

BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT, STATE OF CALIFORNIA

Certified copy of portion of proceedings, Meeting of September 9, 2025

RESOLUTION NO. 25-143

**RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF HUMBOLDT
ACCEPTING FOR PROCESSING THE GENERAL PLAN AMENDMENT AND ZONE
RECLASSIFICATION PETITION APPLICATION; APN 215-181-037, 215-191-042 AND 215-
192-021; CASE NUMBER PLN-2025-19295 (JOHANNESSEN GENERAL PLAN
AMENDMENT)**

WHEREAS, Section 65358 of the State Government Code allows the Board of Supervisors to amend the General Plan up to four times in any calendar year; and

WHEREAS, the property owner has submitted a petition requesting authorization to pursue a General Plan Amendment for properties as identified in Project Case Number PLN-2025-19295; and

WHEREAS, Section 3.4 of Humboldt County General Plan specifies that a petition for amendment of this Plan may be accepted for processing upon the Board of Supervisors making one or more of the following findings:

- A. Base information or physical conditions have changed; or
- B. Community values and assumptions have changed; or
- C. There is an error in the plan; or
- D. To maintain established uses otherwise consistent with a comprehensive view of the plan; or
- E. The proposed amendment has the potential for public benefit and is consistent with the Guiding Principles and applicable goals of the Plan.

WHEREAS, Section 312-50.2 of the Humboldt County Code allows the Board of Supervisors to initiate, grant, deny, or modify proposed amendments to Zoning Regulations; and

WHEREAS, the petition to accept an application for a General Plan Amendment is not a project as defined in Section 21065 of the Public Resources Code and is not subject to CEQA.

NOW, THEREFORE, BE IT RESOLVED by the Humboldt County Board of Supervisors that the following findings are hereby made:

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FINDINGS FOR GENERAL PLAN AMENDMENT and ZONE RECLASSIFICATION PETITION

1. FINDING: The petition is consistent with the General Plan's required findings and criteria for amendments. A petition for amendment of this Plan may be accepted for processing upon the Board of Supervisors making one or more of the following findings:

- A. Base information or physical conditions have changed; or
- B. Community values and assumptions have changed; or
- C. There is an error in the plan; or
- D. To maintain established uses otherwise consistent with a comprehensive view of the plan; or
- E. The proposed amendment has the potential for public benefit and is consistent with the Guiding Principles and applicable goals of the Plan.

EVIDENCE: a) The Applicant submitted a letter (Attachment 2) requesting a General Plan Amendment and Zone Reclassification. The following information supports the findings above:

Base information or physical conditions have changed (A) and maintain established uses otherwise consistent with a comprehensive view of the Plan (D). Over the last decade, the subject parcels or the parcels directly adjacent to the subject parcels have been acquired by the Applicant. These acquisitions have resulted in a working forest that is contiguous with other Timberland (T) and Timber Production Zone (TPZ) parcels in their ownership. The three subject parcels identified in this petition have a combined acreage of 1,035.2-acres. Under this petition, the applicant is requesting the land use designation and zoning be changed for portions of these parcels, totaling 128.4-acres. In addition, the entirety of these parcels had a General Plan designation of T prior to the 2017 General Plan update, however the owners at the time requested a change to Residential Agriculture, which was implemented. The parcels proposed for the land use change and zone reclassification have been managed for timber as early as the 1940's and management for timber production is the current and anticipated future use for these

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parcels. Given the established land use pattern and historic land use, the portions of the three parcels proposed to change land use and zoning should be changed back to historic designations to reflect current use.

2. FINDING: The revision is not appropriate for the next scheduled update.

EVIDENCE: a) The uses established on the parcels are already existing and it is more appropriate for the General Plan Amendment and Zone Reclassification to be processed as soon as possible to resolve the discrepancy rather than wait for the next formally scheduled update.

3. FINDING: The petition for the General Plan Amendment and Zone Reclassification is in the public interest and consistent with the Guiding Principles in Section 1.4.

