

## **Dany Avi-David Lot Line Adjustment Appeal**

Response to Staff Findings

By Steven Luu – SL Consulting Services Inc.

March 30, 2022

### Executive Summary

On February 23, 2022 the applicant, Dany Avi-David was notified in writing that his lot line adjustment was denied based on several findings. In discussion with County staff and review of the denial staff report, it becomes apparent that the County has misinterpreted several code sections related to the definition of a “building site” and whether APN 107-272-006, referenced moving forward as “Lot A”, is a legal lot to develop.

The deed and title report do not identify any other party or entity that may have legal claim to ownership of the lot. It is a legal lot of record, as recorded on the Final Map in records found at the Humboldt County Clerk-Recorder.

There are no recorded restrictions on the lot other than the fact that it is not for “residential use” and is not suitable for installation of an individual sewage disposal system as identified in the Final Map and the conditions of approval of the subdivision. This lot line adjustment and proposed entitlement for agricultural activities will not include the development of a residence and the applicant consents to reducing the project proposal to entirely agricultural activities eliminating the need for an individual sewage disposal system.

There is a non-exclusive easement to utilize the lot for recreational and incidental purposes as identified in the title report and recorded easements. The easement is non-exclusive and thus there are no restrictions on any proposed uses on the lot if they do not interfere with the use of the easement. The proposed agricultural activities will occur entirely on the expanded portion of the property, entirely outside of the footprint of the recreational easement. Furthermore, easements are a civil matter that have not been considered in past planning decisions.

Lot A is a building site as identified by County code section 314-137, and as depicted in the Final Map.

A lot line adjustment between APN 107-272-006 (Lot A – 8.76 acres) and APN 107-272-005 (48.36 acres) will not create a net increase in non-conformity with respect to the zoning ordinance nor the underlying general plan. The AE-B-6 zoning sets the lot area as shown on the subdivision map of record – this is the very record we are adjusting via lot line adjustment. The adjustment would occur entirely between two parcels within the same combining zone so net non-conformity would occur. Furthermore, the two resultant parcels would be larger than the smallest parcel in the subdivision. No reference in county code prohibits lot line adjustments within a B-6 combining zone. Both parcels have an underlying general plan designation of AE which has a 20 to 60 acre unit density per the Humboldt County general plan. The proposed lot line adjustment reducing APN 107-272-005 to 40 acres and increasing APN 107-272-006 (Lot A) to 17.2 acres will actually reduce the severity of Lot A's non-conformance. Furthermore, the proposed lot line adjustment action is to support a proposed agricultural activity which is supported by both the current zoning as well as the underlying general plan designation.

The Humboldt County General Plan sets two goals with respect to Agricultural Lands:

1. Economically viable agricultural operations contributing to the growth and stability of the economy and a strong market demand for agricultural lands dedicated to agricultural production
2. Agricultural land preserved to the maximum extent possible for continued agricultural use in parcel sizes that support economically feasible agricultural operations.

Approval of lot line adjustment will allow for the entitlement of an economically viable agricultural operation and result in a net increase in land put into intensive agricultural service.

According to Humboldt County Code: A Lot Line Adjustment shall be approved or conditionally approved when there is compliance with all of the following approval criteria:(Ord. 1911, §1, 10/23/1990)

(a) The application is found to be complete.(Ord. 1911, §1, 10/23/1990)

(b) Either (1) the parcels to be adjusted are found to be in compliance with the Subdivision Map Act and local subdivision regulations, or (2) a Conditional Certificate of Subdivision Compliance for the parcel or parcels has been issued for recordation prior to or concurrent with the lot line adjustment.(Ord. 1911, §1, 10/23/1990)

(c) The proposal neither causes non-conformance nor increases the severity of preexisting non-conformities with zoning and building ordinances. Providing compliance with this subsection, the approval shall not be conditioned on correction or preexisting non-conformities with zoning and building ordinances. (Ord. 1911, §1, 10/23/1990)

The project meets the criteria for approval. It is a complete application, is in compliance with the Subdivision Map Act. The proposed lot line adjustment and proposed agricultural activities do not increase the severity of any pre-existing non-conformities and are supported by the general plan as the action would allow for economically viable agricultural activities. Lot line adjustments are not discretionary and the County of Humboldt cannot deny the lot line adjustment where it meets these requirements.

## Denial Letter Response and Code Analysis

Hereon, a review of the County denial letter and response to the findings and supporting code analysis is presented:

The staff findings under the denial letter are as follows:

**2. Consistency with the Subdivision Map Act:** APN 107-272-005 is one separate, legal parcel as described as "Lot 19" of Honeydew Land / Unit 1 Subdivision Map / Tract No. 130 recorded on October 4<sup>th</sup>, 1978, in Book 16 of Recorded Maps, Page 125 (16RM125). It is in compliance with the Subdivision Map Act which is required by Section 325.5-6(b) of the Humboldt County Code (See also Sections 4 and 5, General Plan Conformance per SB 497).

However, APN 107-272-006, although created as "Lot A" of Honeydew Land / Unit 1 Subdivision Map / Tract No. 130 recorded on October 4<sup>th</sup>, 1978, in Book 16 of Recorded Maps, Page 125 (16RM125), does not qualify as a developable parcel for the following reasons:

- A) The Honeydew Land Unit #1 Staff Report project description states, "This application proposes the division of approximately 368-acres into 21 parcels including one parcel in common ownership. Lot A is described as "Lot A for common ownership" on the approved tentative recorded map.
- B) The recorded map includes Lots 1 – 20 plus Lot A as the common ownership parcel.
- C) The Environmental Health Department Condition of Approval #3 states, "Parcel (Lot) A is not a building site, it is to be used as access to the river for all of the property owners. This parcel is not suitable for the installation of an individual sewage disposal system."
- D) Supportive finding #2 of the subdivision is as follows, "Further division of these parcels shall not be approved based on the facts that: 1) Public services are not available, and 2) The site location is not sufficiently close to an urban area to justify further development." Approval to implement this finding required the subdivision to be zoned to a minimum parcel size as indicated on the map using a B-6 Combining Zone.
- E) The Exceptions and Exclusions section of the Title Report for parcel APN 107-272-006 states:
  - 21) Christopher L. Bertheau is granted a recreational easement including ingress and egress.
  - 23) The effect of notes set forth on Tract Map No. 130 recorded in Book 16, Page 125, Tract Maps, related to: Lot "A" is not for residential use.
  - 25) Rodger W. Popp et al. is granted a recreational easement and incidental purposes for all of Lot "A". Said easement was also reserved and/or conveyed to various parties by various instruments of record.

**3. Project Approval Criteria (Section 325.5-6(c):** "The proposal neither causes non-conformance nor increases the severity of preexisting nonconformities with zoning and building ordinances. Providing compliance with this subsection. The approval shall not be conditioned on correction or preexisting non-conformities with zoning and building ordinances.":

APN 107-272-005 is zoned AE-B-6 (Agricultural Exclusive, Special Building Site). The minimum parcel size for AE is 60-acres and the proposed LLA would reduce the acreage from 48.36-acres to approximately 40-acres. This would result in an increase in the severity of the nonconformity of the existing parcel size.

#### **4. Conclusion:**

As a result of the items above, APN: 107-272-006 was not created as a developable parcel and the present-day zoning regulations do not authorize further subdivision. The entirety of Lot A is encumbered with an easement for recreation and incidental purposes for the surrounding properties in the Honeydew Land / Unit 1 Subdivision. Also, APN 107-272-005 is a preexisting nonconforming parcel in the AE zone. The minimum parcel size in this zone is 60-acres. The proposed LLA would reduce the parcel size from 48.36-acres to approximately 40-acres and it would result in an increase in the severity of a preexisting nonconformity. Lastly, the B-6 combination zone does not authorize further subdivision or the creation of additional developable parcels. Therefore, the proposed LLA cannot be approved based on the findings in the Staff Report.

We dispute staff's interpretation and conclusion:

Items 2A and 2B – While the lot is identified as under common ownership, it is still a legal lot of record that is owned by an individual. The applicant has clear title to the property per the deed (see Exhibit A). The title report did not identify any conflicting claims to ownership of the parcel.

Regarding item 2C –The condition of approval indicating the parcel is not a “building site” is from the Department of Environmental Health in reference to a building site for a residence or other activity that would require the installation of an individual sewage disposal system. A building site under Humboldt County Code is simply a “lot”. The B-6 combining zone defines the “lot” as what is depicted as on the Final Map. As Lot A was created, it is by definition a building site. The intent of this is conveyed both in Humboldt County Land Use Code 322-3 which requires lots unsuitable for residential purposes to be identified on the Final Map of Record. On the Final Map of Record(See Exhibit B), Lot A is labeled as “not for residential use”. This does not preclude other legal, conforming activities on the lot. As identified in the land use code 322-3, a parcel may still be suitable for other uses including recreational or agricultural use. An opportunity was present to record further restrictions or notes regarding Lot A but the explicit notes for both Lot 5 and Lot A as non-residential sites was clearly stated as being requested and fulfilled. See Exhibit C – Final Subdivision Map Approval Letter.

**Building:** Any roofed structure intended for use as human shelter, or shelter or enclosure for animals or property. When such a structure is divided into separate parts by one (1) or more unpierced walls extending from the ground or foundation up, each part is deemed a separate building (does not count towards minimum size yard requirements). See also, “Structure”. (Former Section CZ#A312-4; INL#312-15; Ord. 519, Sec. 215 5/11/65)

a *Accessory.* A detached subordinate building located on the same lot as the building or use to which is accessory. The accessory building is incidental and subordinate to the use of the principal building or the principal use of the lot. (Former Section CZ#A312-4; INL#312-16(a); Ord. 519, Sec. 218, 5/11/65; Amended by Ord. 2214, 6/6/00)

b *Detached.* Any accessory or main building that does not share at least ten feet of a common wall with any other accessory or main building. (From Section CZ#A312-4; Added by Ord. 2214, 6/6/00)

c *Main.* A building in which the principal use of the building site is conducted. (Former Section CZ#A312-4; INL#312-16(b); Ord. 519, Sec. 218, 5/11/65)

d *Site.* One lot, or two or more lots when used in combination for a building or permitted group of buildings, together with all yards and open spaces as required by these regulations. See also, Lot. (Former Section CZ#A312-4; INL#312-16(c); Ord. 519, Sec. 218, 5/11/65; Amended by Ord. 2214, 6/6/00)

All lots shall be suitable for the purpose for which they are intended to be sold, and no dangerous areas may be subdivided for residential purposes. An adequate building area or adequate area for the purpose of the lot shall be available. This may include a well, pump site, open space, recreational use, agricultural use, or material excavation area. Lots not intended for, or unsuitable for, residential purposes shall bear a notation to that effect on the Final or Parcel Map. (Ord. 1146, § 22, 7/19/1977; Ord. 1541, § 1, 7/13/1982)

Regarding item 2D – Further subdivision of the parcel is not proposed. The two subject parcels were both created under the same subdivision action so a lot line adjustment between the two will not create a net non-conformity. In fact, the resultant parcels (17.2 acres and 40 acres) will be much larger than the smallest lot in the subdivision (7.23 acres). See Exhibit B – Final Map of Record.

Regarding item 2E – The referenced easements are “non-exclusive” easements which allow the landowner to use the land as they see fit as long as the activity does not interfere with the rights of the easement holder. Please see Exhibit D – Lot Line Adjustment Map and Plot Plan and Exhibit E – Recorded easements of record. The proposed lot line adjustment and associated agricultural activity fall entirely outside the easement of record. The use of the Lot A easement area is not impeded. Furthermore, easements are a civil matter and the County of Humboldt has not elected to consider easement related issues in previous planning decisions.

In the conclusion of the letter the county has made two incorrect determinations:

- 1) That the parcel 107-272-005 is non-conforming in the AE zone. The parcel is zoned AE-B-6 which has a minimum building site size (i.e. lot size as previously identified in response to 2C) as depicted on the final map. The lot is in conformance. The reference to a 60 acre minimum is likely in based on the General Plan AE designation. The general plan text indicates a 20 to 60 acre minimum for AE land use designation. A reference to a 60 acre minimum is based on a Table 4-G which reflects the range for T and AG land use designations but conflicts with the listed range on the prior page for the AE designation. See Exhibit F. APN 107-272-005 is already entitled and licensed for agricultural activity. Reducing the size of APN 107-272-005 will not impact its existing operations. Increasing the size of APN 107-272-006 (Lot A) will allow for new economically viable agricultural operations which is in substantial conformance with the purpose and goals of the general plan, See Exhibit G – General Plan for Agricultural Resources. As such, there is no non-conformity with the proposed lot line adjustment with respect to the General Plan.
- 2) That this action proposes a subdivision and creation of a new “developable” parcel. No subdivision is proposed. The lot was created legally in compliance with the Subdivision Map Act and has no restrictions other than it is “not for residential use”. The B-6 combining zone does not place any limitation on developable parcels or development on a parcel. No residential use is proposed.

