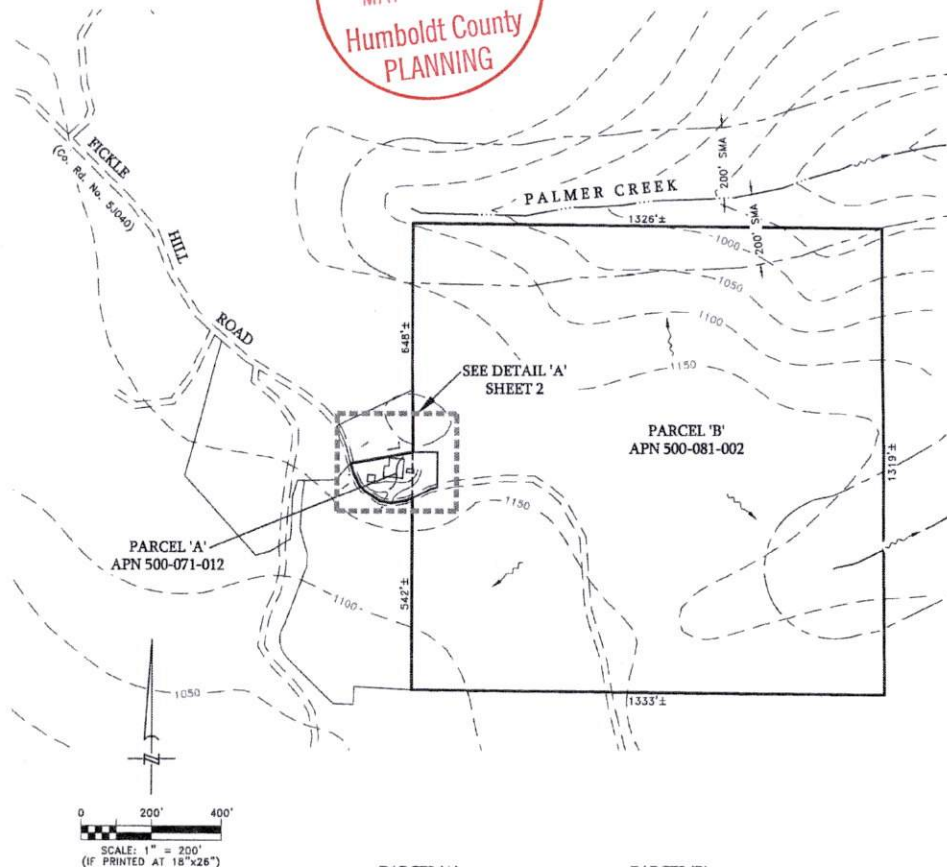
CONDITIONS OF APPROVAL
(General Plan Amendment and Zone Reclassification)

APPROVAL OF THE GENERAL PLAN AMENDMENT AND ZONE RECLASSIFICATION IS CONDITIONED ON THE FOLLOWING TERMS AND REQUIREMENTS WHICH MUST BE SATISFIED BEFORE THE GENERAL PLAN AMENDMENT AND 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 redesignated from Timberland (T) to Residential Estates (RE) and rezoned from Agriculture Exclusive (AE) and Timber Production (TPZ) to Agriculture General (AG) for review and approval by the County Land Surveyor. The applicable review fee must accompany the legal description. The legal description must be approved by the County Land Surveyor prior to the General Plan Amendment and Zone Reclassification being scheduled for a decision by the Board of Supervisors.

