

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

Resolution Number 25-013

Record Number PLN-2024-19093

Assessor's Parcel Numbers: 210-101-014-000, 210-102-004-000, 210-103-003-000, 210-104-001-000, 210-105-001-000, 210-106-002-000, 210-117-020-000, 210-123-001-000, 210-124-001-000, 210-131-001-000, 210-131-003-000, and 210-132-001-000

Resolution by the Planning Commission of the County of Humboldt recommending that the Board of Supervisors approve the Cottrell Ranch Zone Reclassification.

WHEREAS, Cottrell Ranch LLC, submitted an application and evidence in support of approving a Zone Reclassification (ZR) to rezone approximately 2127.6 acres of the Buck Mountain Ranch into Timberland Production Zone (TPZ). The lands are currently zoned Agriculture Exclusive (AE). These lands have been managed as timberlands and harvested periodically from the late 1950's up to 2017 under various Timber Harvest Plans; and

WHEREAS, the application was reviewed by referral agencies including the County's Forestry Review Committee; and

WHEREAS, the Planning Commission held a duly-noticed public hearing on April 3, 2025 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 to rezone approximately 2127.6 acres of the Buck Mountain Ranch into Timberland Production Zone (TPZ). The lands are currently zoned Agriculture Exclusive (AE). These lands have been managed as timberlands and harvested periodically from the late 1968 up to 2017 under various Timber Harvest Plans After the proposed zone reclassification all of the contiguous properties will be fully rezoned TPZ.

EVIDENCE: a) Project File: PLN-2024-19093

- 2. FINDING:** **CEQA.** The project is statutorily exempt from environmental review

per Section 15264 of the CEQA Guidelines.

- EVIDENCE:**
- a) The Zone Reclassification will adopt Timberland Production Zone, which is exempt from requiring submission of an EIR or Negative Declaration.
 - b) No development is proposed and there is no substantial evidence that the proposed project will have a significant effect on the environment.

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 existing and intended future use for timber production. The Zone Reclassification Request details the ability to conduct timber production on the subject parcels.

- 4. FINDING:** The amendment is consistent with the County General Plan.

- EVIDENCE:**
- a) Agriculture Grazing (AG) and Timber (T) designations are applied to more remote, steep and high hazard areas or where appropriate to ensure compatibility with adjacent resource production and open space uses.
 - b) The TPZ Zone is consistent with the Agriculture Grazing (AG) and Timber (T) designations land use designations according to Table 4-H of the General Plan.
 - c) Rezoning the property to Timberland Production Zone (TPZ) meets Forest Resources Goals of the General Plan to actively protect and conserve timberlands for long-term economic utilization and to actively enhance and increase county timber production capabilities.

- 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.

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 2,129.7 acres out of AE-B-5(160) and AE into TPZ on APN's 210-101-014-000, 210-102-004-000, 210-103-003-000, 210-104-001-000, 210-105-001-000, 210-106-002-000, 210-117-020-000, 210-123-001-000, 210-124-001-000, 210-131-001-000, 210-131-003-000, 210-132-001-000 and

Adopted after review and consideration of all the evidence on **April 3, 2025**.

The motion was made by COMMISSIONER Thomas Mulder and second by COMMISSIONER Lorna McFarlane and the following vote:

AYES: COMMISSIONERS: Thomas Mulder, Lorna McFarlane, Iver Skavdal, Jerome Qiriaz, Peggy O'Neill, Sarah West

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS: Noah Levy

ABSTAIN: COMMISSIONERS:

DECISION: Motion carried 6/0

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



General Location Map

