

BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT, STATE OF CALIFORNIA
Certified copy of portion of proceedings for the Meeting on July 8, 2025

RESOLUTION NO. 25-121

**RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF HUMBOLDT
APPROVING THE GENERAL PLAN AMENDMENT PETITION APPLICATION; APN 214-116-004, 214-221-001, 216-301-005, AND 216-301-006; CASE NUMBER PLN-2025-19234**

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 that the County accept a General Plan Amendment for properties as identified as APN's 214-116-004, 214-221-001, 216-301-005, AND 216-301-006; 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, the property owner has submitted a separate application requesting a Zone Reclassification for 16 properties (including the subject four parcels in this General Plan Amendment petition) as identified in Project Case Number PLN-2025-19168; 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 PETITION

- 1. FINDING:** A petition to allow for submittal of a General Plan Amendment. The purpose of the amendment is to change the four parcels from Residential Agriculture (RA) and Commercial Recreation (CR) to Timberlands (T) and Agriculture Grazing (AG) exclusively. The General Plan Amendment is part of a larger project to rezone 16 properties to Timberland Production (TPZ) and Agriculture Exclusive (AE) under a separate application (PLN-2025-19168).

EVIDENCE: a) Project file for PLN-2025-19234

- 2. FINDING:** There is factual evidence that the petition for General Plan Amendment is in the public interest.

EVIDENCE: a) The proposed Amendment is intended to be in the public interest. The four parcels that are identified in the petition are all adjacent to existing Timberland (T) and Agricultural Grazing (AG) parcels under the same ownership and within the over 24,000-acre Fort Seward Ranch Agricultural Preserve. All the subject parcels are primarily timbered with Douglas Fir, Black Oak, White Oak and contain grassland for cattle management. The General Plan Amendment aligns with the goals, policies and standards of the Guiding Principles (Section 1.4 in the General Plan) and Forest Resources (Section 4.6 in the General Plan). The Guiding Principles encourage, incentivize and support agriculture, timber ecosystem services and compatible uses on resource lands. The Forest Resource section supports the conservation, development and utilization of forest resources and its policies are consistent with the California Timberland Productivity Act. Protecting forest and agricultural lands for continued timber, agricultural production and open space is in the public interest.

- 3. 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

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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:

b) Community values and assumptions have changed. The current general plan designates three of the parcels (APNs 214-116-004, 216-301-005, and 216-301-006) as Residential Agriculture (RA), two of which (APNs 216-301-005 and 216-301-006) are identified in the 2019 Housing Element inventory. No existing houses, utility infrastructure, or driveways exist on the parcels. No building permits have been or are currently applied for. Prior to the recent purchase, these parcels have sat dormant. APN 214-221-001 does have an existing vacant house on it in the Commercial Recreation (CR) designation. All the subject parcels are adjacent to existing TPZ/AE parcels owned by the same owners and within the Fort Seward Ranch and fit well within the agricultural uses of the ranch. All the subject parcels are primarily timbered with Douglas Fir, Black Oak, White Oak and grassland for cattle. Under Agricultural Preserve contracts, the County is directed to provide incentives to maintain large-scale land ownership for commercial timber production, cattle management and to protect forest ecosystem services. By accepting the General Plan Amendment petition and approving the zone reclassification, these parcels build the land base of the Fort Seward Ranch and maintain large-scale and contiguous open space.

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

EVIDENCE: a) The uses established on the parcel are current and it is more appropriate for the general plan amendment to be processed as soon as possible to resolve the discrepancy rather than wait for the next scheduled update, which is slated to occur in 2027.

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

EVIDENCE: a) The General Plan Amendment is part of a larger project to rezone 16 properties to Timberland Production (TPZ) and Agriculture Exclusive (AE) under a separate application (PLN-2025-19168). After PLN-2025-19168 was submitted, these four parcels were identified as needing a General Plan Amendment in order for them to be included in the rezone.

APN 214-116-004 is 93.52-acres with current land use designation of Residential Agriculture (RA20-160) and proposed land use designation of Timberlands (T), which has a minimum parcel size of 40-160-acres. Under the proposed designation of T, the proposed Zone Reclassification to TPZ would be consistent with the General Plan.

APN 214-221-001 is 98-acres and has both land use designations of Agricultural Grazing (AG) and Commercial Recreation (CR). AG has a minimum parcel size of 20-160-acres, and the parcel is consistent under this designation. CR land use designation with the Agriculture Exclusive (AE-B-5(160)) zone district has a minimum parcel size of 160-acres and therefore makes the parcel substandard in size. While the minimum parcel size under the proposed designation is 160-acres, adding lands to the Fort Seward Ranch will result in the merger of these substandard parcels to be consistent with the General Plan.

