



# COUNTY OF HUMBOLDT

For the meeting of: 5/15/2025

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File #: 25-639

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**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

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**File #:** 25-639

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**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](mailto:avasterling@co.humboldt.ca.us) or (707)268-3777 if you have any questions about this item.

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

**Resolution Number 25-**

**Record Number PLN-2024-19011**

**Assessor Parcel Numbers 500-071-012 and 500-081-002**

**Making the required findings for certifying compliance with the California Environmental Quality Act and conditionally approves the Lot Line Adjustment and recommends that the Board of Supervisors approves the Stander and Green Diamond Resource Company General Plan Amendment and Zone Reclassification**

**WHEREAS**, 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 of the Stander property to incorporate development inadvertently built on the Green Diamond property, but accessory to the residential uses of the Stander property. An approximately 0.2-acre portion of the Green Diamond property (APN 500-081-002) is proposed to be transferred to Stander and the land use 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; and

**WHEREAS**, the County Planning Division, the lead agency, found the project exempt from environmental review pursuant to Section 15305(a) of the CEQA Guidelines; and

**WHEREAS**, the Humboldt County Planning Commission held a duly-noticed public hearing on **May 15, 2025**; reviewed, considered, and discussed the application for a General Plan Amendment, Zone Reclassification, and a Lot Line Adjustment, and reviewed and considered all evidence and testimony presented at the hearing.

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

- 1. FINDING:**                      **PROJECT DESCRIPTION:** A General Plan Amendment (GPA) and Zone Reclassification (ZR) to facilitate a Lot Line Adjustment (LLA) between two parcels resulting in two parcels. The LLA will adjust the boundary between APNs 500-071-012 and 500-081-002 such that additional lands will be added from the Green Diamond parcel to the Stander parcel to accommodate existing encroachments. The Stander parcel (500-071-012) is developed with a single-family residence and accessory structures, with a

land use designation of Residential Estates (RE) and zoned Agriculture General (AG) and is served with on-site water and an on-site wastewater treatment system. The Green Diamond parcel (500-081-012) is vacant, with a land use designation of Timberland (T) and zoning of Agriculture Exclusive (AE) and Timber Production (TPZ). 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. No development is proposed.

**EVIDENCE:** Project File: PLN-2024-19011

**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(a) of the California Environmental Quality Act (CEQA).

**EVIDENCE:** As lead agency, the Planning and Building Department found the project to be categorically exempt per Section 15305(a) of the CEQA Guidelines. The General Plan Amendment, Zoning Reclassification and Lot Line Adjustment does not result in a change in land use or overall density, and it is intended to adjust the boundary of the Stander property to incorporate historic development inadvertently built on the Green Diamond property, but accessory to the residential uses of the Stander property. Changes to land use and zoning are only requested on an approximately 0.2-acre portion of the Green Diamond property (APN 500-081-002). Therefore, the project is exempt pursuant to Sections 15305(a) of the CEQA Guidelines, which applies to minor lot line adjustments not resulting in the creation of any new parcel.

**LOT LINE ADJUSTMENT**

**3. FINDING:** The Lot Line Adjustment application is complete.

**EVIDENCE:** 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.

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

**EVIDENCE:** 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.

**5. FINDING:** The project conforms to zoning and building ordinances.

**EVIDENCE:** The purpose of the Lot Line Adjustment is to adjust the boundary to on the ground conditions of the Stander property to incorporate development inadvertently built on the Green Diamond property, but accessory to the residential uses of the Stander property. The Lot Line Adjustment will create congruency between property boundaries and historic lines of occupation and land use. The first record of the residential development on the Stander property was recorded by the Assessor's office in 1962. In order for the Lot Line Adjustment to conform to the zoning ordinance, a General Plan Amendment and Zone Reclassification must be approved. APN 500-071-012 (property of Stander) is zoned Residential Estates (RE), which is principally permitted for single family residence uses and accessory structures. APN 500-081-002 (property of Green Diamond Resource Company) is zoned Agriculture Exclusive (AE) and Timberland (T) and is vacant land. With the approval of the General Plan Amendment and Zoning Reclassification, this Lot Line Adjustment would conform to zoning and building ordinances. Changes to land use and zoning are only requested on an approximately 0.2-acre portion of the Green Diamond property (APN 500-081-002).

**6. FINDING:** The project is consistent with the General Plan.

**EVIDENCE:**

- a) General Plan, Land Use Ch. 4.8: To help the existing development pattern better conform with requirements of the General Plan and Zoning Regulations, a petition was approved by the Board of Supervisors on May 21, 2024 to change the General Plan land use designation from Timberland (T) to Residential Estates (RE: Density 2.5-5 acres per unit). 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. Changes to land use and zoning are only requested on an approximately 0.2-acre portion of the Green Diamond property (APN 500-081-002). The Timberland (T) designation applies to land that is primarily suitable for growing, harvesting and production of timber. The Residential Estates (RE2.5-5) designation is for single family residential uses, on parcels 2.5-5-acres and is intended as a transition from urban development to rural lands. The Stander property is currently 0.22-acres and is legal nonconforming. By approving the Lot Line Adjustment, the severity of the legal nonconformity will be reduced, and therefore is consistent with land use in the General Plan.
- b) General Plan Ch. 10: The Open Space land use designation provides for land which is essentially unimproved and devoted to open space uses, conservation of natural resources and habitat, managed production of resources, outdoor recreational uses, and for protection of public safety in areas subject to flooding or unstable slopes. No development is proposed with the Lot Line Adjustment; any potential future development will need to be reviewed and required to have minimal impacts on lands planned for preservation and conservation of Open Space.
- c) General Plan Ch. 10.4 (Biological Resources). Goals and policies contained in this Chapter relate to mapped sensitive habitat areas where policies are applied to protect fish and wildlife and facilitate the recovery of endangered species. The purpose of the Lot Line Adjustment is to incorporate development east of the Stander residence inadvertently built on the Green Diamond property, but accessory to the residential uses. The nearest Streamside Management Area is over 600 feet away from the proposed project area and there is no development associated with this project; therefore negative impacts are not anticipated to biological resources.

