



COUNTY OF HUMBOLDT

For the meeting of: 5/15/2025

File #: 25-639

To: Planning Commission

From: Planning and Building Department

Agenda Section: Consent

SUBJECT:

Stander and Green Diamond Resource Company General Plan Amendment, Zone Reclassification and Lot Line Adjustment

Assessor Parcel Numbers: 500-071-012 & 500-081-002

Record Number: PLN-2024-19011

Application Date: 6/21/2024

Fickle Hill, Arcata Area

A General Plan Amendment (GPA) and Zone Reclassification (ZR) to facilitate a Lot Line Adjustment (LLA) between two parcels resulting in two parcels. The Lot Line Adjustment will adjust the boundary between APNs 500-071-012 and 500-081-002 such that additional lands will be taken from one parcel and added to the other parcel to accommodate existing historic encroachments. The Stander parcel (500-071-012) is developed with a single-family residence and accessory structures and is served with on-site water and an on-site wastewater treatment system. The Green Diamond parcel (500-081-012) is vacant. An approximately 0.2-acre portion of the Green Diamond property (APN 500-081-002) is proposed to be transferred to Stander and changed from Timberland (T) to Residential Estates (RE). Changing the zoning from Agriculture Exclusive (AE) and Timber Production (TPZ) to Agriculture General (AG) is also proposed, in order to remain consistent with the new General Plan Designation. A petition to change the General Plan designation and Zone classification (PLN-2024-18909) was accepted by the Board of Supervisors on May 21, 2024.

RECOMMENDATION(S):

That the Planning Commission:

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 part of the Consent Agenda; and
4. Adopt the resolution (Resolution 25-___). (Attachment 1) which does the following:
 - a. Make all of the required findings for approval based on evidence in the staff report and

- public testimony; and
- b. Recommend that the Board of Supervisors approve the General Plan Amendment and Zone Reclassification; and
- c. Approve the Lot Line Adjustment subject to the recommended conditions of approval.

DISCUSSION:

An applicant-initiated General Plan Amendment and Zone Reclassification to facilitate a Lot Line Adjustment in the Fickle Hill area between APN 500-071-012, owned by Nielen and Elicia Stander, and APN 500-081-002, owned by the Green Diamond Resource Company. The Lot Line Adjustment seeks to adjust the boundary east of the Stander property to incorporate development inadvertently built on the Green Diamond property, but accessory to the residential uses of the Stander property. As confirmed by local surveyor Mike O'Hern, this includes a garage, fence, and driveway area. To help the existing development pattern better conform with the requirements of the General Plan and Zoning Regulations, an approximately 0.2-acre portion of the Green Diamond property (APN 500-081-002) is proposed to be transferred to Stander and changed from Timberland (T) to Residential Estates (RE). Changing the zoning from Agriculture Exclusive (AE) and Timber Production (TPZ) to Agriculture General (AG) is also proposed, in order to remain consistent with the new General Plan Designation. Included in the attachments is a signed application from Craig Compton, Real Property Manager for Green Diamond Resource Company supporting the General Plan Amendment, Zoning Reclassification and Lot Line Adjustment, a map showing the accessory development at issue, and an exhibit detailing the proposed Lot Line Adjustment and 0.2-acre area targeted where the General Plan Amendment and Zone Reclassification are proposed.

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 500-071-012 (Nielen and Elicia Stander property) is a single legal parcel described in Grant Deed Doc.# 20110 recorded in Vol 663 OR pg. 367 on Dec. 6, 1961. APN 500-081-002 and 500-081-001 (Green Diamond Resource Company property) make up one legal parcel created by Agricultural Script Patent No. 483 on March 17, 1842.

The proposed project was reviewed and approved by the Forestry Review Committee with a vote of 6-0, on August 26, 2024 (Attachment 3). As recommended, the zone boundary would be adjusted to conform to the adjusted lot lines.

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

Project Location: The project site is located approximately 2 miles east of Arcata in the Fickle Hill

area, on the north side of Fickle Hill Road, approximately 450 feet southeast of the intersection of Fickle Hill Road and Simmons Lane, on the property known as 3100 Fickle Hill Road.

Present General Plan Land Use Designation: Stander property APN 500-071-012: RE (Residential Estates, density 2.5-5 acres per dwelling unit). Green Diamond Resource Company APN 500-081-002: T (Timberland). Arcata Community Plan Area (ACPA). Slope Stability (1) - low instability.

Present Zoning: Stander property APN 500-071-012: Agriculture General (AG). Green Diamond Resource Company APN 500-081-002: Agriculture Exclusive (AE) and Timberland Production (TPZ).

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

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

Major concerns: None.

Monitoring Required: None.

OTHER AGENCY INVOLVEMENT:

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

ALTERNATIVES TO STAFF RECOMMENDATIONS:

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

ATTACHMENTS:

1. Draft Resolution
 - A. Conditions of Approval
 - B. GPA, ZR & LLA Site Map and adjustment detail
 - C. Draft Ordinance for Adoption by the Board of Supervisors
2. Location Map
3. Forestry Review Committee Meeting 08/26/2024 draft minutes
4. Applicant Evidence in Support of the Required Findings
5. Referral Agency Comments and Recommendations

File #: 25-639

Applicant:

Nielen Stander
3100 Fickle Hill Road
Arcata, CA 95521

Owner:

Green Diamond Resource Company
1301 Fifth Ave #2700
Seattle, WA 98101

Agent:

Kimberley Clark
Omsberg and Preston
402 E Street
Eureka, CA 95501

Please contact Alice Vasterling, Associate Planner, at avasterling@co.humboldt.ca.us or (707)268-3777 if you have any questions about this item.