



COUNTY OF HUMBOLDT

For the meeting of: 9/4/2025

File #: 25-1073

To: Planning Commission

From: Planning and Building Department

Agenda Section: Consent

SUBJECT:

Barnum Timber and Abidi General Plan Amendment, Zone Reclassification and Lot Line Adjustment

Assessor Parcel Numbers: 404-101-013 and 404-101-046

Record Number: PLN-2025-19252

Application Date: 05/08/2025

Jacoby Creek Area

A General Plan Amendment (GPA) to change the designation of approximately 1.2 acres of Barnum Timber Company property from Timber (T) to Residential Agriculture with a density of one unit per 5-20 acres (RA5-20). Also included is a Zone Reclassification to rezone this land from Timberland Production Zone (TPZ) to Residential One-Family with a one-acre minimum parcel size (R-1-B-4). A 1.3-acre portion of APN 404-101-046 will also be rezoned from Unclassified (U) to R-1-B-4. This will allow for a Lot Line Adjustment (LLA) of the two parcels resulting in two parcels of approximately 5.05 acres and 4.05 acres to accommodate an encroachment of existing development of the property to the north of the Barnum Timber land. The parcel to the north (Abidi) is developed with a residence and a cabin and served by an onsite wastewater treatment system and an onsite water supply. The Barnum timber Company land is vacant resource land. A petition to change the General Plan designation and Zone classification (PLN-2024-18909) was accepted by the Board of Supervisors on March 12, 2024.

RECOMMENDATION(S):

That the Planning Commission:

1. Adopt the resolution (Attachment 1), which does the following:
 - a. Makes all the required findings for approval based on evidence in the staff report and public testimony; and
 - b. Recommend that the Board of Supervisors approve the General Plan Amendment and Zone Reclassification; and

- c. Approve the Lot Line Adjustment subject to the recommended conditions of approval.

DISCUSSION:

An applicant-initiated General Plan Amendment and Zone Reclassification to facilitate a Lot Line Adjustment in the Jacoby Creek area between APN 404-101-046, owned by Anita Abidi, and APN 404-101-013, owned by Barnum Company. The Lot Line Adjustment seeks to adjust the southern boundary of the Abidi property to incorporate development inadvertently built on the Barnum Timber Company Property. The first record of the accessory development was recorded by the Assessor's Office in 1991, but the primary residence was constructed in 1954. No estimate of the accessory structure's age was made. As confirmed by a survey, (**Attachment 1B**) by Mike O'Hern, the development includes a garage, fence, and driveway area. To help the existing development pattern better conform with the requirements of the General Plan and Zoning Regulations, an approximately 1.2-acre portion of the Barnum Timber property (APN 404-101-013) is proposed to be transferred to Abidi and changed from Timberland (T) to Residential Agriculture with a specified density of one unit per 5-20 acres (RA5-20). The project also proposes a Zone Reclassification to rezone this 1.2-acre portion of land from Timberland Production Zone (TPZ) to Residential One-Family with a one-acre minimum parcel size (R-1-B-4). A 1.3-acre portion of APN 404-101-046 will also be rezoned from Unclassified (U) to R-1-B-4. Included in the attachments is a signed application from William Barnum, Manager for Barnum Timber Company supporting the General Plan Amendment, Zoning Reclassification and Lot Line Adjustment. A Survey Map, **Attachment 1B**, shows the accessory development at issue, and details the proposed Lot Line Adjustment, and the 1.2-acre area targeted for the General Plan Amendment, and the areas proposed for Zone Reclassification.

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 404-101-013 (Barnum Timber Co. property) is a single legal parcel described in Book 74 of Deeds, Page 469, recorded on November 23, 1948. 404-101-046 (Abidi Property) is a single legal parcel described in the Humboldt County Book of Deeds, Page 496 recorded on February 6, 1945, excepting that portion of the parcel described in Book 1251 of Official Records, Page 524 as shown in Book 4 of Parcel Maps, Page 106, a Humboldt County Surveyor's Certificate that was deemed to be in conformance with the requirements of section 11575 of the Subdivision Map Act on December 12th 1974.

The proposed project was reviewed and approved by the Forestry Review Committee with a vote of four yeas, one nay, and one abstention on June 30, 2025 (Attachment 3). As recommended, the zone boundary would be adjusted to conform to the adjusted lot lines.

Based on review of Planning Division reference sources and comments from all responding referral agencies, planning staff believe that the applicant has submitted evidence in support of making all of the required findings for approving the General Plan Amendment, Zone Reclassification and Lot Line Adjustment.

Project Location: The project site is in the Jacoby Creek area, on both sides of Jacoby Creek Road, approximately 1,200 feet south of the intersection of Abbey Road and Jacoby Creek Road, on the property known as 5920 Jacoby Creek Road.

Present General Plan Land Use Designation: Abidi property APN 404-101-046: RE (Residential Agriculture, density 5-20 acres per dwelling unit). Barnum Timber Company: APN 500-081-002: T (Timberland). Jacoby Creek Community Plan Area (JCCP). Slope Stability (3) - high instability.

Present Zoning: Barnum Timber Company property, APN 404-101-013: Timberland Production (TPZ). Abidi, APN 404-101-046 Property Residential One-Family and Unclassified (R1-B-4; U)

Environmental Review: Project is exempt from environmental review per Section 15305(a) of the California Environmental Quality Act (CEQA)- Minor alterations in land use limitations.

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

Major concerns: None.

Monitoring Required: None.

OTHER AGENCY INVOLVEMENT:

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

ALTERNATIVES TO STAFF RECOMMENDATIONS:

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

ATTACHMENTS:

1. Draft Resolution
 - A. Conditions of Approval
 - B. GPA, ZR & LLA Site Map and adjustment detail
 - C. Draft Ordinance for Adoption by the Board of Supervisors
2. Location Map
3. Forestry Review Committee Meeting 6/30/2025 draft minutes

4. Applicant Evidence in Support of the Required Findings
5. Referral Agency Comments and Recommendations

Applicant:

Shayda Abidi
5921 Jacoby Creek Rd
Bayside, CA. 95524

Owner:

Barnum Timber Company
Po Bx 1365
Eureka, CA. 95502

Agent:

Mike O'Hern
Kelly-O'Hern Associates
3240 Moore Avenue
Eureka, CA 95501

Please contact Andrew Whitney, Associate Planner, at awhitney2@co.humboldt.ca.us or (707)268-3735 if you have any questions about this item.