



OMSBERG & PRESTON

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23-2321

January 3, 2024

Humboldt County Planning & Building Department &
Board of Supervisors
c/o Director Ford
3015 H Street
Eureka, CA 95501

RE: Petition for General Plan Amendment & Zone Reclassification
APNs 500-071-012 & 500-081-002

Dear Board of Supervisors & Director Ford:

On behalf of Nielen Stander, our client, and Green Diamond Resource Company, please accept this letter as our formal petition for a General Plan Amendment and Zone Reclassification for the properties referenced above.

The Stander parcel is currently zoned AG, with a General Plan designation of RE2.5-5, while the Green Diamond parcel is split zoned AE/TPZ, with a General Plan designation of T. A Lot Line Adjustment is also proposed as part of this project which, if approved, will transfer approximately 0.20 acres of the Green Diamond property to Stander. Refer to the enclosed Green Diamond letter dated September 27, 2023, including Exhibits 'A' and 'B', for full particulars.

We are respectfully requesting the General Plan designation be changed from RE2.5-5 to T, and a Zone Reclassification from AG to AE/TPZ over and across that 0.2 acres of land proposed to be adjusted from Green Diamond to Stander, and believe the findings can be made to support this petition. This request is in the best interest of the public, will clean up historic lines of occupation and bring the zoning into consistency with the on-the-ground conditions.

Please do not hesitate to contact me with any questions or comments you may have.

Sincerely,

OMSBERG & PRESTON

Kimberly D. Preston, PE, PLS
Owner / Manager



Cc: Nielen Stander
Craig Compton, Green Diamond Resource Company

Attachment: Green Diamond Letter, with attachments, dated September 27, 2023



California Timberlands Division

P.O. Box 68

Korbel, CA
95550-0068

T (707) 668-4400
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greendiamond.com

September 27, 2023

Via E-Mail

Nielen and Elicia Stander
3100 Fickle Hill Road
Arcata, CA 95521

Re: **Real Property Encroachments – Proposal**

Dear Mr. and Mrs. Stander:

We appreciate your interest in working to resolve the existing encroachments, as shown on the attached Exhibit A produced by Licensed Land Surveyor Michael O'Hern of Kelly-O'Hern Associates. Based upon our discussions to date we would like to propose two options which I have summarized below:

Option 1:

Pursue a Lot Line Adjustment (LLA) between Green Diamond Resource Company (GDRCo) and Nielen and Elicia Stander (Standar) which would include the transfer of approximately 0.2 acres of property, as shown on the attached map (Exhibit B). As part of this option, GDRCo would require payment for the land and timber in the amount of \$3,000. Standar would be responsible for all costs associated with the LLA including applicable County fees. As discussed previously, it is unknown how long it would take to complete an LLA and it is also unknown if Humboldt County would support the rezone of the GDRCo property from Timber Production Zone (TPZ) to Agriculture General (AG).

Option 2:

Contingent upon County of Humboldt approval, pursue a Boundary Line Adjustment (BLA) which would adhere as closely as possible to the existing fence line and structure (i.e. the garage). GDRCo would grant an easement to Standar for the existing access (i.e. the driveway). The BLA should be less expensive and require less time to complete. As part of this option, GDRCo would require payment for the land and timber in the amount of \$1,000. Standar would be responsible for all costs associated with the BLA and development of a legal description for the easement.

In either option GDRCo would cooperate with Standar and any Licensed Land Surveyor retained by Standar. Additionally, either option would include GDRCo and Standar entering into a definitive agreement specifying the terms, conditions and compensation. It would be the preference of GDRCo to utilize escrow for any agreement.

Please consider these options and let us know if there is a preference. If you would like to consult with a Licensed Land Surveyor, we would be happy to meet with you jointly to discuss these options. If you have another option or approach you wish us to consider, please let me know and I am happy to discuss further.

Thank you,

A handwritten signature in cursive script that reads "Craig C. Compton".