### Conclusion

The project meets the criteria for approval. It is a complete application, is in compliance with the Subdivision Map Act. The proposed lot line adjustment and proposed agricultural activities do not increase the severity of any pre-existing non-conformities. The general plan for agricultural resource lands such as these indicates the goal is to prevent breaking down farms into smaller non-viable (for agriculture) parcels and to support economically viable agricultural operations. The proposed lot line adjustment is to create a larger parcel that is viable for intensive agriculture and this action is in substantial conformance with the general plan. Please also refer to Attachment II for additional legal citations for this matter.

RECORDING REQUESTED BY:  
Fidelity National Title Company of California  
Order No.: FFHO-2011500452

When Recorded Mail Document To:  
Yoram Atary  
1395 S. Ocean Blvd # 804  
Pompano Beach, FL 33062

Doc Trf Tax: \$1045.00  
Clerk: MM Total: \$1064.00  
Apr 29, 2015 at 15:32:19

Property Address: 665 Old Hindley Ranch  
Road,  
Honeydew, CA 95545  
APN/Parcel ID(s): 107-272-005

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### GRANT DEED

The undersigned grantor(s) declare(s)

- This transfer is exempt from the documentary transfer tax.  
 The documentary transfer tax is \$1,045.00 and is computed on:  
 the full value of the interest or property conveyed.  
 the full value less the liens or encumbrances remaining thereon at the time of sale.

The property is located in  an Unincorporated area of Honeydew Humboldt County

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Kyle Pullen, as his separate property

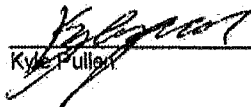
hereby GRANT(S) to Yoram Atary, a married man as his sole and separate property

the following described real property in the Unincorporated Area of the County of Humboldt, State of California:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: April 24, 2015

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

  
\_\_\_\_\_  
Kyle Pullen

### MAIL TAX STATEMENTS AS DIRECTED ABOVE

GRANT DEED  
(continued)

APN/Parcel ID(s): 107-272-005

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Humboldt

On 4.24.15 before me, N. Slater Notary Public,  
(here insert name and title of the officer)

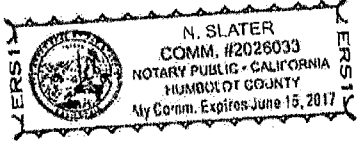
personally appeared Kyle Pullen  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.  
[Signature]

Signature

(Seal)



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 107-272-005**

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THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA IN COUNTY OF HUMBOLDT, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

**PARCEL ONE**

Lot 19 of Tract No. 130, Honeydew Land, Unit 1, as per Map recorded in Book 16, Pages 125 to 131, inclusive, of Maps, in the office of the County Recorder of said County.

**PARCEL TWO**

A non-exclusive right to use Lot "A" of said Tract for recreational and incidental purposes.

**PARCEL THREE**

A non-exclusive easement for ingress, egress and public utility purposes, 50 feet in width, over those portions of Lots 5, 6, 9, 10, 11, 13, 14, 15, 16, 17 and 18, within Old Hindley Ranch Road as shown on the Map of said Tract.

**PARCEL FOUR**

A non-exclusive easement for ingress, egress and public utility purposes, 50 feet in width, over those portions of Lots 13 and "A", within Road "B", all as shown on the Map of said Tract.

**PARCEL FIVE**

A non-exclusive easement for pipeline for conveying water, together with the right to lay, replace and maintain said pipeline, over those portions of Lots 12 and 16 of said Tract, within a strip of land 10 feet in width, designated "10 foot Water Easement", extending from "Spring Site for Lot 19", to Parcel One above described, all as shown on the Map of said Tract.

**PARCEL SIX**

The right to develop and take water from that portion of Lot 12 of said Tract, within a 30 foot square parcel of land designated "Spring Site for Lot 19" on the Map of said Tract.



Recording Requested by:  
Law Office of James J. Aste

When Recorded Mail To:  
Law Office of James J. Aste  
P.O. Box 307  
Ferndale, CA 95536

Mail Tax Statements To:  
Dany A. David  
160 Graystone Terrace, #5  
San Francisco, CA 94114  
(APN: 107-272-006)

**2020-020958**

Recorded - Official Records  
Humboldt County, California  
Kelly E. Sanders, Recorder  
Recorded by: JAMES J ASTE

Pages: 3

Recording Fee: \$ 19.00  
Tax Fee: \$66.00  
Clerk: tn Total: \$85.00  
Nov 13, 2020 at 03:10:44



**GRANT DEED**

The undersigned Grantor(s) declare under penalty of perjury that the following is true and correct:

- Documentary transfer tax is \$ 66.00
- Computed on full value of property conveyed

GRANTOR:

Robert V. Shinn, Trustee of the Robert V. Shinn Living Trust, uad 03/11/2019 and Jeanette L. Shinn

HEREBY GRANT TO:

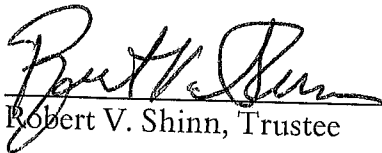
Dany A. David, a married man

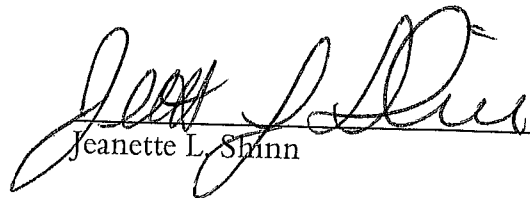
All that real property situate in the County of Humboldt, State of California, described as follows:  
*UNINCORPORATED AREA OF THE*

**See Exhibit 'A' attached hereto and incorporated by reference**

IN WITNESS WHEREOF, the undersigned has executed this document on the date set forth below.

Dated: November 2, 2020

  
Robert V. Shinn, Trustee

  
Jeanette L. Shinn

**ACKNOWLEDGMENT**

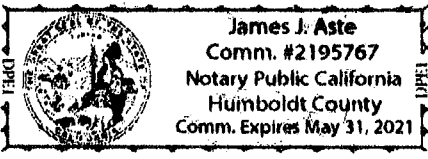
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA        )  
  )  
COUNTY OF HUMBOLDT     )

On November 2, 2020, before me, JAMES J. Aste, a Notary Public, personally appeared ROBERT V. SHINN and JEANETTE L. SHINN, who proved to me on the basis of satisfactory evidence, to be the person whose name is subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity[ies], and that by his/her/their signature[s] on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



*James J. Aste*  
Notary Signature

**EXHIBIT A**  
**LEGAL DESCRIPTION OF REAL PROPERTY**

**PARCEL ONE**

Lot "A" of Tract No. 130, Honeydew Land Unit 1, as per Map recorded in Book 16, Pages 125 to 131 inclusive of Maps, in the Office of the County Recorder of said County.

**PARCEL TWO**

A non-exclusive easement for ingress, egress and public utility purposes 50 feet in width over those portions of Lots 5, 6, 9,10, 11, 13, 14 and 19 within Road "B" and that portion of Old Hindley Ranch Road extending from said Road "B" Northerly and Westerly to the County Road, all as shown on the Map of said Tract.

**PARCEL THREE:**

An easement for roadway, ingress, egress, public and private utilities, and general agricultural purposes, over and under a strip of land, 100.00 feet in width, the Southerly line of which is coincident with the Southerly line of Parcel 13 as shown on the Map entitled "Honeydew Land Unit 1, Tract 130", filed in Book 16 of Maps, Pages 125-131, Humboldt County Records, and extending from the center line of the Mattole River to the center line of Road "B" both as shown on said map.

Reserving unto Seller a non-exclusive easement in gross, over Old Hindley Road, as described in Parcel Two above, for the purpose of gaining access to the river bordering the subject property for recreational purposes and maintenance of Seller's adjoining property.

COUNTY SURVEYOR'S CERTIFICATE

This map has been examined this 15th day of September 1978, for conformance with the requirements of Section 66410 of the Government Code. The subdivision as shown is substantially the same as it appears on the tentative map and any approved alterations thereof. I hereby certify that all provisions of the Subdivision Map Act and any local ordinances applicable have been complied with and that the accompanying map is technically correct.

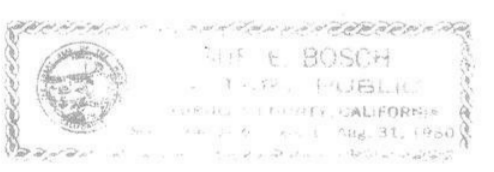
Signed: Guy C. Mubsted
County Surveyor

SURVEYOR'S CERTIFICATE

This map was prepared by me or under my direction and is based upon a field survey that is true and complete as shown and is in conformance with the requirements of Section 66410 of the Government Code at the request of Robert McKee in October 1977. I hereby certify that it conforms to the approved tentative map and the conditions of approval thereof; that all provisions of applicable State Law and local ordinances have been complied with. I also certify that all monuments found and set occupy the positions indicated. The monuments are sufficient to enable the survey to be retraced.

Signed: Donald E. Bushnell
Donald E. Bushnell, L.S. 2786, Garberville, Calif. 95440

CORPORATION ACKNOWLEDGEMENT
STATE OF CALIFORNIA
COUNTY OF Humboldt
Dated this 4th day of October, 1978
Before me, Sue E. Bosch, a Notary Public, State of California duly commissioned and sworn, personally appeared Richard L. Lamoreaux
known to me to be the name of
to be the Assistant-Secretary of the Corporation
IN WITNESS WHEREOF, I hereunto set my hand and affixed my official seal in the County of Humboldt
the year and day, in this certificate first above written.
Sue E. Bosch
NOTARY PUBLIC, STATE OF CALIFORNIA
My commission expires



22264 COUNTY RECORDER'S CERTIFICATE

Filed this 14th day of October 1978 at 3:59 P.M. in Book 16 of Maps, at Pages 125-131, Humboldt County Records, at the request of Donald E. Bushnell.

Signed: Grace Jackson
County Recorder, Humboldt County

FEE \$ 17.00

COUNTY AUDITOR'S CERTIFICATE

I hereby certify that there are no liens for County or Special District Taxes against any of the lands shown on the accompanying Subdivision Maps, except taxes which are a lien but not yet payable. Dated this 5th day of September 1978.

Signed: Vic J. ...
County Auditor, County of Humboldt, State of California

COUNTY CLERK'S CERTIFICATE

I, Don Michael, County Clerk and Ex Officio Clerk of the Board of Supervisors of the County of Humboldt, State of California, hereby certify, that the said Board of Supervisors at a meeting held on September 26, 1978, at which a quorum was present, approved and accepted on behalf of the public the parcels of land and easements offered for dedication for the uses set forth on the accompanying Subdivision Map in conformity with the terms of the dedication. I further certify that a bond in the amount fixed by the said Board of Supervisors, to wit: \$570.00 was presented to and was filed and accepted by the said Board of Supervisors on the 29th day of August, 1978, guaranteeing the payments of all taxes which are a lien at the time of filing of the accompanying Subdivision Map against any of the lands shown thereon.

Dated: September 28, 1978

Signed: Donald R. Michael
Don Michael, County Clerk, County of Humboldt, State of California

CORPORATION ACKNOWLEDGMENT

State of California } s/s
County of Humboldt }
On this 26th day of April in the year 1978, before me, Helen K. Bushnell, a Notary Public, State of California, duly commissioned and sworn, personally appeared Robert C. McKee known to me to be the president of the corporation that executed the within instrument. In witness whereof I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Signed: Helen K. Bushnell
Notary Public, State of California

My commission expires: June 19, 1981



OWNER'S CONSENT

Know all men by these presents: That the undersigned, being a party a record title interest in the real property being subdivided by this map, do hereby consent to the preparation and recordation of this map and to the dedication of the easements for the purposes as shown thereon. Dated this 26th day of April, 1978.