APPROVED
MAY 15 2025
Humboldt County
PLANNING



PARCEL 'A'
OWNER/APPLICANT
APN 500-071-012
NIELEN & ELICIA STANDER
3100 FICKLE HILL ROAD
ARCATA, CA 95521
(925) 200-7121

PARCEL 'B'
OWNER
APN 500-081-002
**GREEN DIAMOND
RESOURCE COMPANY**
1301 FIFTH AVENUE SUITE 2700
SEATTLE, WA 98101

DIRECTIONS TO THE SITE

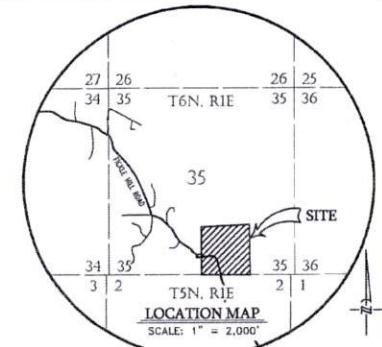
ACCESS TO THE PROPERTIES IS VIA HIGHWAY 101 NORTH TO CA-255 HEADING EAST; FOLLOW CA-255 TO UNION STREET (THIRD EXIT AT THE ROUNDABOUT), THEN TURN RIGHT AT BAYSIDE ROAD, SLIGHT LEFT ONTO FICKLE HILL ROAD, THEN FOLLOW FICKLE HILL ROAD FOR ROUGHLY THREE MILES TO APN 500-071-012.

UTILITIES

WATER	ON-SITE WELL
SEWER	ON-SITE SEPTIC
ELECTRIC	PACIFIC GAS & ELECTRIC COMPANY
TELEPHONE	AT&T
CABLE TV	OPTIMUM
FIRE	ARCATA FIRE PROTECTION DISTRICT

NOTES

- THIS TENTATIVE MAP PROPOSES A LOT LINE ADJUSTMENT (LLA) BETWEEN TWO EXISTING PARCELS. THE PROPOSED LLA RESULTS IN THE TRANSFER OF 0.20-ACRES OF LAND FROM PARCEL 'B' TO PARCEL 'A' TO OBTAIN CONGRUENCY BETWEEN PROPERTY BOUNDARIES AND HISTORIC LINES OF OCCUPATION AND LAND USE.
 - PARCEL 'A' (APN 500-071-012) HAS A ZONING DESIGNATION OF AGRICULTURE GENERAL (AG), AND A GENERAL PLAN DESIGNATION OF RESIDENTIAL ESTATES, DENSITY 2.5-5 ACRES PER DWELLING UNIT (RE2.5-5). THE PARCEL SIZE IS: PRE-LLA 0.28-ACRES; POST-LLA 0.48-ACRES.
 - PARCEL 'B' (APN 500-081-002) HAS A SPLIT ZONING DESIGNATION OF AGRICULTURE EXCLUSIVE (AE) AND TIMBERLAND PRODUCTION ZONE (TPZ), AND A GENERAL PLAN DESIGNATION OF TIMBERLAND (T). THE PARCEL SIZE IS: PRE-LLA 40-ACRES; POST-LLA 39.8-ACRES. (AE 2.98-ACRES, PRE-LLA TPZ 37.02-ACRES; POST-LLA TPZ 36.82-ACRES.)
- THIS PROJECT INCLUDES A GENERAL PLAN AMENDMENT (GPA) AND ZONE RECLASSIFICATION (ZR) NEEDED TO BRING THE ZONING INTO CONSISTENCY WITH THE ON-THE-GROUND CONDITIONS. THE GPA ZR PETITION PREPARED FOR THIS PROJECT WAS APPROVED BY THE BOARD OF SUPERVISORS AT THE MAY 21, 2024 MEETING.
