

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

Resolution Number 25-058

Record Number PLN-2025-19251

Assessor Parcel Numbers 108-301-009, 221-271-001, 108-301-005 and 221-251-004

Making the required findings for certifying compliance with the California Environmental Quality Act and recommends that the Planning Commission approve the French Lot Line Adjustment, Zone Reclassification and addition of parcel into a new Class B Agricultural Preserve Williamson Act Contract.

WHEREAS, An applicant initiated Lot Line Adjustment (LLA), Zone Reclassification (ZR) and Class B Williamson Act Contract involving three legal parcels which include four Assessor Parcel Numbers (APNs), owned by the French family. The Lot Line Adjustment is between three legal parcels, resulting in three legal parcels. The Zone Reclassification is necessary within one of the newly proposed parcels to qualify lands for a new Class B Agricultural Preserve under the Williamson Act.

WHEREAS, The proposed project was brought before the Williamson Act Advisory Committee on July 31, 2025, and the Zone Reclassification and Class B Agricultural Preserve Williamson Act Contract was recommended for approval (Attachment 3).

WHEREAS, the County Planning Division, as the lead agency, found the project exempt from environmental review pursuant to Section 15317 of the CEQA Guidelines; and

WHEREAS, the Humboldt County Planning Commission held a duly noticed public hearing on **October 2, 2025**; reviewed, considered, and discussed the application for a Lot Line Adjustment, Zone Reclassification, and addition of a proposed newly created parcel into a Class B Agricultural Preserve Williamson Act Contract.

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

- 1. FINDING:** **PROJECT DESCRIPTION:** A Lot Line Adjustment (LLA), Zone Reclassification (ZR) involving three legal parcels which include four Assessor Parcel Numbers (APNs), owned by the French family and an establishment of a new Class B Agricultural Preserve and Williamson Act Contract of 1,207.72 acres on one of the three resultant parcels. The Lot Line Adjustment is between three legal parcels, resulting in three legal parcels of approximately 590.98-acres (Parcel A), 618.48-acres (Parcel B), and 1,207.72-acres (Parcel C). Proposed Parcel C requires Zone Reclassification from Agriculture Exclusive (AE), Forestry Recreation (FR), and Unclassified (U) to Agriculture Exclusive

with a combining zone for a Special Building Site with a minimum of 160-acres (AE-B-5(160)) in order for Parcel C to be placed into a new Class B Agricultural Preserve under the Williamson Act.

EVIDENCE: a) Project File: PLN-2025-19251.

- 2. FINDING:** **CEQA.** The requirements of the California Environmental Quality Act have been complied with. The project is exempt from environmental review per Section 15305 – Minor Alterations in Land Use, and 15317 of the California Environmental Quality Act (CEQA)- Open Space Contracts.

EVIDENCE: a) The Lot Line Adjustment, Zone Reclassification and new Class B Williamson Act Agricultural Preserve Contract does not result in a change in land use or overall density. The Lot Line Adjustment is exempt pursuant to Section 15305 of the CEQA Guidelines, which applies to minor alterations in land use limitations and the Williamson Act establishment and rezoning is exempt pursuant to Section 15317 of the CEQA Guidelines, which applies to the establishment of open space contracts.

ZONE RECLASSIFICATION (ZR)

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

EVIDENCE: a) The parcel that contains areas to be rezoned (proposed new Parcel C) are all adjacent to existing Timber Production Zone (TPZ) and Agriculture Exclusive (AE) lands. The land is currently owned and utilized by the French family for agricultural and farming purposes. With approved Zone Reclassification and Class B Agricultural Preserve designation, approximately 1,207.72-acres would be established as an agricultural preserve and entered into a Williamson Act Contract. Conservation, development and utilization of forest resources are consistent with the California Timberland Productivity Act. Protecting forest and agricultural lands for continued timber, agricultural production and open space is in the public interest.

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

EVIDENCE: a) The main objective of the proposed Zone Reclassification is to rezone portions of a newly created parcel to AE (B-5(160)) to establish a new Class B Agricultural Preserve under the Williamson Act. The applicant owns multiple properties within the area and currently utilizes the lands for agriculture and farming. The proposed Zone Reclassification and Class B Agricultural Preserve on a proposed newly created 1,207.72-acre parcel will be consistent with the General Plan should the Zone Reclassification and new Class B Agricultural Preserve Contract be approved.