- d) General Plan Ch. 10.6 (Cultural Resources). 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. Referral responses received from Bear River Band stated they have no concerns with the Lot Line Adjustment at this time, and NWIC recommended local tribe input.
- e) General Plan Ch. 14: Goals and policies of the Safety Element relate to communities that are designed and built to reduce the risk of death, injuries, property damage, and economic and social dislocation resulting from earthquake, fire, flood, and other hazards. The subject site is in an area of low instability and Mad River fault is over 600 feet to the east. The subject property is located within a moderate fire hazard zone and State Fire Responsibility Area where the State of California has the primary responsibility for the prevention and suppression of wildland fires. All parcels are within the Arcata Fire Protection District for structural protection as well as responding to medical emergencies. Arcata Fire Department responded to the referral with no comment and recommended approval. There are no floodplains identified, or tsunami run-up areas and no other hazards have been identified in the site area.

**7. 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:**

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.

**8. 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:**

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.

**ZONE RECLASSIFICATION (ZR)**

**9. FINDING:**

The proposed project is in the public interest.

**EVIDENCE:**

The Zone Reclassification is part of the applicant-initiated project to facilitate a Lot Line Adjustment to adjust the boundary to on the ground conditions of the Stander property and to incorporate development inadvertently built on the Green Diamond property, but accessory to the residential uses of the Stander property. By approving the Zone Reclassification and General Plan Amendment, the Lot Line Adjustment will create congruency between property boundaries and historic lines of occupation and land use. The first record of the residential development on the Stander property was recorded by the Assessor's office in 1962. Changing the zoning from Agriculture Exclusive (AE) and Timber Production (TPZ) to Agriculture General (AG) is required to be consistent with the new General Plan Designation. Changes to land use and zoning are only requested on an approximately 0.2-acre portion of the Green Diamond property (APN 500-081-002). The Planning Division believes that the proposed Zoning Reclassification is in the public's best interest in that it is a minor adjustment and accurately zones property per the existing uses.

**10. FINDING:**

The proposed change is consistent with the General Plan.

**EVIDENCE:** The proposed General Plan Amendment and Zone Reclassification is to facilitate a Lot Line Adjustment 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. 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. With the approval of the General Plan Amendment, Zoning Reclassification and Lot Line Adjustment, the project will be consistent with the General Plan.

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

**EVIDENCE:** As lead agency, the Planning and Building Department found the Zone Reclassification to be exempt per Section 15305 of the CEQA Guidelines. 15305 applies to projects that have minor alterations in land use limitations. Changes to land use and zoning are only requested on an approximately 0.2-acre portion, to reflect on the ground conditions. No development is proposed which could negatively impact the environment.

**12. 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:** These parcels were not utilized by the Department of Housing and Community Development in determining compliance with housing element law. The project has no impact on overall density.

### **GENERAL PLAN AMENDMENT (GPA)**

**13. FINDING:** The proposed revision is in the public interest.

**EVIDENCE:** The General Plan Amendment is part of the applicant-initiated project to facilitate a Zone Reclassification and Lot Line Adjustment to adjust the boundary to on-the-ground conditions of the Stander property and to incorporate development inadvertently built on the Green Diamond property, but accessory to the residential uses of the Stander property. By approving the General Plan Amendment, Zone Reclassification and the Lot Line Adjustment it will create congruency between property boundaries and historic lines of occupation and land use. The first record of the residential development on the Stander property was recorded by the Assessor's office in 1962. Changing the General Plan designation from Timberland (T) to Residential Estates (RE) is required to be consistent with the on-the-ground development. Changes to land use and zoning are only requested to remove an approximately 0.2-acre portion of the Green Diamond property (APN 500-081-002) and add it to the Stander property (APN 500-071-012). The Planning Division believes that the proposed General Plan Amendment, Zone Reclassification and Lot Line Adjustment is in the public's best interest in that it is a minor adjustment and accurately zones property per the existing uses.

**14. FINDING:** The proposed revision is consistent with the Guiding Principles in Section 1.4 of the Humboldt County General Plan.

**EVIDENCE:** The Guiding Principles provide a statement of community values and the overall objective of the General Plan, preserving the

County's unique character and quality of life. The proposed General Plan Amendment, Zoning Reclassification and Lot Line Adjustment associated with this project are to create congruency between property boundaries and historic lines of occupation and land use. Changes to land use and zoning are only requested on approximately 0.2-acres, to reflect on-the-ground conditions of existing historic encroachments. No additional changes are proposed, and no development is associated with the proposal, therefore the proposed project is consistent with the Guiding Principles.

**15. FINDING:** The proposed revision is applicable to the goals of the Plan.

**EVIDENCE:** The goal of the Humboldt County General Plan is to establish the kinds, locations, and intensities of land uses as well as applicable resource protection and development policies. The proposed General Plan Amendment, Zoning Reclassification and Lot Line Adjustment associated with this project is to create congruency between property boundaries and historic lines of occupation and land use. Changes to land use and zoning are only requested on approximately 0.2-acres, to reflect on-the-ground conditions of existing historic encroachments. No additional changes are proposed, and no development is associated with the proposal, therefore the proposed project is consistent with the applicable goals of the Plan.

### **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
- Conditionally approves the Lot Line Adjustment for the Stander and Green Diamond Resource Company [PLN-2024-19011] based upon the Findings and Evidence and subject to the conditions of approval attached hereto as Attachments 1A and incorporated herein by reference; and

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

1. Hold a public hearing in the manner prescribed by law.
2. Adopt the necessary findings prepared by Planning Staff.
3. Approve the General Plan Amendment and Zone Reclassification.
4. Adopt Ordinance No. \_\_\_\_\_ amending Section 311-7 of the Humboldt County Code by reclassifying property in the Arcata area [PLN-2024-19011, Stander and Green Diamond Resource Company parties] so that the General Plan designation from Timberland (T) to Residential Estates (RE) and the zone boundary between Agriculture Exclusive (AE) and Timber Production (TPZ) to Agriculture General (AG) is coincidental with the relocated property lines.
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 **May 15, 2025.**

The motion was made by COMMISSIONER \_\_\_\_\_ and seconded by COMMISSIONER \_\_\_\_\_ and the following ROLL CALL vote:

AYES:                   Commissioners:  
 NOES:                   Commissioners:  
 ABSTAIN:               Commissioners:  
 ABSENT:               Commissioners:  
 DECISION:

I, John 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 PROJECT:

1. Applicant shall obtain Board of Supervisors approval for the associated General Plan Amendment and Zone Reclassification prior to Lot Line Adjustment recordation.
  
