

BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT, STATE OF CALIFORNIA
Certified copy of portion of proceedings, Meeting of October 28, 2025

RESOLUTION NO. 25-157

RESOLUTION BY THE BOARD OF SUPERVISORS OF THE COUNTY OF HUMBOLDT CERTIFYING COMPLIANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND CONDITIONALLY APPROVING THE STANDER AND GREEN DIAMOND RESOURCE COMPANY GENERAL PLAN AMENDMENT AND ZONE RECLASSIFICATION TO FACILITATE A LOT LINE ADJUSTMENT. RECORD NO. PLN-2024-19011. APNS 500-071-012 AND 500-081-002

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, an applicant-initiated application was received for a General Plan Amendment (GPA) and Zone Reclassification (ZR) to facilitate a Lot Line Adjustment (LLA) between two parcels resulting in two parcels; and

WHEREAS, the County Planning Division, the lead agency, found the project exempt from environmental review pursuant to Section 15305(a) of the CEQA Guidelines; and

WHEREAS, on May 21, 2024, the Humboldt County Board of Supervisors accepted the petition to change the General Plan designation and zone classification (PLN-2024-18909); and

WHEREAS, on May 15, 2025, the Humboldt County Planning Commission recommended approval to the Board of Supervisors for the General Plan Amendment and Zone Reclassification to facilitate a Lot Line Adjustment (PLN-2024-19011); and

WHEREAS, the Humboldt County Board of Supervisors held a duly-noticed public hearing on **October 28, 2025**; reviewed, considered, and discussed the application for a General Plan Amendment, Zone Reclassification, and a Lot Line Adjustment, and reviewed and considered all evidence and testimony presented at the hearing.

Now, THEREFORE BE IT RESOLVED, that the Board of Supervisors makes all the following findings:

1. FINDINGS:

The applicant requests a General Plan Amendment (GPA) and Zone Reclassification (ZR) to facilitate a Lot Line Adjustment (LLA) between two parcels resulting in two parcels. The LLA will adjust the boundary between APNs 500-071-012 and 500-081-002 such that lands will be taken from the Green Diamond parcel and added to the Stander parcel to accommodate existing historic encroachments. The Stander parcel (500-071-012) is

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developed with a single-family residence and accessory structures, with a land use designation of Residential Estates (RE) and zoned Agriculture General (AG) and is served with on-site water and an on-site wastewater treatment system. The Green Diamond parcel (500-081-012) is vacant, with a land use designation of Timberland (T) and zoning of Timber Production (TPZ). An approximately 0.2-acre portion of the Green Diamond property (APN 500-081-002) is proposed to be transferred to Stander and the land use changed from Timberland (T) to Residential Estates (RE). Changing the zoning from Timber Production (TPZ) to Agriculture General (AG) is also proposed, in order to remain consistent with the new General Plan Designation.

EVIDENCE: a) , Project File: PLN-2024-19011

2. FINDINGS: **CEQA.** The requirements of the California Environmental Quality Act have been complied with. The project is exempt from environmental review per Section 15305(a) of the California Environmental Quality Act (CEQA).

EVIDENCE: a) As lead agency, the Planning and Building Department found the project to be categorically exempt per Section 15305(a) of the CEQA Guidelines. The General Plan Amendment, Zoning Reclassification and Lot Line Adjustment does not result in a change in land use or overall density, and it is intended to adjust the boundary of the Stander property to incorporate historic development inadvertently built on the Green Diamond property, but accessory to the residential uses of the Stander property. Changes to land use and zoning are only requested on an approximately 0.2-acre portion of the Green Diamond property (APN 500-081-002). Therefore, the project is exempt pursuant to Section 15305(a) of the CEQA Guidelines, which applies to minor lot line adjustments not resulting in the creation of any new parcel.