5. FINDING: There is no substantial evidence that the project will have a significant effect on the environment.

EVIDENCE: a) Changes to the zoning are requested on portions of a newly created approximately 1,207.72-acre parcel. The parcel is adjacent and contiguous to the existing lands owned by the French family and currently are used for agriculture and farming. No development is proposed as part of this project which could negatively impact the environment.

6. FINDING: The proposed development does not reduce the residential density for any parcel below that utilized by the Department of Housing and Community Development in determining compliance with housing element law unless the following written findings are made supported by substantial evidence: 1) the reduction is consistent with the adopted general plan including the housing element; and 2) the remaining sites identified in the housing element are adequate to accommodate the County share of the regional housing need; and 3) the property contains insurmountable physical or environmental limitations and clustering of residential units on the developable portions of the site has been maximized.

EVIDENCE: a) This project will have no net effect on housing densities. The purpose of this LLA is to reconfigure parcels within family ownership for estate planning and zone reclassification is necessary to add lands to a new Williamson Act contract. None of the parcels were included in the 2019 County Housing Inventory and no development is proposed. The project is consistent with the County's housing element.

LOT LINE ADJUSTMENT

7. FINDING: The Lot Line Adjustment application is complete.

EVIDENCE: a) The applicant has submitted all application requirements pursuant to Section 325.5-5, including a completed and signed application form, copies of present owners' deeds, a preliminary title report, copies of the creation documents for the parcels and a Lot Line Adjustment Plot Plan.

8. FINDING: The project parcel is consistent with the Subdivision Map Act.

EVIDENCE: a) A review of creation documents to determine the legal status of the subject parcels found that all involved parcels have been created in compliance with the Subdivision Map Act. APN 108-301-009, 221-271-001, 108-301-005 and 221-251-004 were all created legally by Lot Line Adjustment 18-011, recorded July 1, 2019, instrument number 2019-011214.

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

EVIDENCE: a) The purpose of the Lot Line Adjustment is to adjust the boundaries of existing parcels for family estate planning and to afford the landowner the reduced tax benefit under a Williamson Act contract which maintains large scale vacant land for commercial timber production and open space for preserving forest ecosystems. In addition to the Lot Line Adjustment, a Zone Reclassification is proposed as part of this project, however this is only to comply with Agricultural Preserve guidelines. There is no development associated with the proposed project. The Lot Line Adjustment conforms to zoning and building ordinances.

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

EVIDENCE: a) Land Use Designations 4.8: Agricultural Grazing (AG) plan 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.

Timberland (T) 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. The proposed project consists of a Lot Line Adjustment (LLA), between three legal parcels and resulting in three legal parcels. The purpose of the LLA is to reconfigure parcels within family ownership for estate planning. No ownership changes or development is proposed as part of this project. In addition to the LLA, proposed newly created Parcel C will be entered into a Class B Williamson Act contract. This project is consistent with the AG and T Land Use Designations.

- b) Community Infrastructure and Services Element Chapter 5: Goals and policies contained in this Chapter relate to the protection and enhancement of roads, recreational parks, fire protective services, water supply, drainage and other public utilities. The LLA will not impact any community infrastructure and services elements as no development is proposed. There will be no impact on roads, recreational parks, fire protective services, and water supply. Proposed Parcel A has two residences and existing on-site water and sewer. Proposed Parcel B and C will develop water and sewer under a separate permit should development be proposed at a later date.
- c) Circulation, Chapter 7: Goals and policies contained in this chapter describe the general location and extent of existing and proposed major throughfares, transportation routes, terminals and other local transportation facilities. The LLA will not result in any circulation or transportation issues as no development is proposed.
- d) Housing Element, Chapter 8: Goals and policies contained in this Element seek to identify existing and projected housing needs and establish goals, policies, standards and measures for the preservation, improvement, and development of housing. This project will have no net effect on housing densities. The purpose of this LLA is to reconfigure parcels within family ownership for estate planning. None of the parcels were included in the 2019 County Housing Inventory and no development is proposed. The project is consistent with the County's housing element.

