

BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT, STATE OF CALIFORNIA
Certified copy of portion of proceedings for the Meeting on March 24, 2026

RESOLUTION NO. ____

**RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF HUMBOLDT
APPROVING THE GENERAL PLAN AMENDMENT AND ZONE RECLASSIFICATION
AMENDMENT PETITION; APN 311-041-034 AND 311-041-036; CASE NUMBER PLN-
2025-19187**

WHEREAS, on December 31, 2008, the Board of Supervisors recorded a Resolution (AGP #08-109) establishing the Westfall Agricultural Preserve; and

WHEREAS, the Save the Redwoods League purchased the Westfall Agricultural Preserve (8224 Elk River Road, Eureka) in 2016, in collaboration with the Bureau of Land Management (BLM), with the goal of transferring the property to the adjacent 7,472-acre Headwaters Forest Reserve to enhance public access opportunities and habitat conservation; and

WHEREAS, the Westfall property contains significant redwood forest, floodplain meadows, and a mile-long frontage of the imperiled Elk River, where restoration for Coho salmon habitat is underway in partnership with the BLM; and

WHEREAS, the property also contains an approximately 1,200 square foot house and small barn, both of which have been maintained and cared for during Save the Redwoods League's ownership through the employment of live-in caretakers. The BLM has an agency-wide policy of not accepting property that contains improvements. Due to this fact, removing the house from the Save the Redwoods League and BLM transaction is a requirement. Respecting the County's desire to preserve its housing stock, the Save the Redwoods League and BLM have searched for alternatives to demolishing the house and barn; and

WHEREAS, the parties have engaged with the BLM, Humboldt County and the State Department of Conservation to arrive at the solution of creating and rezoning a separate 4.36-acre parcel for the house, nearby barn, and its surrounding land. BLM would then be able to acquire the remaining approximately 73-acres vacant property from the League, while the Save the Redwoods League retains the house and barn for subsequent sale to a private buyer; and

WHEREAS, the petition to accept an application for a General Plan Amendment and Zone Reclassification is not a project as defined in Section 21065 of the Public Resources Code and is not subject to CEQA.

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NOW, THEREFORE, BE IT RESOLVED by the Humboldt County Board of Supervisors that the following findings are hereby made:

FINDINGS FOR ZONE RECLASSIFICATION PETITION

- 1. FINDING:** A petition is requested for a General Plan Amendment (GPA) and Zone Reclassification (ZR) on a 4.36-acre portion of the 77-acre Westfall Agricultural Preserve property in Elk River (APNs 311-041-034 and 311-041-036) to change the Land Use Designation from Residential Agriculture (RA10) to Residential Agriculture (RA4), and to change the zoning from Agriculture Exclusive (AE) to Agriculture General (AG-B-5(4)). The remaining, approximately 73-acres, will be dedicated to the Bureau of Land Management (BLM) for habitat conservation and public access purposes. The proposal is to allow the parcel size and use to be consistent with the land use designation and zoning. The 4.36-acre parcel contains an existing single-family residence and barn, which would be retained as housing stock and subsequently sold to a private buyer. Immediate cancellation of the Williamson Act Contract on the 4.36-acre parcel would occur as part of the General Plan Amendment and Zone Reclassification, if approved. The entire 77-acre property has already been placed into non-renewal status under PLN-2025-19186 and will be removed from the Williamson Act Contract in December 2034.
- EVIDENCE:** a) Project file for PLN-2025-19187
- 2. FINDING:** There is factual evidence that the petition for the General Plan Amendment and Zone Reclassification is in the public interest.
- EVIDENCE:** a) The proposed approximately 73-acres of land being transferred to BLM for public access and habitat conservation purposes as well as the 4.36-acre portion to be retained for a residence and barn, is believed to be in the public's interest. Should the 4.36-acre developed parcel not be separated from the 77-acre Agricultural Preserve, the structures would need to be destroyed. This would result in the loss of a residential unit in Humboldt County which would be detrimental to a housing supply shortage and property tax revenue. It is in the public interest to preserve existing housing stock when feasible. This action will enable Save the Redwoods to retain the residence as a separate legal parcel and convey the remainder

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of the property to BLM to support habitat conservation and public access.

3. FINDING: The petition is consistent with the General Plan

EVIDENCE: a) The proposed General Plan Amendment and Zone Reclassification and partial cancellation of a Williamson Act Contract is consistent with the County General Plan and guiding principles. The Guiding Principles of the General Plan focus on preserving the County's unique character and quality of life, specifically focusing on preserving and enhancing the diverse character of Humboldt County. The Housing Element identifies existing and projected housing needs and establishes goals, policies and standards to implement the preservation, improvement and development of housing. Goal number 2 of the General Plan Housing Element focuses on providing an adequate supply of all types of housing, affordable for all income levels in all areas of the County. Destroying the residence and barn would not support this Goal. Within the Conservation and Open Space Element Biological Resources section of the General Plan, policy number BR-G3, fish and wildlife habitats should also be protected on a sustainable basis to generate long-term public, economic, and environmental benefits. As identified within the Public Lands Section of the General Plan, the Headwaters Forest is one of the four most significant publicly owned areas within Humboldt County. Maximizing the long-term public and economic benefits from biological resources within the county by maintaining and restoring fish and wildlife habitats is a core focus of the General Plan. The BLM owns multiple properties along the Elk River, adjacent and contiguous to the subject property, and by acquiring the property, conservation and public access will expand along this water way. By approving the amendment to change the land use designation and rezone the 4.36-acre residential portion of the property, the remnant parcel will maintain the established uses and be consistent with the comprehensive view of the General Plan.

4. FINDING: The General Plan Amendment and Zone Reclassification Amendment does not reduce the residential density of any parcel.

EVIDENCE: a) The proposed General Plan Amendment and Zone Reclassification on a 4.36-acre portion of the approximately 77-acre Westfall Agricultural Preserve is intended to protect one unit of housing (with the potential of one additional unit of housing), while

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promoting habitat conservation and public access on the remaining approximately 73-acres. Should the 4.36-acre developed parcel not be separated from the 77-acre Agricultural Preserve, the structures would need to be destroyed. This would result in the loss of a residential unit in Humboldt County which would be detrimental to the housing supply shortage. It is in the public interest to preserve existing housing stock when feasible. This action will enable Save the Redwoods to retain the residence as a separate legal parcel and convey the remainder of the property to BLM.

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 Westfall property General Plan Amendment and Zone Reclassification Amendment petition as recommended by the Planning and Building Department, Project Case No. PLN-2025-19187.

Dated March 24, 2026

Mike Wilson, Chair
County of Humboldt Board of Supervisors

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

AYES: Supervisors --
NAYS: Supervisors --
ABSENT: Supervisors --
ABSTAIN: Supervisors --

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.

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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