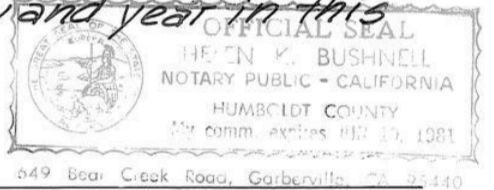
Signed: Robert C. McKee, President
Briceland Corporation
Trustee under Trust Agreement dated 2/14/75
Edgar Harold Lewis, Margaret E. Lewis
Humboldt Land Title Company, trustee By: Richard Lamoreaux, Assistant-Secretary

ACKNOWLEDGMENT

State of California }
County of Humboldt }
On this 26th day of April, in the year 1978, before me, Helen K. Bushnell, a Notary Public, State of California, duly commissioned and sworn, personally appeared Edgar Harold Lewis and Margaret E. Lewis known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same. In witness whereof I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Signed: Helen K. Bushnell
Notary Public, State of California

My commission expires: June 19, 1981

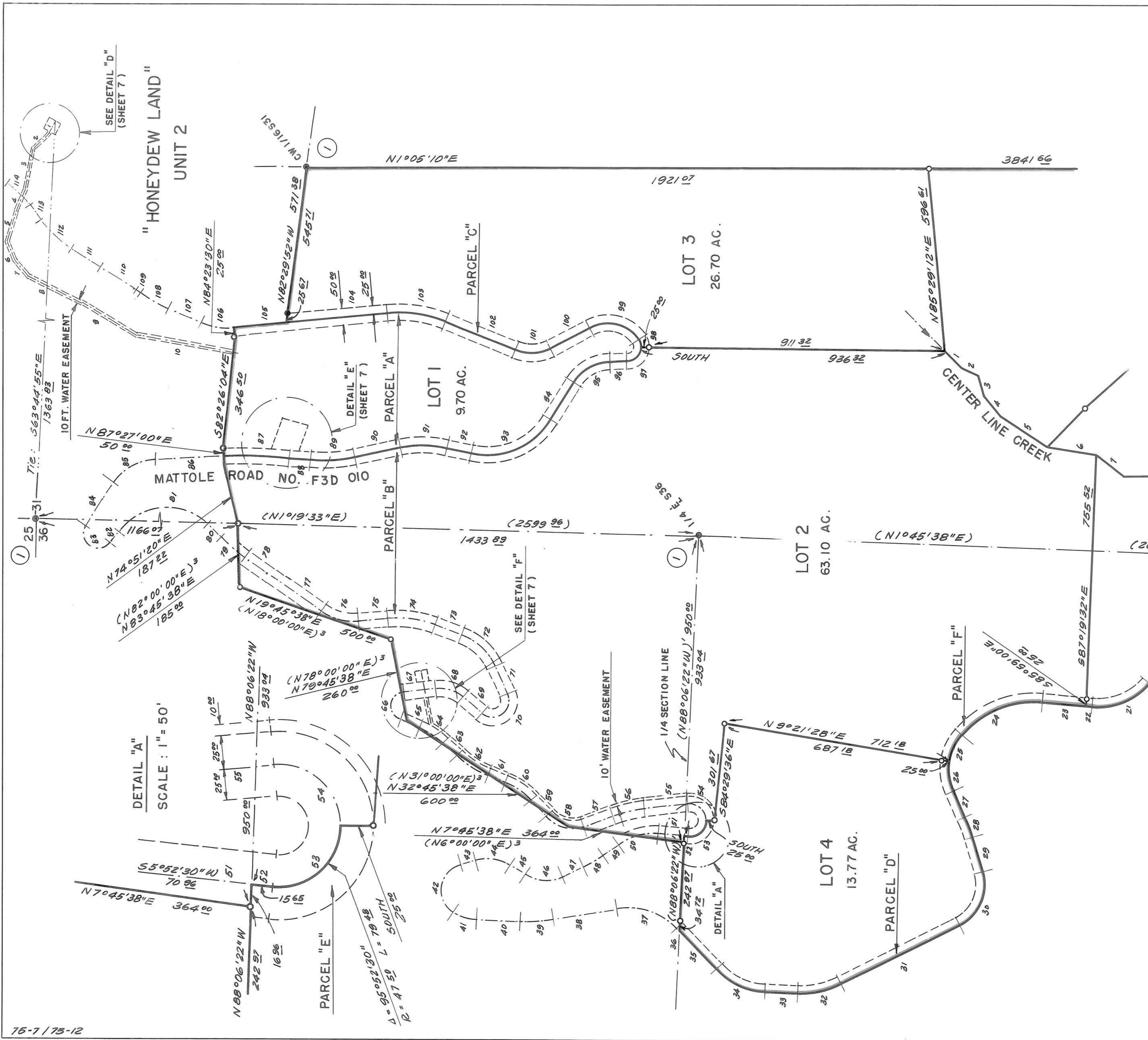


NOTE

This property may be incumbered by the following easements and rights-of-way shown on Sheet 5.

"HONEYDEW LAND" / UNIT I
SUBDIVISION MAP / TRACT NO. 130
FOR
BRICELAND CORPORATION

IN PORTIONS OF SECTION 36, T.2S.-R.1.W., SECTION 31, T.2S.-R.1.E., SECTION 1, T.3S.-R.1.W. AND SECTION 6, T.3S.-R.1.E., H.B. & M.
OCTOBER 1977
BUSHNELL SURVEY & TIMBER SERVICE INC.
GARBERVILLE, CALIFORNIA 95440
SHEET 1 OF 7 SHEETS
BOOK 16 OF MAPS, PAGE 125



"HONEYDEW LAND" / UNIT 1  
 SUBDIVISION MAP / TRACT NO. 130  
 FOR  
 BRICELAND CORPORATION

IN PORTIONS OF SECTION 36, T.2S. - R.1.W.  
 SECTION 31, T.2S. - R.1.E., SECTION 1, T.3S. - R.1.W.  
 AND SECTION 6, T.3S. - R.1.E., H.B. & M.  
 SCALE: 1" = 200' OCTOBER 1977  
 BUSHNELL SURVEY & TIMBER SERVICE, INC.  
 GARBERVILLE, CALIFORNIA 95440  
 SHEET 2 OF 7 SHEETS

**NOTES**  
 Parcels "A" thru "F" are dedicated to the County of Humboldt for public road purposes and all purposes incidental thereto. Width of right-of-way is 50 ft., 25 ft. on each side of center-line. A maintenance easement to extend 10 ft. beyond catch points of all cuts and fills. For description of Mattole Road No. F3D 010, see Sheet 6  
 For description of creek see Sheet 3

**LEGEND**  
 For legend see Sheet 5

**FIELD NOTES**  
 For field notes see Sheet 5

**CREEK TRAVERSE**

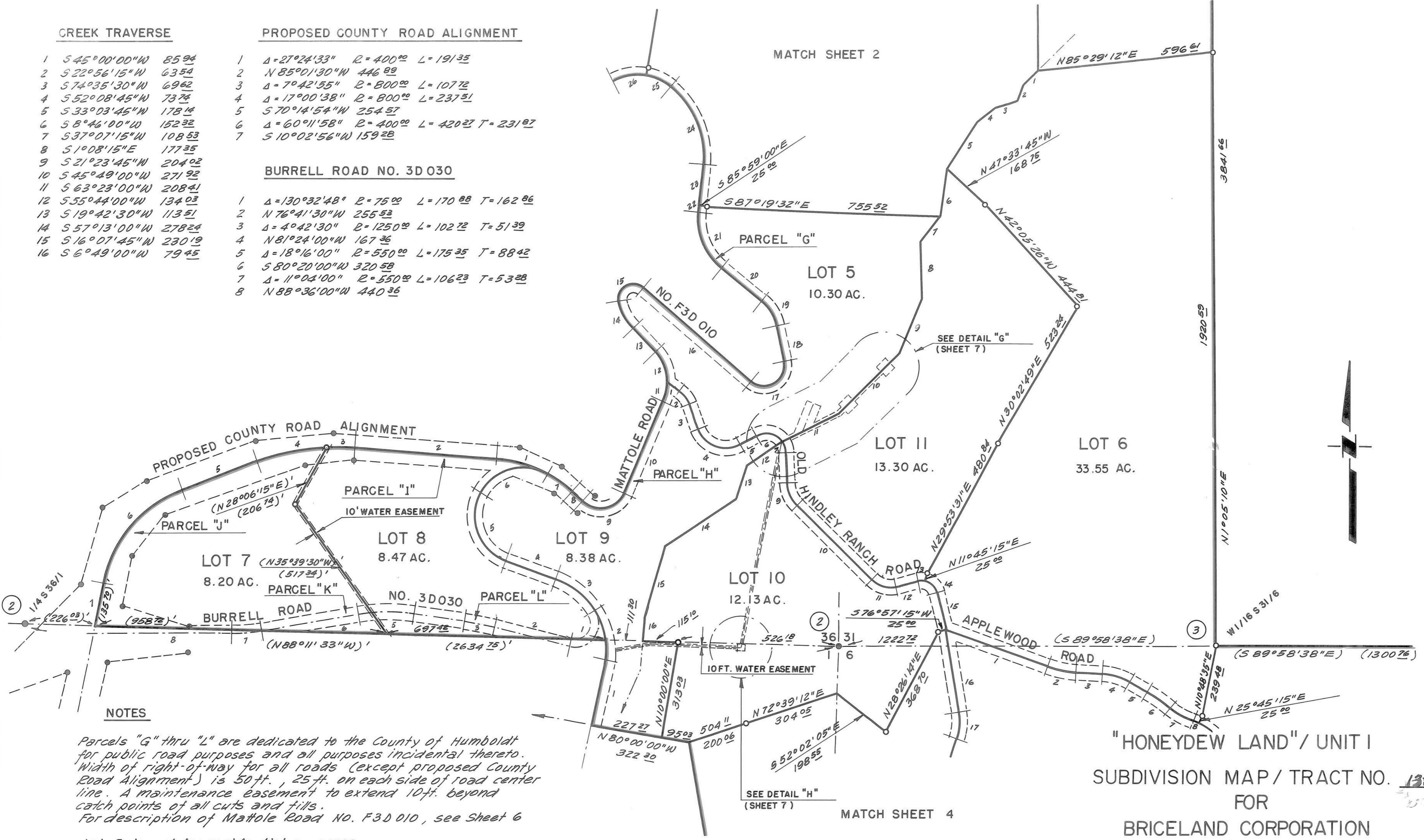
1	S 45°00'00"W	85.94
2	S 22°56'15"W	63.54
3	S 74°35'30"W	69.62
4	S 52°08'45"W	73.74
5	S 33°03'45"W	178.14
6	S 8°46'00"W	152.32
7	S 37°07'15"W	108.53
8	S 1°08'15"E	177.35
9	S 21°23'45"W	204.02
10	S 45°49'00"W	271.92
11	S 63°23'00"W	208.41
12	S 55°44'00"W	134.03
13	S 19°42'30"W	113.51
14	S 57°13'00"W	278.24
15	S 16°07'45"W	230.19
16	S 6°49'00"W	79.45

**PROPOSED COUNTY ROAD ALIGNMENT**

1	Δ=27°24'33"	R=400.00	L=191.35
2	N 85°01'30"W	446.89	
3	Δ=7°42'55"	R=800.00	L=107.72
4	Δ=17°00'38"	R=800.00	L=237.51
5	S 70°14'54"W	254.57	
6	Δ=60°11'58"	R=400.00	L=420.27
7	S 10°02'56"W	159.28	

**BURRELL ROAD NO. 3D030**

1	Δ=130°32'48"	R=75.00	L=170.88	T=162.86
2	N 76°41'30"W	255.53		
3	Δ=4°42'30"	R=1250.00	L=102.22	T=51.39
4	N 81°24'00"W	167.36		
5	Δ=18°16'00"	R=550.00	L=175.25	T=88.42
6	S 80°20'00"W	320.58		
7	Δ=11°04'00"	R=550.00	L=106.23	T=53.28
8	N 88°36'00"W	440.36		



**NOTES**

Parcels "G" thru "L" are dedicated to the County of Humboldt for public road purposes and all purposes incidental thereto. Width of right-of-way for all roads (except proposed County Road Alignment) is 50 ft., 25 ft. on each side of road center line. A maintenance easement to extend 10 ft. beyond catch points of all cuts and fills. For description of Mattole Road No. F3D010, see Sheet 6. Lot 5 is not for residential purposes.