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FINDINGS FOR ZONE RECLASSIFICATION

3. **FINDINGS:** The proposed Zone Reclassification is in the public interest.
- EVIDENCE:** a) The Zone Reclassification is part of the applicant-initiated project to facilitate a Lot Line Adjustment to adjust the boundary to on the ground conditions of the Stander property and to incorporate development inadvertently built on the Green Diamond property, but accessory to the residential uses of the Stander property. By approving the Zone Reclassification and General Plan Amendment, the Lot Line Adjustment will create congruency between property boundaries and historic lines of occupation and land use. The first record of the residential development on the Stander property was recorded by the Assessor's office in 1962. Changing the zoning from Timber Production (TPZ) to Agriculture General (AG) is required to be consistent with the new General Plan Designation. Changes to land use and zoning are only requested on an approximately 0.2-acre portion of the Green Diamond property (APN 500-081-002). The Planning Division believes that the proposed Zoning Reclassification is in the public's interest in that it is a minor adjustment and accurately zones property per the existing uses.
4. **FINDINGS:** The amendment is consistent with the County General Plan.
- EVIDENCE:** a) The proposed General Plan Amendment and Zone Reclassification is to facilitate a Lot Line Adjustment to adjust the boundary east of the Stander property to incorporate development inadvertently built on the Green Diamond property, but accessory to the residential uses of the Stander property. To help the existing development pattern better conform with the requirements of the General Plan and Zoning Regulations, an approximately 0.2-acre portion of the Green Diamond property (APN 500-081-002) is

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proposed to be transferred to Stander and changed from Timberland (T) to Residential Estates (RE). Changing the zoning from Timber Production (TPZ) to Agriculture General (AG) is also proposed, in order to remain consistent with the new General Plan Designation.

5. FINDINGS:

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.

FINDINGS FOR GENERAL PLAN AMENDMENT (GPA)

6. FINDINGS:

EVIDENCE:

The proposed revision is in the public interest. The General Plan Amendment is part of the applicant-initiated project to facilitate a Zone Reclassification and Lot Line Adjustment to adjust the boundary to on-the-ground conditions of the Stander property and to incorporate development inadvertently built on the Green Diamond property, but accessory to the residential uses of the Stander property. By approving the General Plan Amendment and Zone Reclassification, the Lot Line Adjustment will create congruency between property boundaries and historic

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lines of occupation and land use. The first record of the residential development on the Stander property was recorded by the Assessor's office in 1962. Changing the General Plan designation from Timberland (T) to Residential Estates (RE) is required to be consistent with the on-the-ground development. Changes to land use and zoning are only requested to remove an approximately 0.2-acre portion of the Green Diamond property (APN 500-081-002) and add it to the Stander property (APN 500-071-012).

7. FINDINGS:

The proposed revision is consistent with the Guiding Principles in Section 1.4 of the Humboldt County General Plan.

EVIDENCE: a)

The Guiding Principles provide a statement of community values and the overall objective of the General Plan, preserving the County's unique character and quality of life. The proposed General Plan Amendment, Zoning Reclassification and Lot Line Adjustment associated with this project are to create congruency between property boundaries and historic lines of occupation and land use. Changes to land use and zoning are only requested on approximately 0.2-acres, to reflect on-the-ground conditions of existing historic encroachments. No additional changes are proposed, and no development is associated with the proposal, therefore the proposed project is consistent with the Guiding Principles.

14. FINDINGS:

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

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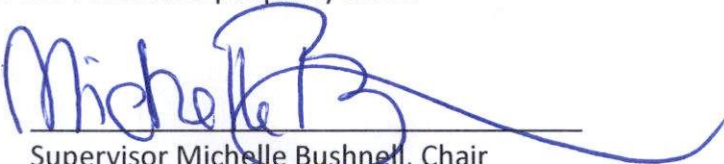
housing need; and 3) the property contains insurmountable physical or environmental limitations and clustering of residential units on the developable portions of the site has been maximized.

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.

