



COUNTY OF HUMBOLDT
PLANNING AND BUILDING DEPARTMENT

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

Hearing Date: February 21, 2019

To: Humboldt County Planning Commission

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

SUBJECT: **French Lot Line Adjustment, Zone Boundary Adjustment and Joint Timber Management Plan**
Application Number 14108
Case Numbers LLA-18-011, ZBA-18-001, JTMP-18-003
Assessor's Parcel Numbers 108-301-001 (por.), 221-251-001 (por.)
12051 Wilder Ridge Road, Ettersburg Area

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

AGENDA ITEM TRANSMITTAL

Hearing Date February 21, 2019	Subject Lot Line Adjustment, Zone Boundary Adjustment and Joint Timber Management Plan	Contact Trevor Estlow
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Project: A Lot Line Adjustment (LLA) between four parcels resulting in four parcel of approximately 83 acres, 107 acres, 77 acres and 2,227 acres. A Zone Boundary Adjustment (ZBA) is also included to rezone approximately six acres of APN 108-301-001 (old APN 108-063-002) Timberland Production Zone (TPZ) concurrently with the LLA. The purpose of the LLA is for estate planning and to provide better management units. A Joint Timber Management Plan is also required.

Project Location: The project site is located in the Ettersburg area, just south of the town of Ettersburg, on the property known as 12051 Wilder Ridge Road.

Present Plan Designation: Agriculture Grazing (AG); Timber (T); Residential Agriculture (RA40). Humboldt County General Plan. Density: AG: 20-160 acres per unit; T: 40-160 acres per unit; RA40: one unit per 40 acres. Slope Stability: Low Instability and Moderate Instability.

Present Zoning: Agriculture Exclusive (AE), Forestry Recreation (FR), Timberland Production Zone (TPZ), Unclassified (U).

Application Number: 14108 **Case Numbers:** LLA-18-011, ZBA-18-001, JTMP-18-003

Assessor's Parcel Numbers: 108-301-001 (por.), 221-251-001 (por.)

Applicant	Owner(s)	Agent
French Ranch Sally French 12051 Wilder Ridge Road Garberville, CA 95542	Richard and Sally French same as applicant	

Environmental Review: Project is exempt from environmental review per Section 15305(a), Section 15061(b)(3) and Section 15264 of the California Environmental Quality Act (CEQA).

Major Issues: None

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

**FRENCH LOT LINE ADJUSTMENT, ZONE BOUNDARY ADJUSTMENT
AND JOINT TIMBER MANAGEMENT PLAN**

Case Numbers LLA-18-011, ZBA-18-001, JTMP-18-003
Assessor's Parcel Numbers 108-301-001 (por.), 221-251-001 (por.)

RECOMMENDED COMMISSION ACTION:

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

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

Executive Summary: The applicant is proposing a Lot Line Adjustment (LLA) between four parcels to result in four parcels of approximately 83 acres, 107 acres, 77 acres and 2,227 acres in size. Also included is a Zone Boundary Adjustment to rezone APN 108-063-002 so that it is consistent with the surrounding lands within the resultant parcel and to avoid creating a mixed-zone situation. The purpose of the LLA is for estate planning and to provide better management units.

Three of the parcels involved in the LLA were identified as separate legal parcels in a previous Determination of Status (DS-17-009). Two others were subsequently found to be created in compliance with the Subdivision Map Act. One additional parcel determined eligible for a conditional certificate of compliance per DS-17-009 will be merged into resultant Parcel D to comply with the condition attached to the certificate. The six-acre parcel identified as Parcel A per DS-17-009 is a legal parcel that will be merged with the adjacent parcel.

The proposed LLA also includes a Zone Boundary Adjustment (ZBA) to move the boundary of the Timberland Production Zone (TPZ) to encompass approximately six acres of Unclassified zone to avoid creating a mixed-zone situation. The applicant has provided a letter from a Registered Professional Forester (Attachment 4) stating that the lands proposed to be zoned TPZ meet the inclusion requirements. As recommended, the zone boundary would be adjusted to conform to the adjusted lot lines. The current General Plan designation of Timber Production (T) is consistent with the zone designation and would not need to be changed.

The project site covers approximately 2,500 acres of the French Ranch in the Ettersburg area. The lands are made up of a combination of grazing lands and timberlands with varying topography with an average slope less than 20%.

Another requirement for the subdivision is a Joint Timber Management Plan (JTMP). The JTMP is triggered by the County's TPZ regulations (314-7.4) and the State TPZ statute (Government Code Section 51119.5) when land zoned TPZ within an Assessor Parcel or lot is altered by conveyance, adjustment or map resulting in units containing less than 160 acres of land zoned TPZ. A Joint Timber Management Plan was prepared by Timberland Resource Consultants demonstrating how the lands can continue to be managed for timber production. The project, including the JTMP, was reviewed and approved by the Forestry Review Committee on September 17, 2018 (see Attachment 5). To become effective, the JTMP must be approved by 4/5th vote of the Board of Supervisors.

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

Adjustment.

ALTERNATIVES:

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

**RESOLUTION OF THE PLANNING COMMISSION
OF THE COUNTY OF HUMBOLDT
Resolution Number 19-**

**Case Numbers LLA-18-011, ZBA-18-001, JTMP-18-003
Assessor Parcel Numbers 108-301-001 (por.), 221-251-001 (por.)**

Makes the required findings for certifying compliance with the California Environmental Quality Act and conditionally approves the French Lot Line Adjustment, Zone Boundary Adjustment and Joint Timber Management Plan.

WHEREAS, the owners, submitted an application and evidence in support of approving the Lot Line Adjustment between four parcels, and to make a zone boundary adjustment to rezone approximately six acres Timberland Production Zone (TPZ) coincidental with the relocated property line, and a Joint Timber Management Plan; and

WHEREAS, the proposed Zone Boundary Adjustment may be approved if it can be found that: (1) The proposed change is in the public interest; and (2) The proposed change is consistent with the General Plan; and

WHEREAS, the immediate rezone may be approved if it can be found to be consistent with the Forest Taxation Reform Act of 1976; and

WHEREAS, the County Planning Commission has reviewed the submitted application and evidence and has referred the application and evidence to involved reviewing agencies for site inspections, comments and recommendations; and

WHEREAS, the project is categorically exempt per Section 15305(a), Section 15061(b)(3) and Section 15264 of the California Environmental Quality Act (CEQA); and

WHEREAS, Attachment 2 in the Planning Division staff report includes evidence in support of making all of the required findings for approving the proposed French Lot Line Adjustment, Zone Boundary Adjustment and Joint Timber Management Plan;

NOW, THEREFORE, be it resolved, determined, and ordered by the Planning Commission that:

1. The Planning Commission finds the project to be categorically exempt per Section 15305(a), Section 15061(b)(3) and Section 15264 of the CEQA Guidelines, and finds that there is no substantial evidence that the proposed project will have a significant effect on the environment; and
2. The proposed ZR is in the public interest; and
3. The proposed LLA, ZBA and JTMP are consistent with the General Plan; and
4. The Planning Commission makes the findings in Attachment 2 of the Planning Division staff report for Case Numbers: LLA-18-011, ZBA-18-001, JTMP-18-003 based on the submitted evidence; and
5. The Planning Commission approves the proposed LLA, ZBA and JTMP application as recommended and considered in the Planning Division Staff Report for Case Numbers LLA-18-011, ZBA-18-001, JTMP-18-003.

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

1. Hold a public hearing in the manner prescribed by law.
2. Adopt the necessary findings prepared by Planning Staff.
3. Approve the Lot Line Adjustment, Zone Boundary Adjustment and Joint Timber Management Plan.
4. Adopt Ordinance No.____ amending Section 311-7 of the Humboldt County Code by reclassifying property in the Ettersburg area [ZBA-18-001, French] to rezone approximately six acres Timberland Production Zone (TPZ) coincidental with the relocated property line.
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 February 21, 2019.

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

AYES: Commissioners:

NOES: Commissioners:

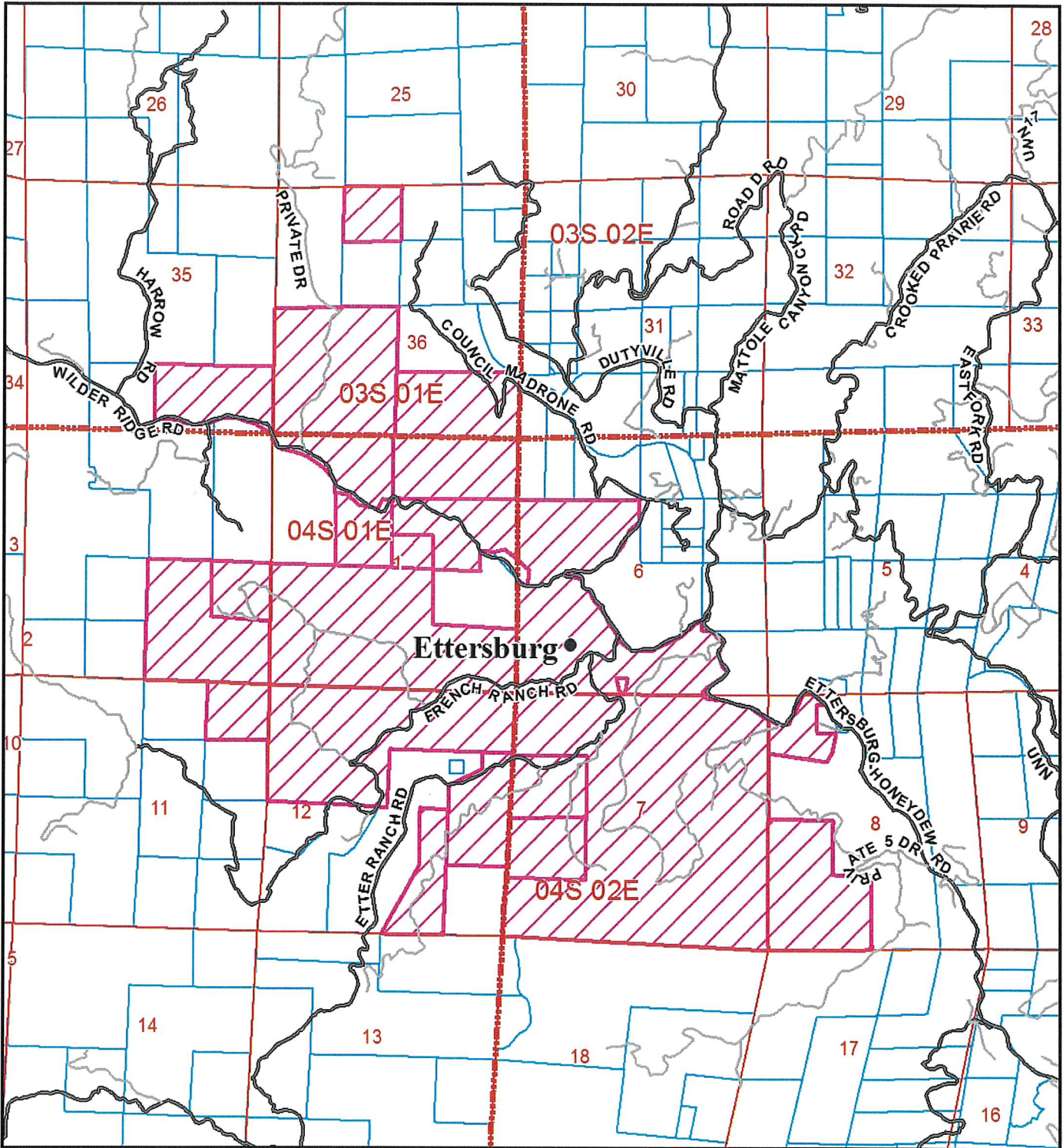
ABSTAIN: Commissioners:

ABSENT: Commissioners:

DECISION:

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

John H. Ford
Director, Planning and Building Department



LOCATION MAP

**PROPOSED FRENCH RANCH
LOT LINE ADJUSTMENT,
ZONE BOUNDARY ADJUSTMENT &
JOINT TIMBER MANAGEMENT PLAN
ETTERSBURG AREA**


**LLA-18-011/ZBA-18-001/JTMP-18-003
APN: 108-063-002 et seq.
T04S R01E S01 HB&M (Honeydew)**

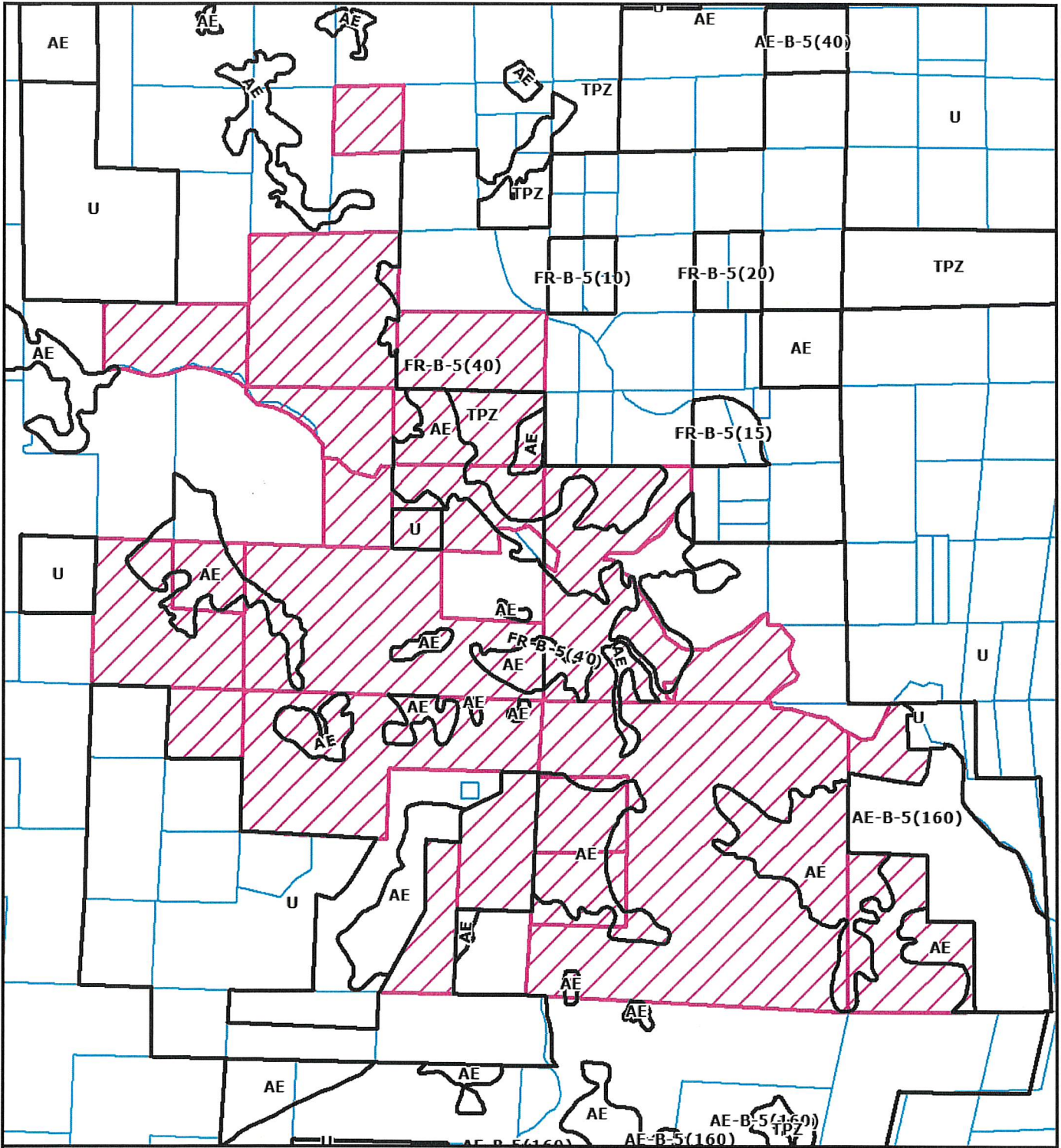
Project Area = 

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



0 0.25 0.5 Miles






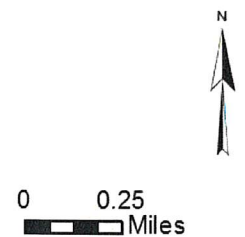
ZONING MAP

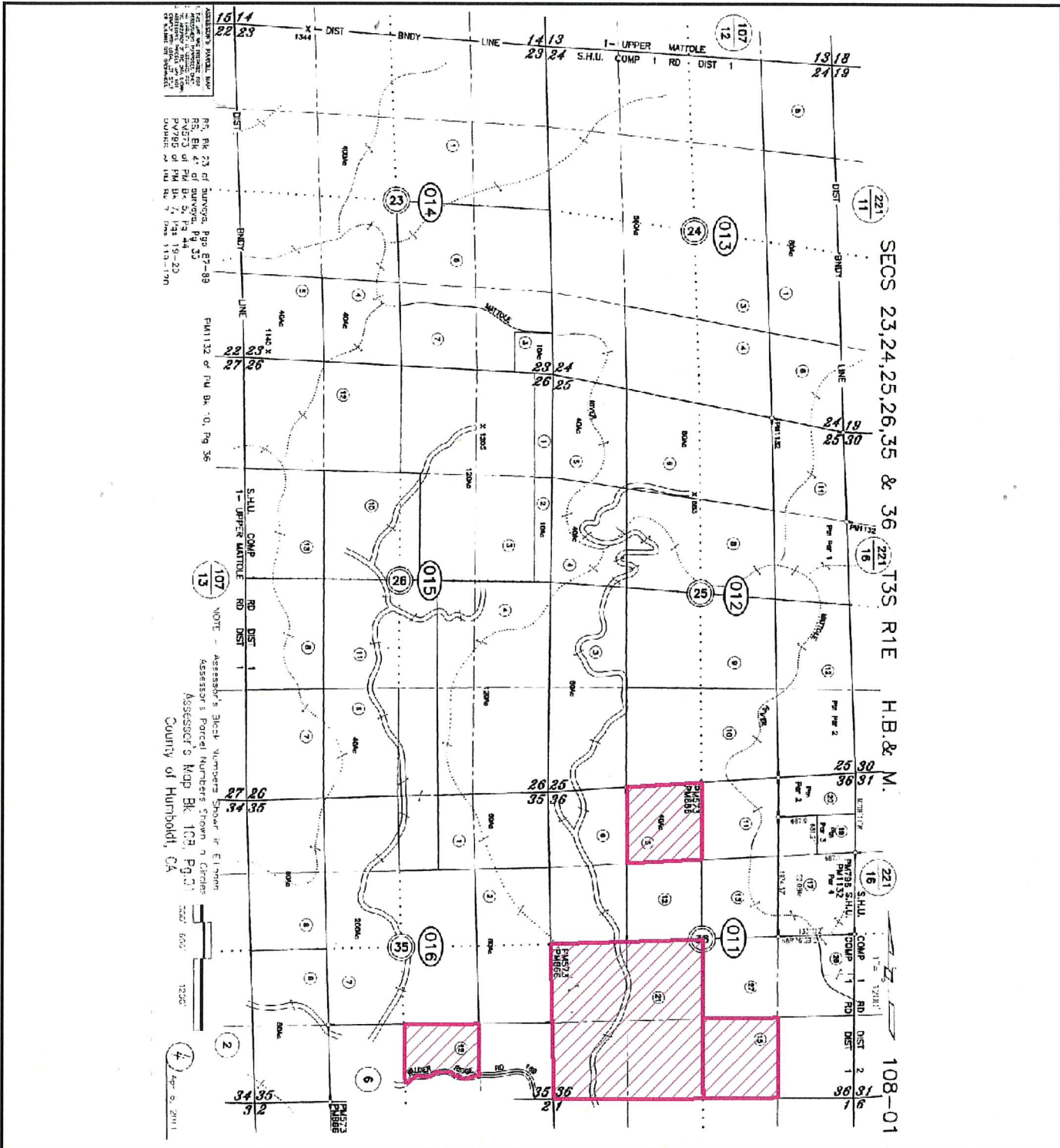
**PROPOSED FRENCH RANCH
LOT LINE ADJUSTMENT,
ZONE BOUNDARY ADJUSTMENT &
JOINT TIMBER MANAGEMENT PLAN
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**LLA-18-011/ZBA-18-001/JTMP-18-003
APN: 108-063-002 et seq.
T04S R01E S01 HB&M (Honeydew)**

Project Area = 

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ASSESSOR PARCEL MAP
PROPOSED FRENCH RANCH
LOT LINE ADJUSTMENT,
ZONE BOUNDARY ADJUSTMENT &
JOINT TIMBER MANAGEMENT PLAN
ETTERSBURG AREA
LLA-18-011/ZBA-18-001/JTMP-18-003
APN: 108-063-002 et seq.
T04S R01E S01 HB&M (Honeydew)