**FIELD NOTES**

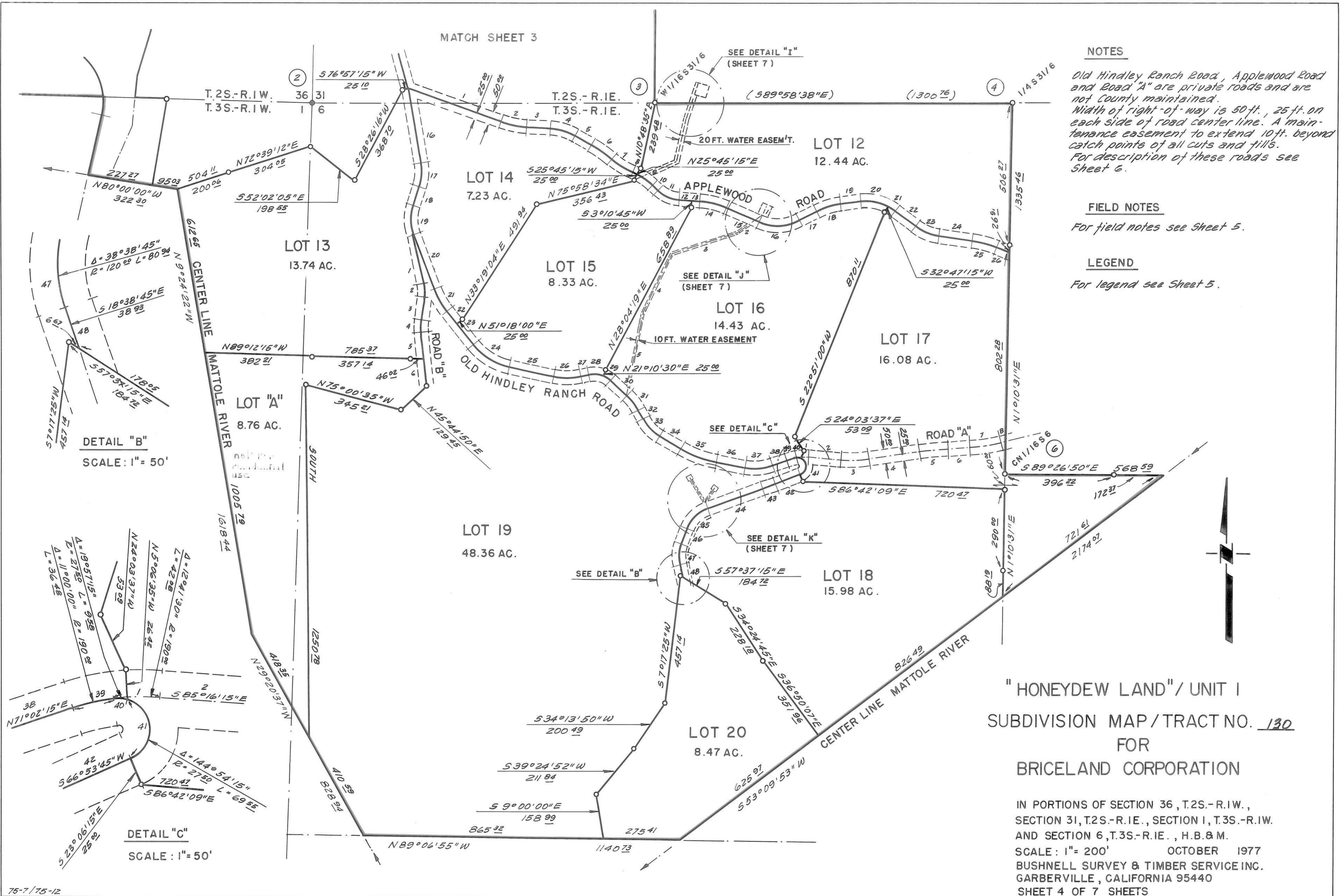
For field notes see Sheet 5

**LEGEND**

For legend see Sheet 5

"HONEYDEW LAND" / UNIT I  
 SUBDIVISION MAP / TRACT NO. 130  
 FOR  
 BRICELAND CORPORATION

IN PORTIONS OF SECTION 36, T.2S.-R.1W.,  
 SECTION 31, T.2S.-R.1E., SECTION 1, T.3S.-R.1W.  
 AND SECTION 6, T.3S.-R.1E., H.B. & M.  
 SCALE: 1"= 200'      OCTOBER 1977  
 BUSHNELL SURVEY & TIMBER SERVICE INC.  
 GARBERVILLE, CALIFORNIA 95440  
 SHEET 3 OF 7 SHEETS  
 BOOK 16 OF MAPS, PAGE 127



**NOTES**

Old Hindley Ranch Road, Applewood Road and Road "A" are private roads and are not County maintained. Width of right-of-way is 50 ft., 25 ft. on each side of road center line. A maintenance easement to extend 10 ft. beyond catch points of all cuts and fills. For description of these roads see Sheet 6.

**FIELD NOTES**

For field notes see Sheet 5.

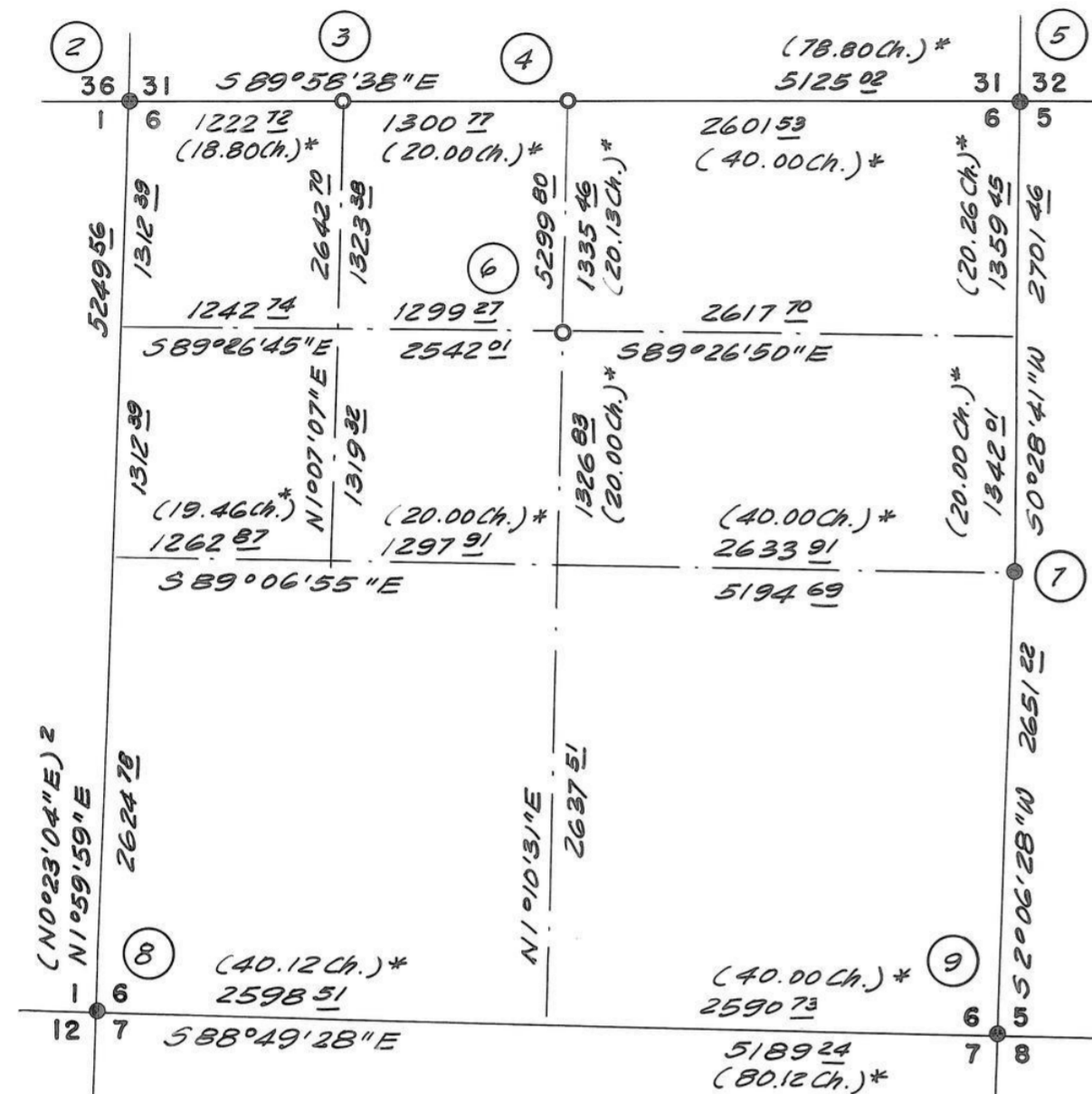
**LEGEND**

For legend see Sheet 5.

"HONEYDEW LAND" / UNIT I  
SUBDIVISION MAP / TRACT NO. 130  
FOR  
BRICELAND CORPORATION

IN PORTIONS OF SECTION 36, T.2S.-R.1.W., SECTION 31, T.2S.-R.1.E., SECTION 1, T.3S.-R.1.W. AND SECTION 6, T.3S.-R.1.E., H.B. & M.  
SCALE: 1" = 200' OCTOBER 1977  
BUSHNELL SURVEY & TIMBER SERVICE INC.  
GARBERVILLE, CALIFORNIA 95440  
SHEET 4 OF 7 SHEETS

SUBDIVISION OF SECTION 6  
SCALE: 1" = 1000



LEGEND

- Monuments found as established in previous surveys of record (see field notes)
- 1/2" iron pipe set this survey, tagged L.S. 2786
- (-) Record data (Book 10 of Parcel Maps, Pages 22-28, H.C.R.)
- (-)' Record data (Book 7 of Parcel Maps, Pages 85-87, H.C.R.)
- (-)² Record data (Book 5 of Parcel Maps, Pages 112 & 113, H.C.R.)
- (-)\* Record data (Government Township Plat)

FIELD NOTES

- ①  $\frac{25}{36}$ ; 1/4 E.L. S36 Found 1" iron pipe in mound of stone as described in Book 7 of Parcel Maps, Pages 85-87, H.C.R. and Book 10 of Parcel Maps, Pages 22-28, H.C.R.
- ②  $\frac{36}{116}$ ; 1/4 S36/1 Found monuments as described in Book 5 of Parcel Maps, Pages 112 & 113, H.C.R.
- ③ W 1/6 S31/6 Set 1/2" iron pipe, tagged L.S. 2786, at west edge of road (outside edge of switch back). Road brs. N70°W from S62°W. I scribed and tagged:
  1. 34" fir, S24°E, 172 ft.
  2. 24" live oak, N86 1/2°W, 107 1/2 ft.
- ④ 1/4 S31/6 Set 1/2" iron pipe, tagged L.S. 2786, on steep south slope on top of opening with scattered live oak and firs. I scribed and tagged:
  1. 24" live oak, S53 1/4°E, 47 1/2 ft.
  2. 14" live oak, N77°W, 31 1/2 ft.
- ⑤  $\frac{31}{81}$  Found bearing trees as described in Book 17 of Surveys, Pages 100 & 101, H.C.R. and Book 10 of Parcel Maps, Page 23, H.C.R.
- ⑥ CN 1/6 S6 Set 1/2" iron pipe, tagged L.S. 2786, in open flat meadow ± 120 ft. south of road brg. N76°E. I scribed and tagged:
  1. 24" W. oak, N134°W, 185 1/2 ft.
  2. 28" W. oak, S75 1/4°E, 281 1/2 ft.
- ⑦ 1/6 S6/5 Found 3/4" iron pipe by L.S. 2808, on east side of open ridge ± 35 ft. west of fence which brs. N25°E and ± 100 ft. from north-south fence line. The bearing trees described in Book 14 of Surveys, Pages 46-49, H.C.R., are:
  1. 36" W. oak, N45°E, 45 1/2 ft.
  2. 42" fir, N69 3/4°E, 114 1/2 ft.
- ⑧  $\frac{1}{12}$  Found 1/2" iron pipe by L.S. 2786 as described in Book 5 of Parcel Maps, Pages 112 & 113 H.C.R.
- ⑨  $\frac{6}{7}$  Found 1 1/2" axle on gentle open north slope ± 70 ft. south of Jeep road brg. N45°W from S28°E. Found a 60" fir snag, S17 3/4°W, 45 1/2 ft., scribed 57 BT REK. (Book 14 of Surveys, Pages 46-49, H.C.R.). I scribed and tagged:
  1. 18" tan oak, N63°E, 41 1/2 ft.
  2. 22" tan oak, S47 1/2°W, 55 1/2 ft.

NOTE

This property may be incumbered by the following easements and rights-of-way:

1. Book 140 of Deeds, Page 176, H.C.R.
2. Book 9 of Official Records, Page 364, H.C.R.
3. Book 13 of Official Records, Page 26, H.C.R., Rec. Ser. No. 5730
4. Book 423 of Official Records, Page 190, H.C.R., Rec. Ser. No. 2021
5. Book 1147 of Official Records, Pages 451 & 453, H.C.R.
6. Book 1174 of Official Records, Page 606, H.C.R.
7. Book 1330 of Official Records, Page 51, H.C.R., Rec. Ser. No. 3347
8. Book 1357 of Official Records, Page 274, H.C.R.
9. Book 1376 of Official Records, Page 274, H.C.R., Rec. Ser. No. 21670
10. Book 1481 of Official Records, Page 208, H.C.R., Rec. Serial No. 7398

"HONEYDEW LAND"/ UNIT I  
SUBDIVISION MAP / TRACT NO. 130  
FOR  
BRICELAND CORPORATION

IN PORTIONS OF SECTION 36, T.2S.-R.1W.,  
SECTION 31, T.2S.-R.1E., SECTION 1, T.3S.-R.1W.  
AND SECTION 6, T.3S.-R.1E., H.B. & M.  
SCALE: 1" = 1000' OCTOBER 1977  
BUSHNELL SURVEY & TIMBER SERVICE INC.  
GARBERVILLE, CALIFORNIA 95440  
SHEET 5 OF 7 SHEETS



MATTOLE ROAD NO. F3D OIO

Table with 3 columns: Line number, Bearing/Distance, and Curve data (R, L, T). Lines 1-69.

Table with 3 columns: Line number, Bearing/Distance, and Curve data (R, L, T). Lines 70-110.

