



COUNTY OF HUMBOLDT

For the meeting of: 5/21/2026

File #: 26-502

To: Planning Commission

From: Planning and Building Department

Agenda Section: Consent

SUBJECT:
Green Diamond Resource Company Zone Reclassification
Assessor Parcel Numbers (APN) 303-012-022-000
Record No.: PLN-2025-19448
Eureka area

A Zone Reclassification to bring the zoning of the subject parcel into consistency with the land use designations (Residential Low Density and Open Space) applied to the property. The applicant is requesting a zone reclassification 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.

RECOMMENDATION(S):
That the Planning Commission:

1. Adopt the resolution, (Attachment 1) which does the following:
 - a. Makes all the required findings for approval based on evidence in the staff report and public testimony; and
 - b. Recommend the Board of Supervisors approve the Zone Reclassification.

DISCUSSION:
A Zone Reclassification to bring the zoning of the approximately 100-acre subject parcel into consistency with the land use designations (Residential Low Density and Open Space) applied to the property as part of the 2017 General Plan update. The applicant is requesting a zone reclassification 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 Qualifying (Q) combining zone limits the principally and conditionally permitted uses of the AE zone for greater consistency with the OS land use designation and site-specific conditions. The proposed Q zone would limit uses in the OS designated areas to timber production, fish and wildlife habitat management, watershed

management, and wetland restoration. A draft Q Zone Ordinance has been included as Attachment 2. Per the applicant the amendment would be in the public interest by allowing future residential development on the proposed residentially zoned property. The proposed zone reclassification is also in the public interest because it would make the zoning of the property consistent with the underlying land use designation. Pursuant to Section 51120 of the California Government Code the reclassification out of TPZ will be effective ten years after the date of approval. The rezone from AG-B-5(5) to Residential One Family will be effective 30 days after approval.

Removal of these lands from TPZ was contemplated by the 2017 Humboldt County General Plan update and the associated Environmental Impact Report that was certified for the update. These actions will bring the property's zoning into conformance with the general plan designation that was applied to the property in 2017. Approximately 30 acres of land currently zoned AG-B-5(5) would be zoned to Residential One Family and approximately 5 acres of AG-B-5(5) would be zoned to AE-Q and approximately 33 acres of TPZ would be zoned to Residential One-Family and approximately 30 acres of TPZ would be rezoned to AE-Q. The end result would be approximately 64 acres zoned Residential One-Family and approximately 35 acres zoned AE-Q.

The map included with the applicant's proposal (Attachment A3) shows a proposed residential zone that does not completely align with the boundary between the residential and open space plan designations (Attachment 5). The zone reclassification as recommended by staff and as analyzed in this report is to align the zone boundary along the plan designation boundary shown in Attachment 5.

Project Location: The project site is located in the Eureka area, on the south side of Eggert Road, approximately 1,500 feet south of the intersection of Ridgewood Drive and Eggert Road, on the property located in the Southwest Quarter of Section 14, Township 4 North, 1 West, Humboldt Meridian.

Present General Plan Land Use Designation: Open Space (OS), Density: N/A; Residential Low Density (RL1-7), Density: Range is 1 to 7 units per acre; Eureka Community Plan (ECP), 2017 General Plan, Slope Stability: Relatively Stable (0), Low Instability (1), Moderate Instability (3).

Present Zoning: Timberland Production (TPZ); Agriculture General (AG), Minimum building site area is 5 acres (B-5(5))

Environmental Review: The project can be found statutorily exempt from CEQA pursuant to Section 15183 which applies to projects consistent with a community plan or zoning. The proposed rezone is consistent with the general plan designation.

State Appeal: Project is not appealable to the California Coastal Commission.

Major concerns: None.

Monitoring Required:

None.

OTHER AGENCY INVOLVEMENT:

The project was referred to responsible agencies. No responses were received.

ALTERNATIVES TO STAFF RECOMMENDATIONS:

1. The Planning Commission could elect not to recommend approval of the project. This alternative should be implemented if the Commission is unable to make all of the required findings. Based on the information available on file, the required findings can be made. Consequently, staff does not recommend further consideration of this alternative.

ATTACHMENTS:

1. Draft Resolution
2. Draft Q Zone Ordinance
3. Rezone Cover Letter
4. Zone Consistency Matrix
5. General Plan Designation Map

Applicant:

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