EVIDENCE: a) The proposed General Plan Amendment and Zone Reclassification is in the public interest and is consistent with the Guiding Principles of the General Plan. The three subject parcels that contain portions of areas identified in the petition to be redesignated to Timberland (T) and Timber Production Zone (TPZ), are within and adjacent to parcels also designated T and TPZ, under the same ownership. The Guiding Principles of the General Plan provide a framework for the overall objectives and intended protection of community values to preserve the County's unique character and quality of life. Protecting forest and agricultural lands for continued timber and agricultural production by way of appropriately balancing regulations and incentives is consistent with this petition. Placing the parcels within the T and TPZ designation for supporting agriculture and timber ecosystem services is in the public interest and consistent with the Guiding Principles of the General Plan.

4. FINDING: A Zone Reclassification is consistent with the General Plan.

EVIDENCE: a) The General Plan Amendment is requested to change the General Plan land use designation in order to rezone portions of three parcels. The petition submitted by the property owner requests the subject parcels to be changed from Residential Agriculture (RA-20/ RA-40) to

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Timberland (T), in order for the zoning to be changed from Unclassified (U) to Timber Production Zone (TPZ). The Zone Reclassification is proposed to help the existing development pattern better conform with the on-site conditions and planned management for timber production that has occurred in the area since the 1940's.

APN 215-181-037 is 450-acres with current land use designation of Residential Agriculture (RA20) and Timberland (T) and zoning of Unclassified (U) and Timber Production Zone (TPZ). The proposed General Plan Amendment and Zone Reclassification pertains only to a 21.6-acre portion of this parcel, which would change the entire parcel to the land use designation of T and zoning to TPZ. With the General Plan Amendment approval, the proposed Zone Reclassification would be consistent with the General Plan.

APN 215-191-042 is 163.6-acres with land use designations of Residential Agriculture (RA40) and Timberland (T) and zoning of Unclassified (U) and Timber Production Zone (TPZ). The proposed General Plan Amendment and Zone Reclassification pertains only to a 10.1-acre portion of this parcel, which would change the entire parcel to the land use designation of T and zoning to TPZ. With the General Plan Amendment approval, the proposed Zone Reclassification would be consistent with the General Plan.

APN 215-192-021 is 421.6-acres with a land use designation of Residential Agriculture (RA40) and Timberland (T) and zoning of Unclassified (U) and Timber Production Zone (TPZ). The proposed General Plan Amendment and Zone Reclassification pertains only to a 10.1-acre portion of this parcel, which would change the entire parcel to the land use designation of T and zoning to TPZ. With the General Plan Amendment approval, the proposed Zone Reclassification would be consistent with the General Plan.

The main objective of the proposed General Plan Amendment and Zone Reclassification is to rezone portions of the three subject parcels to TPZ. The applicant owns multiple properties within the

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area and the overall result of the proposed project will be consistent with the General Plan.

5. 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: a) 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.

BE IT FURTHER RESOLVED that based on the above findings, the findings in the staff report, evidence in the file for the project, and public testimony received on the project, the Board of Supervisors accepts the Johannesen General Plan Amendment and Zone Reclassification petition as recommended by the Planning and Building Department, Project Case No. PLN-2025-19295.

BE IT FURTHER RESOLVED that the Clerk of the Board is directed to provide notice of this decision to all interested parties.

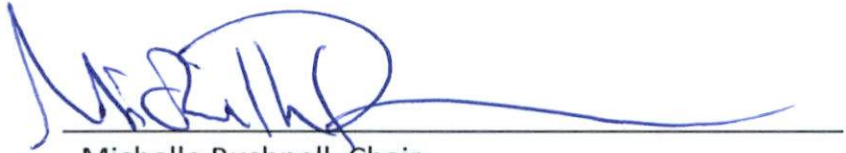
Adopted on motion by Supervisor Wilson, second by Supervisor Madrone, and the following vote:

AYES: Supervisors: Arroyo, Bohn, Bushnell, Madrone, and Wilson
NAYS: Supervisors: None
ABSENT: Supervisors: None
ABSTAIN: Supervisors: None

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Michelle Bushnell, Chair

County of Humboldt Board of Supervisors

STATE OF CALIFORNIA)

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I, TRACY DAMICO, Clerk of the Board of Supervisors, County of Humboldt, State of California, do hereby certify the foregoing to be a full, true, and correct copy of the original made in the above-entitled matter by said Board of Supervisors at a meeting held in Eureka, California as the same now appears of record in my office.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Seal of said Board of Supervisors.



By Kaleigh Maffei

Deputy Clerk of the Board of Supervisors of the
County of Humboldt, State of California