

**BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT, STATE OF CALIFORNIA**

**Certified copy of portion of proceedings; Meeting on June 3, 2025**

**RESOLUTION NO. 25-100**

**RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF HUMBOLDT  
APPROVING THE STROPE GENERAL PLAN AMENDMENT PETITION APPLICATION; APN  
516-081-003-000 AND 516-091-063-000; CASE NUMBER PLN-2024-19094**

**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;

**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**, Planning and Building Department, Planning Division staff have received information and evidence from the applicant in support of the project and the required findings, and the evidence received within the planning files is sufficient to support the findings required to amend the General Plan designation of the property to facilitate a lot line adjustment and zone boundary adjustment; and

**WHEREAS**, Section 312-50.6 of Humboldt County Code specifies that petitions for amendment of the Zoning Regulations may also be initiated in conjunction with a petition for a General Plan Amendment; and

**WHEREAS**, Section 312-50.2 of Humboldt County Code allows the Board of Supervisors to initiate, grant, deny, or modify proposed amendments to Zoning Regulations; and

**WHEREAS**, Section 312-50.4 of Humboldt County Code allows a property owner to petition the Board of Supervisors to initiate a zone reclassification; and

**WHEREAS**, the property owner has submitted a petition requesting a General Plan amendment to change the land use designation from Residential Agriculture (RA5-20) to Agriculture Exclusive (AE) for property identified in Project Case Number PLN-2024-19094; and

**WHEREAS**, the property owner has submitted a petition requesting a zoning amendment to change the zoning from Agriculture General [AG-B5(20)] to Agriculture Exclusive (AE) for property identified in Project Case Number PLN-2024-19094; and

**WHEREAS**, Section 312-50.5.2 of Humboldt County Code requires that the petition demonstrate that the change will be in the public interest and consistent with the General Plan; and

**WHEREAS**, acceptance of the petition for a general plan amendment and zoning 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:

**FINDINGS FOR GENERAL PLAN AND ZONE RECLASSIFICATION PETITION**

**1. FINDING**                      There is factual evidence that the petition for general plan amendment and zone reclassification is in the public interest.

**EVIDENCE**            a)    The general plan amendment is requested because the current land use designation of the subject properties is not consistent with the existing land uses. The proposed project addresses the discrepancy between the General Plan and the current land use on the properties. It is in the public interest to correct such discrepancies in order to have accurate planning and zoning documentation and guidance.

**2. 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
- 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) A – The information that was used to determine the land use designation for the properties in question was not known at the time of the General Plan update. There were land uses tied to the parcels owned by the applicant that occurred on portions of Green Diamond parcels – the amendment would correct the data, as well as facilitate transfer of those lands to the applicants ownership via a future lot line adjustment and zone boundary adjustment.

D – The proposed petition to amend the land use designation of approximately 1.13 acres from Residential Agriculture (RA5-20) to Agricultural Exclusive (AE) will retain original established uses that are consistent with the General Plan, and the parcels to which the 1.13 acres of land will be added are currently designated as AE.

E – The proposed project addresses the discrepancy between the General Plan and the current land use on the properties. It is in the public interest to correct such discrepancies in order to have accurate planning and zoning documentation and guidance. Though the proposed petition does not specifically address any of the Guiding Principles in Section 1.4, the petition does not run contrary to any of the Principles and is therefore consistent with the expectations set forth in the General Plan.

Additional descriptions from the applicant are included in Attachment 2, Petition Findings Letter.

**3. FINDING**

The proposed revision is not appropriate for the next scheduled General Plan update.

**EVIDENCE**

a) The proposed project addresses the discrepancy between the General Plan and the current land use, bringing the General Plan into consistency with the existing land use, and would therefore not appropriate for the next scheduled update.

**4. FINDING**

A petition for an amendment of the County's zoning maps is consistent with the General Plan.

**EVIDENCE**

- a) The General Plan Amendment petition does not propose any zoning changes. Should the petition be approved, a subsequent General Plan Amendment application with a lot line adjustment and zone boundary adjustment will be submitted. All subject parcels would remain consistent with the Humboldt County Code.

**5. 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) The parcels were included in the 2019 Housing Element Inventory, however the proposed general plan amendment does not reduce the residential density for any parcel below that utilized by the Department of Housing and Community Development. Should the petition and amendment be approved, the 1.13 acres of land to be redesignated will not have an impact on the 90 acre parcel from which the acreage will be removed, and the Residential Agriculture land use will remain intact and able to be developed to the potential identified in the Housing Element Inventory.

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 Strobe General Plan Amendment petition as

recommended by the Planning and Building Department, Project Case No. PLN-2024-19094.

IT IS FURTHER PROCLAIMED AND ORDERED that the Clerk of the Board is directed to provide notice of this decision to all interested parties.

Dated: June 3, 2025

  
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Michelle Bushnell, Chair  
Humboldt County Board of Supervisors

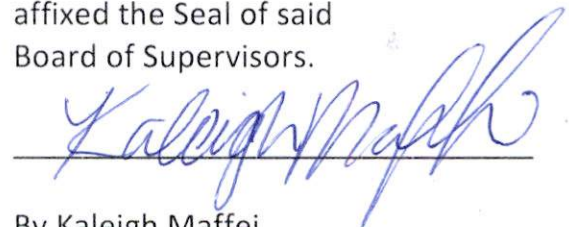
Adopted on motion by Supervisor Wilson, second by Supervisor Arroyo, and the following vote:

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.

  
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By Kaleigh Maffei  
Deputy Clerk of the Board of Supervisors  
County of Humboldt  
State of California