

December 5, 2025

7291.34

Humboldt County Planning and Building Department
3015 H Street
Eureka, California 95501

Attention: Trevor Estlow, Senior Planner

Subject: 10-Year TPZ Rollout/Zone Reclassification Petition
Green Diamond Resource Company
Eggert Road, Eureka, Humboldt County, California
Assessor's Parcel Number (APN): 303-012-022

Dear Trevor Estlow:

On behalf of our client, Green Diamond Resource Company (Green Diamond), LACO Associates (LACO) is pleased to submit this Petition to the Humboldt County Planning and Building Department to initiate a 10-Year TPZ Rollout and Zone Reclassification of the approximately 100-acre property identified as Assessor's Parcel Number (APN): 303-012-022, located off Eggert Road (Site). The purpose of this request is to make the Site's zoning consistent with the existing land use designations under the current Humboldt County General Plan, adopted in October 2017.

Per the Humboldt County GIS portal, the Site is designated as Residential Low Density (RL-1) within the central portion of the Site, with the eastern, western, and southern periphery designated as Open Space (OS). Current zoning designations of the Site are Agriculture General with Special Building Site combining zone [AG-B-5(5)] and Timberland Production Zone (TPZ). For consistency with these existing land use designations, Green Diamond is requesting the zoning designations be updated to Residential One-Family (R-1), consistent with the Site's RL1-7 land use designation, and a zoning designation consistent with the portion of the Site designated as OS.

Per Table 4-H *Zoning Consistency Matrix-Inland* of Chapter 4 *Land Use Element* of the 2017 General Plan, the two zoning designations noted to be compatible with the OS land use designation are Design Floodway (DF) and Agriculture Exclusive (AE), neither of which are a good fit. The Site is not within a mapped floodway nor would the specific area (approximately 33.6 acres) meet the 60-acre minimize lot size requirement of the AE zone.

Preliminary figures have been included with the Petition, which detail the Site location, existing land use designations, existing and proposed zoning designations, and the preliminary development potential of the Site (see Figures 1-5).

The requested zoning changes would be consistent with the required findings for all amendments, as specified in Section 312-50.3 *Required Findings for All Amendments*, of the Humboldt County Zoning Regulations, as follows:

1. *The amendment is in the public interest* – The requested zone changes would be in the public interest by allowing for future residential development on-site, as expected under the General Plan.

21 W Fourth Street
Eureka, CA 95501
707 443-5054

1072 N State Street
Ukiah, CA 95482
707 462-0222

1550 Airport Blvd., Suite 120
Santa Rosa CA 95403
707 525-1222

12 Williamsburg Lane
Chico, CA 95926
530 801-6170

2. *The amendment is consistent with the County General Plan.* – The purpose of the requested Zone Reclassification is to make the Site's zoning consistent with the existing land use designations of the subject property. The requested zoning designations are compatible with the Site's current land use designations.
3. *If the amendment requires a Local Coastal Plan Amendment, the amendment is in conformity with the policies of Chapter 3 (commencing with Section 30200) of the Coastal Act.* – Not applicable. The subject property is not within the Coastal Zone and a Local Coastal Plan Amendment is not required.
4. *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 mid point of the density range specified in the plan designation) unless the following written findings are made supported by substantial evidence:*
 - *The reduction is consistent with the adopted general plan, including the housing element, and*
 - *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*
 - *The property contains insurmountable physical or environmental limitations and clustering of residential units on the developable portions has been maximized.*

The proposed TPZ Rollout/Zone Reclassification would not reduce the residential density for the subject property. Compatible with the existing RL1-7 land use designation, a zoning designation of R-1 is requested.

Thank you for consideration of this Petition and please do not hesitate to contact me at (707) 443-5054 or maruffom@lacoassociates.com should any additional information be needed.