- e) Conservation and Open Space, Chapter 10: Goals and policies contained in the Conservation Element relate to the conservation, development, and utilization of natural resources. The Open Space Element guides the comprehensive and long-range preservation and conservation of open-space lands. According to the California Natural Diversity Database (CNDDDB), the parcels do contain sensitive habitat areas as well as rare and endangered species have been identified. On APN 221-271-001 and 221-251-004, the Southern Torrent Salamander and Foothill yellow-legged frog have been identified. There are also numerous protected Streamside Management Areas throughout all four parcels, as French Creek, Bear Creek and the Mattole River flow through. Although these sensitive species and habitats have been identified, the four parcels contain over 2,400-acres and no development is proposed.

This project will have no effect on open space and will only benefit the comprehensive and long-range preservation of open space lands.

- f) Cultural Resources, Section 10.6: 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. According to the Northwest Information Center (NWIC), there are two recorded archaeological sites identified within the four parcels. NWIC recommended consultation with local native tribes regarding traditional, cultural, and religious heritage values. Bear River Band of the Rohnerville Rancheria responded to the project application and found that the project does not appear to represent a source of significant impacts on cultural resources. Bear River Band requested that the standard inadvertent archaeological discovery protocols be in place for any ground disturbing activities. No additional increased threats to hazards or resources are anticipated as a result of the LLA.

- g) Water Resources, Chapter 11: Goals and policies contained in the Water Resources Element addresses water planning issues including river and stream water quality, stormwater runoff, groundwater management, water needs of fish and wildlife,

water consumption, conservation and re-use methods. Throughout the over 2,400-acres owned by the French family, there are many water ways that traverse the parcels. The Mattole River is the largest, and runs along the east side of proposed Parcel A and along the west side of proposed Parcel B and Parcel C. French Creek (intermittent water source according to the State Water Board) runs through Parcel A and C, and Bear Creek (perennial water source according to the State Water Board) runs through Parcel C. The purpose of the LLA is to rearrange parcel lines within the family for estate planning, there is no change in ownership and no development proposed. Therefore, no impact on water resources is anticipated.

- h) Safety Element, Chapter 14: 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. The subject parcels are located in an area of Moderate Instability. The parcels are not within a fault hazard zone, not within an area of mapped historic landslides, and are not located in an area of potential liquefaction. The subject parcels are also not located within a FEMA flood zone and are not susceptible to dam failure inundation. The subject parcels are located within a State Responsibility Area for fire protection and within a moderate to high fire hazard severity zone. The parcels are covered within the Telegraph Ridge Fire Protection District who provides structural fire protection as well as respond to medical emergencies. Drainage, noise and airport safety are not anticipated to be impacted due to this project as no development is proposed.

11. FINDING:

The proposed development and conditions under which it may be operated or maintained will not be detrimental to the public health, safety, or welfare; or materially injurious to property or improvements in the vicinity.

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

12. FINDING: The project, and the conditions under which it may be operated or maintained, will not adversely impact the environment; and the required CEQA findings can be made for any development which is subject to the regulations of CEQA.

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

FINDINGS FOR AGRICULTURAL PRESERVE ESTABLISHMENT

13. FINDING: The proposed project is consistent with the Humboldt County General Plan.

EVIDENCE: a) Chapter 4.5 of the Humboldt County General Plan "Agricultural Resources" recognizes the significance of agriculture in Humboldt County. The two goals listed under 4.5.3 include "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" and also "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." A specific policy, AG-P3, is to "Support the Williamson Act

Property Tax Incentive Program” by continuing, enhancing, and growing the County Williamson Act program. The primary purpose of the Williamson Act of 1965 was to preserve agricultural and open space lands by discouraging the premature and unnecessary conversion to urban areas. The Williamson Act Contracts restrict subdivision of preserve lands, rendering rights of division as subservient to the contract. Several additional policies in Chapter 4.5 of the Humboldt County General Plan prioritize the conservation of agricultural lands and soils (AG-P5, AG-P6, AG-P16).

- 14. FINDING:** The land to be included in the agricultural preserve contract is, and will continue to be, used for the purpose of producing agricultural commodities for commercial purposes, and uses compatible with agriculture.

EVIDENCE: a) The proposed preserve land has historically been used for agriculture and animal sales. The proposed preserve would support and encourage continuation of commercial agricultural uses through contractual obligation. Based on information submitted, the establishment of the preserve will not conflict with any adjoining or surrounding land uses. The Humboldt County Williamson Act Advisory Committee has reviewed the proposed preserve and recommended approval.

CLASS B CRITERIA- HUMBOLDT COUNTY WILLIAMSON ACT GUIDELINES

- 15. FINDING:** The preserve area shall contain not less than 600 acres of land, and no individual lot or parcel of land shall be less than 160 contiguous acres.