IT NOW, THEREFORE, based on the above findings and evidence, the Humboldt County Board of Supervisors does hereby:

1. Adopt the necessary findings set forth in this resolution; and
2. Approve the General Plan Amendment and Zone Reclassification; and
3. Adopt **Ordinance No. 2775** Amending Section 311-7 of the Humboldt County Code by Reclassifying Property in the Arcata Area [PLN-2024-19011, Stander and Green Diamond Resource Company parties] so that the General Plan designation from Timberland (T) to Residential Estates (RE) and the zone boundary between Timber Production (TPZ) to Agriculture General (AG) coincides with the relocated property lines.

Dated: October 28, 2025


Supervisor Michelle Bushnell, Chair
Humboldt County Board of Supervisors

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

AYES:	Supervisors	-- Arroyo, Wilson, Madrone, Bushnell, Bohn
NAYS:	Supervisors	--
ABSENT:	Supervisors	--
ABSTAIN:	Supervisors	--

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STATE OF CALIFORNIA)

County of Humboldt)

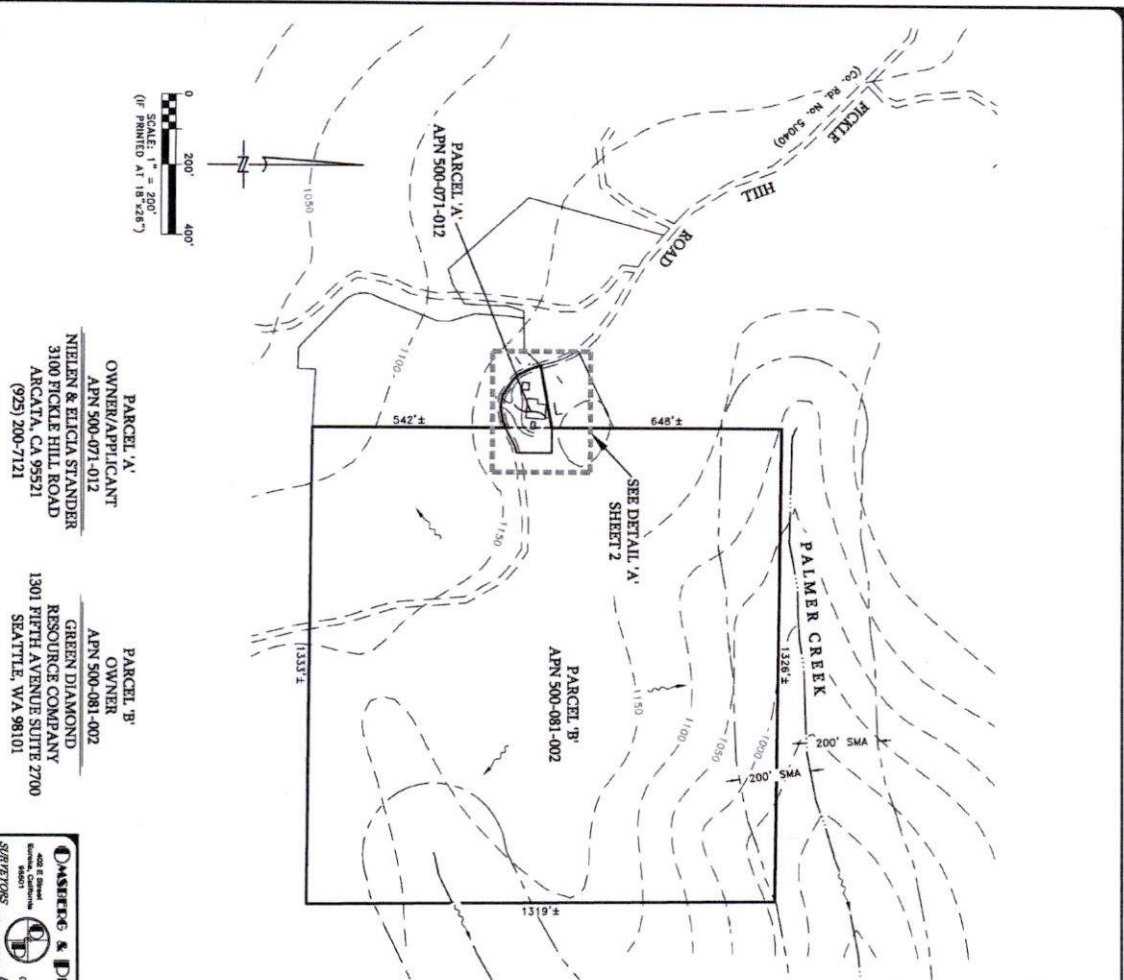
I, Tracy Damico, Clerk of the Board of Supervisors, County of Humboldt, State of California, do hereby certify the foregoing to be a full, true, and correct copy of the original made in the above-entitled matter by said Board of Supervisors at a meeting held in Eureka, California as the same now appears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