OLD HINDLEY RANCH ROAD

Table with 3 columns: Line number, Bearing/Distance, and Curve data (R, L, T). Lines 1-24.

Table with 3 columns: Line number, Bearing/Distance, and Curve data (R, L, T). Lines 25-48.

APPLEWOOD ROAD

Table with 3 columns: Line number, Bearing/Distance, and Curve data (R, L, T). Lines 1-26.

ROAD "A"

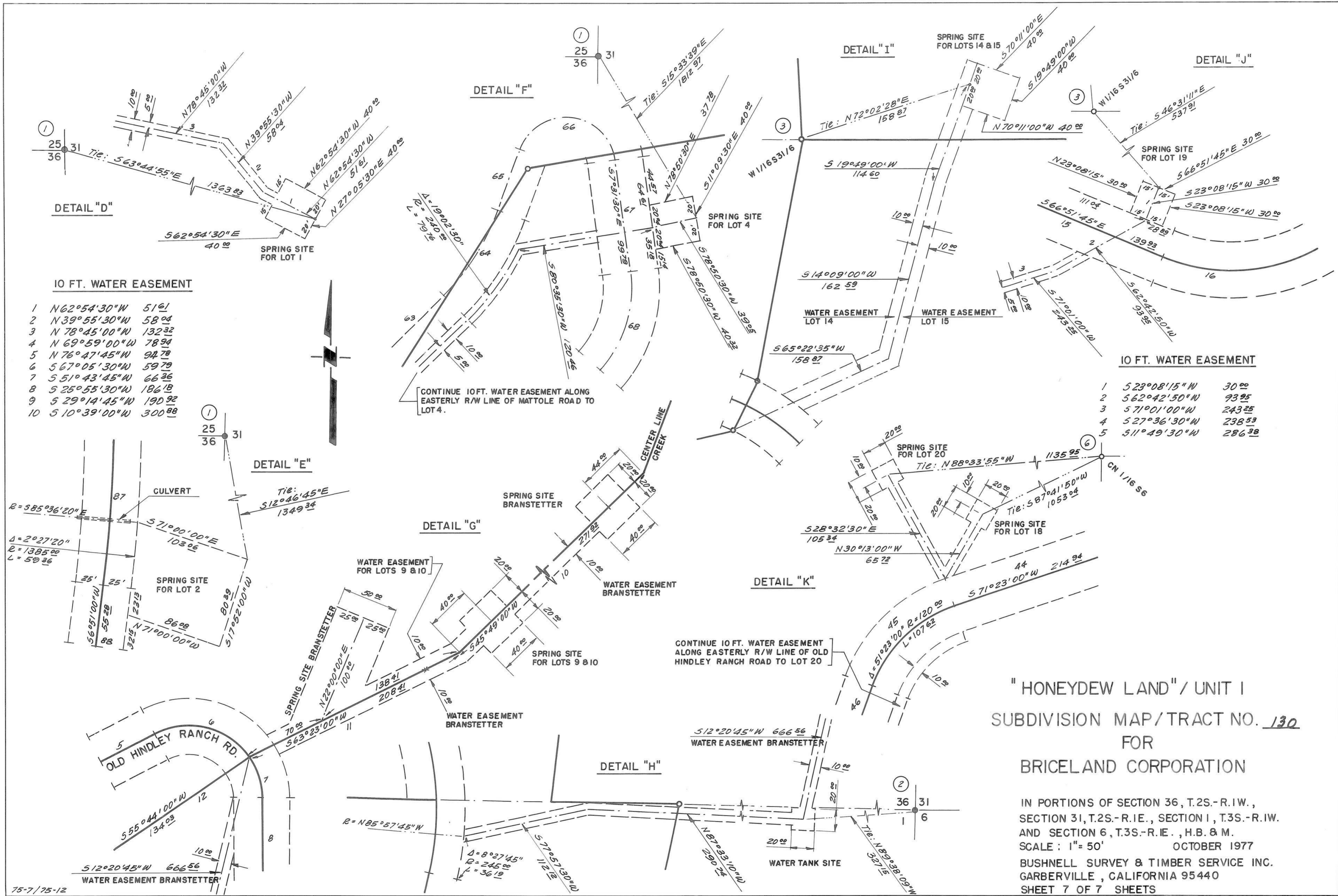
Table with 3 columns: Line number, Bearing/Distance, and Curve data (R, L, T). Lines 1-8.

ROAD "B"

Table with 3 columns: Line number, Bearing/Distance, and Curve data (R, L, T). Lines 1-6.

"HONEYDEW LAND" / UNIT I  
SUBDIVISION MAP / TRACT NO. 130  
FOR  
BRICELAND CORPORATION

IN PORTIONS OF SECTION 36, T.2S. - R.1W.,  
SECTION 31, T.2S. - R.1E., SECTION 1, T.3S. - R.1W.  
AND SECTION 6, T.3S. - R.1E., H.B. & M.  
BUSHNELL SURVEY & TIMBER SERVICE INC.  
GARBERVILLE, CALIFORNIA 95440



DETAIL "D"

10 FT. WATER EASEMENT

1	N 62° 54' 30" W	5161
2	N 39° 55' 30" W	5804
3	N 78° 45' 00" W	13232
4	N 69° 59' 00" W	7894
5	N 76° 47' 45" W	9478
6	S 67° 05' 30" W	5979
7	S 51° 43' 45" W	6626
8	S 25° 55' 30" W	18618
9	S 29° 14' 45" W	19092
10	S 10° 39' 00" W	30088

DETAIL "E"

DETAIL "F"

DETAIL "I"

DETAIL "J"

DETAIL "G"

DETAIL "K"

DETAIL "H"

10 FT. WATER EASEMENT

1	S 23° 08' 15" W	3000
2	S 62° 42' 50" W	9395
3	S 71° 01' 00" W	24325
4	S 27° 36' 30" W	23853
5	S 11° 49' 30" W	28638

"HONEYDEW LAND" / UNIT I  
 SUBDIVISION MAP / TRACT NO. 130  
 FOR  
 BRICELAND CORPORATION

IN PORTIONS OF SECTION 36, T.2S.-R.1W.,  
 SECTION 31, T.2S.-R.1E., SECTION 1, T.3S.-R.1W.  
 AND SECTION 6, T.3S.-R.1E., H.B. & M.  
 SCALE: 1" = 50' OCTOBER 1977  
 BUSHNELL SURVEY & TIMBER SERVICE INC.  
 GARBERVILLE, CALIFORNIA 95440  
 SHEET 7 OF 7 SHEETS



PLANNING DEPARTMENT  
**COUNTY OF HUMBOLDT**  
520 "E" STREET EUREKA, CALIFORNIA 95501  
PHONE (707) 445-7541

DATE: May 12, 1978  
TO: Humboldt County Planning Commission  
FROM: Stanley R. Mansfield, Planning Director  
SUBJECT: Honeydew Land - Unit #1 - Parcel Map Subdivision -  
Honeydew Area

Action Requested: Review of this tentatively approved project prior to being referred to the Department of Public Works

BACKGROUND HISTORY: The Honeydew Land project was submitted by Robert McKee in April 1976 and approval was given by the Planning Commission on August 19, 1976. The Commission upheld the findings of the Subdivision Technical Review Committee, which found the proposed subdivision to be consistent with applicable General and Specific Plans pursuant to Sections 66473.5 and 66474 of the State Subdivision Map Act.

As a condition of approval, the applicant has been required to rezone these parcels to AEB-6 (Agriculture Exclusive)(Building Site Area as Shown on Subdivision Maps of Record). This has been accomplished by the applicant, the approval for which was issued by the Planning Commission on October 20, 1976 and by the Board of Supervisors on December 14, 1976.

The copy of the final subdivision map has been evaluated and substantial revision of lot lines has been noted. These revisions reflect natural topographic divisions and correction of initial survey errors.

The Planning Department staff has recommended a number of notes be placed on the final map referring to non-residential sites; see, for example, lot "5" and lot "A". The applicant has agreed to these and has so noted on the map.

The Department of Environmental Health has reviewed the changes in lot sizes and has stated that there is no need to alter the original conditions of approval.

Planning Commission  
Re: Honeydew Land Unit #1  
May 12, 1978  
Page 2

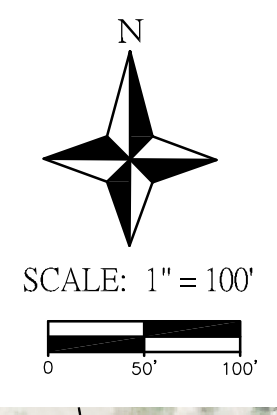
The Department of Public Works is the last remaining agency to evaluate the project. They will be addressing the specific improvements for conformance with the tentative map and the implementation of the conditions of approval for such improvements.

Action: This project is before the Advisory Agency for your review and evaluation prior to the Planning Department staff signing off on the map and releasing it to the Department of Public Works.

RECOMMENDATION: The Planning Department staff recommends the Planning Commission approve for recordation Honeydew Land Unit #1.

Stanley R. Mansfield  
Planning Director

SRM/jm



**LEGEND**

- FOUND 1/2" GALVANIZED IRON PIPE, NO TAG, PER BK 16 OF MAPS, PAGES 125-131
- EXTERIOR PROJECT PROPERTY BOUNDARIES
- - - ADJACENT PROPERTY BOUNDARIES
- BOUNDARIES TO BE REMOVED
- BOUNDARIES TO BE ADDED
- EDGES OF EASEMENT PER SUBDIVISION MAP
- FENCE LINE
- WATER LINE
- OVERHEAD ELECTRIC LINE

(S 341°3'50" W 200.49')