EVIDENCE: a) The subject Class B Agricultural Preserve contract is requested on a proposed newly created 1,207.72-acre parcel that is being processed with a Lot Line Adjustment and Zone Reclassification within the same application. The Lot Line Adjustment is between three legal parcels, resulting in three legal parcels, however only one parcel is requested to be placed into the Williamson Act. The proposed 1,207.72-acre parcel creates a preserve over 600-acres and the parcel itself is over the minimum 160-acres.

- 16. FINDING:** All land placed into a Class B Grazing Land Preserve and Contract

must be zoned Timberland Production Zone (TPZ) or Agriculture Exclusive with a combining zone establishing a 160-acre minimum parcel size (AE-B-5(160)).

EVIDENCE: a) The subject Class B Agricultural Preserve contract is requested on a proposed newly created 1,207.72-acre parcel that is being processed with a Lot Line Adjustment and Zone Reclassification within the same application. The Lot Line Adjustment is between three legal parcels, resulting in three legal parcels, however only one parcel is requested to be placed into the Williamson Act. The newly proposed parcel is zoned a combination of Timberland Production (TPZ) and Agricultural Exclusive (AE) with small portions zoned Unclassified (U) and Forest Recreation (FR). For this parcel to be considered for a Williamson Act Class B Contract, the U, FR, and AE zones requested to be reclassified to AE (B-5(160)).

17. FINDING: Land within the preserve shall be non-prime agricultural land of statewide or local significance.

EVIDENCE: a) There is an under 40-acre portion of the proposed newly created 1,207.72-acre parcel that is identified as having prime agriculture land, however this totals under 3 percent of the land requested for the Agricultural Preserve and therefore is not believed to be reason for denial of the contract.

DECISION

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

- Adopt the findings set forth in this resolution; and
- Approves the Lot Line Adjustment, subject to the recommended conditions of approval.

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

1. Approve the Zone Reclassification.
2. Adopt Ordinance No. _____ amending Section 311-7 of the Humboldt County Code by reclassifying property in the Ettersburg area [PLN-2025-19251] so that the Zone Reclassification changes from Agriculture Exclusive (AE), Unclassified (U) and Agriculture General (AG) to Agriculture Exclusive (AE B-5(160)).
3. Approve the resolution establishing the Class B Williamson Act Contract.
4. Enter into a new Williamson Act Land Conservation Contract with the landowners.
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 **October 2, 2025**.

The motion was made by COMMISSIONER THOMAS MULDER and seconded by COMMISSIONER LORNA MCFARLANE and the following vote:

AYES: Commissioners: Thomas Mulder, Lorna McFarlane, Iver Skavdal, Peggy O'Neill
NOES: Commissioners:
ABSTAIN: Commissioners:
ABSENT: Commissioners: Jerome Qiriazzi, Sarah West, Noah Levy
DECISION: Motion carried 4/0

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



John H. Ford, Director
Planning and Building Department

**CONDITIONS OF APPROVAL
(Lot Line Adjustment)**

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

1. Applicant must meet all zoning and State Responsibility Area setback requirements per Humboldt County Planning Department.
2. Per the Department of Public Works Memo dated May 12, 2025, the corners of the new property lines shall be monumented, pursuant to Section 325.5-9 of the Humboldt County Code. A Record of Survey shall be filed unless this requirement is waived by the County Surveyor. The requirement for a Record of Survey may be waived if, in the opinion of the County Surveyor, any one of the following findings can be made:
 - a. The new boundary line(s) are already adequately monumented of record.
 - b. The new boundary line(s) can be accurately described from Government Subdivision Sections or aliquot parts thereof.
 - c. The new boundary line(s) can be accurately described and located from existing monuments of record.
 - d. The new boundary is based upon physical features (i.e. roads, creeks, etc.) which themselves monument the line.
3. Graphical Exhibit: If a Record of Survey will not be filed as part of a Lot Line Adjustment, the Lot Line Adjustment shall include a graphical exhibit compiled from record data depicting the resulting lots.
4. Informational Note: Monumenting a line that is not shown on a filed map is what triggers a Record of Survey pursuant to B&P Code Section 8762(b)(4).
5. Landlocked Lots: The Applicant shall ensure that no parcels resulting from the lot adjustment will be landlocked. When creating a right of way to serve a landlocked parcel, the width of the right of way shall conform to Sections 4-1 and 4-2, Appendix A of the Subdivision Ordinance (County Code Section 321-1, et seq.). This requires that the size of the right of way be based upon the subdivision potential of the properties served by the right of way. The minimum required right of way widths are listed in Figures included in Appendix A and are summarized as follows:
 - a minimum 40 foot wide right of way serves up to 12 urban lots and up to 20 rural lots
 - a minimum 50 foot wide right of way serves more than 12 urban lots

