Hohman & Associates
FORESTRY CONSULTANTS
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March 19, 2025

Subject: General Plan Amendment Petition

Subject APN	Current General Plan	Current Zoning	Petition
214-116-004	RA20-160	AG-B-5(20)	Timberlands (T)
214-221-001	AG, CF; CR; RA5-20	AE-B-5(160); AG-B5+	Agricultural Grazing (AG)
216-301-005	RA40	U	Timberlands (T)
216-301-006	RA40	U	Timberlands (T)

Background

The landowners are requesting the Land Use for the subject parcels be re-designated to Timberlands or Agricultural Grazing. This will also afford the landowners the reduced tax benefit if the parcels are to be zoned TPZ. The landowners recently purchased the subject parcels for the expansion of the Fort Seward Ranch. General parcel zoning across the Fort Seward Ranch ownership is primarily Timber Production Zone (TPZ) or Agriculture Exclusive (AE) with the Williamson Act attached. The primary use of the ranch is for cattle and timber production. The subject parcels are adjacent and contiguous with the larger ranch ownership. Per the General Plan, three of the recently purchased subject parcels have a current Land Use designation of Residential Agriculture (RA). The fourth (APN 214-221-001), is predominantly AG but the western portion has a polygon of Commercial Recreation (CR). The landowners current and future goals for these parcels is timber management.

Discussion

This petition focuses on the criteria that "community values and assumptions have changed". (G-P8. B.) The current general plan designates three of the parcels as RA. No existing houses, utility infrastructure, or driveways exist on the parcels. To our knowledge no building permits have been or currently applied for. Prior to the recent purchase, these parcels have sat dormant with absentee landowners and for what ever reason no desire or intent to develop for rural residential. Parcel 214-221-001 does have an existing vacant house on it located in the CR polygon. To our knowledge no building permits, residential or commercial, have been or currently applied for. The majority of the CR polygon is dominated by timber with limited grassland and a small pond.

The parcels in question are adjacent to existing TPZ/AE parcels owned within the Fort Seward Ranch and fit well with the timber production uses of the ranch. The subject parcels are primarily timbered with Douglas fir, Black Oak, White Oak and grassland. Ownership of the large ranch requires constant timber and cattle management. With the present inflation and the cost of running a business, the savings in the use of the TPZ and the Williamson Act will help maintain the ranch for future generations.

For consideration, referencing the General Plan; FR-P14. Timberland Ownership:

> *The County shall provide incentives to maintain large-scale land ownerships for commercial timber production and to protect forest ecosystem services.*

The acquisition of these parcels builds to the land-base of the ranch.

Conclusion

Rezoning of the subject parcels and intended land use aligns well with the **Goals, Policies and Standards of Section 4.6 Forest Resources of the General Plan.** These parcels being adjacent to other TPZ designations within the same ownership will allow the parcels to meet the designation requirements.