APN 216-301-005 is 11.59-acres with a land use designation of Residential Agriculture (RA40) and is substandard to the minimum parcel size of 40-acres. While the minimum parcel size under the proposed T designation and TPZ zone reclassification is 40-acres, adding lands to the Fort Seward Ranch will result in the merger of these substandard parcels to be consistent with the General Plan.

APN 216-301-006 is 25.06-acres with a land use designation of Residential Agriculture (RA40) and is substandard to the minimum parcel size of 40-acres. While the minimum parcel size under the proposed T designation and TPZ zone reclassification is 40-acres, adding lands to the Fort Seward Ranch will result in the merger of these substandard parcels to be consistent with the General Plan.

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The main objective of the proposed General Plan Amendment and Zone Reclassification is to rezone multiple properties to TPZ and place them into the existing Fort Seward Ranch Agricultural Preserve or Williamson Act contract. Under the subsequent permit (PLN-2025-19168), Conditions of Approval will require all parcels to meet minimum size as designated by both land use designation and zoning and merging may be necessary. The applicant owns multiple properties within the area and the overall result of the proposed project will be consistent with the General Plan.

6. FINDING:

The proposed 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 (the midpoint of the density range specified in the plan designation) unless the following written findings are made supported by substantial evidence:

- a. The reduction is consistent with the adopted general plan, including the housing element, and
- b. The remaining sites identified in the housing element are adequate to accommodate the County's share of the regional housing need pursuant to Section 65584 of the Government Code, and
- c. The property contains insurmountable physical or environmental limitations and clustering of residential units on the developable portions has been maximized.

EVIDENCE:

- a) Two of the parcels within the General Plan Amendment petition were identified in the 2019 Housing Inventory. Both parcels were identified within the Above Moderate-Income inventory in the Rural Residential Zoning Group and have the potential to support one housing unit each. APN 216-301-005 is 11.59-acres and APN 216-301-006 is 25.06-acres. Both parcels are undeveloped and vacant and not proximate to public facilities.

Although creating and protecting affordable housing opportunities is directed within the General Plan, the location of the two parcels is more appropriate for agriculture. The General Plan Amendment and

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subsequent Zone Reclassification aligns with the goals, policies and standards of the Guiding Principles (Section 1.4 in the General Plan) and Forest Resources (Section 4.6 in the General Plan). The Guiding Principles encourage, incentivize and support agriculture, timber ecosystem services and compatible uses on resource lands. The Forest Resource section supports the conservation, development and utilization of forest resources and its policies are consistent with the California Timberland Productivity Act.


The remaining sites identified in the housing element are anticipated to be adequate to accommodate the County's share of the regional housing needs. According to Chapter 8, table 8-5 in the updated 2019 Housing Element of the General Plan, projected fair share housing needs in the Above Moderate-income category are 583 units. In table 8-6, residential land inventory identified within the Above Median-income category (RR, RA and RE Zoning Groups) is 1,116 parcels, with 1,214 potential housing units. This indicates the capacity of Above Moderate-Income housing inventory is over double the projected need. Should the two parcels be removed from the Above Moderate-Income inventory and converted to Agricultural lands, the remaining identified parcels are more than sufficient to meet the target need.

The two parcels identified within the 2019 Housing Element inventory are both more appropriately used for agriculture due to the proximity to other agricultural lands as well as the distance to public facilities. Both parcels are located approximately 10 miles from the nearest town and adjacent to existing lands within an Agricultural Preserve. There are no existing residential unit clusters, and all surrounding parcels contain multiple acres.

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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 Saterlee General Plan Amendment petition as recommended by the Planning and Building Department, Project Case No. PLN-2025-19234.

Dated July 8, 2025



Michelle Bushnell, Chair
County of Humboldt Board of Supervisors

Adopted on motion by Supervisor Wilson, seconded by Supervisor Arroyo, and the following vote:

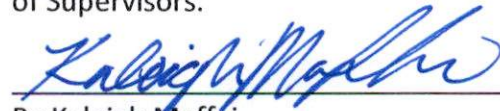
AYES:	Supervisors	-- Arroyo, Bohn, Bushnell, Madrone, and Wilson
NAYS:	Supervisors	-- None
ABSENT:	Supervisors	-- None
ABSTAIN:	Supervisors	-- None

STATE OF CALIFORNIA)

County of Humboldt)

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