Project Area = 

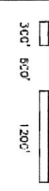
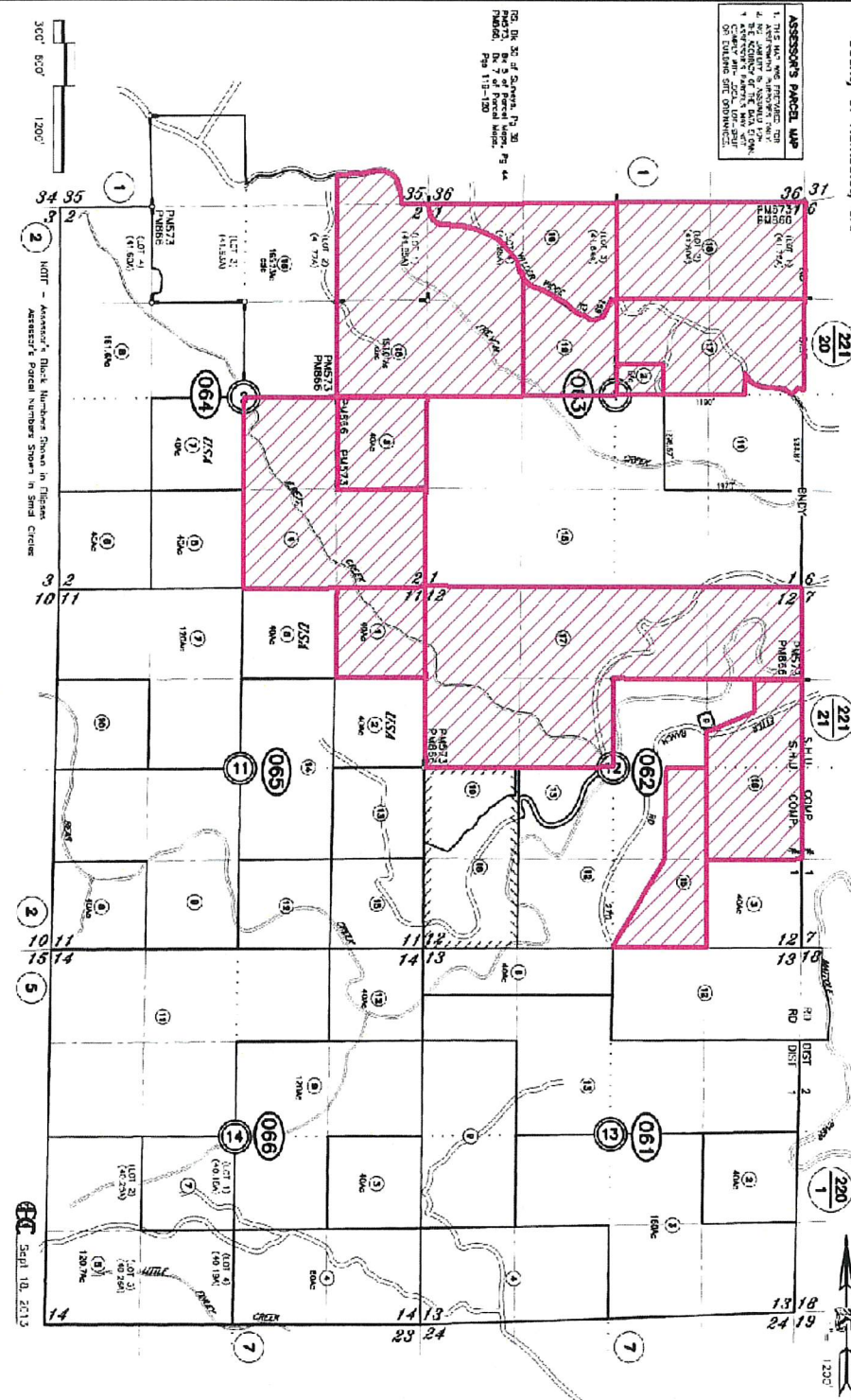
This map is intended for display purposes and should not be used for precise measurement or navigation. Data has not been completely checked for accuracy.



MAP NOT TO SCALE

ASSESSOR'S PARCEL MAP
1. THIS MAP WAS PREPARED FOR THE COUNTY OF HUMBOLDT, CALIFORNIA, BY THE COUNTY ASSESSOR'S OFFICE.
2. THE COUNTY ASSESSOR'S OFFICE HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND IT TO BE ACCURATE.
3. THE COUNTY ASSESSOR'S OFFICE HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND IT TO BE ACCURATE.
4. THE COUNTY ASSESSOR'S OFFICE HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND IT TO BE ACCURATE.

TO, Bk. 30 of Assessor's Map 30, Project No. 2 of Parcel Map, Pg. 44, Humboldt, Cal. 1980, Pgs. 113-120



**ASSESSOR PARCEL MAP
PROPOSED FRENCH RANCH
LOT LINE ADJUSTMENT,
ZONE BOUNDARY ADJUSTMENT &
JOINT TIMBER MANAGEMENT PLAN
ETTERSBURG AREA
LLA-18-011/ZBA-18-001/JTMP-18-003
APN: 108-063-002 et seq.
T04S R01E S01 HB&M (Honeydew)**

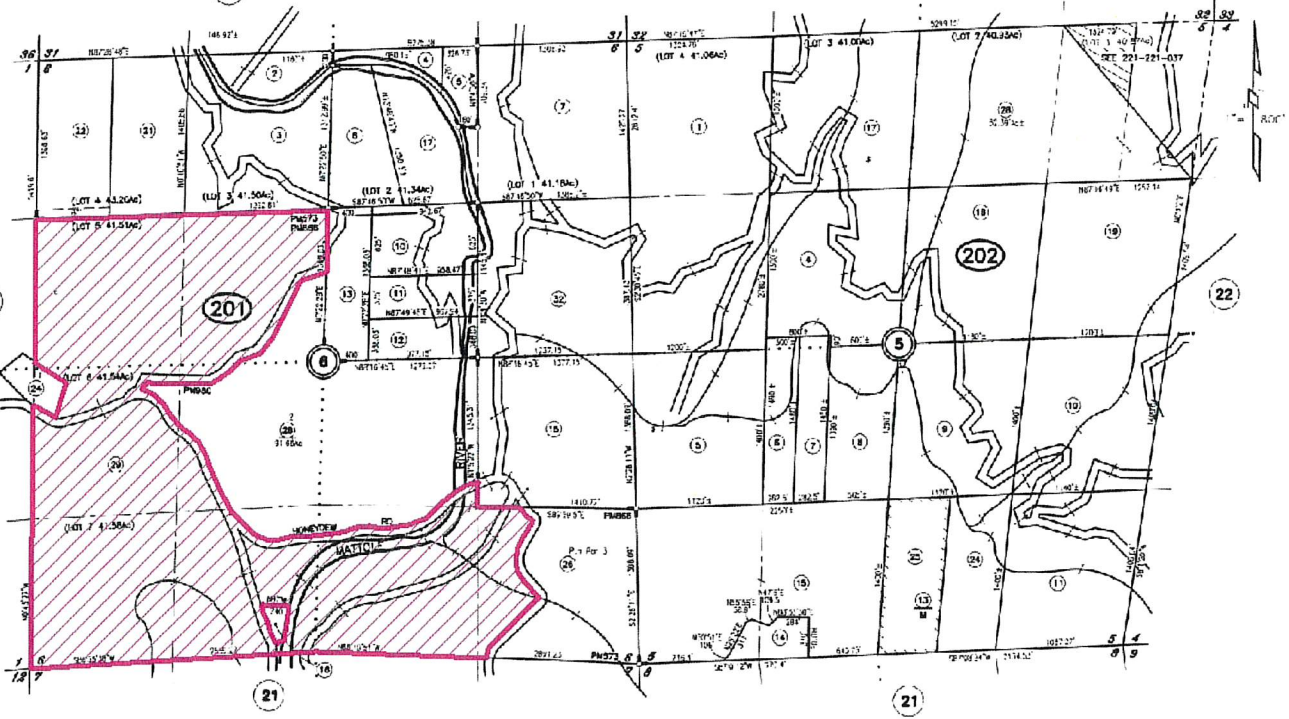
Project Area =

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MAP NOT TO SCALE

SECS 5 & 6 T4S, R2E

221-20



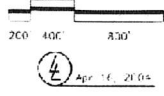
- LS, Bk 10 of surveys, Pg 83
- LS, Bk 22 of surveys, Pg 49
- LS, Bk 23 of surveys, Pg 31
- LS, Bk 23 of surveys, Pgs 87-89
- LS, Bk 24 of surveys, Pgs 9 & 10
- PM of PM Bk 1, Pg 23
- PM of PM Bk 1, Pg 74
- LS, Bk 28 of surveys, Pg 13
- PM573 of PM Bk 5, Pg 44
- PM866 of PM Bk 7, Pgs 119-120

PM980 of PM Bk 8, Pgs 118-119

ASSASSOR'S PARCEL MAP
 MAP WAS PREPARED FOR
 SHERIFF'S PURPOSES ONLY.
 B.L.T.'S IS ASSIGNED FOR
 PURPOSE OF THE DIST. SHOW
 CENS. PARCELS MAY NOT
 BE WITH LOCAL L.U.I.-S.I.E.L.
 USING R.T. TOWNSHIPS

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

Assessor's Map Bk.221, Pg.20
 County of Humboldt, CA.



ASSESSOR PARCEL MAP
PROPOSED FRENCH RANCH
LOT LINE ADJUSTMENT,
ZONE BOUNDARY ADJUSTMENT &
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ETTERSBERG AREA
LLA-18-011/ZBA-18-001/JTMP-18-003
APN: 108-063-002 et seq.
T04S R01E S01 HB&M (Honeydew)

Project Area =

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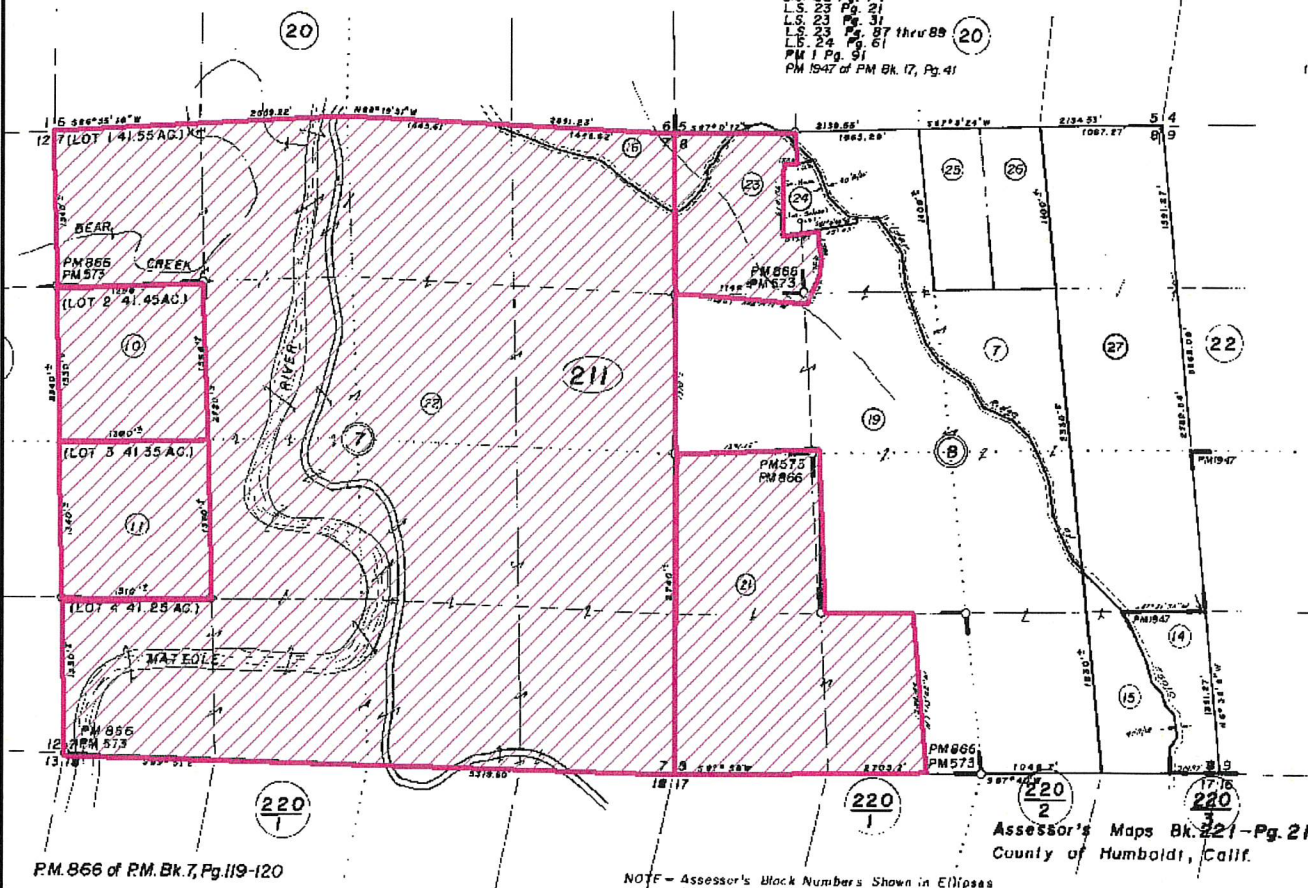
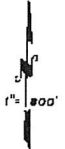
N

MAP NOT TO SCALE

SECS. 7 & 8 T 4 S R 2 E

221-21

L.S. 13 Pg. 148
 L.S. 22 Pg. 32
 L.S. 22 Pg. 49
 L.S. 25 Pg. 74
 L.S. 23 Pg. 21
 L.S. 23 Pg. 31
 L.S. 23 Pg. 37 thru 89
 L.S. 24 Pg. 61
 P.M. 1 Pg. 91
 P.M. 1947 of P.M. Bk. 17, Pg. 41
 L.S. 30 Pg. 38
 P.M. 5 PG 44 - P.M. 573



P.M. 866 of P.M. Bk. 7, Pg. 119-120

NOT - Assessor's Block Numbers Shown in Ellipses
 Assessor's Parcel Numbers Shown in Circles

Assessor's Maps Bk. 221 - Pg. 21
 County of Humboldt, Calif.

