

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

**Certified copy of portion of proceedings; Meeting on April 14, 2026**

**RESOLUTION NO. 26-29**

**RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF HUMBOLDT APPROVING THE MCCULLOUGH RANCH LP GENERAL PLAN AMENDMENT PETITION APPLICATION; APN 316-184-004, 316-185-005, AND 316-184-002; CASE NUMBER PLN-2025-19461**

**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 insufficient to support the findings required to amend the General Plan designation of the property to facilitate a zoning regulation change; 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 (RA40) and (RA160) to Timber (T) for property identified in Project Case Number PLN-2025-19461; and

**WHEREAS**, the property owner has submitted a petition requesting a zoning amendment to change the zoning from Unclassified (U) to Timber Production Zone (TPZ) for property identified in Project Case Number PLN-2025-19461; 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 existing and proposed future uses land use. 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 to have accurate planning and zoning documentation and guidance. The General Plan acknowledges and encourages the public interest in maintaining forest lands for timber and ecosystem uses.

**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) D – The proposed petition is to amend the land use designation of approximately 320 acres from Residential Agriculture (RA-40) and (RA-160) to Timber (T). This change will retain established uses that are consistent with the General Plan as well as proposed uses for the future.

E – The proposed project has the potential for public benefit and is consistent with the Guiding Principles and applicable goals of the Plan. Forest Resources Implementation Measure 2 in the Humboldt County General Plan states that the County shall: Develop Incentive Program to Encourage Timber Production and Ecosystem Values. Develop incentives for property owners and forestland managers to encourage continued timber production and ecosystem services on forestlands. The current General Plan designation of 240 acres of Residential Agriculture would allow the creation of up to seven lots eligible for residential development. The proposed change to Timberland would reduce the likelihood of further subdivision of the subject parcels, thus preserving the productive capacity of the land and its ecosystem value.

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 is to address the discrepancy between the General Plan and the current land use, bringing the General Plan into consistency with the existing land use. Because of this discrepancy, this change would not be 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 reclassification 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 three parcels owned by McCollough Ranch LP (APN’s 316-184-004, 316-185-005, and 316-184-002) were not included in the 2019 Housing Element Inventory. The proposed general plan amendment would not reduce the residential density for either parcel below that utilized by the Department of Housing and Community Development.

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 McCullough Ranch LP General Plan Amendment petition as recommended by the Planning and Building Department, Project Case No. PLN-2025-19461.

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: April 14, 2026

  
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Mike Wilson, Chair  
Humboldt County Board of Supervisors

Adopted on motion by Supervisor Bushnell, Seconded by Supervisor Arroyo, and the following vote:

AYES: Supervisors: -- Arroyo, Bushnell, Madrone, and Wilson

NAYES: Supervisors: -- Bohn

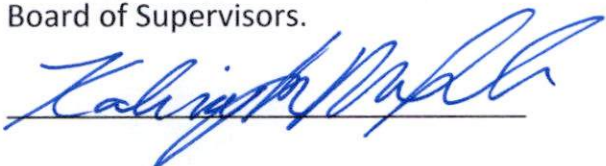
ABSENT: Supervisors: -- None

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