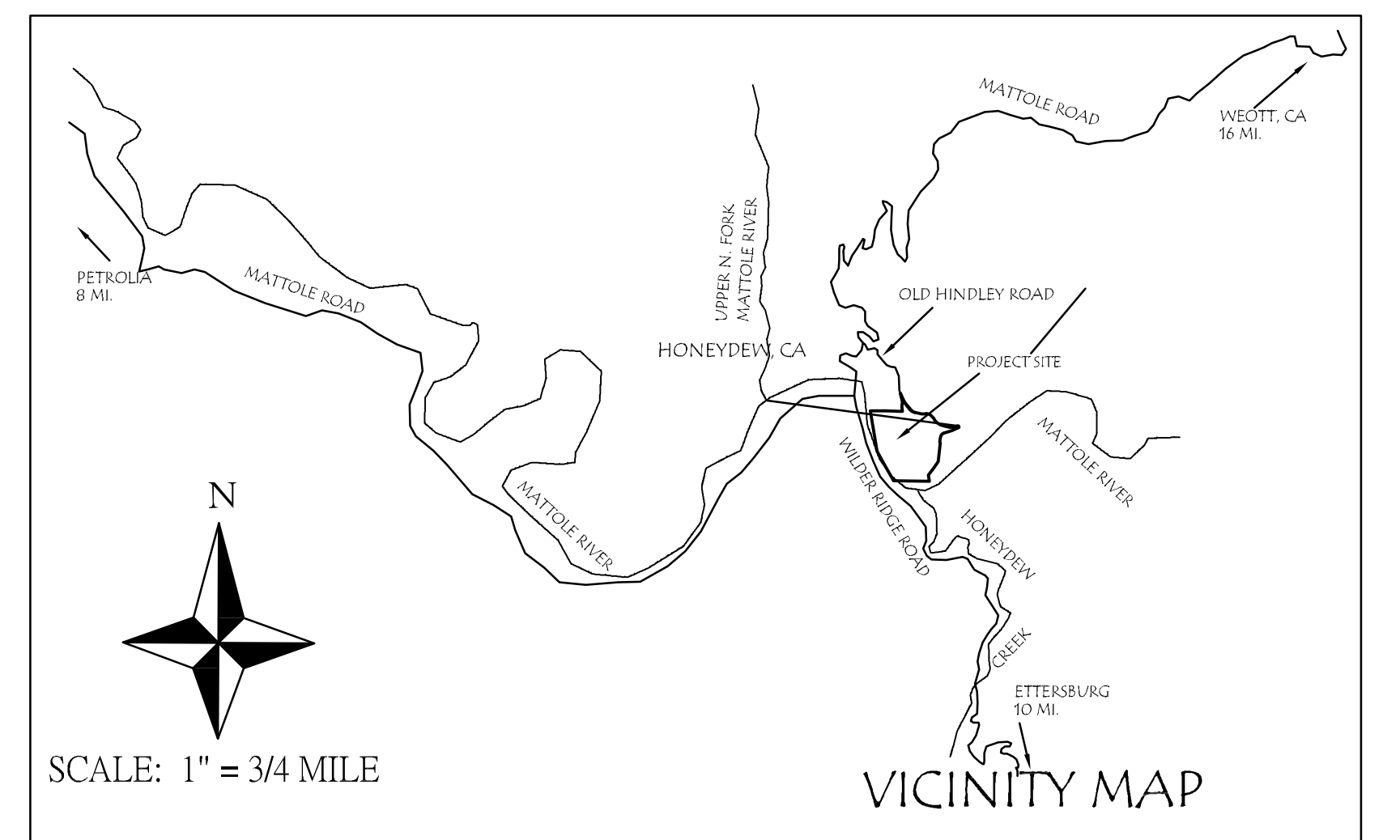
T1 OR TR1

— JOINT OVERHEAD UTILITY POLE AND GUY ANCHOR

- NOTES**
- THE PURPOSE OF THIS LOT LINE ADJUSTMENT IS TO IMPROVE THE USABILITY OF EX. APN 107-272-006. THIS PLAN DEPICTS PROPOSED BOUNDARY LINES TO BE REMOVED AND ADDED, ALONG WITH EXISTING SITE FEATURES.
  - BOUNDARIES ARE SHOWN BASED ON FIELD SURVEYS BY THIS OFFICE IN 2017 AND 2020, BASED ON BOOK 16 OF MAPS, PAGES 125-131. NOTE THAT THE MATTOLE RIVER BOUNDARY HAS BEEN SHOWN PER SAID SUBDIVISION MAP, AND IS LABELED THEREON AS BEING "CENTER LINE OF MATTOLE RIVER". ACREAGES SHOWN HEREON HAVE ALSO BEEN CALCULATED BASED ON THAT DEPICTION. THE CURRENT THALWEG OF THE RIVER (APPROXIMATED FROM GOOGLE EARTH) IS SHOWN HEREON, AND DIFFERS FROM THE RECORD DEPICTION ON THE SUBDIVISION MAP. THIS THALWEG MAY BE MORE A MORE ACCURATE REPRESENTATION OF THE CURRENT, TRUE BOUNDARY.
  - OWNERSHIP AND EASEMENTS SHOWN ARE PER PRELIMINARY TITLE REPORT PREPARED BY HUMBOLDT LAND TITLE COMPANY, DATED FEBRUARY 19, 2021, ORDER NO. FHBT-TO2000465V.
  - ALL FEATURES SHOWN ARE EXISTING. IMPROVEMENTS SHOWN ARE DRAWN FROM DATA PROVIDED BY LAND OWNERS, FIELD SURVEY, AND GOOGLE EARTH IMAGERY. SEE PLANS PREPARED BY OTHERS FOR ALL EXISTING AND PROPOSED CANNABIS ACTIVITY.
  - CONTOURS SHOWN ARE FROM TAKEN FROM FIELD SURVEY, 2017-2020
  - UTILITIES ARE EXISTING:  
POWER BY PG&E. TELEPHONE BY AT&T. GAS BY LP DELIVERY. WATER BY SPRING, WELL, WATER CATCHMENT. 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 (MATTOLE RIVER)
  - NO KNOWN HISTORICAL BUILDINGS OR ARCHAEOLOGICAL RESOURCES EXIST WITHIN THE PROJECT SITE.
  - LAND USE OF ADJACENT AREAS: RURAL RESIDENTIAL, AGRICULTURE
  - BACKGROUND IMAGE, IF APPLICABLE, IS FROM GOOGLE EARTH, DATED APRIL 21, 2019, ALIGNED APPROXIMATELY TO FIELD SURVEY.

EASEMENTS OF RECORD PER TITLE REPORT PREPARED BY HUMBOLDT LAND TITLE COMPANY, NO. FHBT-TO2000465V, DATED FEB. 19, 2021.  
TRACT ONE (T1): APN 107-272-005; TRACT TWO (T2): APN 107-272-006

ITEM NO.	OWNER OF INTEREST	PURPOSE	DOCUMENT NO.
8(T1)	HIBSER <i>NOT SHOWN; NOT WELL DEFINED; PROBABLY RELATES TO "OLD HINDLEY RANCH ROAD"</i>	INGRESS, EGRESS TO TRANSPORT LOGS AND TIMBER OVER "EXISTING ROADS"	1147 OR 451
9(T1) 21(T2)	BERTHEAU <i>SHOWN</i>	RECREATIONAL PURPOSES 100' FROM MAIN CHANNEL MATTOLE & INGRESS, EGRESS FROM COUNTY ROAD	1168 OR 303 1174 OR 606
12(T1)	GOODE, ET. AL. <i>SHOWN</i>	50' WIDE INGRESS, EGRESS, UTILITIES OLD HINDLEY RANCH ROAD & ROAD "B"	1565 OR 401
13(T1)	GOODE, ET. AL. <i>SHOWN</i>	10' WIDE EASEMENT FOR WATER PIPELINE & SPRING SITE	1565 OR 401
14(T1) 26(T2)	BRICELAND CORPORATION, BRENNAN <i>SHOWN</i>	INGRESS, EGRESS, UTILITIES (OLD HINDLEY RANCH ROAD & ROAD B) 10' WIDE EASEMENT FOR WATER PIPELINE & SPRING SITE	1624 OR 29
15(T1)	PG&E <i>SHOWN</i>	RIGHT OF WAY FOR ELEC. POLES, WIRES, ETC.; NO WIDTH GIVEN	1721 OR 966
20(T2)	PG&E <i>SHOWN</i>	RIGHT OF WAY FOR ELEC. POLES, WIRES, ETC.; NO WIDTH GIVEN	9 OR 364
22(T2)	N/A <i>SHOWN</i>	EASEMENT FOR PUBLIC AND PRIVATE ROADS: ROAD "B"	16 M 125-131
25(T2)	POPP <i>SHOWN</i>	EASEMENT FOR RECREATIONAL PURPOSES OVER "LOT A", APN 107-272-006	1557 OR 21
29(T2)	SHINN TRUST <i>SHOWN</i>	EASEMENT OVER OLD HINDLEY RANCH ROAD TO ACCESS ADJOINING PROPERTY AND RIVER	2020-020958



**PROJECT DATA**

	EXISTING	PROPOSED
	APN	AREA
OWNER: APN 107-272-005 YORAM ATARY 1395 S. OCEAN BLVD #804 POMPAÑO BEACH, FL 33062	"PARCEL A" 107-272-005 "PARCEL B" 107-272-006	48.4 AC 8.8 AC
OWNER: APN 107-272-006 DANY A. DAVID 160 GRAYSTONE TERRACE #5 SAN FRANCISCO, CA 94114		40.0 AC 17.2 AC
TOTAL AREA = 57.2 AC ±		

**APPLICANT:**  
LESLEY DOYLE  
ELEVATED SOLUTIONS, LLC  
3943 WALNUT DRIVE, SUITE E  
EUREKA, CA 95503  
(707) 798-6388

**SURVEYOR'S STATEMENT**  
THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AT THE REQUEST OF LESLEY DOYLE IN DECEMBER, 2020.  
DATED: 4/15/2021  
*Dylan L. Kolstad*  
DYLAN L. KOLSTAD  
PLS 8152



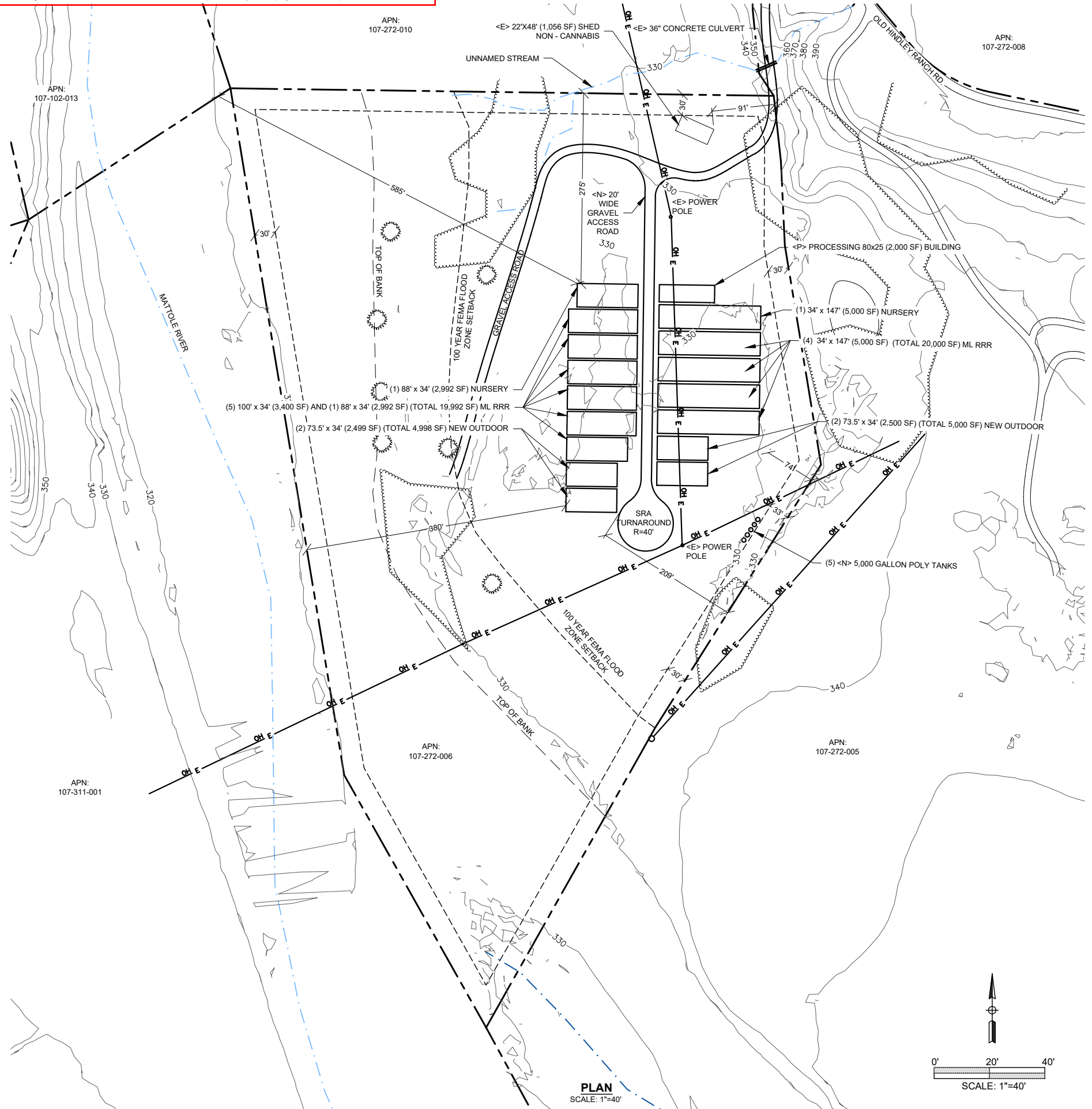
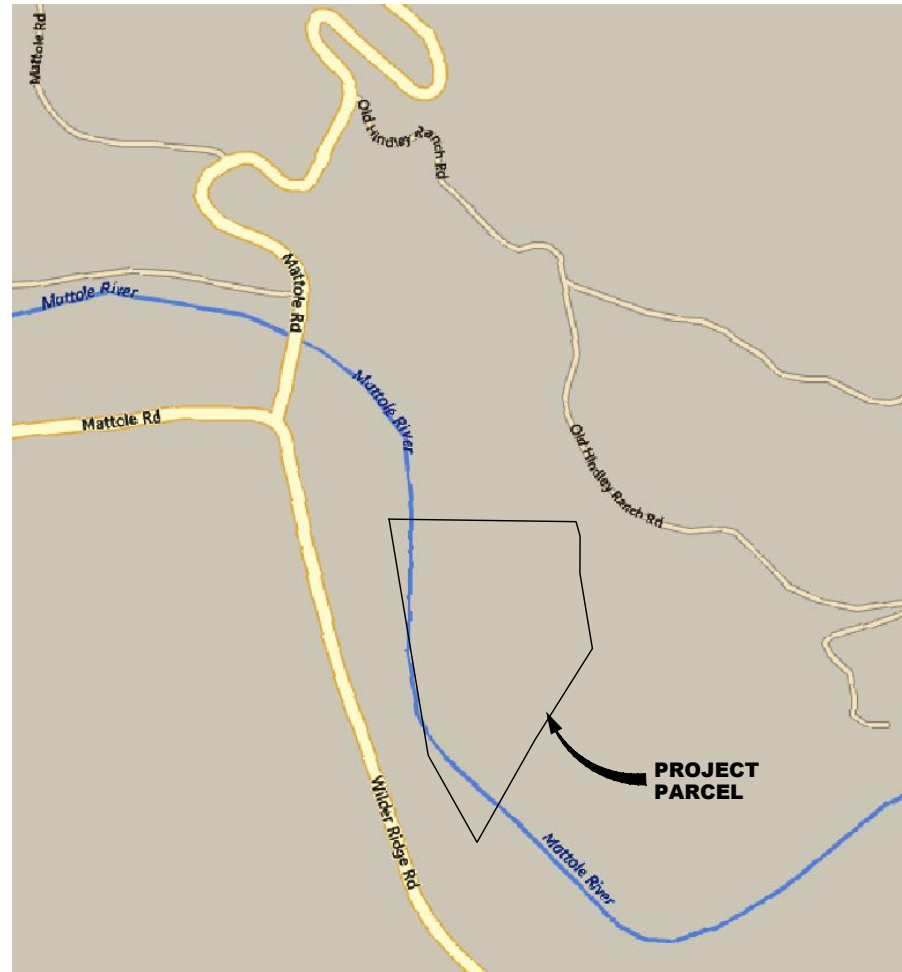
**PLOT PLAN FOR LOT LINE ADJUSTMENT**  
SHOWING THE LANDS OF ATARY, AND SHINN TRUST, AS DESCRIBED IN DOC. NOS. 2015-008159-3 AND 2019-4376, HUMBOLDT COUNTY RECORDS  
UNINCORPORATED AREA OF HONEYVIEW  
COUNTY OF HUMBOLDT STATE OF CALIFORNIA  
**KOLSTAD LAND SURVEYORS**  
PO BOX 594 BAYSIDE, CA. 95524  
APN 107-272-005 AND -006  
JAN., 2021 JOB No. 2017-065 SHEET 1 OF 1  
VOICE (707) 822-2718  
FAX (707) 822-5636