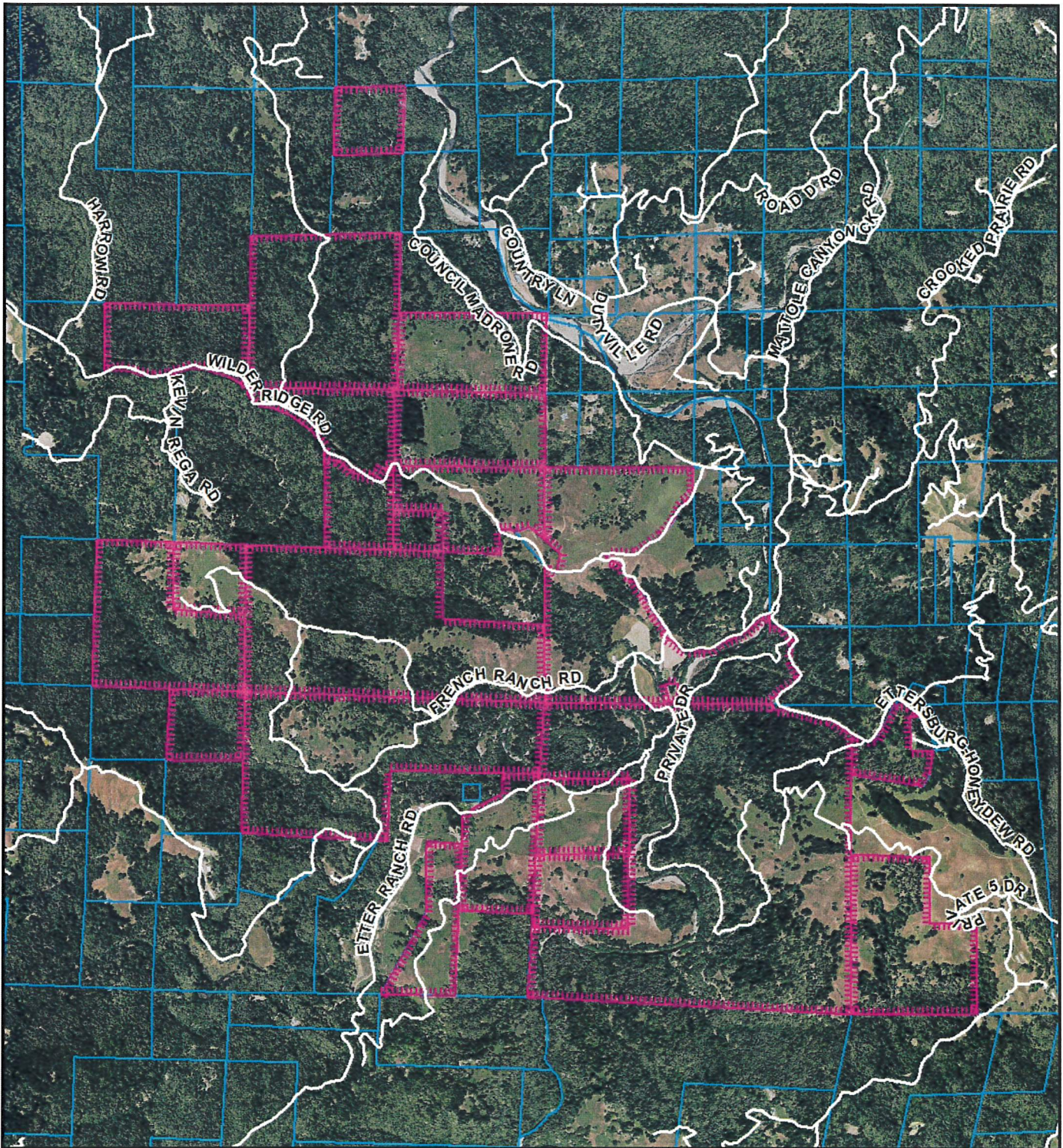
ASSESSOR PARCEL MAP
PROPOSED FRENCH RANCH
LOT LINE ADJUSTMENT,
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ETTERSBURG AREA
LLA-18-011/ZBA-18-001/JTMP-18-003
APN: 108-063-002 et seq.
T04S R01E S01 HB&M (Honeydew)

Project Area = 

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MAP NOT TO SCALE



AERIAL MAP

**PROPOSED FRENCH RANCH
LOT LINE ADJUSTMENT,
ZONE BOUNDARY ADJUSTMENT &
JOINT TIMBER MANAGEMENT PLAN
ETTERSBURG AREA**

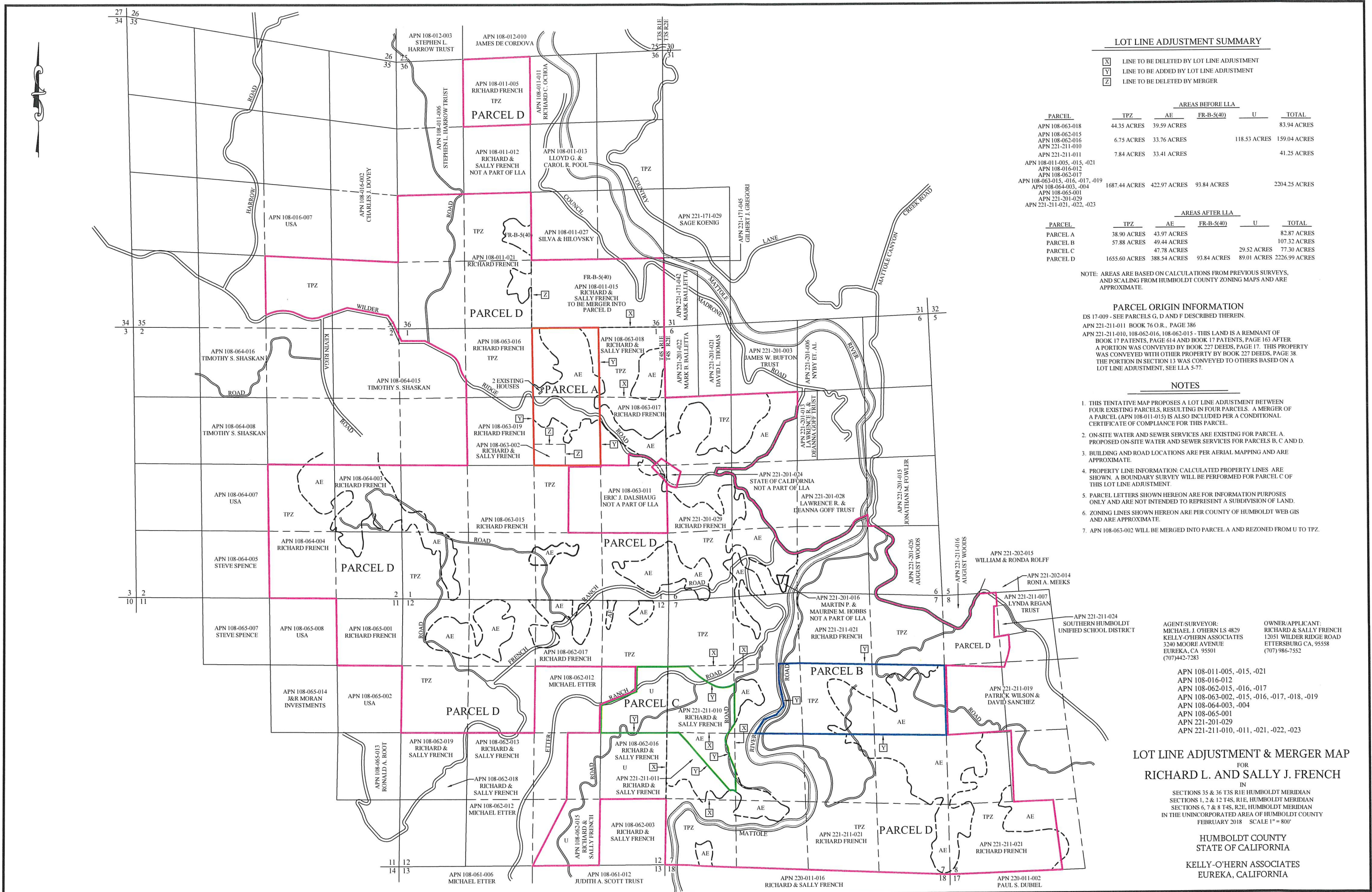
**LLA-18-011/ZBA-18-001/JTMP-18-003
APN: 108-063-002 et seq.
T04S R01E S01 HB&M (Honeydew)**

Project Area = 

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0 0.25 Miles

LOT LINE ADJUSTMENT SUMMARY

- X LINE TO BE DELETED BY LOT LINE ADJUSTMENT
- Y LINE TO BE ADDED BY LOT LINE ADJUSTMENT
- Z LINE TO BE DELETED BY MERGER

PARCEL	AREAS BEFORE LLA				TOTAL
	TPZ	AE	FR-B-5(40)	U	
APN 108-063-018	44.35 ACRES	39.59 ACRES			83.94 ACRES
APN 108-062-015				118.53 ACRES	159.04 ACRES
APN 108-062-016	6.75 ACRES	33.76 ACRES			40.51 ACRES
APN 221-211-010					41.25 ACRES
APN 221-211-011	7.84 ACRES	33.41 ACRES			41.25 ACRES
APN 108-011-005, -015, -021					
APN 108-016-012					
APN 108-062-017					
APN 108-063-015, -016, -017, -019	1687.44 ACRES	422.97 ACRES	93.84 ACRES		2204.25 ACRES
APN 108-064-003, -004					
APN 108-065-001					
APN 221-201-029					
APN 221-211-021, -022, -023					

PARCEL	AREAS AFTER LLA				TOTAL
	TPZ	AE	FR-B-5(40)	U	
PARCEL A	38.90 ACRES	43.97 ACRES			82.87 ACRES
PARCEL B	57.88 ACRES	49.44 ACRES			107.32 ACRES
PARCEL C		47.78 ACRES		29.52 ACRES	77.30 ACRES
PARCEL D	1655.60 ACRES	388.54 ACRES	93.84 ACRES	89.01 ACRES	2226.99 ACRES

NOTE: AREAS ARE BASED ON CALCULATIONS FROM PREVIOUS SURVEYS, AND SCALING FROM HUMBOLDT COUNTY ZONING MAPS AND ARE APPROXIMATE.