Sincerely,
LACO Associates



Megan Marruffo
Senior Planner/Project Manager

Enclosures: Figures 1-5

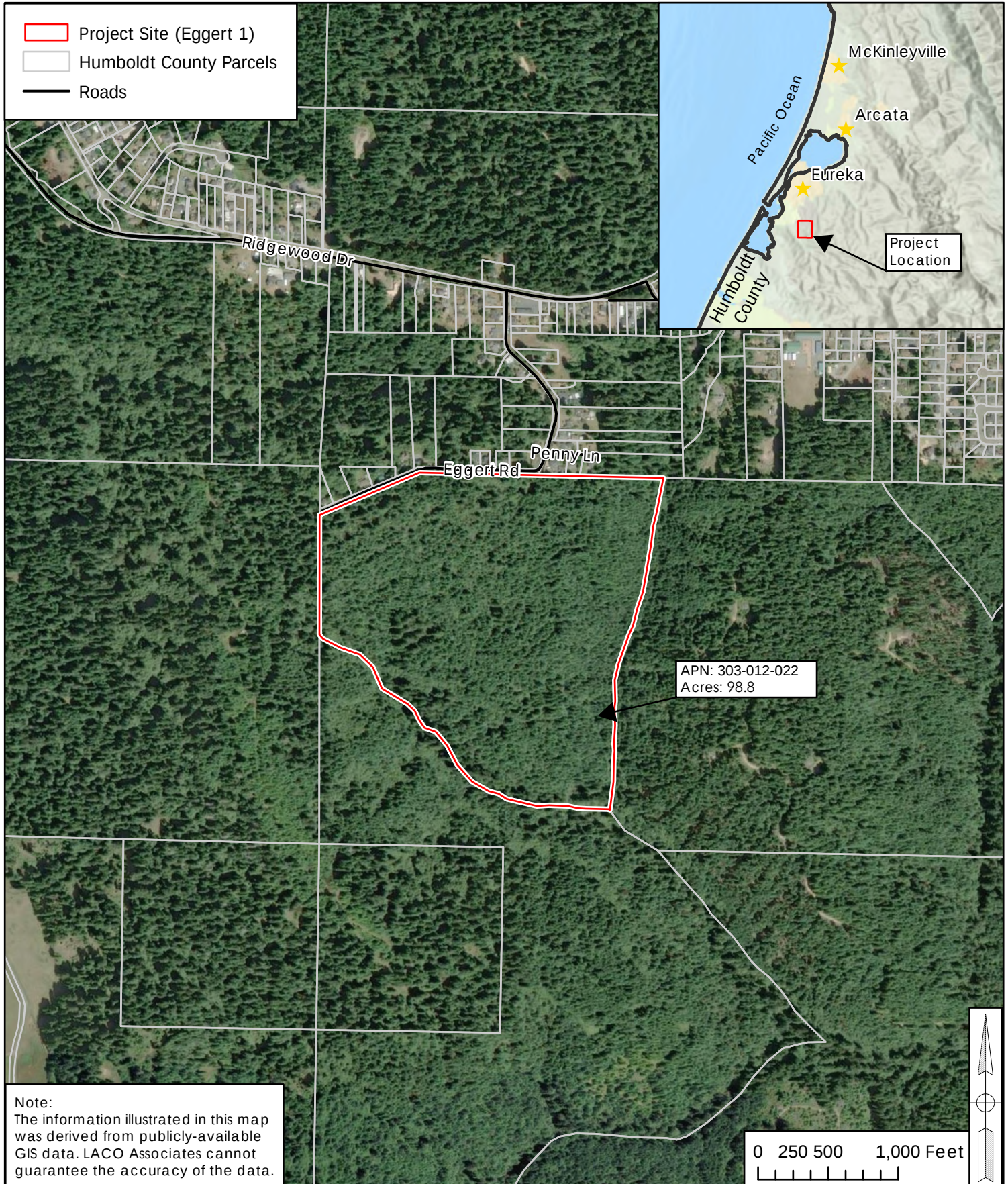
Cc: Craig Compton, Matt Nannizzi, Lizo Phillips – Green Diamond Resource Company
Mike Nelson, AICP – LACO Associates

FIGURES

Figure 1	Location Map
Figure 2	Land Use Designations Map
Figure 3	Existing Zoning Designations Map
Figure 4	Proposed Zoning Designations Map
Figure 5	Development Constraints Map

PROJECT	GDRCo Eggert 1: 10-Year TPZ Rollout	BY	MCH	FIGURE	1
CLIENT	Green Diamond Resource Company	CHECK	MMM	JOB NO.	
LOCATION	Humboldt County, California 95519	DATE	12/4/2025		
	Location Map				7291.34