REV. 1: APR 15, 2021: UPDATE TITLE REPORT & OWNERSHIP OF 107-272-006

# BOB'S FARM

## APN# 107-272-006

### OLD HINDLEY RANCH ROAD



Sheet List Table	
Sheet Number	Sheet Title
G0.1	PLOT PLAN
A1.0	80X25 FOUNDATION PLAN
A1.1	80X25 FLOOR PLAN
A1.2	80X25 ELECTRICAL & MECHANICAL PLAN
A2.0	80X25 FRAMING PLAN
A2.1	80X25 ELEVATION
A5.0	A2.6 COMMERCIAL 80X24 DETAILS

**OWNER INFORMATION:**

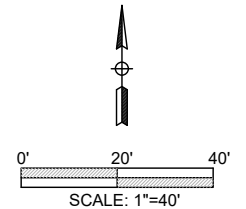
OWNER'S REPRESENTATIVE: ELEVATED SOLUTIONS 3943 WALNUT DR STE E EUREKA, CA 95503

**SITE INFORMATION:**

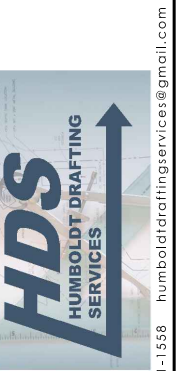
APN: 107-272-006  
 SITE ADDRESS: OLD HINDLEY RANCH RD, HONEYDEW, CA  
 ZONE: AG-B-6  
 FEMA 100 YEAR FLOOD ZONE: YES  
 SRA: YES  
 17.2 ACRES

**NOTES:**

- ALL LOCATIONS ARE APPROXIMATE. NO SURVEY WAS CONDUCTED FOR THIS PROJECT.
- PROPERTY LINES ARE APPROXIMATE.
- CONTOURS SHOWN HEREON ARE FROM NOAA CA 2018 WILDFIRE LIDAR SHAPE FILES.
- IMAGE SHOWN HEREON IS FROM BING.
- NO TREES WILL BE REMOVED FOR THIS PROJECT.



**PLAN**  
SCALE: 1"=40'



NO.	HISTORY / REVISION	BY	CHK.	DATE

BOB'S FARM  
 OLD HINDLEY RANCH ROAD, HONEYDEW, CA  
 PLOT PLAN  
 APN: 107-272-006

DRAWN	JDB
CHECK	MC
APPROVED	MC
DATE	7-3-2021
JOB NUMBER	7.3.2021
SHEET	G0.1

7208

RECORDING REQUESTED BY

HUMBOLDT LAND TITLE COMPANY

MAIL TAX STATEMENTS TO  
AND WHEN RECORDED MAIL TO

NAME Mr. and Mrs. Roger Popp  
ADDRESS 25242 Orellano Way  
CITY & STATE Laguna Hills, California 92653

RECORDED AT REQUEST OF  
Humboldt Land Title Co.  
VOL 1557 OFFICIAL RECORDS PG 21  
MAR 30 10 14 AM 1979  
HUMBOLDT COUNTY RECORDS  
GRACE JACKSON, RECORDER  
*Mary Ann* DEPUTY  
FEE \$ 400  
TAX COLLECTED BY *SM*

SPACE ABOVE THIS LINE FOR RECORDER'S USE  
DOCUMENTARY TRANSFER TAX \$ 28.60 COMPUTED ON FULL VALUE OF PROPERTY CONVEYED. XXXXX, OR COMPUTED ON FULL VALUE LESS LIENS AND ENCUMBRANCES REMAINING AT TIME OF SALE



*Sue Bosch* Humboldt Land Title Co.  
SIGNATURE OF DECLARANT OR AGENT DETERMINING TAX. FIRM NAME

### Corporation Grant Deed

107-054-13, 107-061-06  
107-102-02

ORDER NO. 51077-SB THIS FORM FURNISHED BY HUMBOLDT LAND TITLE COMPANY

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
BRICELAND CORPORATION, a California corporation, Trustee, under Trust Agreement dated February 14, 1975

hereby GRANT(S) to

ROGER W. POPP and DIANE E. POPP,  
husband and wife, as joint tenants

the following described real property in the unincorporated area  
county of Humboldt state of California:

More particularly described on Schedule "A" attached hereto and made a part hereof by reference thereto as though fully set forth herein.

Dated October 30, 1978

BRICELAND CORPORATION, Trustee  
under Trust Agreement dated  
February 14, 1975

STATE OF CALIFORNIA }  
COUNTY OF Humboldt } ss.

On November 10, 1978 before me, the undersigned, a Notary Public in and for said County and State, personally appeared Robert C. McKee  
known to me to be the President, ~~XXXX~~

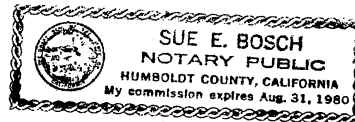
~~XXXX~~ known to me to be ~~XXXX~~  
~~XXXX~~ of the corporation that executed the within Instrument, known to me to be the persons who executed the within Instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or resolution of its board of directors.

*Sue E. Bosch*  
Signature of Notary

Name (Typed or Printed) of Notary

*Robert C. McKee*  
BY: Robert C. McKee, President

FOR NOTARY SEAL OR STAMP



SCHEDULE "A"

PARCEL ONE: Lot 2 of Tract No. 130, Honeydew Land Unit 1, as per Map recorded in Book 16, Pages 125 to 131 inclusive, of Maps, in the Office of the County Recorder of said County.

PARCEL TWO: The non-exclusive right to use Lot "A" of said Tract for recreational and incidental purposes.

PARCEL THREE: A non-exclusive easement for ingress and egress 50 feet in width over those portions of Lots 5, 6, 9, 10, 11, 13, 14 and 19 within Road "B" and that portion of Old Hindley Ranch Road extending from said Road "B" Northerly and Westerly to the County Road, all as shown on the Map of said Tract.

PARCEL FOUR: A non-exclusive easement for pipeline for conveying water, together with the right to lay, replace and maintain said pipeline, over that portion of Lot 1 of said Tract, lying between "Spring Site for Lot 2" and Parcel One above described, all as shown on the Map of said Tract.

PARCEL FIVE: The right to develop and take water from that portion of Lot 1 of said Tract, within a parcel of land designated "Spring Site for Lot 2" on the Map of said Tract.

RESERVING UNTO THE GRANTOR herein its successors and assigns the following:

(A) A non-exclusive easement for pipeline for conveying water, together with the right to lay, replace and maintain said pipeline, over that portion of Parcel One above described, within a strip of land 10 feet in width designated "10 foot Water Easement" extending from "Spring Site for Lot 4" on a bearing of South 80 degrees 35 minutes 30 seconds West and continuing Southerly adjacent to the Easterly line of the County Road to Lot 4 of said Tract, all as shown on the Map of said Tract.

(B) The right to develop and take water from that portion of Parcel One above described, within a parcel of land designated "Spring Site for Lot 4" on the Map of said Tract. *ck*



Belcher Abstract & Title Co.  
RECORDING REQUESTED BY

21599

RECORDED AT REQUEST OF  
BELCHER ABSTRACT & TITLE CO.  
OFFICIAL  
VOL. 1168 RECORDS PG 303

Dec 5 10 03 AM 1972

HUMBOLDT COUNTY RECORDS  
EMMA COX ALCALA RECORDER  
*Small Jackson* DEPUTY  
TAX collected By g FEE \$3.00

AND WHEN RECORDED MAIL TO  
NAME Chris Bertheau  
ADDRESS 513 MacArthur Drive  
CITY & STATE Colma, California 94015

MAIL TAX STATEMENTS TO  
NAME  
ADDRESS SAME AS ABOVE  
CITY & STATE

SPACE ABOVE THIS LINE FOR RECORDER'S USE

DOCUMENTARY TRANSFER TAX \$ 14.85  
 COMPUTED ON BASIS OF PROPERTY CONVEYED  
OR DELIVERY OF TITLE AND  
ENCUMBRANCE THEREON AT TIME OF SALE.  
*Dorothy F. Smith*  
SIGNATURE OF DELEGANT OR AGENT OF DELEGANT TAX BELCHER ABSTRACT & TITLE COMPANY

# Individual Grant Deed

FOR VALUE RECEIVED, ALBERT R. SCHAFER and HILDEGARD C. SCHAFER,  
husband and wife

GRANT to CHRISTOPHER L. BERTHEAU, a single man

all that real property situate in the

County of Humboldt, State of California, described as follows:

PARCEL ONE: Parcel Lot 24 as shown on Parcel Map 65 (Hindley Ranch for Mattole River Highlands) filed in the office of the County Recorder of Humboldt County, California in Book 1 of Parcel Maps, pages 115, 116, 117, and 118.

EXCEPTING THEREFROM the 50 foot strip of land for ingress, egress and public utilities over that portion of a strip of land designated "50 foot non-exclusive easement", on said Parcel Map that lies within the boundaries of said Parcel 24.

PARCEL TWO: A non-exclusive easement 50 foot in width for ingress, egress and public utilities over the strips of land, some of which are designated "50 foot non-exclusive easement", as shown on parcel Map 65, the centerlines of which are set forth on said map.

PARCEL THREE: A non-exclusive easement for recreational purposes, including the right of ingress and egress from the County Road to that portion of land lying on the Northerly side and within 100 foot radius of the main channel of the Mattole River, within the North West one quarter of Section 6 Range 1 East, Township 2 South, Humboldt Base and Meridian with the County of Humboldt, Calif.

Dated December 4, 1972

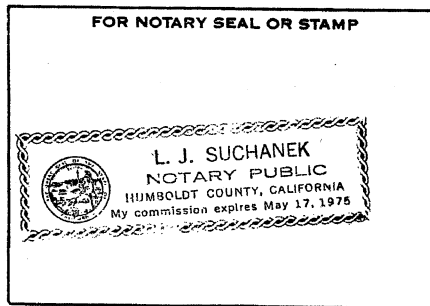
*Albert R. Schafar*  
*Hildegard C. Schafar*

STATE OF CALIFORNIA }  
County of Humboldt } ss.

On Dec. 4, 1972, before me, the undersigned,  
a Notary Public, in and for said State, personally appeared  
ALBERT R. SCHAFER and HILDEGARD C. SCHAFER  
known to me to be the person s whose name s are  
subscribed to the within instrument, and acknowledged to me that  
the y executed the same.

*L. J. Suchanek*  
Notary Public

Name (Type or Printed)



MAIL TAX STATEMENTS AS DIRECTED ABOVE

unincorp

Belcher Abstract & Title Co.  
RECORDING REQUESTED BY

1336

21599

RE-RECORDED AT REQUEST OF

RECORDED AT REQUEST OF

BELCHER ABSTRACT & TITLE CO.

BELCHER ABSTRACT & TITLE CO.

VOL 1174 OFFICIAL RECORDS PG 606

VOL 1168 OFFICIAL RECORDS PG 303

AND WHEN RECORDED MAIL TO

NAME Chris Bertheau  
ADDRESS 513 MacArthur Drive  
CITY & STATE Colma, California 94015

JAN 24 9 16 AM 1973

DEC 5 10 03 AM 1972

HUMBOLDT COUNTY RECORDS  
EMMA COX ALCALA, RECORDER

HUMBOLDT COUNTY RECORDS  
EMMA COX ALCALA, RECORDER

*Grace Jackson*  
DEPUTY  
FEE \$ 4.00

*Grace Jackson*  
DEPUTY  
FEE \$ 3.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO

NAME  
ADDRESS SAME AS ABOVE  
CITY & STATE

DOCUMENTARY TRANSFER TAX \$ 14.85  
ENCUMBRANCE WILL REMAIN IN FULL FORCE AND EFFECT  
*Dorothy F. Smith*  
BELCHER ABSTRACT & TITLE COMPANY

### Individual Grant Deed

.136295 LJS

FOR VALUE RECEIVED, ALBERT R. SCHAFFER and HILDEGARD C. SCHAFFER,  
husband and wife

GRANT to CHRISTOPHER L. BERTHEAU, a single man

all that real property situate in the

County of Humboldt, State of California, described as follows:

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EXCEPTING THEREFROM the 50 foot strip of land for ingress, egress and public utilities over that portion of a strip of land designated "50 foot non-exclusive easement", on said Parcel Map that lies within the boundaries of said Parcel 24.