PARCEL ORIGIN INFORMATION

DS 17-009 - SEE PARCELS G, D AND F DESCRIBED THEREIN.
 APN 221-211-011 BOOK 76 O.R., PAGE 386
 APN 221-211-010, 108-062-016, 108-062-015 - THIS LAND IS A REMNANT OF BOOK 17 PATENTS, PAGE 614 AND BOOK 17 PATENTS, PAGE 163 AFTER A PORTION WAS CONVEYED BY BOOK 227 DEEDS, PAGE 17. THIS PROPERTY WAS CONVEYED WITH OTHER PROPERTY BY BOOK 227 DEEDS, PAGE 38. THE PORTION IN SECTION 13 WAS CONVEYED TO OTHERS BASED ON A LOT LINE ADJUSTMENT, SEE LLA 5-77.

NOTES

- THIS TENTATIVE MAP PROPOSES A LOT LINE ADJUSTMENT BETWEEN FOUR EXISTING PARCELS, RESULTING IN FOUR PARCELS. A MERGER OF A PARCEL (APN 108-011-015) IS ALSO INCLUDED PER A CONDITIONAL CERTIFICATE OF COMPLIANCE FOR THIS PARCEL.
- ON-SITE WATER AND SEWER SERVICES ARE EXISTING FOR PARCEL A. PROPOSED ON-SITE WATER AND SEWER SERVICES FOR PARCELS B, C AND D.
- BUILDING AND ROAD LOCATIONS ARE PER AERIAL MAPPING AND ARE APPROXIMATE.
- PROPERTY LINE INFORMATION, CALCULATED PROPERTY LINES ARE SHOWN. A BOUNDARY SURVEY WILL BE PERFORMED FOR PARCEL C OF THIS LOT LINE ADJUSTMENT.
- PARCEL LETTERS SHOWN HEREON ARE FOR INFORMATION PURPOSES ONLY AND ARE NOT INTENDED TO REPRESENT A SUBDIVISION OF LAND.
- ZONING LINES SHOWN HEREON ARE PER COUNTY OF HUMBOLDT WEB GIS AND ARE APPROXIMATE.
- APN 108-063-002 WILL BE MERGED INTO PARCEL A AND REZONED FROM U TO TPZ.

AGENT/SURVEYOR:
 MICHAEL J. O'HERN LS 4829
 KELLY-O'HERN ASSOCIATES
 3240 MOORE AVENUE
 EUREKA, CA 95501
 (707)442-7283

OWNER/APPLICANT:
 RICHARD & SALLY FRENCH
 12051 WILDER RIDGE ROAD
 ETTERSBURG CA, 95558
 (707)986-7352

- APN 108-011-005, -015, -021
- APN 108-016-012
- APN 108-062-015, -016, -017
- APN 108-063-002, -015, -016, -017, -018, -019
- APN 108-064-003, -004
- APN 108-065-001
- APN 221-201-029
- APN 221-211-010, -011, -021, -022, -023

LOT LINE ADJUSTMENT & MERGER MAP
 FOR
RICHARD L. AND SALLY J. FRENCH

IN
 SECTIONS 35 & 36 T3S R1E HUMBOLDT MERIDIAN
 SECTIONS 1, 2 & 12 T4S, R1E, HUMBOLDT MERIDIAN
 SECTIONS 6, 7 & 8 T4S, R2E, HUMBOLDT MERIDIAN
 IN THE UNINCORPORATED AREA OF HUMBOLDT COUNTY
 FEBRUARY 2018 SCALE 1" = 800'

HUMBOLDT COUNTY
 STATE OF CALIFORNIA
 KELLY-O'HERN ASSOCIATES
 EUREKA, CALIFORNIA

BEFORE LLA

LOT LINE ADJUSTMENT SUMMARY

- [X] LINE TO BE DELETED BY LOT LINE ADJUSTMENT
- [Y] LINE TO BE ADDED BY LOT LINE ADJUSTMENT
- [Z] LINE TO BE DELETED BY MERGER

PARCEL	AREAS BEFORE LLA				TOTAL
	TPZ	AE	FR-B-5(4)	U	
APN 108-063-018	44.35 ACRES	39.59 ACRES			83.94 ACRES
APN 108-062-015	6.75 ACRES	33.76 ACRES		118.55 ACRES	159.04 ACRES
APN 108-062-016					
APN 221-211-010	7.84 ACRES	33.41 ACRES			41.25 ACRES
APN 221-211-011					
APN 108-011-005, -015, -021					
APN 108-016-012					
APN 108-062-017					
APN 108-063-015, -016, -017, -019	1687.44 ACRES	422.97 ACRES	93.84 ACRES		2204.25 ACRES
APN 108-064-003, -004					
APN 108-063-001					
APN 221-201-029					
APN 221-211-021, -022, -023					

PARCEL	AREAS AFTER LLA				TOTAL
	TPZ	AE	FR-B-5(4)	U	
PARCEL A	38.90 ACRES	43.97 ACRES			82.87 ACRES
PARCEL B	57.88 ACRES	49.44 ACRES			107.32 ACRES
PARCEL C		47.78 ACRES		29.52 ACRES	77.30 ACRES
PARCEL D	1655.60 ACRES	388.54 ACRES	93.84 ACRES	89.01 ACRES	2226.99 ACRES

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- BUILDING AND ROAD LOCATIONS ARE PER AERIAL MAPPING AND ARE APPROXIMATE.
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- ZONING LINES SHOWN HEREON ARE PER COUNTY OF HUMBOLDT WEBS AND ARE APPROXIMATE.
- APN 108-063-002 WILL BE MERGED INTO PARCEL A AND REZONED FROM U TO TPZ.

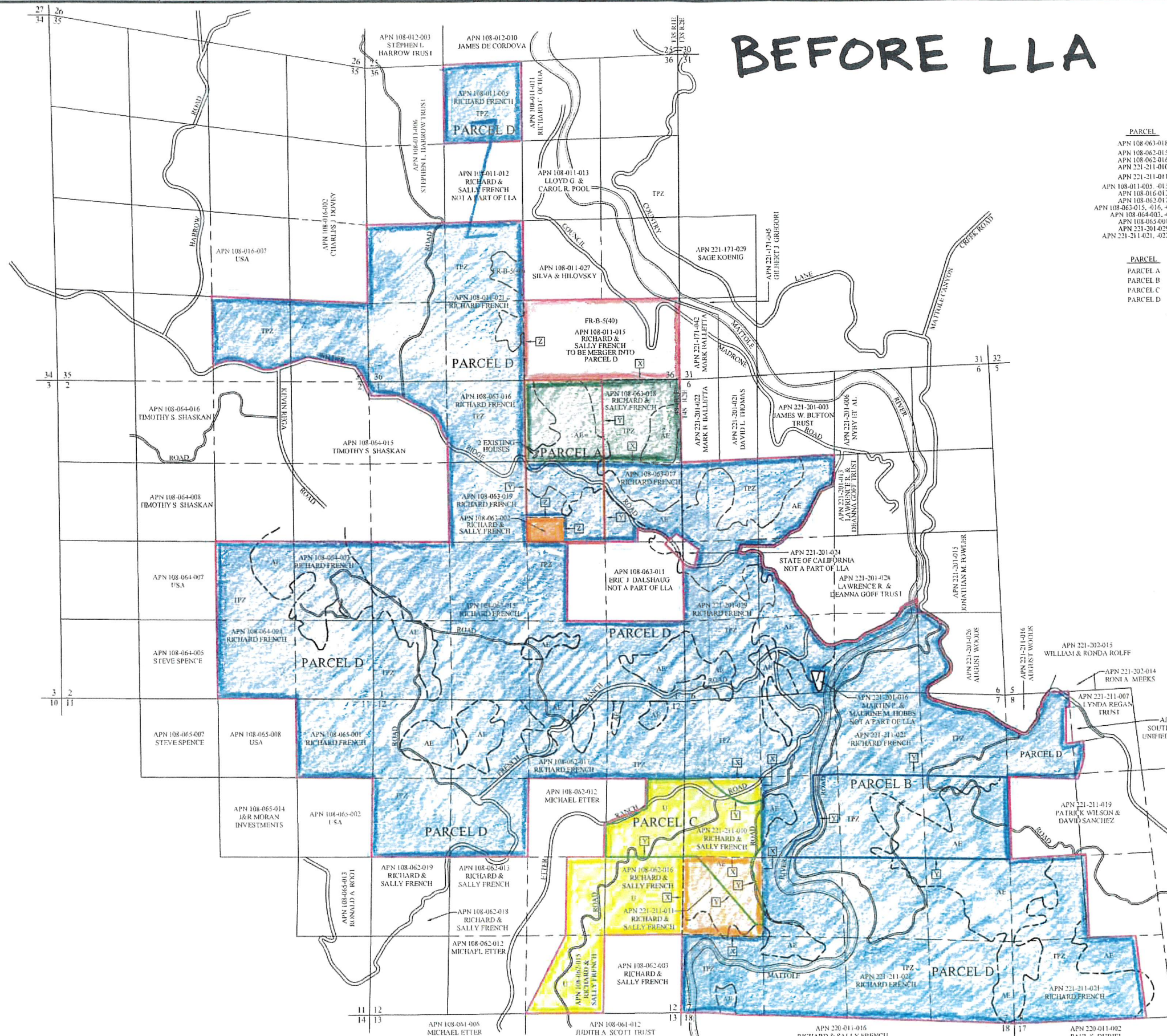
LOT LINE ADJUSTMENT & MERGER MAP

FOR
RICHARD L. AND SALLY J. FRENCH

IN
 SECTIONS 35 & 36 T3S R1E HUMBOLDT MERIDIAN
 SECTIONS 1, 2 & 14S, R1E, HUMBOLDT MERIDIAN
 SECTIONS 6, 7 & 8 T4S, R2E, HUMBOLDT MERIDIAN
 IN THE UNINCORPORATED AREA OF HUMBOLDT COUNTY
 FEBRUARY 2018 SCALE 1" = 800'

HUMBOLDT COUNTY
 STATE OF CALIFORNIA

KELLY-O'HERN ASSOCIATES
 EUREKA, CALIFORNIA



AFTER LLA

LOT LINE ADJUSTMENT SUMMARY

- [X] LINE TO BE DELETED BY LOT LINE ADJUSTMENT
- [Y] LINE TO BE ADDED BY LOT LINE ADJUSTMENT
- [Z] LINE TO BE DELETED BY MERGER

PARCEL	AREAS BEFORE LLA				TOTAL
	TPZ	AE	FR-B-3(4)	U	
APN 108-063-018	44.35 ACRES	39.59 ACRES			83.94 ACRES
APN 108-062-015	6.75 ACRES	33.76 ACRES		118.53 ACRES	159.04 ACRES
APN 108-062-016					
APN 221-211-010	7.84 ACRES	33.41 ACRES			41.25 ACRES
APN 108-011-005, -015, -021					
APN 108-016-012					
APN 108-062-017					
APN 108-063-015, -016, -017, -019	1687.44 ACRES	422.97 ACRES	93.84 ACRES		2204.25 ACRES
APN 108-064-003, -004					
APN 108-063-001					
APN 221-201-029					
APN 221-211-021, -022, -023					