and more than 20 rural lots. In the event that the lots do not have any subdivision potential, a minimum 20 foot wide right of way may be acceptable as it is consistent with minimum flag widths specified in Section 7-2(b) of the Appendix. When a right of way less than 40 feet in width is considered and the terrain is not flat, the Applicant shall demonstrate that there is sufficient right of way to construct the road prism along with cut and fill slopes. The Applicant is advised that these are minimum right of way widths; and that careful consideration must be given when selecting a right of way width so as not to inadvertently limit the future development potential of the lots served by the proposed right of way. [Reference: Roadway design standards/classification figures in Section 4.2 of Appendix A of the County Subdivision Ordinance].

6. 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 Subdivision 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 \$445.00 per notice plus \$300.00 for each additional legal description plus applicable recordation fees).
7. 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.
8. A map revision fee as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors (currently \$106.00) as required by the County Assessor shall be paid to the Humboldt County Planning Division, 3015 "H" Street, Eureka. The check shall be made payable to the "Humboldt County Planning Division". The fee is required to cover the Assessor's

cost in updating the parcel boundaries.

9. The applicant shall comply with the provisions of Section 321-14 of the Humboldt County Code concerning reapportionment or payment of special assessments.
10. 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.

Informational Notes:

1. 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. Issuance of a building permit will require demonstration of all applicable development standards at the time a permit is requested.
2. Lot frontage improvements to the roadway (such as paved driveway aprons, sidewalk, curb & gutter, parking lanes, lane widening, shoulder widening, road paving, curb returns, curb ramps, etc.) are typically not required as part of a lot line adjustment project. Lot frontage improvements are typically required when building permits (or other development permits) are requested.

3. The subject property is located within the State Responsibility Area and is subject to the County's Fire Safe Regulations (FSR) as set forth in County Code. Development of the subject property must comply with the FSR. The Department is involved with ensuring that roads meet minimum FSR. The most common issues with roads not conforming to the FSR are: the maximum length of dead-end road is exceeded; the width of road is not wide enough; the grade of the road is too steep; and curve radii are too small. Development of the subject property may require extensive on-site and off-site road improvements in order to meet minimum standards. The applicant should be advised that approval of the Lot Line Adjustment does not imply that the FSR have been met or can be met.
4. To reduce costs the applicant is encouraged to bring in written evidence of compliance with all of the items listed as conditions of approval in this Exhibit that are administered by the Planning Division (Namely: items 1-6) as a package at least four (4) weeks before the desired date for recordation. Post application assistance by the Planner on Duty, or by the Assigned Planner, with prior appointment will be subject to a Special Services Fee for planning services billed at the County's current burdened hourly rate. There is no charge for the first post project approval meeting. Please contact the Planning Division at (707) 445-7541 for copies of all required forms and written instructions.
5. This permit 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.
6. The applicant shall comply with the provisions of Section 321-14 of the Humboldt County Code concerning reapportionment or payment of special assessments, if applicable.
7. **The following is applicable to future ground disturbing activity on any of the parcels resulting from this Lot Line Adjustment:** If cultural resources are encountered during construction activities the contractor on site shall cease all work in the immediate area and within a 50-foot buffer of the discovery location. A qualified archaeologist as well as the appropriate Tribal Historic Preservation Officer(s) will be contacted to evaluate the discovery and, in consultation with the applicant and lead agency, develop a treatment plan in any instance where significant impacts cannot be avoided.

The Native American Heritage Commission (NAHC) can provide information regarding the appropriate Tribal point(s) of contact for a specific area; the NAHC can be reached at 916-653-4082. Prehistoric materials may include obsidian or chert flakes, tools, locally darkened midden soils, groundstone artifacts, shellfish

or faunal remains, and human burials. If human remains are found, California Health and Safety Code 7050.5 requires that the County Coroner be contacted immediately at 707-445-7242. If the Coroner determines the remains to be Native American, the NAHC will then be contacted by the Coroner to determine appropriate treatment of the remains pursuant to PRC 5097.98. Violators shall be prosecuted in accordance with PRC Section 5097.99

The applicant is ultimately responsible for ensuring compliance with this condition.