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



By Nikki Turner

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



PARCEL 'A'
OWNER/APPLICANT
APN 500-071-012
NIELSEN & ELGIN STANDER
3100 PICKLE HILL ROAD
ARCATA, CA 95521
(925) 200-7121

PARCEL 'B'
OWNER
APN 500-081-002
GREEN DIAMOND
RESOURCE COMPANY
1301 FIFTH AVENUE SUITE 2700
SEATTLE, WA 98101

DIRECTIONS TO THE SITE

ACCESS TO THE PROPERTIES IS VIA HIGHWAY 101 NORTH TO CA-255 HEADING EAST; FOLLOW CA-255 TO UNION STREET, TURN RIGHT ON UNION STREET, FOLLOW UNION STREET TO THE RIGHT AT BAYVIEW ROAD, SLIGHT LEFT ONTO PICKLE HILL ROAD, THEN FOLLOW PICKLE HILL ROAD FOR ROUGHLY THREE MILES TO APN 500-071-012.

UTILITIES

WATER	ON-SITE WELL
SEWER	ON-SITE SEPTIC
ELECTRIC	PACIFIC GAS & ELECTRIC COMPANY
TELEPHONE	TELEPHONE
CABLE TV	CABLE TV
FIRE	ARCATA FIRE PROTECTION DISTRICT