2. 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 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.
  
3. Per Department of Public Works:
  - a) Monumentation: the angle points of the new property lines shall be monumented pursuant to County Code Section 325.5-9. The requirement for setting monuments may be waived by the County Surveyor if any one of the following findings can be made.
    - (a.1) The new boundary line(s) are already adequately monumented of record.
    - (a.2) The new boundary line(s) can be accurately described from Government Subdivision Sections or aliquot parts thereof.
    - (a.3) The new boundary line(s) can be accurately described and located from existing monuments of record.

(a.4) The new boundary is based upon physical features (i.e. roads, creeks, etc.) which themselves monument the line.

b) 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. 3.

c) **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).

d) Additional Informational Note: The subject property is located in 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 too narrow; 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 General Plan Petition, Zone Reclassification, or Lot Line Adjustment does not imply that the FSR have been met or can be met

4. 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.
5. 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 per parcel) as required by the County Assessor shall be paid to the Humboldt County Planning Department, 3015 "H" Street, Eureka. The check shall be made payable to the "County of Humboldt". The fee is required to cover the Assessor's cost in updating the parcel boundaries.
6. The applicant shall comply with the provisions of Section 321-14 of the Humboldt County Code concerning reapportionment or payment of special assessments.
7. **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.*

8. The applicant is required to pay for permit processing on a time and material basis as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors. The Department will provide a bill to the applicant after the Planning Commission decision. Any and all outstanding Planning fees to cover the processing of the application to decision by the Hearing Officer shall be paid to the Humboldt County Planning Division, 3015 "H" Street, Eureka.

**Informational Notes:**

1. A Record of Survey as outlined in the Business and Professions Code of the State of California may be required pursuant to Section 8762 of the Land Surveyors Act which states in part, a Record of Survey shall be filed upon "...the establishment of one or more points or lines not shown on any subdivision map, official map, or record of survey...".
2. 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.
3. This permit, including the Lot Line Adjustment 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.

4. The Humboldt County zoning map shall be revised to conform to the realigned zone boundary per the zone boundary determination of the Humboldt County Planning Commission (H.C.C. §311-8.2).

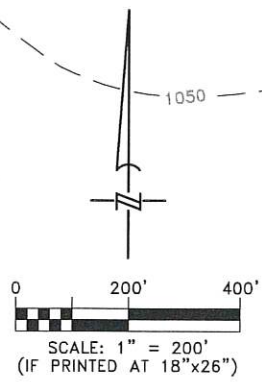
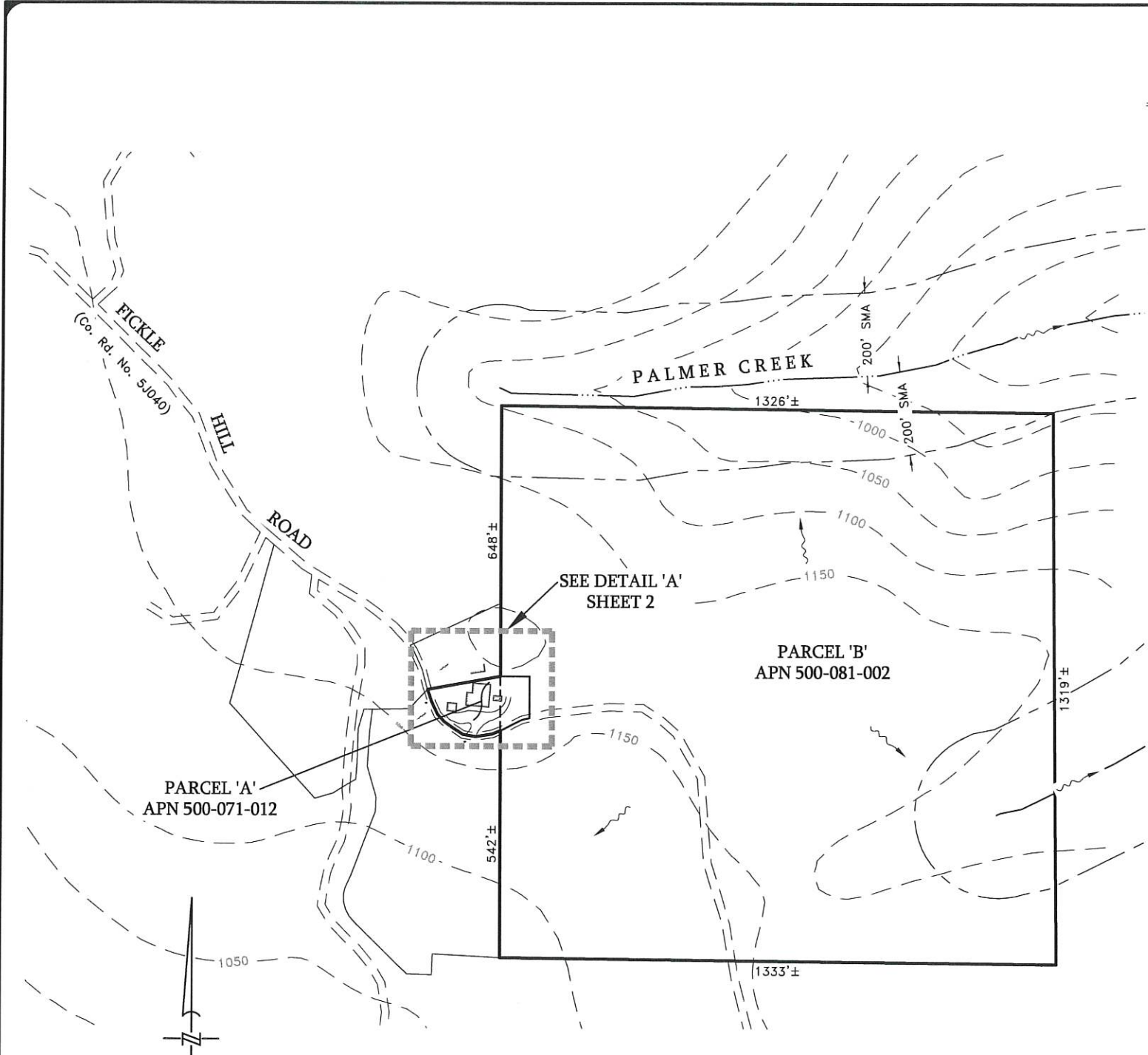
**CONDITIONS OF APPROVAL**  
**(General Plan Amendment and Zone Reclassification)**

APPROVAL OF THE GENERAL PLAN AMENDMENT AND ZONE RECLASSIFICATION IS CONDITIONED ON THE FOLLOWING TERMS AND REQUIREMENTS WHICH MUST BE SATISFIED BEFORE THE GENERAL PLAN AMENDMENT AND ZONE RECLASSIFICATION CAN BE SCHEDULED FOR ACTION BY THE BOARD OF SUPERVISORS:

**Conditions of Approval:**

1. The applicant shall submit a legal description of the area to be redesignated from Timberland (T) to Residential Estates (RE) and rezoned from Agriculture Exclusive (AE) and Timber Production (TPZ) to Agriculture General (AG) 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 General Plan Amendment and Zone Reclassification being scheduled for a decision by the Board of Supervisors.

