



# COUNTY OF HUMBOLDT

For the meeting of: 8/1/2024

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File #: 24-1158

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**To:** Planning Commission

**From:** Planning and Building Department

**Agenda Section:** Consent

**SUBJECT:**

Tomasini Zone Reclassification  
Assessor Parcel Number (APN): 316-195-002 and 316-196-007 (one separate legal parcel)  
Record Number: PLN-2024-18912  
High Prairie area

A Zone Reclassification to rezone one legal parcel of approximately 120 acres (APN 316-195-002 and 316-196-007) from both Agriculture Exclusive with Special Building Site combining zone specifying a 160-acre minimum lot size (AE-B-5(160)) and Unclassified (U) into Timberland Production Zone (TPZ). The General Plan designation is Agricultural Grazing (AG), which is consistent with TPZ and does not need to be changed. The parcel is currently managed for timber production as part of a larger land unit that includes APN 316-196-004.

**RECOMMENDATION(S):**

That the Planning Commission:

Adopt the resolution (Resolution 24-\_\_) (Attachment 1), which does the following:

- a. Recommends adoption of the Tomasini Zone Reclassification to the Board of Supervisors subject to the Conditions of Approval (Attachment 1A).

**DISCUSSION:**

**Project Location:**

The project site is in the High Prairie area, in the Redwood Creek drainage, on the property known as the Northeast Quarter of the Southeast Quarter of Section 12 Township 5 North, Range 3 East, and Lots 2 and 3 of Section 7, Township 5 North, Range 4 East, Humboldt Meridian.

**Present General Plan Land Use Designation:**

Agricultural Grazing (AG), 2017 General Plan. Density: 20-160 acres per unit. Slope Stability: Moderate to High Instability (2,3).

**Present Zoning:**

Agriculture Exclusive with Special Building Site combining zone specifying a 160-acre minimum lot size (AE-B-5(160)) and Unclassified (U).

**Environmental Review:**

The project can be found statutorily exempt from CEQA pursuant to Section 15264 which states: "Local agencies are exempt from the requirement to prepare an EIR or Negative Declaration on the adoption of timberland preserve zones under Government Code Sections 51100 et seq. (Gov. Code, Sec. 51119)."

**State Appeal:**

Project is not appealable to the California Coastal Commission.

**Major concerns:**

None.

**Executive Summary:**

The applicant requests a Zone Reclassification to rezone approximately 120 acres from Agriculture Exclusive with Special Building Site combining zone specifying a 160-acre minimum lot size (AE-B-5 (160)) and Unclassified into Timberland Production Zone (TPZ). APN 316-195-002 is currently zoned AE-B-5(160) and is approximately 38 acres in size. APN 316-196-007 is currently zoned U and is approximately 81.5 acres in size. APN 316-196-004 is currently zoned TPZ and AE-B-5(160) and is not part of the rezone. The parcel is approximately 159 acres in size. It is included in the project description because the applicant is a joint owner, and the parcel is managed under the same Forest Management Plan.

The applicant proposes managing the subject parcel for timber production and conservation. The rezone is in the public interest and is consistent with General Plan policies. The rezone to TPZ conforms to the historical, existing, and intended future land use of timber production. The rezone is consistent with the required findings for Zone Reclassifications, as well as the findings required under Section 312-50.8 of Humboldt County Code, Supplemental Timberland Production Zoning Procedures, and is consistent with the Forest Taxation Reform Act of 1976.

Per the Forester Letter from Hohman and Associates Forestry Consultants, Inc. (Attachment 2), the area for rezoning to Timber Production Zoned lands combined with the existing TPZ parcel will create a 278.50 +/- acre TPZ zoned property. The areas are timbered with Douglas-fir and hardwood. The parcels maintain a conifer and hardwood stand and are stocked as defined by the California Forest Practice Rules. No grassland or nonstocked areas over three acres are present within the subject parcels. In summary, per the Forester Letter the parcels have the capability of growing well more than 15 cubic feet per acre per year and should be placed within the Timber Production Zone. The Forest

Management Plan prepared by Hohman and Associates Forestry Consultants, Inc. (Attachment 3) documents how timber operations can be coordinated on the properties.

The Forestry Review Committee reviewed the project at their meeting on March 7, 2023, and conditionally approved the Zone Reclassification by a vote of 6-0 (Attachment 4). The conditions required that the forester's name and the road access be corrected in the Forester Letter. These conditions have been satisfied.

OTHER AGENCY INVOLVEMENT:

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

ALTERNATIVES TO STAFF RECOMMENDATIONS:

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

ATTACHMENTS:

1. Draft Resolution
  - A. Conditions of Approval
  - B. Zone Reclassification Map
2. Forester Letter
3. Forest Management Plan
4. Forestry Review Committee Minutes March 7, 2024
5. Referral Agency Comments and Recommendations

Applicant

Wayne Tomasini  
1881 Liberty Court  
Fortuna, CA 95540

Owner

Wayne & Anna Tomasini  
1881 Liberty Court  
Fortuna, CA 95540

Agent

None

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Please contact Rodney Yandell, Senior Planner at [ryandell@co.humboldt.ca.us](mailto:ryandell@co.humboldt.ca.us) or 707-268-3732 if you have any questions about the scheduled item.