- PARCEL 'A' IS DEVELOPED WITH A SINGLE-FAMILY RESIDENCE AND DETACHED GARAGE. THIS PARCEL IS DEVELOPED WITH A WELL, PERMITTED ONSITE SEWAGE DISPOSAL SYSTEM, AND OVERHEAD ELECTRIC, TELEPHONE AND CABLE TV. PARCEL 'B' IS UNDEVELOPED, WITH NO WATER OR SEWER SERVICES. THERE IS NO DEVELOPMENT PROPOSED ON EITHER PARCEL.
- AG ZONING MINIMUM SETBACKS ARE AS FOLLOWS: FRONT 20', REAR 20', SIDE 6'; HOWEVER, THE SUBJECT PROPERTY IS LOCATED WITHIN AN SRA AREA WHICH REQUIRES 30-FOOT PROPERTY LINE SETBACKS, AS SHOWN HEREON. SOME PARCEL 'A' STRUCTURES SHOWN HEREON ARE EXISTING, NON-CONFORMING. ANY FUTURE DEVELOPMENT WILL NEED TO MEET GUIDELINES FOR CONSTRUCTION, FUEL REDUCTION AND OTHER SRA FIRE SAFE REGULATIONS.
- PARCEL 'A' IS RELATIVELY FLAT; PARCEL 'B' IS TREE-COVERED AND STEEP. CONTOURS SHOWN HEREON ARE AT 50-FOOT (SHEET 1) AND 10-FOOT (SHEET 2) INTERVALS BASED ON USGS 1/3 ARC-SECOND DIGITAL ELEVATION MODELS.
- THE PARCELS ARE NOT LOCATED WITHIN A 100-YEAR FLOOD HAZARD ZONE. ALL NON-DEVELOPABLE STREAMSIDE MANAGEMENT AREA SETBACKS, IF ANY, ARE AS SHOWN HEREON. NO OTHER HAZARDOUS AREAS, SENSITIVE HABITATS, HISTORIC BUILDINGS, OR ARCHAEOLOGICAL SITES ARE KNOWN TO EXIST ON EITHER SUBJECT PROPERTY.
- THIS TENTATIVE MAP IS BASED ON RECORD INFORMATION ONLY AND SHALL NOT BE CONSIDERED A SURVEY. LOT DISTANCES SHOWN HEREON MAY HAVE BEEN COMPILED FROM RECORD DATA ONLY, SUCH AS ASSESSOR'S MAPS, DEEDS, ETC., AND SHOULD BE CONSIDERED APPROXIMATE IN NATURE. SHOULD IT BE REQUIRED FOR CONFORMANCE WITH STATE LAW, A SURVEY SHALL BE COMPLETED, AND A RECORD OF SURVEY FILED, FOLLOWING PROJECT APPROVAL.
- EASEMENTS OF RECORD ARE AS SHOWN OR DENOTED HEREON.
- THIS PLAN IS NOT INTENDED TO BE USED FOR CONSTRUCTION PURPOSES.