6/20/2024 11:26 AM  
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**DIRECTIONS TO THE SITE**

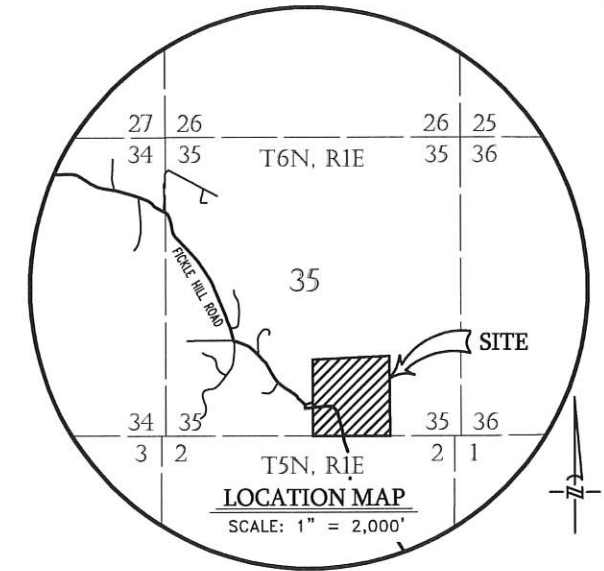
ACCESS TO THE PROPERTIES IS VIA HIGHWAY 101 NORTH TO CA-255 HEADING EAST; FOLLOW CA-255 TO UNION STREET (THIRD EXIT AT THE ROUNDABOUT), THEN TURN RIGHT AT BAYSIDE ROAD, SLIGHT LEFT ONTO FICKLE HILL ROAD, THEN FOLLOW FICKLE HILL ROAD FOR ROUGHLY THREE MILES TO APN 500-071-012.

**UTILITIES**

WATER	ON-SITE WELL
SEWER	ON-SITE SEPTIC
ELECTRIC	PACIFIC GAS & ELECTRIC COMPANY
TELEPHONE	AT&T
CABLE TV	OPTIMUM
FIRE	ARCATA FIRE PROTECTION DISTRICT

**NOTES**

- THIS TENTATIVE MAP PROPOSES A LOT LINE ADJUSTMENT (LLA) BETWEEN TWO EXISTING PARCELS. THE PROPOSED LLA RESULTS IN THE TRANSFER OF 0.20-ACRES OF LAND FROM PARCEL 'B' TO PARCEL 'A' TO OBTAIN CONGRUENCY BETWEEN PROPERTY BOUNDARIES AND HISTORIC LINES OF OCCUPATION AND LAND USE.
  - PARCEL 'A' (APN 500-071-012) HAS A ZONING DESIGNATION OF AGRICULTURE GENERAL (AG), AND A GENERAL PLAN DESIGNATION OF RESIDENTIAL ESTATES, DENSITY 2.5-5 ACRES PER DWELLING UNIT (RE2.5-5). THE PARCEL SIZE IS: PRE-LLA 0.28-ACRES; POST-LLA 0.48-ACRES.
  - PARCEL 'B' (APN 500-081-002) HAS A SPLIT ZONING DESIGNATION OF AGRICULTURE EXCLUSIVE (AE) AND TIMBERLAND PRODUCTION ZONE (TPZ), AND A GENERAL PLAN DESIGNATION OF TIMBERLAND (T). THE PARCEL SIZE IS: PRE-LLA 40-ACRES; POST-LLA 39.8-ACRES. (AE 2.98-ACRES. PRE-LLA TPZ 37.02-ACRES; POST-LLA TPZ 36.82-ACRES.)
- THIS PROJECT INCLUDES A GENERAL PLAN AMENDMENT (GPA) AND ZONE RECLASSIFICATION (ZR) NEEDED TO BRING THE ZONING INTO CONSISTENCY WITH THE ON-THE-GROUND CONDITIONS. THE GPA ZR PETITION PREPARED FOR THIS PROJECT WAS APPROVED BY THE BOARD OF SUPERVISORS AT THE MAY 21, 2024 MEETING.
- PARCEL 'A' IS DEVELOPED WITH A SINGLE-FAMILY RESIDENCE AND DETACHED GARAGE. THIS PARCEL IS DEVELOPED WITH A WELL, PERMITTED ONSITE SEWAGE DISPOSAL SYSTEM, AND OVERHEAD ELECTRIC, TELEPHONE AND CABLE TV. PARCEL 'B' IS UNDEVELOPED, WITH NO WATER OR SEWER SERVICES. THERE IS NO DEVELOPMENT PROPOSED ON EITHER PARCEL.
- AG ZONING MINIMUM SETBACKS ARE AS FOLLOWS: FRONT 20', REAR 20', SIDE 6'; HOWEVER, THE SUBJECT PROPERTY IS LOCATED WITHIN AN SRA AREA WHICH REQUIRES 30-FOOT PROPERTY LINE SETBACKS, AS SHOWN HEREON. SOME PARCEL 'A' STRUCTURES SHOWN HEREON ARE EXISTING, NON-CONFORMING. ANY FUTURE DEVELOPMENT WILL NEED TO MEET GUIDELINES FOR CONSTRUCTION, FUEL REDUCTION AND OTHER SRA FIRE SAFE REGULATIONS.
- PARCEL 'A' IS RELATIVELY FLAT; PARCEL 'B' IS TREE-COVERED AND STEEP. CONTOURS SHOWN HEREON ARE AT 50-FOOT (SHEET 1) AND 10-FOOT (SHEET 2) INTERVALS BASED ON USGS 1/3 ARC-SECOND DIGITAL ELEVATION MODELS.
- THE PARCELS ARE NOT LOCATED WITHIN A 100-YEAR FLOOD HAZARD ZONE. ALL NON-DEVELOPABLE STREAMSIDE MANAGEMENT AREA SETBACKS, IF ANY, ARE AS SHOWN HEREON. NO OTHER HAZARDOUS AREAS, SENSITIVE HABITATS, HISTORIC BUILDINGS, OR ARCHAEOLOGICAL SITES ARE KNOWN TO EXIST ON EITHER SUBJECT PROPERTY.
- THIS TENTATIVE MAP IS BASED ON RECORD INFORMATION ONLY AND SHALL NOT BE CONSIDERED A SURVEY. LOT DISTANCES SHOWN HEREON MAY HAVE BEEN COMPILED FROM RECORD DATA ONLY, SUCH AS ASSESSOR'S MAPS, DEEDS, ETC., AND SHOULD BE CONSIDERED APPROXIMATE IN NATURE. SHOULD IT BE REQUIRED FOR CONFORMANCE WITH STATE LAW, A SURVEY SHALL BE COMPLETED, AND A RECORD OF SURVEY FILED, FOLLOWING PROJECT APPROVAL.
- EASEMENTS OF RECORD ARE AS SHOWN OR DENOTED HEREON.
- THIS PLAN IS NOT INTENDED TO BE USED FOR CONSTRUCTION PURPOSES.



