

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

Resolution Number 26-027

Record Number PLN-2025-19448

Assessor's Parcel Numbers: 303-012-022-000

Resolution by the Planning Commission of the County of Humboldt recommending that the Board of Supervisors approve the Green Diamond Resource Company Zone Reclassification.

WHEREAS, Green Diamond Resource Company, submitted an application and evidence in support of approving a Zone Reclassification (ZR) to rezone approximately 100 acres from Agriculture General (AG-B-5(5)) and Timberland Production (TPZ) to Residential One Family (R-1) and Agriculture Exclusive (AE) with a Qualifying (Q) combining zone. The underlying General Plan designations are Residential Low Density (RL1-7) and Open Space (OS). The proposed Residential One Family zone and Agriculture Exclusive with a Qualifying combining zone are both consistent with the underlying land use designations of Residential Low Density and Open Space, respectively; and

WHEREAS, the application was reviewed by referral agencies; and

WHEREAS, the Planning Commission held a duly-noticed public hearing on May 21, 2026 to receive other evidence and testimony; and

WHEREAS, the Planning Commission has reviewed and considered said reports and other written evidence and testimony presented to the Commission; and

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

- 1. FINDING:** The applicant requests a Zone Reclassification (ZR) to rezone approximately 100 acres from Agriculture General (AG-B-5(5)) and Timberland Production (TPZ) to Residential One Family (R-1) and an Agriculture Exclusive (AE) with a Qualifying (Q) combining zone. The area zoned to R-1 will align with the Residential Low Density designation and the area zoned AE-Q will align with the Open Space designation as shown on the Humboldt County General Plan maps. An Agriculture Exclusive (AE) with a Qualifying (Q) combining zone limits the principally and conditionally permitted uses for greater consistency with the OS land use designation and site-specific conditions. Pursuant to Section 51120 of the California Government Code, the reclassification out of TPZ will be effective ten years after the date of approval.

EVIDENCE: a) Project File: PLN-2025-19448

2. FINDING: **CEQA.** The project is statutorily exempt from environmental review per Section 15183 of the CEQA Guidelines.

EVIDENCE:

- a) CEQA mandates that projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site.
- b) Where the prior EIR relied upon by the lead agency was prepared for a general plan or community plan that meets the requirements of this section, any rezoning action consistent with the general plan or community plan shall be treated as a project subject to section 15183. The density of the rezone is less than the density expressed for the parcel in the general plan. Future development will comply with standards contained in the general plan and zoning.
- c) No development is proposed and there is no substantial evidence that the proposed project will have a significant effect on the environment. The rezone will facilitate future residential development in conformance with the goals, policies, and standards of the general plan. There are no specific significant effects which are peculiar to the project or the project site.
- d) The current zoning of AG-B-5(5) and TPZ is inconsistent with the Residential land use designation applied to the property by the General Plan. Rezoning these areas to Residential will resolve the inconsistency and is therefore consistent with the general plan as contemplated by section 15183.

FINDINGS FOR ZONE RECLASSIFICATION

3. FINDING: The proposed Zone Reclassification is in the public interest.

EVIDENCE: a) The Zone Reclassification will be consistent with the intended future use for residential development. The amendment would be in the public interest by allowing future residential development on the property.

- b) The zoning amendment will resolve the inconsistency between the current zoning and general plan designation. It is in the public interest to have the general plan designation and zoning designations of property be in alignment.

**4. FINDING:
EVIDENCE:**

The amendment is consistent with the County General Plan.

- a) Current TPZ zoning is not consistent with the Residential Low Density or Open Space land use designations.
- b) The R-1 zone is consistent with the Residential Low Density land use designation, and the AE-Q zone is consistent with the Open Space land use designation. The Q zone will further restrict all allowable uses of the property to those compatible with the Open Space designation.

5. FINDING:

The amendment 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.

EVIDENCE:

- a) The property is not included in the residential land inventory of the Housing Element. The proposed rezone will facilitate future residential development in conformance with the Residential Low Density land use designation and applicable zoning regulations.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Humboldt County Planning Commission does hereby recommend that the Humboldt County Board of Supervisors:

1. Hold a public hearing in the manner prescribed by law; and
2. Adopt the necessary findings set forth in this resolution; and
3. Recommend that the Humboldt County Board of Supervisors approve the rezoning of approximately 100 acres from Agriculture General (AG-B-5(5)) and Timberland Production (TPZ) to Residential One Family (R-1) and Agriculture Exclusive (AE) with a Qualifying (Q) combining zone on APN 303-012-022-000.

Adopted after review and consideration of all the evidence on **May 21, 2026**.

The motion was made by Commissioner Lorna McFarlane and seconded by Commissioner Jerome Qiriaz and the following vote:

AYES: Commissioners: Iver Skavdal, Jerome Qiriaz, Sarah West, Lorna McFarlane

NOES: Commissioners:

RECUSE: Commissioners: Todd Fulton

ABSENT: Commissioners: Noah Levy, Peggy O'Neill

DECISION: Motion carries 4/0

I, John H. 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