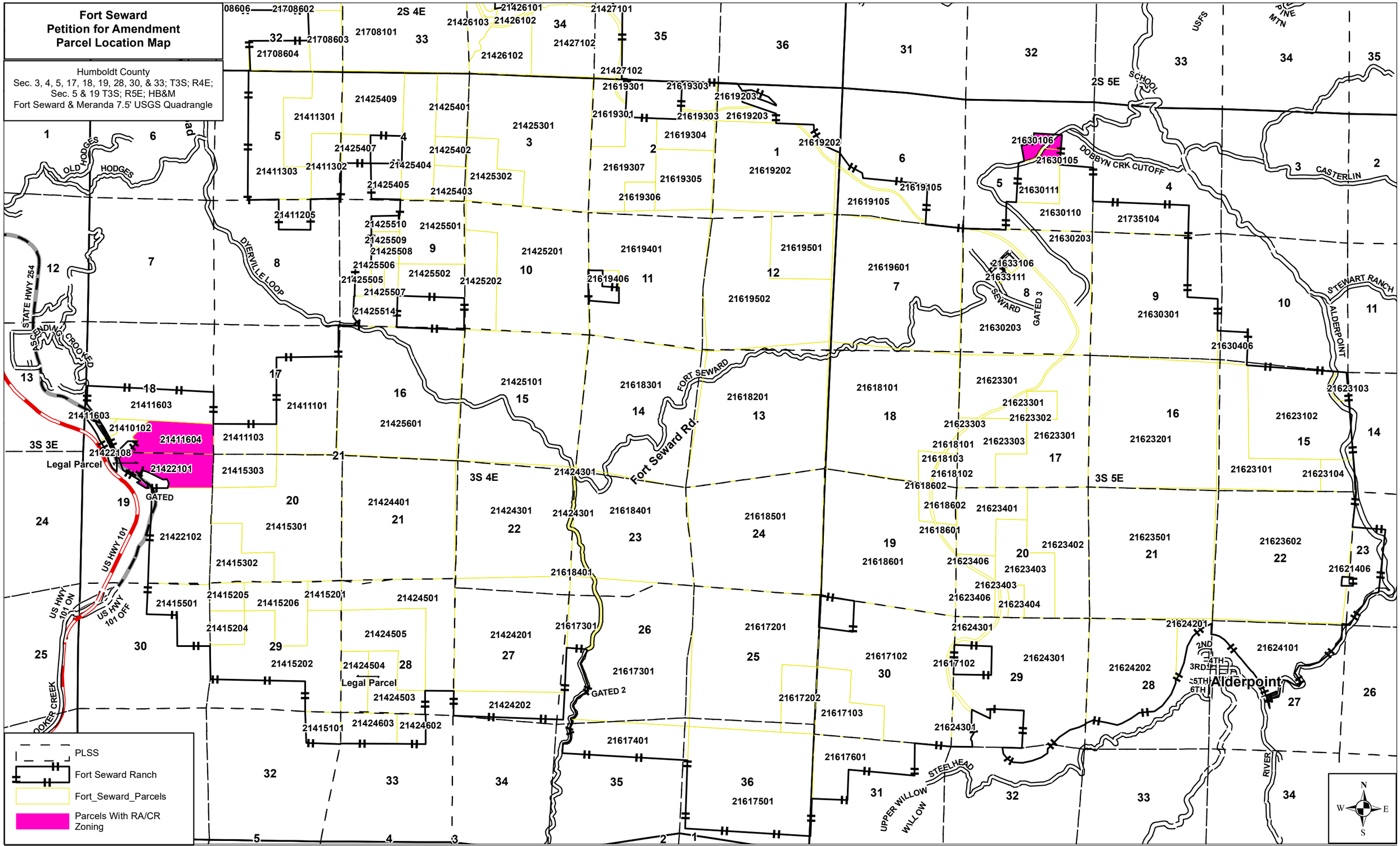
Thank you for your consideration in regards to this matter. Attachments have been provided to aid in your review.

Sincerely,

Stephen Hohman, RPF #2652
Hohman & Associates Forestry Consultants, Inc.
shohman@hohmanandassociates.com

Fort Seward
Petition for Amendment
Parcel Location Map

Humboldt County
Sec. 3, 4, 5, 17, 18, 19, 28, 30, & 33; T3S; R4E;
Sec. 5 & 19 T3S; R5E; HB&M
Fort Seward & Meranda 7.5' USGS Quadrangle



Hohman And Associates Forestry Consultants

Date: 3/20/2025

216-301-006

Humboldt County Planning and Building Department

Center of Map: 123°38'21"W 40°14'5"N

0 0.01 0.03 0.05 0.08 0.1 mi

RF=1:4,514 1 inch equals 376 feet

Printed: 3/20/2025 1:13 PM Web AppBuilder 2.21 for ArcGIS

Override 1
Place Labels
Blue Line Streams
HYDFLOW, STREAMORDE
Perennial 1-3
Perennial >4
Intermittent
Subsurface
Major River or Stream
Highways and Roads
Functional Class
Principal Arterials
Minor Arterials
Major Collectors
Minor Collectors
Local Roads
Private or Unclassified
Current General Plan Land Use
Zoning
Counties
City Boundary
Parcels
Parcels (no APN labels)

Map Disclaimer:
While every effort has been made to assure the accuracy of this information, it should be understood that it does not have the force & effect of law, rule, or regulation. Should any difference or error occur, the law will take precedence.

Sources: Humboldt County GIS, Maxar

216-301-005

Humboldt County Planning and Building Department

Center of Map: 123°38'16"W 40°14'1"N

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RF=1:2,257 1 inch equals 188 feet

Printed: 3/20/2025 12:59 PM Web AppBuilder 2.21 for ArcGIS

Lines
- Override 1
- Override 2
- Override 3

Place Labels

Blue Line Streams
HYDFLOW, STREAMORDE
- Perennial 1-3
- Perennial >4
- Intermittent
- Subsurface
- Major River or Stream

Highways and Roads
Functional Class
- Principal Arterials
- Minor Arterials
- Major Collectors
- Minor Collectors
- Local Roads

- Private or Unclassified
- Current General Plan Land Use
- Zoning
- Counties
- City Boundary
- Parcels
- Parcels (no APN labels)