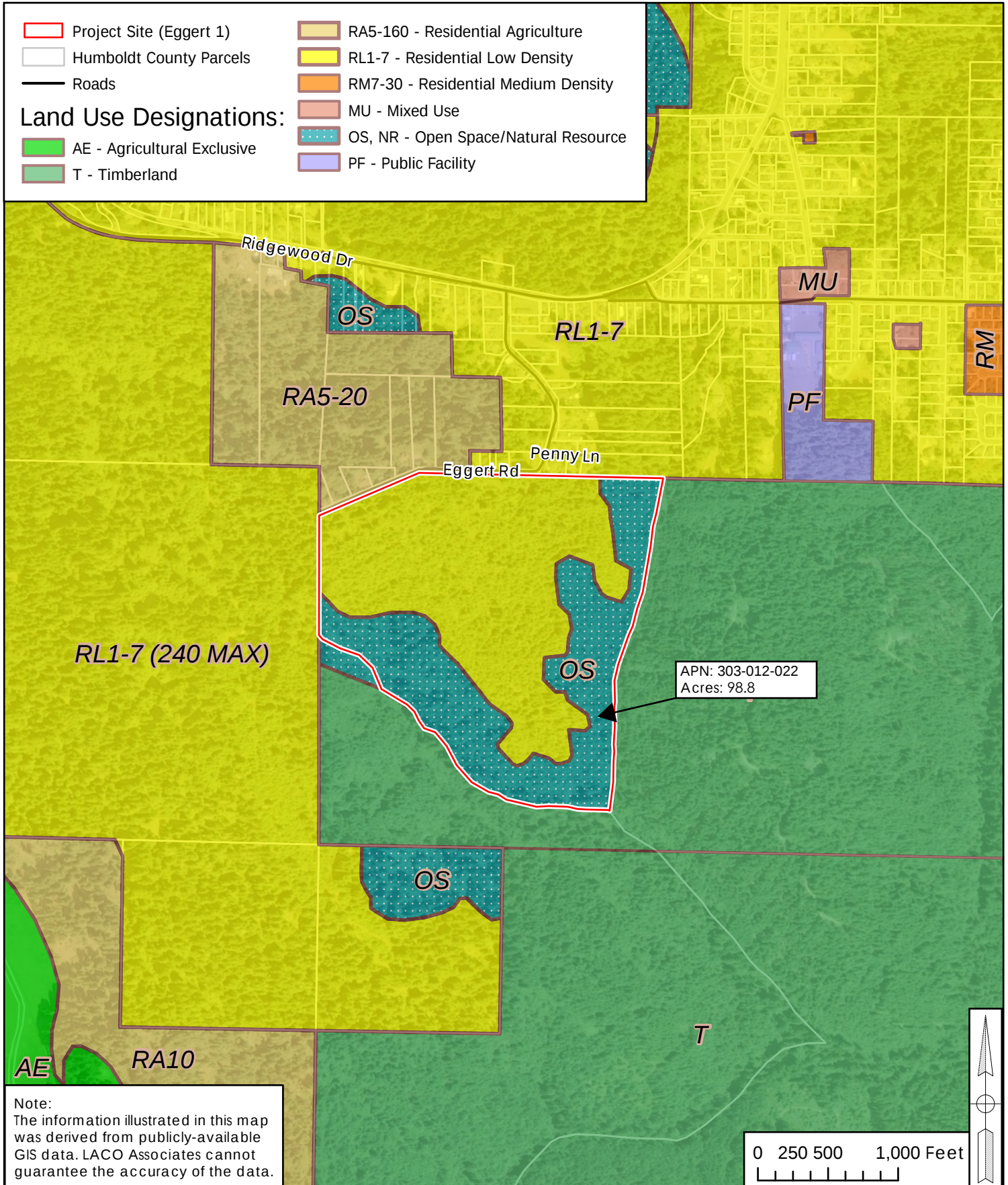
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PROJECT	GDRCo Eggert 1: 10-Year TPZ Rollout	BY	MCH	FIGURE	
CLIENT	Green Diamond Resource Company	CHECK	MMM		2
LOCATION	Humboldt County, California 95519	DATE	12/4/2025	JOB NO.	
	Land Use Designations Map				7291.34