**PARCEL 'A'**  
OWNER/APPLICANT  
APN 500-071-012  
**NIELEN & ELICIA STANDER**  
3100 FICKLE HILL ROAD  
ARCATA, CA 95521  
(925) 200-7121

**PARCEL 'B'**  
OWNER  
APN 500-081-002  
**GREEN DIAMOND RESOURCE COMPANY**  
1301 FIFTH AVENUE SUITE 2700  
SEATTLE, WA 98101

*Kimberly D. Preston* 6-20-24  
KIMBERLY D. PRESTON DATE  
P.L.S. 9153



APN 500-071-012 & 500-081-002

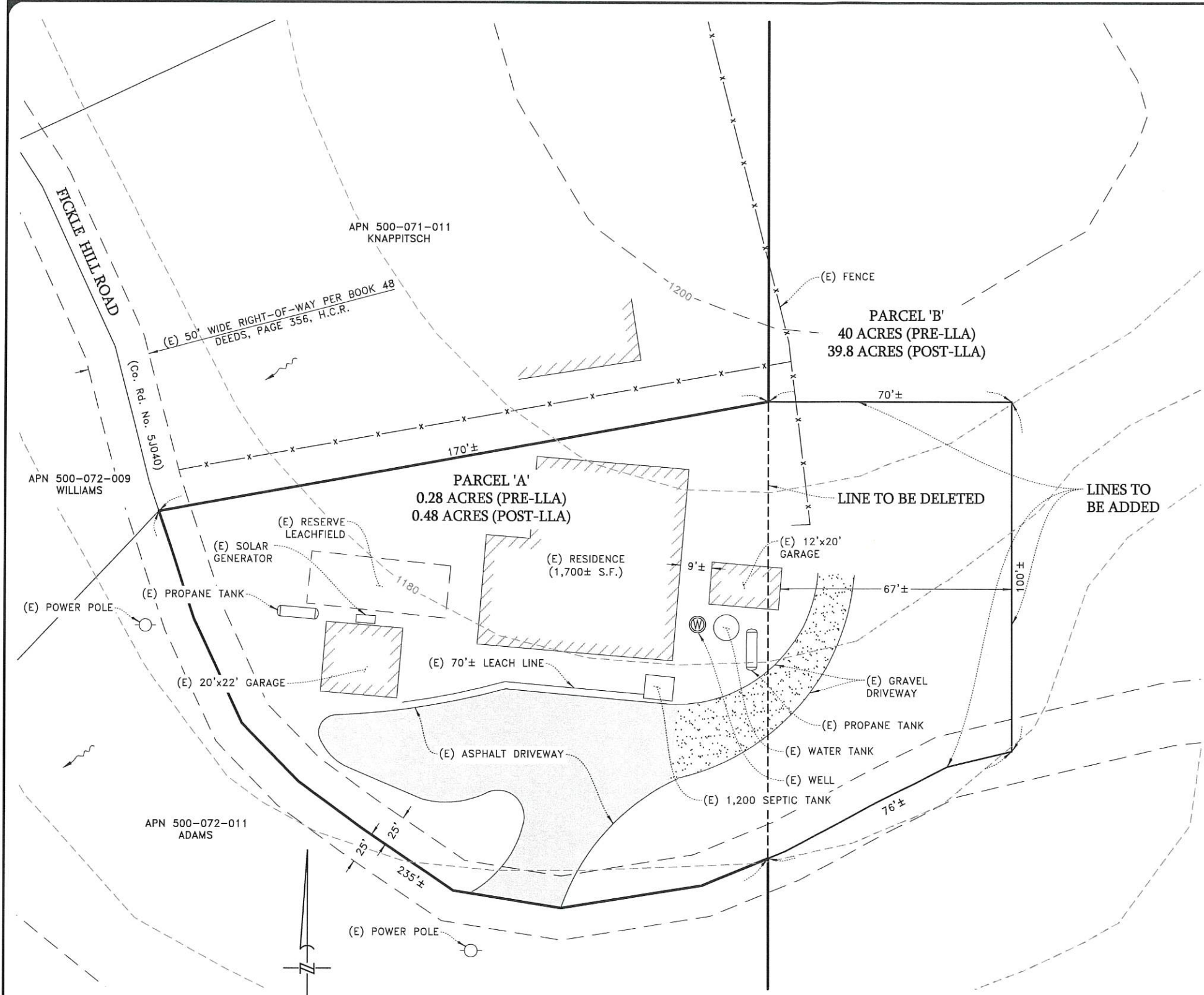
**Omsberg & Preston**  
402 E Street  
Eureka, California 95501  
Telephone (707) 443-8851  
SURVEYORS PLANNERS ENGINEERS

DESIGNED BY	KDP	DATE	01/08/24
DRAWN BY	CWB	DATE	01/08/24
CHECKED BY	KDP	DATE	06/20/24

**TENTATIVE LOT LINE ADJUSTMENT**  
*for*  
**NIELEN STANDER**  
In the unincorporated area of Humboldt County  
Section 35, T.6N., R.1E. H.B.&M.