Kimberly D. Preston 6/20/24
KIMBERLY D. PRESTON P.L.S. 9153 DATE
APN 500-071-012 & 500-081-002



OMSEBERG & PRESTON
402 E Street
Eureka, California
96001
SURVEYORS PLANNERS ENGINEERS

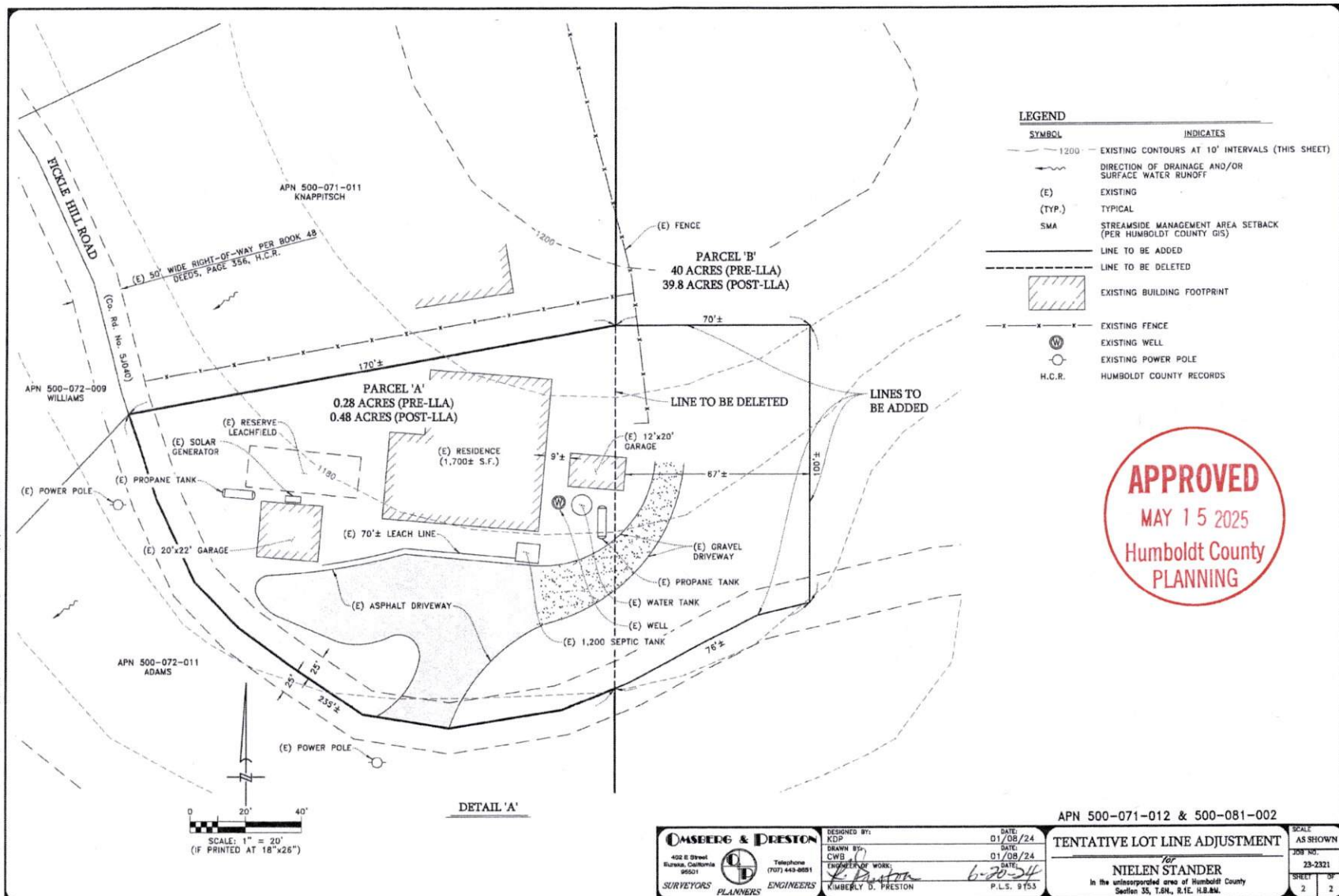
DESIGNED BY	KDP	DATE	01/08/24
DRAWN BY	CWB	DATE	01/08/24
CHECKED BY	KDP	DATE	06/20/24

TENTATIVE LOT LINE ADJUSTMENT
for
NIELEN STANDER
In the unincorporated area of Humboldt County
Section 35, T6N, R1E, N&S.

SCALE AS SHOWN
JOB NO. 25-2321
SHEET 1 OF 2

6/19/2024 9:19 AM

\\projects\chris\23-2321_Standar (forestand.LLA)\wp\2321_LLA02_18x26.dwg



**BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT, STATE OF
CALIFORNIA**

Certified copy of portion of proceedings, Meeting on _____, 2025

ORDINANCE NO. _____

**AMENDING SECTION 311-7 OF THE HUMBOLDT COUNTY CODE
BY REZONING PROPERTY IN THE ARCATA AREA
[PLN-2024-19011 (Stander and Green Diamond Resource Company)]**

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

SECTION 1. ZONE RECLASSIFICATION. Section 311-7 of the Humboldt County Code is hereby amended by reclassifying the property described in the Attached Exhibit A as follows: approximately 0.2-acres out of AE and TPZ (Agriculture Exclusive and Timberland Production) and into AG (Agriculture General). The area described is also shown on the Humboldt County Zoning Maps [ACPA] 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 _____, 2025, on the following vote, to wit:

AYES: Supervisors:

NOES: Supervisors:

ABSENT: Supervisors:

Michelle Bushnell, 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