Scheduled Matters: Item 1. **McKee/Hafenecker-Dodge/Bullock Lot Line Adjustment and Notice of Merger.** A Lot Line Adjustment (LLA) and merger between three ownership units within the Tooby Ranch Williamson Act preserve. The purpose of the LLA is to facilitate more efficient agricultural use of the resultant parcels. As part of the lot line adjustment, underlying parcels will be merged so that the end result is no more than three separate parcels. The parcels will be 204 acres, 214 acres, and 228 acres in size.

The project is located in Humboldt County, in the Garberville area, on the northeast side of East Branch Road, approximately 1.2 miles northeast as the crow flies from the intersection of Graycliff Road and East Branch Road, on the properties known to be in Sections 28 and 29 of Township 04 South, Range 04 East, Humboldt Base & Meridian.

File No.: APN’s 223-074-010 et. seq.
Case No.: PLN-2019-15386

**Recommended WAC Action:**
Recommend that the Board of Supervisors find the Lot Line Adjustment to be consistent with the County Williamson Act Guidelines and approve the application.

**Summary**

Application has been made for a lot line adjustment and merger between three ownership units within the Tooby Ranch Agricultural Preserve. The three owners, Steve Dodge, Tobias Hafenecker-Dodge, and Kenneth Bullock are proposing to adjust the five underlying parcels and then merge into three resultant parcels. The resultant parcels would be 204 acres, 214 acres, and 228 acres in size and would be adjusted to utilize Buck Mountain Creek as a boundary for a portion of the LLA to facilitate more efficient agricultural uses. The proposed lot line adjustment map is attached to this report.

The Tooby Ranch agricultural preserve is an approximately 10,500 acre ranch that was established as a Class “B” grazing preserve in February of 1977. As a result of property divisions below 600 acres and a lack of substantial grazing activity on a significant amount of the property, Humboldt County non-renewed the land conservation contract. The termination date for the land conservation contract is February 1, 2026.
The Forest Review Committee, at its meeting of April 11, 2019 approved a Joint Timber Management Plan for the subject parcels as the parcels involved contain less than 160 acres of TPZ lands.

**Analysis**

Lot line adjustments are permitted under the county’s Williamson Act Guidelines, provided that the resulting parcels meet the minimum size requirements and that the adjustment complies with all applicable portions of the Williamson Act. There are provisions of the Williamson Act that apply specifically to lot line adjustments between one preserve and another, or to include lands outside of the preserve boundary. However, these provisions (Section 51257 of the Government Code) do not apply to lot line adjustments where the adjustment is between parcels and ownerships within a single existing preserve. This is the situation in the present case.

The proposed parcels are within a Class “B” preserve. The minimum requirements of a Class B preserve are that the preserve area shall not contain less than 600 acres of land, and no individual parcel of land shall be less than 160 contiguous acres. The three proposed parcels are all within a single Class B preserve of approximately 10,500 acres and this is not proposed to be changed as a result of the lot line adjustment. The parcels will be 204 acres, 214 acres, and 228 in size and are all therefore consistent with the minimum parcel size requirement.

Section 8.C.2 of the Williamson Act Guidelines states that parcels within a Class “B” preserve shall not be divided into parcels or contiguous land units of less than 600 acres in size. The existing land units are 245 acres, 164 acres, 42 acres, 42 acres and 153 acres in size and are therefore non-conforming to this section of the Guidelines. The division into these substandard land units was the subject of enforcement action by the county, and resulted in the county non-renewing the land conservation contract. The county’s enforcement actions with these owners have been the subject of a legal settlement which precludes further enforcement action for this division. The proposed lot line adjustment will result in contiguous land units that are substantially the same in size as what currently exists and would therefore not create a division which is any more non-conforming.

The proposed lot line adjustment is consistent with the Williamson Act and the County’s Williamson Act Guidelines as it involves solely an exchange between parcels contained within the boundary of the preserve and contract. The resultant parcels will meet or exceed the 160-acre minimum parcel size. The purpose of the adjustment is to relocate existing parcel lines to more closely follow existing natural features which will result in more manageable agricultural land units. The adjustment will consolidate the number of parcels from 5 to 3 and is unlikely to result in the removal of any adjacent land from agricultural use.

Attached to this report are aerial and location maps and a map of the proposed lot line adjustment.
LOCATION MAP

PROPOSED McKEE
LOT LINE ADJUSTMENT &
NOTICE OF MERGER &
JOINT TIMBER MANAGEMENT PLAN
GARBERVILLE AREA
PLN-2019-15386
APN: 223-071-017 ET AL
T04N R04E S29 HB&M (Garberville)
T04N R04E S28 HB&M (Harris)

Project Area =

This map is intended for display purposes and should not be used for precise measurement or navigation. Data has not been completely checked for accuracy.
AERIAL MAP

PROPOSED McKEE
LOT LINE ADJUSTMENT &
NOTICE OF MERGER &
JOINT TIMBER MANAGEMENT PLAN
GARBERVILLE AREA
PLN-2019-15386
APN: 223-071-017 ET AL
T04N R04E S29 HB&M (Garberville)
T04N R04E S28 HB&M (Harris)

Project Area = 

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ASSESSOR PARCEL MAP

PROPOSED McKEE
LOT LINE ADJUSTMENT &
NOTICE OF MERGER &
JOINT TIMBER MANAGEMENT PLAN
GARBERVILLE AREA
PLN-2019-15386
APN: 223-071-017 ET AL
T04N R04E S29 HB&M (Garberville)
T04N R04E S28 HB&M (Harris)

MAP NOT TO SCALE
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TOPO MAP
PROPOSED McKEE
LOT LINE ADJUSTMENT &
NOTICE OF MERGER &
JOINT TIMBER MANAGEMENT PLAN
GARBERVILLE AREA
PLN-2019-15386
APN: 223-071-017 ET AL
T04N R04E S29 HB&M (Garberville)
T04N R04E S28 HB&M (Harris)