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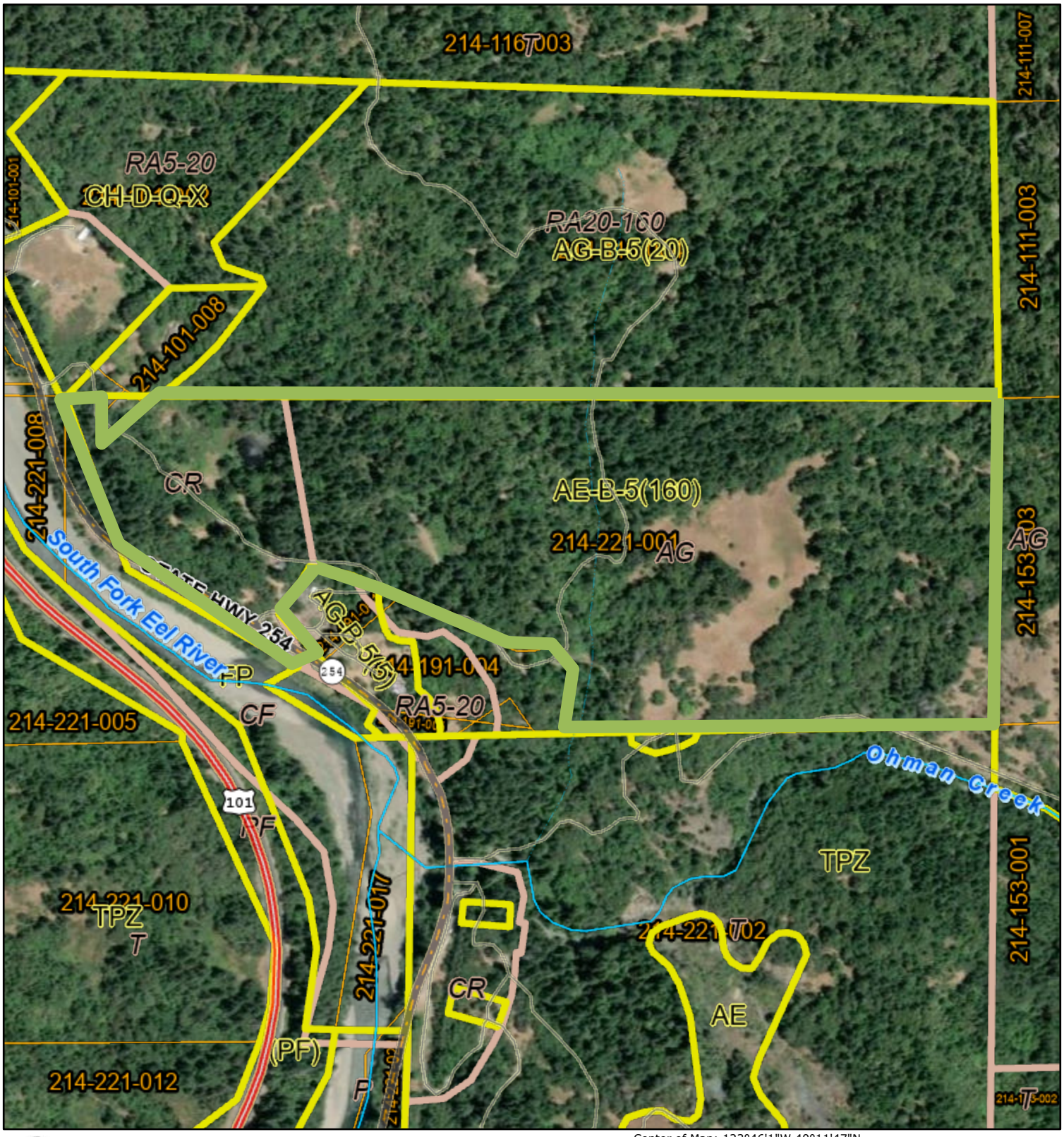
Sources: Humboldt County GIS, Maxar, Microsoft



214-221-001

Humboldt County Planning and Building Department

Center of Map: 123°46'1"W 40°11'47"N

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RF=1:9,028 1 inch equals 752 feet

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Override 1
Place Labels
Blue Line Streams
HYDFLOW, STREAMORDE
Perennial 1-3
Perennial >4
Intermittent
Subsurface
Major River or Stream
Highways and Roads
Functional Class
Principal Arterials
Minor Arterials
Major Collectors
Minor Collectors
Local Roads
Private or Unclassified
Current General Plan Land Use
Zoning
Counties
City Boundary
Parcels
Parcels (no APN labels)