PARCEL TWO: A non-exclusive easement 50 foot in width for ingress, egress and public utilities over the strips of land, some of which are designated "50 foot non-exclusive easement", as shown on parcel Map 65, the centerlines of which are set forth on said map.

PARCEL THREE: A non-exclusive easement for recreational purposes, including the right of ingress and egress from the County Road to that portion of land lying on the Northerly side and within 100 foot radius of the main channel of the Mattole River, within the North West one quarter of Section 6 Range 1 East, Township 3 South, Humboldt Base and Meridian with the County of Humboldt, Calif.

This deed is being re-recorded for the purpose of correcting the description of Parcel Three.

Dated December 4, 19 72

*Albert R. Schaffer*  
*Hildegard C. Schaffer*

STATE OF CALIFORNIA }  
County of Humboldt } ss.

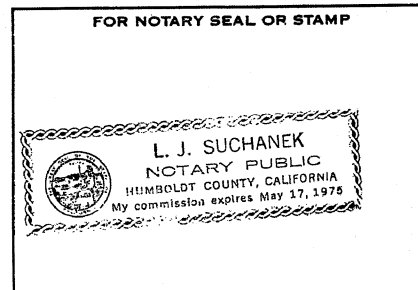
On Dec. 4, 19 72, before me, the undersigned,

a Notary Public, in and for said State, personally appeared ALBERT R. SCHAFFER and HILDEGARD C. SCHAFFER

known to me to be the person s whose name s are subscribed to the within instrument, and acknowledged to me that t he y executed the same.

*L. J. Suchanek*  
Notary Public

Name (Type or Printed)



MAIL TAX STATEMENTS AS DIRECTED ABOVE

1336

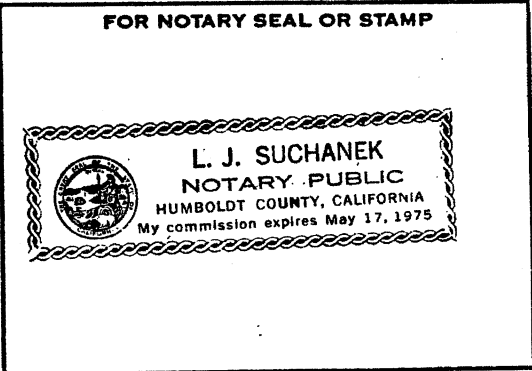
STATE OF CALIFORNIA

County of HUMBOLDT } ss.  
On Jan. 23, 19 73, before me, the undersigned,

a Notary Public, in and for said State, personally appeared ALBERT R. SCHAFER and HILDEGARD C. SCHAFER known to me to be the persons whose name s are subscribed to the within instrument, and acknowledged to me that the y executed the same.

*L. J. Suchanek*  
Notary Public

L. J. Suchanek  
Name (Type or Printed)



**Table 4-F Open Space and Public Lands Land Use Designations**

Allowable Use Types	CF	NR	OS	PF	PR	P	MR/
<b>Natural Resource</b>							
Boating Facilities	X	X	X	X	X	X	X
Fish & Wildlife Habitat Mgt	X	X	X	X	X	X	X
Public Access Facilities	X	X	X	X	X	X	X
Resource-Related Recreational	X	X	X	X	X	X	X
Watershed Management	X	X	X	X	X	X	X
Wetland Restoration	X	X	X	X	X	X	X
<b>Resource Production</b>							
General Agriculture	X	X	X	X	X	X	X
Timber Production		X	X	X	X	X	X
<b>Industrial</b>							
Aquaculture	X	X	X		X	X	X
Coastal Dependent Industrial							X
<b>Civic</b>							
Administrative				X		X	
Community Assembly				X	X	X	
Essential Services				X		X	
Extensive Impact Civic Uses				X			
Public Recreation & OS	X		X	X	X	X	
Solid Waste Disposal				X			
<b>Other</b>							1.
Caretaker's Residence	X	X	X	X	X	X	
Subordinate Residential	X						
Surface Mining	X	X	X	X	X	X	
Temporary RV Park	X			X	X	X	
Similar Compatible Uses	X	X	X	X	X	X	X
<b>Development Standards</b>							
Additional Provisions	per zoning	per zoning	per zoning	per zoning	per zoning	per zoning	per zoning

1. Other uses are defined by the land use designation following the "/", such as "MR/CG", and are limited to upland areas and conditioned upon maintenance of the adjacent habitat.

### Resource Production Land Use Designations

#### Timberland (T)

This designation is utilized to classify land that is primarily suitable for the growing, harvesting and production of timber. Prairie and grazing lands may be intermixed. Density range is 40 -160 acres/unit.

#### Agricultural Exclusive (AE)

This plan designation applies to bottomland farms and lands that can be irrigated; also used in upland areas to retain agricultural character. Typical uses include dairy, row crops, orchards, specialty agriculture, and horticulture. Residential subdivision is not supported. Residential uses must support agricultural operation. Density range is 20-60 acres/unit.

#### Agricultural Grazing (AG)

This designation applies to dry-land grazing areas in relatively small land holdings that support cattle ranching or other grazing supplemented by timber harvest activities that are part of the ranching operation, and other non-prime agricultural lands. Residential uses must support agricultural operation. Density range is 20 -160 acres/unit.

are part of the ranching operation, and other non-prime agricultural lands. Residential uses must support agricultural operation. Density range is 20 -160 acres/unit.

**Table 4-G Resource Production Land Use Designations**

<b>Allowable Use Types</b>	<b>T</b>	<b>AE</b>	<b>AG</b>
<b>Agricultural</b>			
Agriculture-Related Recreation		X	X
Feed Lot/Slaughter House		X	X
General Agriculture	X	X	X
Hog Farming		X	X
Intensive Agriculture		X	X
Stables & Kennels		X	X
<b>Timber</b>			
Timber Production	X	X	X
Timber-Related Recreation	X		X
<b>Commercial</b>			
Agriculture-Related Visitor-Serving <sup>1</sup>		X	X
Timber-Related Visitor-Serving <sup>2</sup>	X		X
<b>Industrial/Extractive</b>			
Agriculture & Timber Products Processing	X	X	X
Aquaculture	X	X	X
Oil & Gas Drilling & Processing	X		X
Metallic Mining	X	X	X
Surface Mining			
<b>Natural Resource</b>			
Fish & Wildlife Habitat Mgt	X	X	X
Public Access Facilities	X	X	X
Resource-Related Recreational	X	X	X
Watershed Management	X	X	X
Wetland Restoration	X	X	X
<b>Other</b>			
Cottage Industry		X	X
Farm Employee Housing		X	X
Labor Camps	X	X	X
Public Recreation	X	X	X
Second Agriculture Residence		X	X
Utilities & Energy Facilities <sup>3</sup>	X	X	X
Single Family Residence	X	X	X
Accessory Dwelling Unit	X	X <sup>4</sup>	X <sup>4</sup>
Similar Compatible Uses	X	X	X
<b>Development Standards</b>			
Minimum Parcel Size	40-160 acres	60 acres	20-160 acres
Ground Coverage		2 acres max.	2 acres max.
Additional Provisions	per zoning	per zoning	per zoning

<sup>1</sup> Agriculture-Related Visitor-Serving: cheese factories and sales rooms, wineries and wine tasting and sales rooms, produce sales, etc. which do not change the character of the principal use.

<sup>2</sup> Timber-Related Visitor-Serving: burl shops, timber museums, interpretive centers, etc. which do not change the character of the principal use.

<sup>3</sup> Utilities & Energy Facilities: The erection, construction, alteration, or maintenance of gas, electric, water or communications transmission facilities, and wind or hydroelectric solar or biomass generation, and other fuel or energy production facilities.

<sup>4</sup> Principally permitted Accessory Dwelling Units shall be within the same contiguous two (2) acre building envelope containing the primary residence.

NOTE FOR ALL LAND USE TABLES: Where Development Standards are not specified, see applicable zoning regulations.

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## 4.5 Agricultural Resources

### 4.5.1 Purpose

This section establishes policies to ensure the stability and productivity of the County's agricultural lands and industries. These policies are intended to provide clear guidelines for land use decisions in agricultural areas and promote and protect the current and future needs of the agricultural industry.

### 4.5.2 Background

#### Agricultural Production

According to the 2002 U.S Department of Agriculture Census, approximately 27% of Humboldt County land (634,000 acres) is in agricultural use. While this total includes large ranches that have a significant amount of timber production contributing to their operations, it fairly represents the overall significance of agriculture to Humboldt County. The County's dairy lands are an integral part of the landscape, history and economy of the County, generating \$43 million of milk products in 2004. The market value of cattle and calves in the County exceeded \$20 million in 2004. Truck farms, located primarily in river valleys, are becoming increasingly important for supplying local fruit and vegetable demands and specialty exports.

While agriculture is one of the most enduring industries in the County, agricultural operators face growing challenges to maintaining viable operations. Rising costs, increasingly complex regulatory requirements, and growing development pressures are among the hurdles facing today's farmers. As noted in the 2003 Humboldt County Agricultural Resources Background Report, it takes approximately 1,750 to over 6,000 acres to support a farm family raising beef; approximately 300 acres to support a family dairy; approximately 15 to 150 acres to support a farm family with row crops; and approximately 2,270 to 8,750 acres to support a farm family raising sheep.

#### Conversion of Agricultural Land

Agriculture is an important component of the local economy and culture but adverse economics and generational transitions have accelerated the conversion of farmland to other uses. Despite protection policies in the previous General Plan, the conversion of agricultural lands to non-agricultural uses has continued to occur over time. Approximately 3,000 to 5,000 acres of agricultural land has been converted to non-agricultural use each year since 1964. Rangeland has been converted to both timber production and residential uses. Productive dairy lands have been subject to partial or complete conversion for wildlife and conservation purposes.

An increase in the median age of the farmland owners is another trend in local agriculture, particularly in cattle ranching. Many farms and ranches will pass from parents to sons and daughters in the next 20 years. Depending upon interests and economics, farms can be broken up into smaller non-viable parcels or taken entirely out of production. For some of these property transfers, unfunded estate taxes can force the sale of all or portions of the ownership.

## Agriculture and Land Use Policy

Productive agricultural lands are vitally important to the County's economy, culture and environment. The long-term sustainability of Humboldt's agricultural economy hinges on continued profitability of agricultural operations and the availability of farmland. The availability of farmland is directly affected by land use policy, but land use policies also can indirectly affect the overall profitability of agricultural operations. For example, minimum parcel size limitations and restrictions on residential development impact the assessed valuation of agricultural property which is the primary asset of agricultural operations. Reductions in the valuation of agricultural land can affect the viability of current operations by limiting financing ability, estate transfers or income from property sales.

The agricultural land use policies in this section aim to strike a balance between continued protections of farmland so the agricultural industry can enjoy a stable land base well into the future, and limitations on land uses that reduce the value of agricultural land and impact profitability.

This Plan supports continued enrollment of agricultural land into the Williamson Act, which already supports agricultural production on almost 200,000 acres of the County. The Plan also contains a "no-net-loss policy" to mitigate the cumulative effects of conversion of prime agricultural land and a "working-lands" policy to encourage continued agricultural production on lands placed into conservation easements or acquired by public agencies for conservation purposes.

### 4.5.3 Goals and Policies

#### Goals

**AG-G1. Agricultural Production.** Economically viable agricultural operations contributing to the growth and stability of the economy and a strong market demand for agricultural lands dedicated to agricultural production.

**AG-G2. Preservation of Agricultural Lands.** Agricultural land preserved to the maximum extent possible for continued agricultural use in parcel sizes that support economically feasible agricultural operations.

#### Policies

**AG-P1. Planned Rural Development.** The County shall provide a Planned Rural Development (PRD) Program for lands designated Agricultural Grazing (AG) that allows voluntary clustering of homesites at a density above what would otherwise be allowed when lands most suitable for agricultural production are retained for permanent continued production. To qualify, identified homesite parcels must be clustered to avoid increasing use conflicts and not be in conflict with any applicable conservation plan. Right-to-Farm agreements shall be secured on lands proposed for conversion to residential uses. The remaining lands most suitable for continued agricultural production shall be retained solely for permanent production.

**AG-P2. Support Voluntary Purchase of Development Rights.** The County shall support the voluntary purchase of development rights to provide income to farm