



COUNTY OF HUMBOLDT

For the meeting of: 6/6/2023

File #: 23-691

To: Board of Supervisors
From: Planning and Building Department
Agenda Section: Public Hearing
Vote Requirement: Majority

SUBJECT:

Rio Dell Leasing, LLC et al Zone Reclassification

Assessor Parcel Numbers (APNs) 201-311-012, 201-311-022, 201-311-024, 201-322-001, 201-322-010, 201-322-012, 201-322-017, 201-322-019, 201-322-031, 201-322-033, 204-081-003, 204-081-004 & 204-171-003

Record No.: PLN-14245-ZR
Alton area

RECOMMENDATION(S):

That the Board of Supervisors:

1. Open the public hearing on this item, receive presentation by county staff, the applicant and receive public comment; and
2. Close the public comment portion of the hearing; and
3. Deliberate on the Zone Reclassification; and

Make a motion to take the following actions:

4. Adopt the resolution (Resolution 23-__). (Attachment 1) which does the following:
 - a. Finds that the project is exempt from environmental review pursuant to Section 15061(b) (3) of the CEQA Guidelines; and
 - b. Finds that the proposed project complies with the General Plan and Zoning Ordinance; and
5. Adopt the Ordinance (Attachment 2) to remove the Qualified Combining Zone from 13 parcels in the Alton area: and
6. Direct the Clerk of the Board to give notice of the decision to the applicant, the Planning and Building Department, and any other interested party.

SOURCE OF FUNDING:

Applicant fees to Current Planning budget unit (1100277)

DISCUSSION:

The project is a Zone Reclassification (ZR) of 13 parcels in the Alton area totaling approximately 66 acres in area. All of the properties are currently zoned Heavy Industrial with a Qualified Combining zone (MH-Q). This MH-Q zoning district is located on the south side of Highway 36, approximately ½ -mile west of the Rohnerville Airport. Parcels 201-322-001, and 201-311-020 are currently vacant. The remaining parcels are either developed with industrial or storage uses.

This request was recently considered by the Planning Commission at their meeting of April 20, 2023 during which the Commission voted unanimously to recommend that the Board approve the Zone reclassification request.

The project applicant is requesting removal of the Q zone designation from the subject parcels in order to reflect the contemporary use of industrial, agricultural, and wholesale/retail commercial activities in the area. The original reason to reserve these properties for timber products processing is no longer a priority as there has been a significant decline in the timber industry in the county and many of the local mills have shut down in recent decades. The applicants' desire is to begin, and continue, transporting, selling and producing agriculture products and other materials, and begin storing and selling water and septic tanks from these industrial properties. The Zone Reclassification will facilitate use of the site for these other industrial uses by removal of the Q zone. There are several businesses currently desiring to utilize these parcels for other uses that would be allowed under the MH zoning but are restricted at present by the Q zone. The petition states that each of these businesses utilize previously underutilized industrially zoned properties that were a blight to the Alton area. These businesses are not allowed under the Q zone, and the owners are requesting removal of the Q zone designation from these parcels to reflect contemporary use for industrial, agricultural, and wholesale/retail commercial activities. The owners wish to begin and continue selling and producing agriculture products and other materials and begin storing and selling water and septic tanks from these prime industrial properties.

Public Interest

To authorize amendments to the Zoning Ordinance and maps, the proposed change must be found to be in the public interest. Given the past vacancy and underutilization of the parcels in this zoning district, current conditions, and present redevelopment interest, staff believe these factors signal that removal of the Q-zone restrictions will have immediate benefit to the general public and economic development goals in the General Plan.

CEQA

The project is exempt from environmental review pursuant to the 'General Rule' exemption found in Section 15061(b)(3) of the state CEQA Guidelines which applies where it can be seen with certainty that a project will not have a significant effect on the environment. An Initial Study (IS) has been prepared for the project and is included under Attachment 3. The IS documents the basis for the determination that the project is eligible for use of exemption provided in Section 15061(b)(3) of the State CEQA Guidelines.

FINANCIAL IMPACT:

The cost for this item is funded from applicant fees in the Current Planning budget unit 1100277. There is no impact to the General Fund related to this action.

STRATEGIC FRAMEWORK:

This action supports your Board's Strategic Framework priority of supporting business, workforce development and creation of private-sector jobs , encouraging new local enterprise, and retaining existing and facilitating new living-wage private sector jobs and housing.

OTHER AGENCY INVOLVEMENT:

The project was referred to responsible agencies and most responding agencies have either responded with no comment or recommended approval or conditional approval. A summary of their responses can be found in Attachment 5.

ALTERNATIVES TO STAFF RECOMMENDATIONS:

1. The Board of Supervisors may decide to deny the requested Zone Reclassification.

ATTACHMENTS:

1. Resolution making findings in support of the Zone Reclassification and approving the Zone Reclassification
2. Ordinance Adopting Rezone
3. CEQA Initial Study
4. Applicant's Evidence in Support of the Required Findings
 - A. Zone Reclassification Justification Statement
5. Referral Agency Comments and Recommendations
6. Planning Commission Resolution
7. Zoning Ordinance Post Adoption Summary

PREVIOUS ACTION/REFERRAL:

Board Order No.: N/A

Meeting of: 4.20.23 Planning Commission

File No.: 23-547