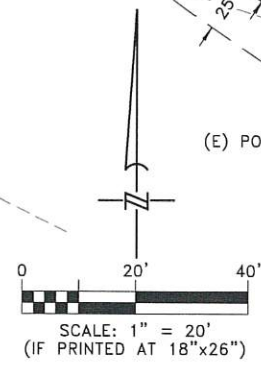
SCALE	AS SHOWN
JOB NO.	23-2321
SHEET	1
OF	2

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**LEGEND**

SYMBOL	INDICATES
- - - 1200 - - -	EXISTING CONTOURS AT 10' INTERVALS (THIS SHEET)
~ ~ ~	DIRECTION OF DRAINAGE AND/OR SURFACE WATER RUNOFF
(E)	EXISTING
(TYP.)	TYPICAL
SMA	STREAMSIDE MANAGEMENT AREA SETBACK (PER HUMBOLDT COUNTY GIS)
—	LINE TO BE ADDED
- - -	LINE TO BE DELETED
[Hatched Box]	EXISTING BUILDING FOOTPRINT
- x - x - x -	EXISTING FENCE
⊕	EXISTING WELL
⊙	EXISTING POWER POLE
H.C.R.	HUMBOLDT COUNTY RECORDS



**DETAIL 'A'**

APN 500-071-012 & 500-081-002

<b>OMSBERG &amp; PRESTON</b> 402 E Street Eureka, California 95501 Telephone (707) 443-8851 SURVEYORS PLANNERS ENGINEERS	DESIGNED BY: KDP	DATE: 01/08/24	<b>TENTATIVE LOT LINE ADJUSTMENT</b>  <i>for</i> <b>NIELEN STANDER</b> In the unincorporated area of Humboldt County Section 35, T.6N., R.1E. H.B.&M.	SCALE AS SHOWN	
	DRAWN BY: CWB	DATE: 01/08/24		JOB NO. 23-2321	
	ENGINEER OF WORK: KIMBERLY D. PRESTON	DATE: 6-20-24		SHEET 2	OF 2
		P.L.S. 9153			

**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 ARCATA AREA  
[PLN-2024-19011 (Stander and Green Diamond Resource Company)]

**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: approximately 0.2-acres out of AE and TPZ (Agriculture Exclusive and Timberland Production) and into AG (Agriculture General). The area described is also shown on the Humboldt County Zoning Maps [ACPA] and on the map attached as Exhibit B.

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)

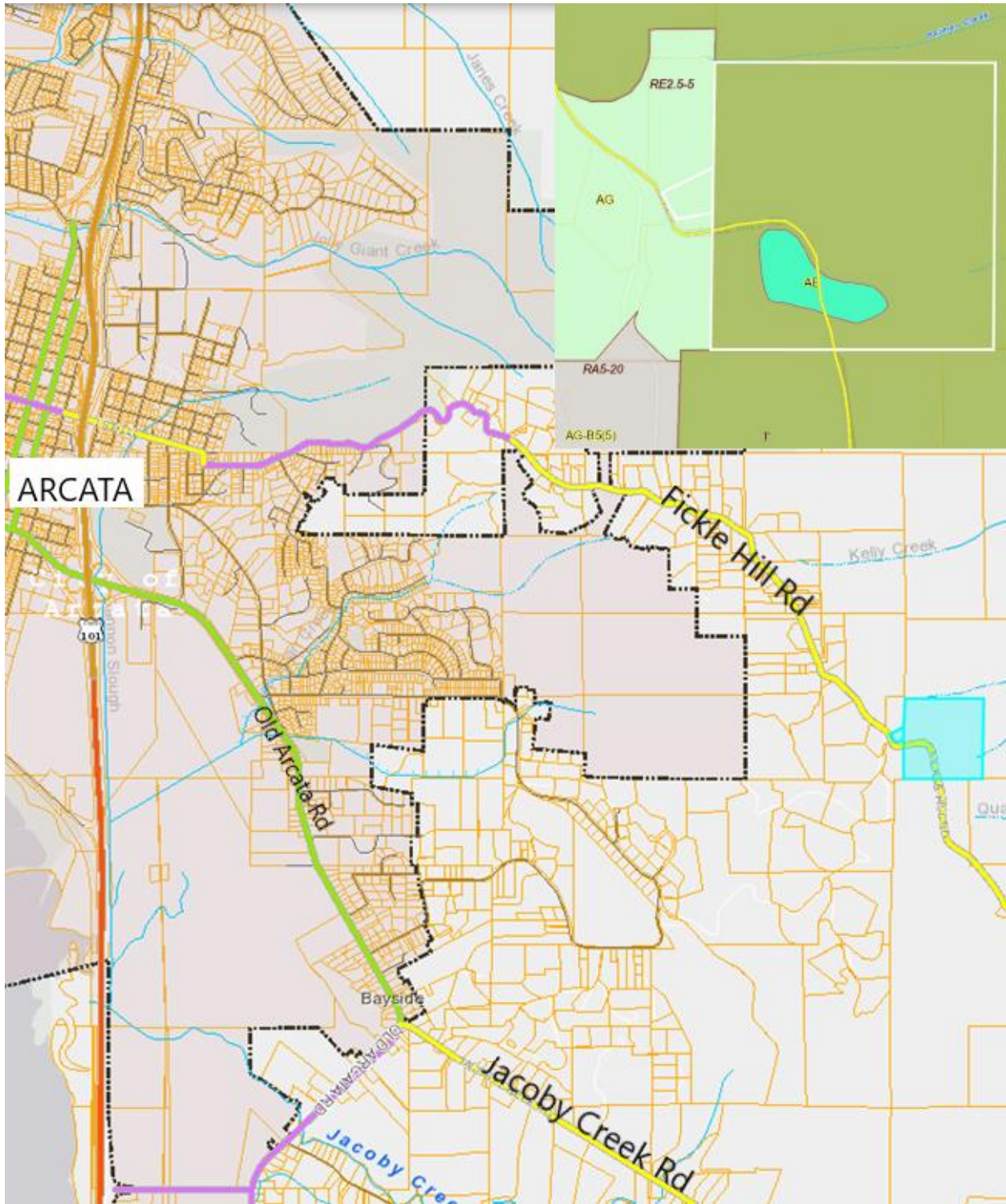
ATTEST:  
Kathy Hayes  
Clerk of the Board of Supervisors of the