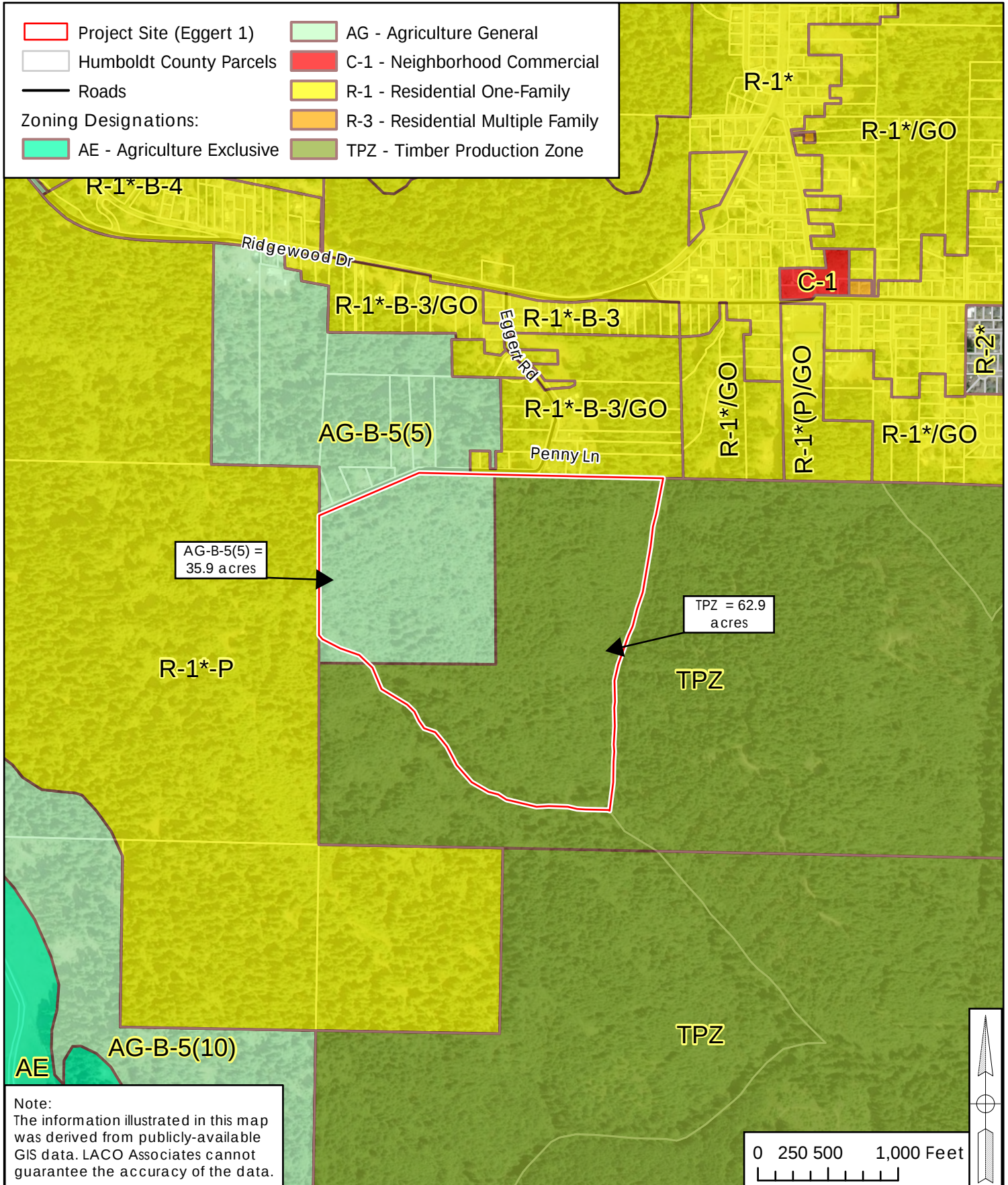
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- Project Site (Eggert 1)
 - Humboldt County Parcels
 - Roads
 - RA5-160 - Residential Agriculture
 - RL1-7 - Residential Low Density
 - RM7-30 - Residential Medium Density
 - MU - Mixed Use
 - AE - Agricultural Exclusive
 - T - Timberland
 - OS, NR - Open Space/Natural Resource
 - PF - Public Facility
- Land Use Designations:**



