BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT, STATE OF CALIFORNIA
Certified copy of portion of proceedings; Meeting on October 6, 2026

RESOLUTION NO. ___

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF HUMBOLDT ACCEPTING THE JONES GENERAL PLAN AMENDMENT PETITION APPLICATION FOR PROCESSING; CASE NUMBER PLN-2026-19624

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, The property owner has submitted a petition requesting a General Plan Amendment to change the land use designation from Residential Estates (RE 1-5) to Commercial Services (CS) for property identified in Project Case Number PLN-2026-19624; and

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 correction to an error in the plan; 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 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 PETITION

1. FINDING There is factual evidence that the petition for the General Plan Amendment is in the public interest.

EVIDENCE a) The General Plan Amendment is requested because the current land use designation of the subject property is not consistent with the existing and historic zoning. It is in the public interest to change the designation from Residential Estates (RE) to Commercial Services (CS) to be consistent with the existing zoning of Community Commercial (C-2) and correct the error in the plan. The historic intended use of the subject parcel is for commercial services, with easy accessibility along Highway 299. The petition supports the County's economic development strategy and other efforts to retain and create living-wage job opportunities (Principle 1.4.5) within a commercially designated area.

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) B/ C- The petition proposes that community values and assumptions have changed, and there is an error in the plan. Historically the property has been zoned Community Commercial (C-2) with a Commercial Services (CS) General Plan designation. The previous owner requested the General Plan designation be changed to Residential Estates (RE) at the last General Plan update in 2017, however the zoning remains C-2. The 5 parcels north along Highway 299 all have CS land use designations and C-2 zoning. The RE land use designation is used for lands adjacent to urban areas or rural communities with limited public services but suitable for single-family residential use. Although the lands to the south and west of the subject parcel have the land use designation of RE, the subject parcel is more suited to accommodate commercial development with frontage on Highway 299. The proposed change will make the land use designation consistent with the existing zoning and correct the error in the plan.

E – The proposed petition is consistent with the Guiding Principles in Section 1.4, specifically supporting the County's economic development strategy and other efforts to retain and create living-wage job opportunities (Principle 1.4.5). The proposal for the subject property, should the General Plan designation change be approved, is to subdivide the 3.65-acre parcel into 3 parcels to include one 1.65-acre front lot, and two rear 1-acre lots. A subdivision was previously approved in 2004 (PMS-03-26), however expired in 2009 due to inactivity. The current owners of the property own Jones Family Tree Service (JFTS) and propose to use one of the parcels for equipment, vehicle parking/ storage plus an office. JFTS currently provides 17 full-time jobs, with plans to grow, and continue to create living-wage job opportunities. Possible options for the other two parcels would be commercial in nature including an auto repair shop, office rentals or space for other small commercial businesses, all supporting the County's economic development strategy.

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

EVIDENCE a) The property owner is seeking to have this change take place ahead of the next scheduled update. Because of this timing this change would not be appropriate for the next scheduled update.

4. 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 Amendment does not reduce the residential density of any parcel. Due to the inconsistency between the land use designation and zoning, neither residential use nor commercial use is principally permitted on the subject parcel. Reverting the land use designation back to Commercial Services (CS) as it was prior to the 2017 General Plan update, will allow the zoning of Community Commercial (C-2) to be consistent. The subject parcel was not identified within the 2019 Housing Element inventory and will not add or subtract housing units.

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 Jones General Plan Amendment petition for processing as recommended by the Planning and Building Department, Project Case No. PLN-2026-19624.

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:

_____
Mike Wilson, Chair
Humboldt County Board of Supervisors

Adopted on motion by Supervisor _____ , second 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.

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
County of Humboldt
State of California