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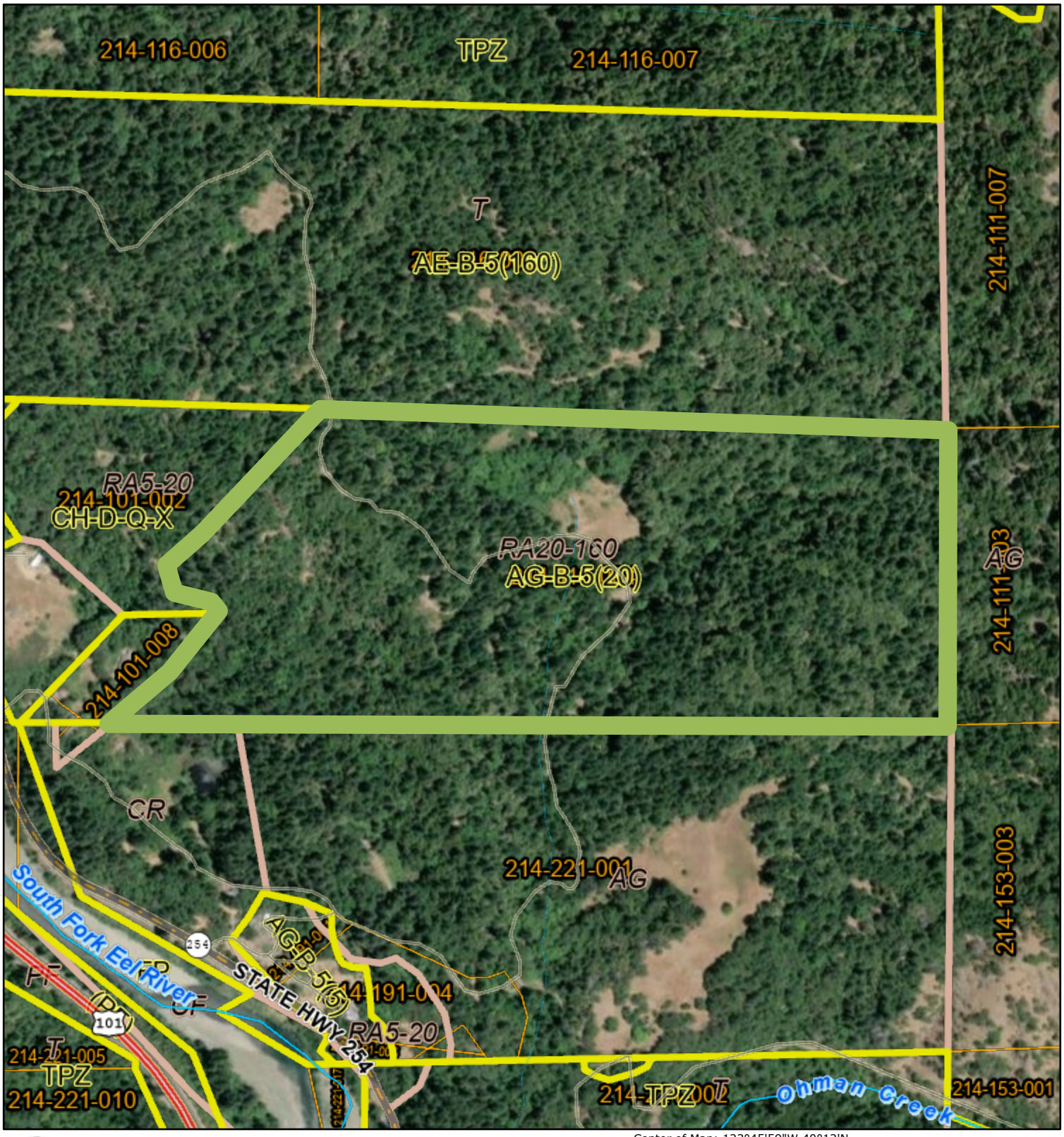
Sources: Humboldt County GIS, Maxar



214-116-004

Humboldt County Planning and Building Department

Center of Map: 123°45'59"W 40°12'N

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RF=1:9,028 1 inch equals 752 feet

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Lines
- Override 1
- Override 2
- Override 3

Place Labels

Blue Line Streams
HYDFLOW, STREAMORDE
- Perennial 1-3
- Perennial >4
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- Subsurface
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Highways and Roads
Functional Class
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- Current General Plan Land Use
- Zoning
- Counties
- City Boundary
- Parcels
- Parcels (no APN labels)

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Sources: Humboldt County GIS, Maxar