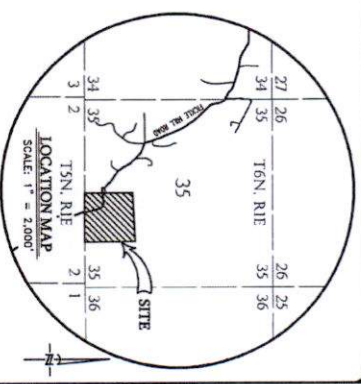
NOTES

1. THIS TENTATIVE MAP PROPOSES A LOT LINE ADJUSTMENT (LLA) BETWEEN TWO EXISTING PARCELS. THE PROPOSED LLA RESULTS IN THE TRANSFER OF 0.20-ACRES OF LAND FROM PARCEL 'B' TO PARCEL 'A' TO OBTAIN CONFORMANCE BETWEEN PROPERTY BOUNDARIES AND HISTORIC LINES OF OCCUPATION AND LAND USE.
 - a. PARCEL 'A' (APN 500-071-012) HAS A ZONING DESIGNATION OF AGRICULTURE GENERAL (AG), AND A GENERAL PLAN DESIGNATION OF RESIDENTIAL ESTATES, DENSITY 2.5-5 ACRES PER DWELLING UNIT (REZ-5-5). THE PARCEL SIZE IS: PRE-LLA 0.28-ACRES; POST-LLA 0.48-ACRES.
 - b. PARCEL 'B' (APN 500-081-002) HAS A SPATIAL ZONING DESIGNATION OF AGRICULTURE EXCLUSIVE (AE) AND TIMBERLAND PRODUCTION ZONE (TPZ), AND A GENERAL PLAN DESIGNATION OF TIMBERLAND (T). THE PARCEL SIZE IS: PRE-LLA 48-ACRES; POST-LLA 39.8-ACRES. (AE 2.86-ACRES; PRE-LLA TPZ 37.8-ACRES; POST-LLA TPZ 36.9-ACRES.)
2. THIS PROJECT INCLUDES A GENERAL PLAN AMENDMENT (GPA) AND ZONE RECLASSIFICATION (ZR) NEEDED TO BRING THE PROJECT INTO CONSISTENCY WITH THE ON-THE-GROUND CONDITIONS. THE GPA 28 PETITION PREPARED FOR THIS PROJECT WAS APPROVED BY THE BOARD OF SUPERVISORS AT THE MAY 21, 2024 MEETING.
3. PARCEL 'A' IS DEVELOPED WITH A SINGLE-FAMILY RESIDENCE AND OUTLETTED GARAGE. THE PARCEL IS DEVELOPED WITH PERMITTED SINGLE SEWAGE DISPOSAL SYSTEM AND OVERHEAD ELECTRIC, TELEPHONE AND CABLE TV. PARCEL 'B' IS UNDEVELOPED, WITH NO WATER OR SEWER SERVICES.
4. PARCEL 'A' IS RELATIVELY FLAT; PARCEL 'B' IS TREE-COVERED AND STEEP. CONTOURS SHOWN HEREON ARE AT 50-FOOT (SHEET 1) AND 10-FOOT (SHEET 2) INTERVALS BASED ON USGS 1/3 ARC-SECOND DIGITAL ELEVATION MODELS.
5. THE PARCELS ARE NOT LOCATED WITHIN A 100-YEAR FLOOD HAZARD ZONE. ALL NON-DEVELOPABLE, STREAMSIDE MANAGEMENT AREA STRIPS, IF ANY, ARE AS SHOWN HEREON. NO OTHER HAZARDOUS AREAS, SENSITIVE HABITATS, HISTORIC BUILDINGS, OR ARCHAEOLOGICAL SITES ARE KNOWN TO EXIST ON EITHER SUBJECT PROPERTY.
6. THIS TENTATIVE MAP IS BASED ON RECORD INFORMATION ONLY AND SHALL NOT BE CONSIDERED A SURVEY. LOT DISTANCES SHOWN HEREON MAY HAVE BEEN COMPILED FROM RECORD DATA ONLY, SUCH AS ASSESSOR'S MAPS, RECORD SURVEYS, AND RECORDS OF DEEDS. THE MAP IS NOT A SUBSTITUTE FOR A PROFESSIONAL SURVEY. CONFORMANCE WITH STATE LAW, A SURVEY SHALL BE COMPLETED, AND A RECORD OF SURVEY FILED, FOLLOWING PROJECT APPROVAL.
7. EASEMENTS OF RECORD ARE AS SHOWN OR DENOTED HEREON.
8. THIS PLAN IS NOT INTENDED TO BE USED FOR CONSTRUCTION PURPOSES.

Nielson & Elgin Stander
DATE: 06/20/24
PLS. R/S



DATE & TIME		DATE	
01/08/24	01/08/24	01/08/24	01/08/24
DESIGNED BY		DATE	
APN	01/08/24	APN	01/08/24
REVIEWED BY		DATE	
01/08/24	01/08/24	01/08/24	01/08/24
APPROVED BY		DATE	
06/20/24	06/20/24	06/20/24	06/20/24
IN THE COUNTY OF		DATE	
San Diego	San Diego	San Diego	San Diego
BY		DATE	
NIELSEN STANDER	NIELSEN STANDER	NIELSEN STANDER	NIELSEN STANDER
FOR		DATE	
APN 500-071-012 & 500-081-002	APN 500-071-012 & 500-081-002	APN 500-071-012 & 500-081-002	APN 500-071-012 & 500-081-002
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