PARCEL	AREAS AFTER LLA				TOTAL
	TPZ	AE	FR-B-3(4)	U	
PARCEL A	38.90 ACRES	43.97 ACRES			82.87 ACRES
PARCEL B	57.88 ACRES	49.44 ACRES			107.32 ACRES
PARCEL C		47.78 ACRES		29.52 ACRES	77.30 ACRES
PARCEL D	1655.60 ACRES	388.54 ACRES	93.84 ACRES	89.01 ACRES	2226.99 ACRES

NOTE: AREAS ARE BASED ON CALCULATIONS FROM PREVIOUS SURVEYS, AND SCALING FROM HUMBOLDT COUNTY ZONING MAPS AND ARE APPROXIMATE

PARCEL ORIGIN INFORMATION

DS 17-009 - SEE PARCELS G, D AND F DESCRIBED THEREIN
 APN 221-211-011 BOOK 76 O.R., PAGE 386
 APN 221-211-010, 108-063-016, 108-062-015 - THIS LAND IS A REMNANT OF BOOK 17 PATENTS, PAGE 614 AND BOOK 17 PATENTS, PAGE 163 AFTER A PORTION WAS CONVEYED BY BOOK 227 DEEDS, PAGE 17. THIS PROPERTY WAS CONVEYED WITH OTHER PROPERTY BY BOOK 227 DEEDS, PAGE 38. THE PORTION IN SECTION 13 WAS CONVEYED TO OTHERS BASED ON A LOT LINE ADJUSTMENT. SEE LLA 5-77

NOTES

- THIS TENTATIVE MAP PROPOSES A LOT LINE ADJUSTMENT BETWEEN FOUR EXISTING PARCELS, RESULTING IN FOUR PARCELS. A MERGER OF A PARCEL (APN 108-011-015) IS ALSO INCLUDED PER A CONDITIONAL CERTIFICATE OF COMPLIANCE FOR THIS PARCEL.
- ON-SITE WATER AND SEWER SERVICES ARE EXISTING FOR PARCEL A. PROPOSED ON-SITE WATER AND SEWER SERVICES FOR PARCELS B, C AND D.
- BUILDING AND ROAD LOCATIONS ARE PER AERIAL MAPPING AND ARE APPROXIMATE.
- PROPERTY LINE INFORMATION. CALCULATED PROPERTY LINES ARE SHOWN. A BOUNDARY SURVEY WILL BE PERFORMED FOR PARCEL C OF THIS LOT LINE ADJUSTMENT.
- PARCEL LETTERS SHOWN HEREON ARE FOR INFORMATION PURPOSES ONLY AND ARE NOT INTENDED TO REPRESENT A SUBDIVISION OF LAND.
- ZONING LINES SHOWN HEREON ARE PER COUNTY OF HUMBOLDT WEB GIS AND ARE APPROXIMATE.
- APN 108-063-002 WILL BE MERGED INTO PARCEL A AND REZONED FROM U TO TPZ.

AGENT/SURVEYOR:
 MICHAEL J O'HERN LS 4829
 KELLY O'HERN ASSOCIATES
 3240 MOORE AVENUE
 EUREKA, CA 95501
 (707)442-7283

OWNER/APPLICANT
 RICHARD & SALLY FRENCH
 12051 WILDER RIDGE ROAD
 ETTERSBURG CA, 95558
 (707)986-7552

- APN 108-011-005, -015, -021
- APN 108-016-012
- APN 108-062-015, -016, -017
- APN 108-063-002, -015, -016, -017, -018, -019
- APN 108-064-003, -004
- APN 108-065-001
- APN 221-201-029
- APN 221-211-010, -011, -021, -022, -023

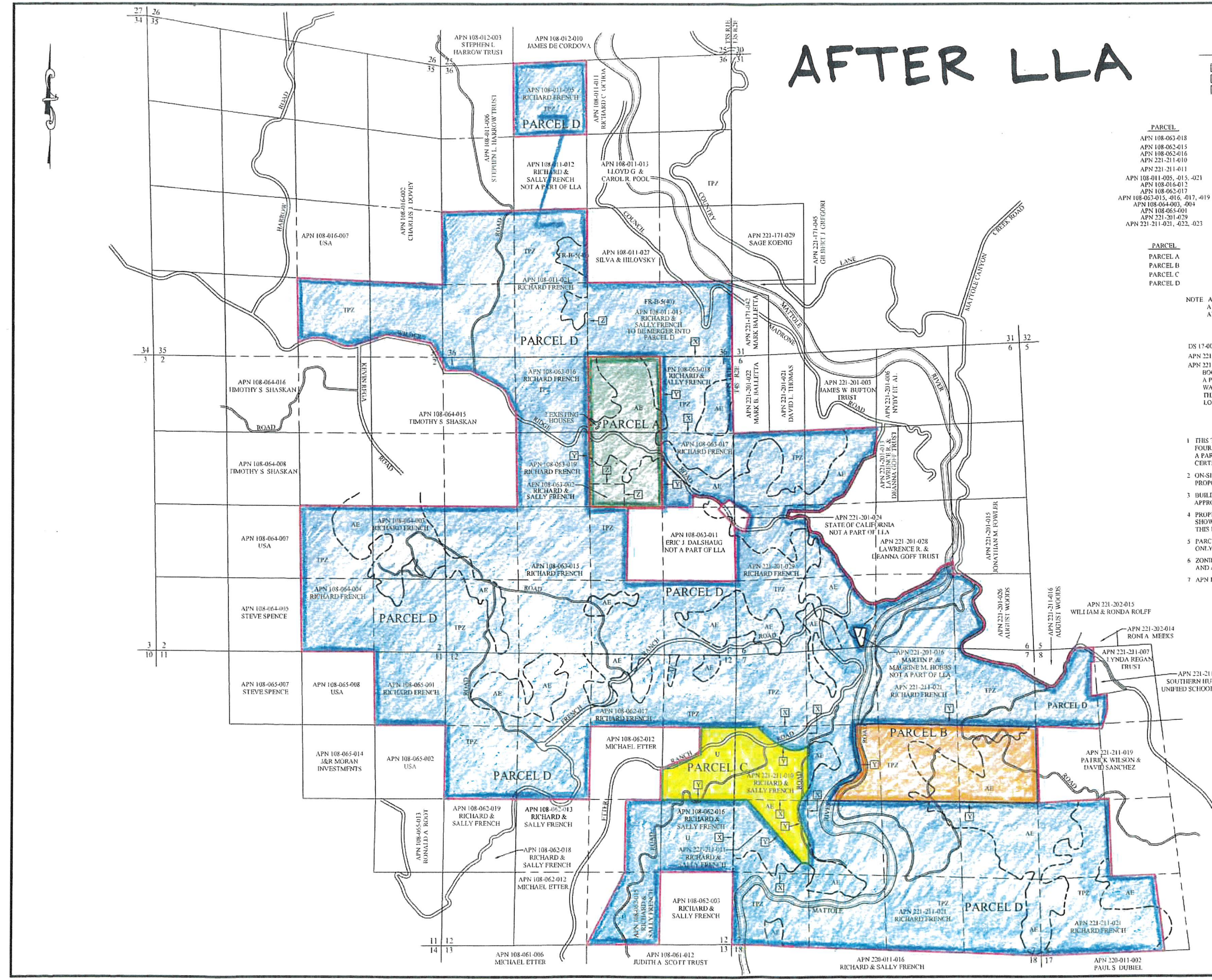
LOT LINE ADJUSTMENT & MERGER MAP

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 FEBRUARY 2018 SCALE 1" = 800'

HUMBOLDT COUNTY
 STATE OF CALIFORNIA

KELLY O'HERN ASSOCIATES
 EUREKA, CALIFORNIA



ATTACHMENT 1
CONDITIONS OF APPROVAL (Lot Line Adjustment)

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

1. A Notice of Lot Line Adjustment shall be recorded for each resultant parcel. The following information must be submitted to the Planning Department for review prior to recordation:
 - a. A copy of the existing deeds and the deeds to be recorded for the adjusted parcels. If the property is not changing ownership, only the existing deeds are required.
 - b. A Preliminary Title Report regarding ownership of parcels involved. The title report documents must be current at time of submittal. Depending on the date of the report preparation, updating may be necessary.
 - c. A completed "Notice of Lot Line Adjustment and Certificate of Compliance" form for each parcel.
 - d. Document review fees as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors (currently \$415.00 per notice plus \$280.00 for each additional legal description plus applicable recordation fees).
2. When the parcels being adjusted are not held in common ownership, copies of the executed deeds (signed but not recorded) prepared by a qualified individual must be submitted for review by the Planning and Public Works Departments.
3. A map revision fee as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors (currently \$80.00 per parcel) as required by the County Assessor shall be paid to the Humboldt County Planning Department, 3015 "H" Street, Eureka. The check shall be made payable to the "County of Humboldt". The fee is required to cover the Assessor's cost in updating the parcel boundaries.
4. The applicant shall comply with the provisions of Section 321-14 of the Humboldt County Code concerning reapportionment or payment of special assessments.
5. **Applicant shall provide documentation from the County of Humboldt Tax Collector that all property taxes for the parcels involved in the Lot Line Adjustment have been paid in full if payable, or secured if not yet payable, to the satisfaction of the County Tax Collector's Office, and all special assessments on the property must be paid or reapportioned to the satisfaction of the affected assessment district. Please contact the Tax Collector's Office approximately three to four weeks prior to filing the Notice of Lot Line Adjustment to satisfy this condition.** *Note: The purpose of this condition is to avoid possible title consequences in the event of a tax default and sale affecting the owner's real property interest. If property is acquired as a result of a Lot Line Adjustment and said property has delinquent taxes, the property cannot be combined for tax purposes. This means, that the owner will receive two or more tax bills, and penalties and interest will continue to accrue against the land which has delinquent taxes. If five or more years have elapsed since the taxes on the subject property were declared in default, such property will be sold by the County Tax Collector for non-payment of delinquent taxes unless the amount required to redeem the property is paid before sale. Property combined by lot line adjustment but "divided" by tax sale will require separate demonstration of subdivision compliance of all resultant parcels prior to the*

County's issuance of a building permit or other grant of authority to develop the subject properties.

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

Informational Notes:

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

CONDITIONS OF APPROVAL (Zone Reclassification)

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

Conditions of Approval:

1. The applicant shall submit a legal description of the area to be rezoned from U into TPZ for review and approval by the County Land Surveyor. The applicable review fee (currently \$280.00) must accompany the legal description. The legal description must be approved by the County Land Surveyor prior to the Zone Boundary Adjustment being scheduled for a decision by the Board of Supervisors.
2. The Assessor's office requires that any grazing acres to be reclassified as TPZ acres are to be shown by site class, with a map showing the site designation of all quality classes within the entire project. This documentation shall be prepared under the direction of a Registered Professional Forester and submitted to the Assessor's office for their acceptance.

ATTACHMENT 2
Staff Analysis of the Evidence Supporting the Required Findings

Required Findings: To approve this project, the Hearing Officer shall determine that the applicants have submitted evidence in support of making all of the following required findings.

A. Lot Line Adjustment

The following tables provide evidence in support of the required findings for the Lot Line Adjustment:

1. The Lot Line Adjustment application is complete;
2. The project is consistent with the Subdivision Map Act;
3. The project conforms to zoning and building ordinances, and conforms to all applicable standards and requirements of the coastal zoning regulations;
4. The project is consistent with the General Plan; and
5. 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.