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:

1. The applicant shall submit a legal description of the area to be rezoned from Agriculture Exclusive (AE), Forestry Recreation (FR) and Unclassified (U) to Agriculture Exclusive (AE B-5(160)) for review and approval by the County Land Surveyor. The applicable review fee must accompany the legal description. The legal description must be approved by the County Land Surveyor prior to the Zone Reclassification being scheduled for a decision by the Board of Supervisors.

CONDITIONS OF APPROVAL (Agricultural Preserve)

1. The applicant shall submit a legal description of the Agricultural Preserve for review and approval by the County Land Surveyor. The applicable review fee (currently \$460.00) must accompany the legal description. The legal description must be approved by the County Land Surveyor prior to the Land Conservation Contract application being scheduled for a decision by the Board of Supervisors.
2. The applicant shall submit an executed and notarized Land Conservation Contract.



NOTES

1. THIS TENTATIVE MAP PROPOSES A LOT LINE ADJUSTMENT BETWEEN THREE EXISTING PARCELS RESULTING IN THREE PARCELS, A, B, AND C.
2. PARCELS A, B, AND C ARE ALL ZONED R-1 (RESIDENTIAL SINGLE-FAMILY).
3. BUILDING AND ROAD LOCATIONS ARE PER AERIAL MAPPING AND ARE APPROXIMATE.
4. PROPERTY LINE INFORMATION CALCULATED PROPERTY LINES ARE APPROXIMATE.
5. PARCEL LETTERS ARE FOR INFORMATION PURPOSES ONLY AND ARE NOT INTENDED TO REPRESENT A SUBDIVISION OF LAND.

LOT LINE ADJUSTMENT SUMMARY

LINE TO BE DELETED BY LOT LINE ADJUSTMENT	AREA BEFORE LIA	AREA AFTER LIA
LINE TO BE ADDED BY LOT LINE ADJUSTMENT		

PARCEL	AREA BEFORE LIA	AREA AFTER LIA
APN 08-04-001	220.96 ACRES	
APN 221-271-001	87.77 ACRES	
APN 08-04-001	107.12 ACRES	
APN 221-271-001		500.00 ACRES
PARCEL B		107.12 ACRES
PARCEL C		107.12 ACRES

NOTE: AREAS ARE BASED ON CALCULATIONS FROM PREVIOUS SURVEYS AND ARE APPROXIMATE.

PARCELS ORIGIN INFORMATION

LIA 18-011 REC'D JUL 1, 2019 INSTRUMENT NO. 2019-011214



OWNER: OPEN/ANT
APN 08-04-001
SALLY J. FRENCH, TRUSTEE
1240 ROCK AVE
HUMBOLDT, CA 95942
(707) 231-1487

OWNER: OPEN/ANT
APN 221-271-001
SALLY J. FRENCH, TRUSTEE
1240 ROCK AVE
HUMBOLDT, CA 95942
(707) 231-1487

OWNER: OPEN/ANT
APN 08-04-001
SALLY J. FRENCH, TRUSTEE
1240 ROCK AVE
HUMBOLDT, CA 95942
(707) 231-1487

REVISOR: AUGUST 20, 2025
APN 08-04-001-400
APN 221-271-001-400
APN 221-271-001-400

LOT LINE ADJUSTMENT MAP

SALLY J. FRENCH, TRUSTEE OF THE
SALLY J. FRENCH REVOCABLE TRUST

SECTION 18.6, T18S, R12E, HUMBOLDT COUNTY
SECTION 12.4, T18S, R12E, HUMBOLDT COUNTY
IN THE UNINCORPORATED AREA OF HUMBOLDT COUNTY
APRIL 2025 SCALE 1" = 800'