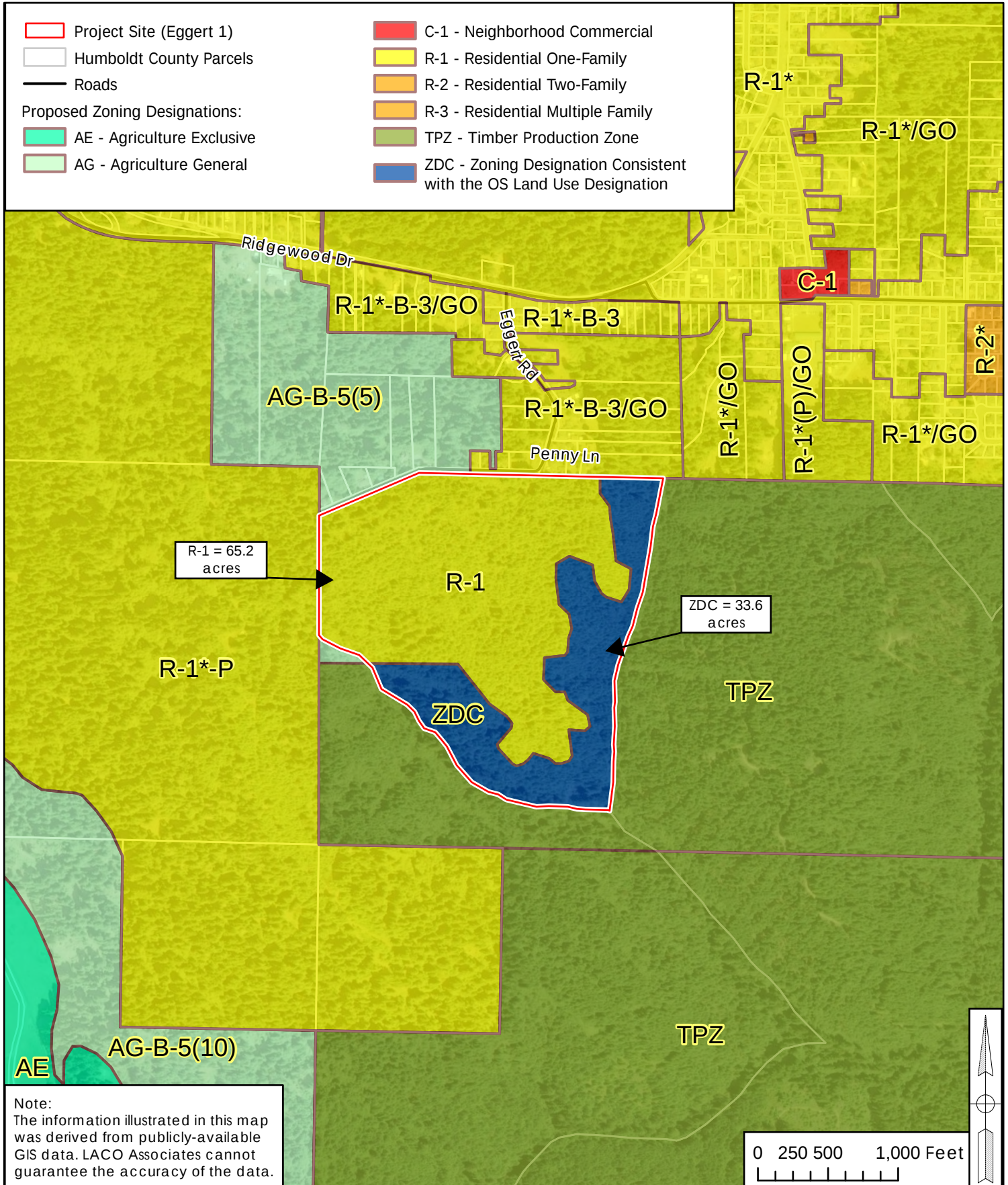
PROJECT	GDRCo Eggert 1: 10-Year TPZ Rollout	BY	MCH	FIGURE	3
CLIENT	Green Diamond Resource Company	CHECK	MMM	JOB NO.	
LOCATION	Humboldt County, California 95519	DATE	12/5/2025		
	Existing Zoning Designations Map				7291.34

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PROJECT	GDRCo Eggert 1: 10-Year TPZ Rollout	BY	MCH	FIGURE	4
CLIENT	Green Diamond Resource Company	CHECK	MMM	JOB NO.	7291.34
LOCATION	Humboldt County, California 95519	DATE	12/5/2025		
	Proposed Zoning Designations Map				

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PROJECT	GDRCo Eggert 1: 10-Year TPZ Rollout	BY	MCH	FIGURE	5
CLIENT	Green Diamond Resource Company	CHECK	MMM	JOB NO.	
LOCATION	Humboldt County, California 95519	DATE	12/4/2025		7291.34
Development Constraints Map					

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