County of Humboldt, State of California

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Deputy

# LOCATION MAP



# Minutes

## August 26, 2024 Meeting

### I. Attendance

**FRC Members Present:** Jim Able, Mark Andre, Thomas Blair, Mark Distefano, Kurt McCray, Mike Lommori, Elicia Goldsworthy

**FRC Members Absent:** Erin Kelly, Yana Valachovic

**Staff Present:** Trevor Estlow, Planning and Building Department, Steve Lazar, Planning and Building Department, Rodney Yandell, Planning and Building Department, Cliff Johnson, Planning and Building Department, Audrey Hanks, Assessor's Office

The Committee welcomed guests: Kimberley Clark, Mark Pera, Niels Stander, Eric Doricko

### II. Public Appearances: None.

### III. Approval of Minutes from March 7, 2024.

Mark Andre requested the addition of County Staff in the discussion of the Climate Action Plan. These edits were included in the final minutes. On a motion by Kurt McCray, seconded by Mark Distefano, the minutes of the March 7, 2024 meeting were approved by a vote of 7-0.

### IV. New Business:

- 1. Stander/Green Diamond Resource Co. General Plan Amendment, Zone Reclassification and Lot Line Adjustment;** Record Number: PLN-2024-19011; Assessor Parcel Numbers 500-071-012, 500-081-002; Fickle Hill area.

Steve Lazar provided the staff report and staff recommendations. The project involves a General Plan Amendment, and Zone Reclassification to facilitate a Lot Line Adjustment to remedy an encroachment onto Green Diamond property.

At this time, the Chair opened the meeting to public comments. Audrey Hanks mentioned the recoupment fee and wanted the owner to be aware. Mark Andre inquired whether or not the owner was aware of the encroachment at the time of purchase. Craig Compton stated that the encroachment was identified later after Green Diamond purchased the lands. Kurt McCray stated that CALFIRE does not support conversion of timberlands, regardless of area. The Chair then closed the meeting to public comments and returned the discussion to the Committee.

On a motion by Mark Andre, seconded by Jim Able, the Stander/Green Diamond project was approved by a vote of 6-0 (Elicia Goldsworthy abstained).

- 2. Green Diamond Resource Co. Lot Line Adjustment and Joint Timber Management Plan;** Record Number: PLN-2024-19021; Assessor Parcel Numbers 510-011-023 et. seq.; McKinleyville area.

Rodney Yandell provided the staff report and staff recommendations. The project involves a Merger and Lot Line Adjustment (LLA) for remnant parcels resulting from the McKinleyville Community Forest acquisition.

At this time, the Chair opened the meeting to public comments. Thomas Blair and Mark Lommori inquired about the rationale for the eastern and western boundaries. Craig Compton stated that an existing road was used for one boundary and a creek for the other. He also mentioned that access easements to the remaining lands has been retained. The Chair then closed the meeting to public comments and returned the discussion to the Committee.

On a motion by Mike Lommori, seconded by Thomas Blair, the Green Diamond project was approved by a vote of 5-0 (Elicia Goldsworthy and Kurt McCray abstained).

**3. Benson, Welliver and Pinto Lot Line Adjustment and Joint Timber Management Plan;** Record Number: PLN-2024-19040; Assessor Parcel Numbers 405-341-012, 405-341-013; Freshwater area

Rodney Yandell provided the staff report and staff recommendations. The project involves a Lot Line Adjustment (LLA) between two parcels resulting in two parcels.

At this time, the Chair opened the meeting to public comments. Kurt McCray asked if the barn was permitted. Rodney Yandell stated that he had not yet determined the status of the barn. It was stated that the timber wasn't compromised with the Lot Line Adjustment. The Chair then closed the meeting to public comments and returned the discussion to the Committee.

On a motion by Thomas Blair, seconded by Mark Distefano, Benson, Welliver and Pinto project was approved by a vote of 6-1 (Kurt McCray opposed).

**4. Kelly/Johannesen Lot Line Adjustment and Joint Timber Management Plan;** Record Number: PLN-2024-19057; Assessor Parcel Numbers 216-141-009, 216-144-017, 216-144-018, 216-144-019; Garberville area

Rodney Yandell provided the staff report and staff recommendations. The project involves a Lot Line Adjustment between three parcels resulting in three parcels.

At this time, the Chair opened the meeting to public comments. Kurt McCray inquired about road access. There was discussion regarding both interior roads and off-site roads and whether or not adequate access existed. It was also mentioned by staff that the Lot Line Adjustment should not create a nonconforming situation, nor increase the severity of a pre-existing nonconformance. The Chair then closed the meeting to public comments and returned the discussion to the Committee.

On a motion by Kurt McCray, seconded by Mike Lommori, the Kelly/Johannesen project was approved by a vote of 7-0.

**5. Potential Subdivision and General Plan Policy Discussion;** Record Number: PLN-2024-19059; Assessor Parcel Number 108-012-009; Ettersburg area

Trevor Estlow provided information regarding General Plan requirements when lands that are planned Timberland are subdivided below 160 acres. The key issue is a requirement that the subdivision improve the ability to manage the parcel for improved forest health and productivity. There was a brief discussion, however, it was determined that a JTMP was prepared for the site, however, it was not included in the packet prior to the meeting. Therefore, a motion was made by Kurt McCray to

continue the project to the next hearing to have time to review the JTMP. The motion was seconded by Mark Andre and approved by a vote of 7-0.

**V. Future Agenda Items**

Trevor Estlow mentioned that Supervisor Madrone would like to discuss a letter of support regarding the frequency of reporting to the Department of Forestry. The item will be agendaized for the next meeting.

**VII. Adjournment**

The meeting was adjourned at 4:52 p.m.

GPP/ZRP



PLANNING APPLICATION FORM
Humboldt County Planning Department
Current Planning Division 3015 H Street Eureka, CA 95501-4484
Phone (707) 445-7541 Fax (707) 268-3792

INSTRUCTIONS:

- 1. Applicant/Agent complete Sections I, II and III below.
2. It is recommended that the Applicant/Agent schedule an Application Assistance meeting with the Assigned Planner. Meeting with the Assigned Planner will answer questions regarding application submittal requirements and help avoid processing delays. A small fee is required for this meeting.
3. Applicant/Agent needs to submit all items marked on the reverse side of this form.