B. Zone Boundary Adjustment

Sections 312-50.3 and 312-50.8 of the Humboldt County Code (H.C.C.) specifies the findings that must be made in order to grant approval of a Zone Boundary Adjustment. The required findings needed to approve the ZBA are as follows:

1. The proposed change is in the public interest;
2. That the proposed change is consistent with the General Plan;
3. The amendment 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;
4. A map was prepared showing the legal description of the property to be zoned;
5. The property currently meets the timber stocking standards as set forth in Section 4561 of the Public Resources Code and the Forest Practice Rules; or that the owner shall sign an agreement with the Board of Supervisors to meet such stocking standards and Forest Practice Rules by the fifth anniversary of the signing of such agreement, said agreement shall provide that if the parcel is subsequently zoned TPZ and fails to meet the stocking standards and Forest Practice Rules within the time period, the Board of Supervisors shall rezone the parcel to another zoning pursuant to Section 51121 of the Government Code;
6. The land to be rezoned shall be in the ownership of one person, as defined in Section 38106 of the Revenue and Taxation Code, and shall be comprised of a single parcel or a unit of contiguous parcels as defined in Section 51104 of the Government Code, which is eighty (80) acres or one-half of one-quarter section in size or larger;
7. The land shall be timberland as defined by Section 51104(f) of the Government Code; and
8. The existing uses on the parcel must be uses permitted in the Timberland Production Zone.

Finally, the California Environmental Quality Act (CEQA) states that one of the following findings must be made prior to approval of any development which is subject to the regulations of CEQA:

9. a) The project either is categorically or statutorily exempt; or
- b) There is no substantial evidence that the project will have a significant effect on the environment or any potential impacts have been mitigated to a level of insignificance and a negative declaration has been prepared pursuant to Section 15070 of the CEQA Guidelines; or
- c) An environmental impact report (EIR) has been prepared and all significant environmental effects have been eliminated or mitigated to a level of insignificance, or the required findings in Section 15091 of the CEQA Guidelines are made.

A.1. The application is Complete: The following table identifies the evidence which supports the finding that the applicant has submitted the information which is required by Section 325.5-6(a) of the Humboldt County Code.

Application Requirements	Submitted
Completed and Signed Application Form	✓
Copies of Present Owners Deeds	✓
Preliminary Title Report	✓
Copy of the Creation Documents for the parcels	✓
6 Copies of a Lot Line Adjustment Plot Plan	✓
Required County Fees	✓
A Written Statement Explaining the Reasons For the Adjustment (Project Description)	✓

A.2. Consistency with the Subdivision Map Act: The following table identifies the evidence which supports the finding that the parcels to be adjusted are found to be in compliance with the Subdivision Map Act which is required by Section 325.5-6(b) of the Humboldt County Code.

PARCELS	CREATION DOCUMENT	LEGAL STATUS
108-301-001 (por.) (old APN 108-063-018)	Parcel F identified in DS-17-009 eligible for an unconditional Certificate of Subdivision Compliance.	Legal parcel
108-301-001 (por.), 221-251-001 (por.) (old APNs 108-062-015, 108-062-016, 221-211-010)	Remnant of Book 17 of Patents, page 614 and Book 17 of Patents, page 163.	Legal parcel
221-251-001 (por.) (old APN 221-211-011)	Book 76 O.R. page 386.	Legal parcel
108-301-001 (por.), 221-251-001 (por.) (old APNs 108-011-005, 108-011-015, 108-011-021, 108-016-012, 108-062-017, 108-063-015, 108-063-016, 108-063-017, 108-063-019, 108-064-003, 108-064-004, 108-065-001, 221-201-021, 221-211-022, 221-211-023)	Parcel G identified in DS-17-009 eligible for an unconditional Certificate of Subdivision Compliance.	Legal parcel
108-301-001 (por.) (old APN 108-011-015)	Parcel D identified in DS-17-009 eligible for a conditional Certificate of Subdivision Compliance.	Illegal parcel to be merged into a legal parcel
108-301-001 (por.) (old APN 108-063-002)	Parcel A identified in DS-17-009 eligible for an unconditional certificate of Subdivision Compliance.	Legal parcel to be merged into Parcel G identified in DS-17-009

Based upon requirements of the County Lot Line Adjustment Ordinance, and due to requirements in the Subdivision Map Act, a Notice of Lot Line Adjustment must be recorded for each resultant parcel.

A.3. Conformance with Zoning and Building Ordinances: The following tables identify the evidence which supports the finding that the lot line adjustment neither causes non-conformance nor increases the severity of pre-existing nonconformity with zoning and building ordinances.

Zoning Section	Summary of Applicable Requirement	Evidence That Supports the Zoning Finding
Agriculture Exclusive (AE) Timberland Production Zone (TPZ) Unclassified (U) Forestry Recreation (FR)	Agriculture Exclusive and Timberland Production Zone are resource zones intended for large resource-related (both timber and agriculture) parcels. Forestry Recreation is intended to be applied to forested areas of the County where timber production and recreation are the desirable predominant uses. Unclassified applies to lands not otherwise zoned.	The project will adjust the parcel lines between four parcels resulting in four parcel of approximately 83 acres, 107 acres, 77 acres and 2,227 acres. A Zone Boundary Adjustment (ZBA) is also included to rezone approximately six acres of APN 108-301-001 (old APN 108-063-002) Timberland Production Zone (TPZ) concurrently with the LLA. The purpose of the LLA is for estate planning and to provide better management units.
Development Standards		
Minimum Parcel Size	AE: 20 acres TPZ: 160 acres (40 acres with a JTMP) FR: 40 acres U: 6,000 square feet	All parcels meet the minimum parcel sizes with respect to AE, FR and U zones. With respect to the TPZ portions, two parcels have less than 40 acres before the LLA and after the LLA only one will have less than 40 acres. Therefore, the LLA will not cause a non-conformance nor increase the severity of an existing nonconformance.
Minimum Lot Width	AE: 100 feet TPZ: n/a FR: 200 feet U: 50 feet	All parcels comply with their respective requirements.
Minimum Yard Setbacks within SRA:	30 feet from all property lines	All parcels comply with this requirement. Future development must comply with zone standards and building regulations.

Maximum Lot Coverage	AE: 35% TPZ: none specified FR: none specified U: 40%	Parcels have less than 1% lot coverage
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A.4. The proposed development must be consistent with the General Plan. The following table identifies the evidence, which supports finding that the proposed development is in conformance with all applicable policies and standards of the Humboldt County General Plan and pursuant to the provisions of SB 497 (Sher) effective January 1, 2002.

Plan Section	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the General Plan Conformance Finding
<p>Land Use Chapter 4</p> <p>Land Use Designations Section 4.8</p>	<p>Agricultural Grazing (AG): Applies to dry-land grazing areas in relatively small land holdings that support cattle ranching or other grazing supplemented by timber harvest activities. Density range is 20 – 160 acres/unit</p> <p>Timberland (T): Applies to land that is primarily suitable for growing, harvesting and production of timber. Density range is 40 – 160 acres/unit</p> <p>Residential Agriculture (RA): Applies to large lot residential uses that typically rely upon on-site water and wastewater systems. Density is one dwelling unit per 80 acres</p>	<p>The project will adjust the parcel lines between four parcels resulting in four parcel of approximately 83 acres, 107 acres, 77 acres and 2,227 acres. A Zone Boundary Adjustment (ZBA) is also included to rezone approximately six acres of APN 108-301-001 (old APN 108-063-002) Timberland Production Zone (TPZ) concurrently with the LLA. The purpose of the LLA is for estate planning and to provide better management units.</p>

<p>Safety Element Chapter 14</p> <p>Geologic and Seismic</p>	<p>Goals and policies contained in this Chapter relate to communities that are designed and built to minimize the potential for loss of life and property resulting from natural and manmade hazards; and to prevent unnecessary exposure to areas of geologic instability, floodplains, tsunami run-up areas, high risk wildland fire areas, and airport areas planned and conditioned to prevent unnecessary exposure of people and property to risks of damage or injury (S-G1, S-G2)</p> <p>Related policies: S-P11. Site Suitability, S-P7. Structural Hazards</p>	<p>The site is in an area of low to moderate slope instability and outside of any Alquist-Priolo Fault Hazard Area.</p>
<p>Safety Element Chapter 14</p> <p>Flooding</p>	<p>Goals and policies contained in this Chapter relate to the use of natural drainage channels and watersheds that are managed to minimize peak flows in order to reduce the severity and frequency of flooding. (S-G3)</p> <p>Related policies include: S-P12, Federal Flood Insurance Program; S-P13, Flood Plains; S-P15, Construction Within Special Flood Hazard Areas</p>	<p>According to FIRM Map Panel 1825, the property contains some flood zones associated with the Mattole River, Bear Creek and Blue Slide Creek. No development is proposed and any future development is required to comply with the County's Flood Prevention Ordinance.</p>

<p>Safety Element Chapter 14</p> <p>Fire Hazards</p>	<p>Goals and policies of this Chapter encourage development designed to reduce the risk of structural and wildland fires supported by fire protection services that minimize the potential</p> <p>Related policies: S-P19, Conformance with State Responsibility Areas (SRA) Fire Safe Regulations</p>	<p>The subject property is located within the State Fire Responsibility Area where the State of California has the primary responsibility for the prevention and suppression of wildland fires. The parcel is also within the Telegraph Ridge Fire Protection District who provides structural fire protection as well as responding to medical emergencies.</p>
<p>Conservation and Open Space Chapter 10</p> <p>Cultural Resources Section 10.6</p>	<p>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 (CU-G1, Protection and Enhancement of Significant Cultural Resources)</p> <p>Related policies: CU-P1. Identification and Protection, CU-P2. Native American Tribal Consultation</p>	<p>The project was referred to the Northwest Information Center, the Bear River Band of the Rohnerville Rancheria and the Intertribal Sinkyone Wilderness Council. The referral comments from NWIC indicated that their office had record of five studies that identified no cultural resources. Further consultation with the Bear River Band of the Rohnerville Rancheria recommended project approval with the standard inadvertent discovery condition. Given that the lot line adjustment will not result in any ground disturbing activities, the project can be viewed as having no likelihood of impacting cultural resources. The standard inadvertent discovery condition is included among the recommended conditions of approval in the Informational notes.</p>
<p>Conservation and Open Space Chapter 10</p> <p>Biological Resources Section 10.3</p>	<p>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 (BR-G1, Threatened and Endangered Species, BR-G2, Sensitive and Critical Habitat, BR-G3, Benefits of Biological Resources)</p> <p>Related policies: BR-P1. Compatible Land Uses, BR-P5. Streamside Management Areas.</p>	<p>The Mattole River, Bear Creek, Blue Slide Creek, as well as several tributaries flow through the subject property. According to the California Natural Diversity Database, the project site contains potential habitat for several special status species, including the southern torrent salamander, the foothill yellow-legged frog, summer-run steelhead and the red-bellied newt. As no physical development is associated with this Lot Line Adjustment, no impacts to these species is expected. The project was referred to the Eureka office of the California Department of Fish and Wildlife, however, they did not respond with any concerns.</p>

A.5 Public Health Safety and Welfare and Environmental Impact:

Code Section	Summary of Applicable Requirements	Evidence that Supports the Required Finding
§312-17.1	The proposed development will not adversely impact the environment, and will not be detrimental to the public health, safety or welfare and will not be materially injurious to properties or improvements in the vicinity.	All reviewing referral agencies have approved or conditionally approved the proposed project. The project will not result in changes in land use or density, and will not create a new parcel.
§15061(b)(3) and §15305(a) CEQA	Categorically exempt from State environmental review.	The LLA does not result in a change in land use or density, and is intended to assist in estate planning and to improve existing resource management units. Therefore, the project is exempt pursuant to Sections 15061(b)(3) and 15305(a) of the CEQA Guidelines. 15061(b)(3) applies to projects that can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment and 15305(a) applies to minor lot line adjustments not resulting in the creation of any new parcel.

