# COUNTY OF HUMBOLDT

**For the meeting of:** 8/13/2024

**File #:** 24-1109

**To:** Board of Supervisors

**From:** Planning and Building Department

**Agenda Section:** Public Hearing

**Vote Requirement:** Majority

**SUBJECT:**
Zone Reclassification to Rezone Approximately 1,557 Acres on 14 Parcels from Agriculture Exclusive with a 160-acre Minimum Parcel Size (AE-B-5(160)) and Unclassified Zoning into Timberland Production Zone (TPZ)

**RECOMMENDATION(S):**
That the Board of Supervisors:

1. Introduce an Ordinance (Amending Section 311-7 of the Humboldt County Code by Rezoning Property in the Larabee Valley Area) by title and waive further reading; and
2. Open the public hearing, receive, and consider the staff report, the Planning Commission's recommendation and accept public comment;
3. Close the public hearing;
4. Adopt the resolution (Attachment 1) finding the zoning change exempt from further CEQA review and making the required findings for approval;
5. Adopt the Ordinance (Attachment 4) to approve the Zone Reclassification of 1,557 acres on Assessor's Parcels: 210-105-003 -000, 210-106-014-000, 210-106-015-000, 210-122-004-000, 210-250-006-000, 208-163-003-000, 210-072-003-000, 210-072-004-000, 210-073-001-000, 210-105-004-000, 210-106-016-000, 210-121-002-000, 210-122-003-000, and 210-126-001-000;
6. Direct the Clerk of the Board to give notice of the decision to Cottrell Ranch LLC, the Planning and Building Department, and any other interested party.

**STRATEGIC PLAN:**
This action supports the following areas of your Board's Strategic Plan.

Area of Focus: Sustainable Natural Resources & Infrastructure Stewardship
Strategic Plan Category: 5004 - Preserve agricultural and timber land

**DISCUSSION:**
The applicant requests a Zone Reclassification to rezone approximately 1,557 acres on 14 parcels Agriculture Exclusive with a 160-acre minimum parcel size (AE-B-5(160)) and Unclassified Zoning into Timberland Production Zone (TPZ). Fifteen parcels are included in the project. The parcels, acreages and current zoning classifications are shown in Table 1. The parcels have a total acreage of 3,140 acres. After the proposed zone reclassification all parcels will be fully rezoned to TPZ.

On June 6, 2024, the Planning Commission recommended the Board of Supervisors approve the application with a vote of 5-0

without any changes to the project. Planning Commission Resolution 24-032 is included in this report as Attachment 5.

The applicant proposes managing the entire 3,140-acre land holding for timber production and conservation. The rezone is in the public interest and is consistent with General Plan policies. The rezone conforms with the zoning of the existing and intended future land use of timber production. The rezone is consistent with the required findings for the zone reclassification, as well as the findings required under Section 312-50.8, Supplemental Timberland Production Zoning Procedures, and is consistent with the Forest Taxation Reform Act of 1976. The Forestry Review Committee reviewed the project at their meeting on March 7, 2023, and approved the Timber Management Plan by a vote of 6-0, minutes of that meeting are provided as Attachment 6. The Timber Management Plan documents how timber operations can be coordinated on the 15 properties.

Table 1: Cottrell Ranch Rezone Parcels

| APN | zoning | acres |
|---|---|---|
| 210-105-003-000 | U | 14.11 |
| 210-106-014-000 | U | 4.83 |
| 210-106-015-000 | U | 34.38 |
| 210-122-004-000 | U | 36.2 |
| 210-250-006-000 | U | 9.86 |
| 210-122-001-000 | TPZ | 46.95 |
| 208-163-003-000 | AE-B-5(160);TPZ | 451.5 |
| 210-072-003-000 | AE;TPZ | 223.03 |
| 210-072-004-000 | AE;TPZ | 85.83 |
| 210-073-001-000 | AE;TPZ | 603.7 |
| 210-105-004-000 | AE;TPZ | 236.05 |
| 210-106-016-000 | AE;TPZ | 580.61 |
| 210-121-002-000 | AE;TPZ | 43.45 |
| 210-122-003-000 | AE;TPZ | 385.75 |
| 210-126-001-000 | AE;TPZ | 383.77 |

Parcel 201-122-001 is currently zoned TPZ and will not be rezoned. It is included in the project because it is under the same ownership and land management regime and allows all the parcels to be a contiguous land mass.

**SOURCE OF FUNDING:**
Applicant Fees - Planning and Engineering Services (1100277-608000)

**FINANCIAL IMPACT:**
The administrative cost of the zone reclassification does not impact the General Fund. The applicant is responsible for paying all actual costs involved. If the Zone Reclassification is approved, there will be an impact on property tax revenue. The Humboldt County Assessor estimated that the property tax revenue after the rezone would be approximately $14,563 less per year after the property is rezoned. Some of that tax revenue would be recouped through the timber yield tax when timber is harvested and sold.

**OTHER AGENCY INVOLVEMENT:**
The project was reviewed by County Counsel and Department of Public Works.

**ALTERNATIVES TO STAFF RECOMMENDATIONS:**
The Board of Supervisors could elect not to approve the project. This alternative should be implemented if your Board is unable to

make all the required findings. Planning staff is confident that the required findings can be made and does not recommend further consideration of this alternative.

**ATTACHMENTS:**

1. Resolution
    A. Conditions of Approval
2. Zone Reclassification Petition
3. Timber Management Plan
4. Rezone Ordinance
5. Planning Commission Resolution 24-032
6. Forestry Review Committee Minutes

**PREVIOUS ACTION/REFERRAL:**

Meeting of: June 6, 2024 - Planning Commission
File No.: 24-961