SECTION I

APPLICANT (Project will be processed under Business name, if applicable.) AGENT (Communications from Department will be directed to agent)

Business Name: NIEN STANDER Business Name: OMSBERG & FRESTON
Contact Person: NIEN STANDER Contact Person: KIM FRESTON
Mailing Address: 3100 FICKLE HILL RD Mailing Address: 402 P STREET
City, St, Zip: ARCATA, CA 95521 City, St, Zip: EUREKA, CA 95501
Telephone: (925) 200-7121 Alt. Tel: Telephone: (707) 443-0159 Alt. Tel:
Email: NIENSTANDER@GMAIL.COM Email: KFRESTON@OMSBERG.COM

OWNER(S) OF RECORD (If different from applicant)

Owner's Name: NIEN & ELIJA STANDER Owner's Name: GREEN DIAMOND RES. CO.
Mailing Address: (SEE ABOVE) Mailing Address: P.O. BOX 08
City, St, Zip: (SEE ABOVE) City, St, Zip: KARBEL, CA 95550
Telephone: Telephone: (707) 668-1424 Email: CCOMPTON@GREENDIAMOND.COM

LOCATION OF PROJECT

Site Address: 3100 FICKLE HILL RD. Assessor's Parcel No(s): 500-071-02 & 500-081-02
Community Area: ARCATA CPA Parcel Size (acres or sq. ft.): 0.24 AC.
Is the proposed building or structure designed to be used for designing, producing, launching, maintaining, or storing nuclear weapons or the components of nuclear weapons? [ ] YES [X] NO

SECTION II

PROJECT DESCRIPTION

Describe the proposed project (attach additional sheets as necessary):

A General Plan & Zone Reclassification petition for amendment for +/- 0.2 ac of APN 500-081-002

SECTION III

OWNER'S AUTHORIZATION & ACKNOWLEDGEMENT

I hereby authorize the County of Humboldt to process this application for a development permit and further authorize the County of Humboldt and employees of the California Department of Fish and Wildlife to enter upon the property described above as reasonably necessary to evaluate the project. I also acknowledge that processing of applications that are not complete or do not contain truthful and accurate information will be delayed and may result in denial or revocation of approvals.

Applicant Signature Date
If the applicant is not the owner of record, I authorize the applicant/agent to file this application for a development permit and to represent me in all matters concerning the application.
Owner of Record Signature Date
Owner of Record Signature Date

**COUNTY OF HUMBOLDT  
CAMPAIGN CONTRIBUTION DISCLOSURE FORM**

Application Number: ARN 500-071-012 et al

Application Title: Stander-Green Diamond

Was a campaign contribution, regardless of the dollar amount, made to any member of the Humboldt County Board of Supervisors, Planning Commission, or to any County Elected Official in the 12-month period prior to application submittal, by the applicant, or, if applicable, any of the applicant's proposed subcontractors or the applicant's agent?

Yes \_\_\_ No X

If no, please sign and date below.

If yes, please provide the following information:

Applicant's Name: \_\_\_\_\_

Contributor or Contributor Firm's Name: \_\_\_\_\_

Contributor or Contributor Firm's Address: \_\_\_\_\_

Is the contributor the:  
Applicant Yes \_\_\_ No \_\_\_  
Subcontractor Yes \_\_\_ No \_\_\_  
The Applicant's Agent Yes \_\_\_ No \_\_\_

**Note:** Under California law as implemented by the Fair Political Practices Commission, campaign contributions made by the Applicant and the Applicant's agent who is representing the Applicant in this application or solicitation must be aggregated together to determine the total campaign contribution made by the Applicant.

Identify the Board of Supervisors Member(s), Planning Commissioner(s) and County Elected Official(s) to whom you, your subcontractors, and/or agent made campaign contributions in the 12-month period prior to application submittal, the name of the contributor, the dates of contribution(s) and dollar amount of the contribution. Each date must include the exact month, day, and year of the contribution.

Name of Board of Supervisors Member, Planning Commissioner, or County Elected Official: \_\_\_\_\_

Name of Contributor: \_\_\_\_\_

Date(s) of Contribution(s): \_\_\_\_\_

Amount(s): \_\_\_\_\_

(Please add an additional sheet(s) to identify additional Board Members or County Elected Official to whom you, your subconsultants, and/or agent made campaign contributions)

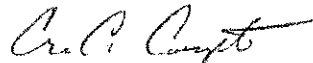
By signing below, I certify that the statements made herein are true and correct. I also agree to disclose to the County any future contributions made to Board Members or County Elected Officials by the applicant, or, if applicable, any of the applicant's proposed subcontractors or the applicant's agent after the date of signing this disclosure form, and within 12 months following the approval, renewal, or extension of the requested license, permit or entitlement to use.

1/29/2024

Date

Green Diamond Resource Company

Print Firm Name if applicable



Signature of Applicant

Craig Compton, Real Property Manager

Print Name of Applicant

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the project applicant is required to submit a signed statement that contains the following information:

Name of applicant: **NIELSEN STANDER**

Address: **3010 PICKLE HILL ROAD**

Phone number: **(925) 200-7121**

Address of site (street name and number if available, and ZIP Code): **SAME AS ABOVE**

Local agency (city/county): **Humboldt County**

Assessor's book, page, and parcel number: **500-071-012 & 500-081-002**

Specify any list pursuant to Section 65962.5 of the Government Code:

Regulatory identification number:

Date of list:

X **C. Clary** Applicant, Date **1/29/2014** <sup>N/A</sup>

## ATTACHMENT 5

### Referral Agency Comments

Referral Agency	Recommendation	Location
County Building Inspection Division	Approved	On File
Public Works, Land Use Division	Approved with Conditions	On File
Division of Environmental Health	Recommend Approval	On File
Forestry Review Committee	Recommend Approval	On File
Northwest Information Center	Consult with local tribes	On File
Bear River Rancheria	No Comment	On File
Wiyot Tribe	No Comment	
County Assessor	Approved	On File
CalFIRE	No Comment	
Arcata Fire	Recommend Approval	On File
PG&E	No Comment	On File