Craig Compton
Manager, Real Property

EXHIBIT A

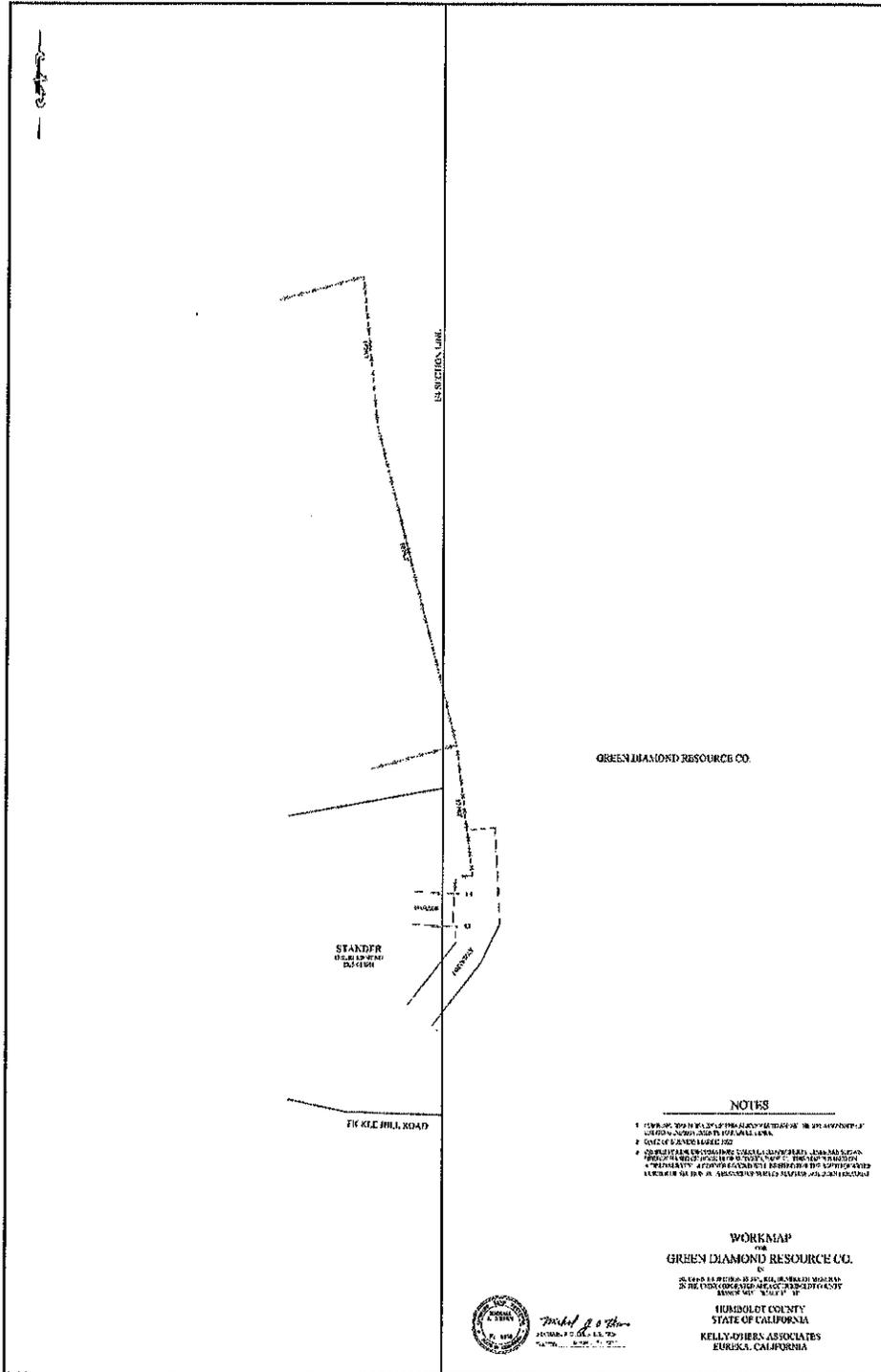


EXHIBIT B

Stander: Proposed LLA/Boundary Line Adjustment