B. Zone Boundary Adjustment

B.1. Public Interest

The LLA involves a Zone Boundary Adjustment (ZBA) between lands zoned Unclassified (U) and Timberland Production Zone (TPZ). The zone boundary is proposed to be coincidental with the new lot line as adjusted and avoid a mixed-zone condition. The ZBA will result in approximately six acres of unclassified land becoming zoned TPZ. Planning staff believes that the ZBA is in the public interest in that it supports the existing use of the land and is minor in nature.

B.2. General Plan Consistency

The property involved in the ZBA is planned Timber by the Humboldt County General Plan. This designation and the implementing zoning (TPZ) support timber production. The ZBA is consistent with General Plan policies and standards as noted in the above discussion (A.4). The adjustment supports the LLA which results in logical use of the land and avoids a mix-zoned parcel.

B.3. The amendment 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.

Resource lands such as these were not utilized by the Department of Housing and Community Development in determining appropriate residential density, therefore, these lands are in

compliance with this requirement.

B.4. Legal Description.

A map was prepared showing the legal description of the property

B.5. Stocking Standards.

The property currently meets the timber stocking standards as set forth in Section 4561 of the Public Resources Code and the Forest Practice Rules.

B.6. Ownership and Minimum Parcel Size.

The area to be rezoned into TPZ consists of a separate legal parcel owned by Richard and Sally French that will be merged into an adjoining parcel.

B.7. Timberland.

The land is timberland as defined by Section 51104(f) of the Government Code.

B.8. Conformance with Use Regulations.

The existing land use is in compliance with the land use standards of the Timberland Production Zone.

B.9. Environmental Impact.

The proposed zone boundary adjustment that rezones approximately six acres into TPZ is statutorily exempt per Section 15264 of the CEQA Guidelines and Section 51119 of the California Government Code.

The County Forestry Review Committee (FRC) reviewed and approved the Lot Line Adjustment, Zone Boundary Adjustment and Joint Timber Management Plan at their September 17, 2018 meeting.

ATTACHMENT 3

BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT, STATE OF CALIFORNIA

Certified copy of portion of proceedings, Meeting on _____, 2019

ORDINANCE NO. _____

AMENDING SECTION 311-7 OF THE HUMBOLDT COUNTY CODE
BY REZONING PROPERTY IN THE ETTERSBURG AREA
[ZBA-18-001 (FRENCH)]

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

SECTION 1. ZONE AMENDMENT. Section 311-7 of the Humboldt County Code is hereby amended by reclassifying the property described in the Attached Exhibit A as follows: approximately six acres of Unclassified (U) into Timberland Production Zone (TPZ).

The area described is also shown on the Humboldt County Zoning Maps [K-46] 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 _____, 2019, on the following vote, to wit:

AYES: Supervisors:

NOES: Supervisors:

ABSENT: Supervisors:

Chairperson of the Board of Supervisors of the
County of Humboldt, State of California

(SEAL)

ATTEST:
Kathy Hayes
Clerk of the Board of Supervisors of the
County of Humboldt, State of California

Deputy

ATTACHMENT 4

Applicant's Evidence In Support of the Required Findings

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

- Application Form (On File)
- Plot Plan/Tentative Map Checklist (On File)
- Detailed Plot Plan (Attached)
- Present Owners' Deeds (On File)
- Preliminary Title Reports (On File)
- Creation documents (On File)
- Purpose Statement (On File)
- Letter from Chris Carroll (RPF #2628) dated May 29, 2018 (Attached)
- Joint Timber Management Plan prepared by Timberland Resource Consultants (May 2018) (On File)



165 South Fortuna Boulevard, Fortuna, CA 95540

707-725-1897 • fax 707-725-0972

trc@timberlandresource.com

May 29, 2018

Trevor Estlow
Humboldt County Planning
3015 H Street
Eureka, CA 95501



Dear Mr. Estlow:

SUBJECT:

RICHARD AND SALLY FRENCH - REZONE APN 108-063-002 TO TIMBER PRODUCTION ZONE

This letter is in regards to the information required by C.G.C. 51113.5 - Additions to Timberland Production Zoned Lands. Timberland to be added must meet the following criteria:

1. Must be (a) in the same ownership of and (b) Contiguous to TPZ zoned timberlands to which the non-TPZ timberlands are to be added.
 - (a) The parcel in question and surrounding parcels are in the same ownership.
 - (b) The Non-TPZ zoned timberlands are contiguous with the TPZ zoned lands.
2. Must be (a) "devoted to, and used for, growing and harvesting timber and compatible uses and (b) "Capable of growing an average volume of wood fiber of at least 15 cubic feet per acre".
 - (a) The Non-TPZ zoned timberlands are devoted to both growing and harvesting timber and grazing which is a compatible use. There is currently no development other than roads and trails for timber and grazing access. The parcel is a part of a large ownership over which a Timber Management Plan exists.
 - (c) Overall site class for the additional non-TPZ zoned timberlands is Timber Site Class III. This is based on soils and vegetation maps and field verifications. Based on projected growth for this parcel as stated in the Timber Management Plan, wood fiber growth potential for the non-TPZ zoned timberland exceeds 15 cubic feet per acre and is in excess of 80 cubic feet per acre.

In conclusion, the parcel proposed to be rezoned from Unclassified to Timber Production Zone is shown on the attached Zone Reclassification Map and meets the criteria of CGC 51113.5. If you have any questions regarding this analysis, please feel free to contact me anytime.




Sincerely,



Chris Carroll, RPF #2628

APN 108-063-002 Zone Reclassification Map Richard and Sally French

NORTH
1" = 1,000'

-  APN 108-063-002 - 6 Acres
Unclassified to Rezone
To Timber Production Zone
-  Adjacent Assessor's Parcels
-  Existing Zoning Boundary

Sec. 1; T4S-R1E; H. B. M.



ATTACHMENT 5

Referral Agency Comments

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

Minutes

September 17, 2018 Meeting

I. Attendance

FRC Members Present: Kurt McCray, Jim Able, Mark Andre, Yana Valachovic

FRC Members Absent: Ben Hawk, Chris Carroll, Gary Rynearson

Staff Present: Trevor Estlow, Planning and Building Department

The Committee welcomed guests: Eric Taft, Sally and Richard French, Jeff Smith, Tim Hooven, Art Hooven, David Hooven, Ron Pelletier, Alex Moore

II. Public Appearances: None.

III. Approval of Minutes from the April 2, 2018.

On a motion by Yana Valachovic, seconded by Jim Able, the minutes of the April 2, 2018 meeting were approved by a vote of 4-0.

IV. New Business (in order of items heard):

- 1. Hooven Zone Reclassification.** Case Number: ZR-17-008; Assessor Parcel Number 511-501-002; McKinleyville area.

Trevor Estlow provided the staff report and staff recommendations. The project involves zone reclassification to change the zoning from Timberland Production Zone (TPZ) to Agriculture General with a five acre minimum parcel size (AG-B-5(5)) through a ten-year phase out.

At this time, the Chair opened the meeting to public comments. Art Hooven described the history of the property. There were questions regarding previous conversion permits, economic viability of small timberlands, and the ability for a landowner to slide out of TPZ. Various avenues and pathways moving forward were offered to the landowner. No motion was made.

- 3. Casanova Lot Line Adjustment and Joint Timber Management Plan** Case Number: LLA-18-002, JTMP-18-001, Assessor Parcel Numbers: 102-151-001, 102-092-004; Bear River area.

Trevor Estlow provided the staff report and staff recommendations. The project involves Lot Line Adjustment (LLA) between two parcels resulting in two parcels of approximately 160 acres and 320 acres. The LLA will exchange approximately 18.8 acres between the two parcels. The purpose of the LLA is to adjust property lines so that portions of the lands will be more accessible by the property owners so that the land can be better managed and utilized. A Joint Timber Management Plan is also required.

At this time, the Chair opened the meeting to public comments. There was a brief discussion of the proposal. It was recommended that an access easement be recorded as described on the plot plan. The Chair then closed the meeting to public comments and returned the discussion to the Committee.

On a motion by Kurt McCray, seconded by Yana Valachovic, the Casanova project was conditionally approved by a vote of 3-0 (Jim Able abstained). The condition requires that the access easement be recorded concurrently with the Lot Line Adjustment and JTMP.

4. Zarcufsky Joint Timber Management Plan Case Number: JTMP-18-002; Assessor Parcel Number: 313-146-004; Maple Creek area.

Trevor Estlow provided the staff report and staff recommendations. The project involves a Joint Timber Management Plan to facilitate the conveyance of a parcel within a larger Assessor Parcel Number.

At this time, the Chair opened the meeting to public comments. Kurt McCray disclosed that there was an enforcement action on the property in 2009-2010, however, the current owner did not own the property at the time. It was recommended that an access easement be recorded as described in the JTMP. The Chair then closed the meeting to public comments and returned the discussion to the Committee.

On a motion by Yana Valachovic, seconded by Jim Able, the Zarcufsky project was conditionally approved by a vote of 4-0. The condition requires an access easement to be recorded concurrently with the JTMP.

5. French Lot Line Adjustment, Joint Timber Management Plan and Zone Boundary Adjustment Case Numbers: LLA-18-011, JTMP-18-001, ZBA-18-003; Assessor Parcel Numbers: 108-063-002 et seq.; Ettersburg area.

Trevor Estlow provided the staff report and staff recommendations. The project involves a Lot Line Adjustment (LLA) between four parcels resulting in four parcel of approximately 83 acres, 107 acres, 77 acres and 2,227 acres. A Zone Boundary Adjustment (ZBA) is also included to rezone APN 108-063-002 Timberland Production Zone (TPZ) concurrently with the LLA. The purpose of the LLA is for estate planning and to provide better management units. A Joint Timber Management Plan is also required.

At this time, the Chair opened the meeting to public comments. Sally French described the history of the project. Jim Able discussed the access for timber management purposes. It was recommended that the Timber Management Plan Road Use Agreement be recorded. The Chair then closed the meeting to public comments and returned the discussion to the Committee.

On a motion by Yana Valachovic, seconded by Jim Able, the French project was conditionally approved by a vote of 4-0. The condition requires the Timber Management Plan Road Use Agreement be recorded concurrently with the Lot Line Adjustment and JTMP.

2. Nunnemaker Zone Reclassification Case Number: ZR-17-012; Assessor Parcel Numbers 217-084-009, 217-084-010, 217-084-011, 217-164-004; Eel Rock area.

Trevor Estlow provided the staff report and staff recommendations. The project involves a Zone Reclassification of approximately 160 acres from Agriculture Exclusive (AE) into Timberland Production Zone (TPZ). Currently, the lands are utilized for timber production.

At this time, the Chair opened the meeting to public comments. The committee discussed their familiarity with the site. The Chair then closed the meeting to public comments and returned the discussion to the Committee.

On a motion by Yana Valachovic, seconded by Kurt McCray, the Nunnemaker project was approved by a vote of 4-0.

V. Future Agenda Items

No discussion

VII. Adjournment

The meeting was adjourned at 7:10 p.m.