HUMBOLDT COUNTY
STATE OF CALIFORNIA
KELLY O'BRIEN ASSOCIATES
EUREKA, CALIFORNIA



NOTES

1. THIS TENTATIVE MAP PROPOSES A LOT LINE ADJUSTMENT BETWEEN THREE EXISTING PARCELS, RESULTING IN THREE PARCELS.
2. ON-SITE WATER AND SEWER SERVICES ARE EXISTING FOR PARCEL A. PROPOSED ON-SITE WATER AND SEWER SERVICES FOR PARCELS B AND C ARE APPROXIMATE.
3. BUILDING AND ROAD LOCATIONS ARE PER AERIAL MAPPING AND ARE APPROXIMATE.
4. PROPERTY LINE INFORMATION: CALCULATED PROPERTY LINES ARE 80%WN.
5. PARCEL LETTERS SHOWN HEREON ARE FOR INFORMATION PURPOSES ONLY AND ARE NOT INTENDED TO REPRESENT A SUBDIVISION OF LAND.

LOT LINE ADJUSTMENT SUMMARY

- (S) LINE TO BE DELETED BY LOT LINE ADJUSTMENT
(I) LINE TO BE ADDED BY LOT LINE ADJUSTMENT

PARCEL	AREAS BEFORE LLA	AREAS AFTER LLA
APN 108-301-009	2226.99 ACRES	
APN 221-271-001	82.97 ACRES	
APN 108-301-005	107.32 ACRES	
APN 221-251-004		590.98 ACRES
PARCEL A		618.98 ACRES
PARCEL B		1207.72 ACRES
PARCEL C		

NOTE: AREAS ARE BASED ON CALCULATIONS FROM PREVIOUS SURVEYS, AND ARE APPROXIMATE.

PARCELS ORIGIN INFORMATION

LLA 18-011 RECORDED JULY 1, 2019, INSTRUMENT NO. 2019-011214

AGENT SURVEYOR MICHAEL L. O'HERN, L.S. 4029 KELLY O'HERN ASSOCIATES 1501 WILDER RIDGE ROAD EUREKA, CA 95501 (707) 442-7283	OWNER/APPLICANT APN 108-301-009 APN 221-271-001 SALLY J. FRENCH, TRUSTEE 1501 WILDER RIDGE ROAD GARBERVILLE, CA 95542 (707) 223-1485
OWNER APN 108-301-005 JOANNA L. LEPPANEN 1501 WILDER RIDGE ROAD GARBERVILLE, CA 95542 (707) 499-1130	OWNER APN 221-251-004 GARRETT J. FRENCH 20 FRENCH RANCH ROAD GARBERVILLE, CA 95542 (707) 223-0447

REVISED: SEPTEMBER 18, 2025
ZONING INFORMATION ADDED

APN 108-301-005, -009
APN 221-251-004
APN 221-271-001

LOT LINE ADJUSTMENT MAP
FOR
SALLY J. FRENCH, TRUSTEE OF THE
SALLY J. FRENCH REVOCABLE TRUST

IN
SECTIONS 15 & 16, T38N R11E, HUMBOLDT MERIDIAN
SECTIONS 1, 2 & 12, T46N R1E, HUMBOLDT MERIDIAN
SECTIONS 6, 7 & 14, S2E, HUMBOLDT MERIDIAN
IN THE UNINCORPORATED AREA OF HUMBOLDT COUNTY
APRIL 2025 SCALE 1" = 800'

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



BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT, STATE OF
CALIFORNIA
Certified copy of portion of proceedings, Meeting on _____, 2025

ORDINANCE NO. _____

AMENDING SECTION 311-7 OF THE HUMBOLDT COUNTY CODE
BY REZONING PROPERTY IN THE ETTERSBURG AREA
[PLN-2025-19251 (SALLY FRENCH)]

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

SECTION 1. ZONE RECLASSIFICATION. Section 311-7 of the Humboldt County Code is hereby amended by reclassifying the property described in the Attached Exhibit A as follows: a proposed newly created 1,207.72-acre parcel will have areas rezoned from Agriculture Exclusive (AE), Forestry Recreation (FR), and Unclassified (U) to Agriculture Exclusive with a combining zone for a Special Building Site with a minimum of 160-acres (AE-B-5(160)). The area described is also shown on the Humboldt County Zoning Maps [IGP] and on the map attached as 1C.

SECTION 2. EFFECTIVE DATE. This ordinance shall become effective thirty (30) days after the date of its passage.

PASSED, APPROVED AND ADOPTED this _____ day of _____, 2025, on the following vote, to wit:

AYES: Supervisors:

NOES: Supervisors:

ABSENT: Supervisors:

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

(SEAL)

ATTEST:

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

Deputy