

**RESOLUTION OF THE PLANNING COMMISSION
OF THE COUNTY OF HUMBOLDT**

Resolution Number 23-038

Application Number PLN-14245-ZR

**Assessor's Parcel Numbers: 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**

Resolution by the Planning Commission of the County of Humboldt certifying compliance with the California Environmental Quality Act and conditionally approving the Rio Dell Leasing LLC., Zone Reclassification request

WHEREAS, Rio Dell Leasing LLC et al submitted an application and evidence in support of approving a Zone Reclassification of approximately 66 acres of land in the Alton area to remove a Qualified "Q" Combining Zone which currently precludes the use of the parcels for both retail sales/retail services and qualifies the industrial use of the properties for timber products processing and storage lasting no longer than five (5) days; and

WHEREAS, the Zone Reclassification (ZR) proposes to re-classify approximately 66 acres of lands currently zoned Heavy Industrial Qualified (MH-Q) through removal of the Qualified Combining Zone which currently precludes the use of the parcels for both retail sales/retail services and qualifies the industrial use of the properties for timber products processing and storage lasting no longer than five (5) days; and

WHEREAS, the County Planning Division has reviewed the submitted application and evidence and has referred the application and evidence to involved reviewing agencies for site inspections, comments, and recommendations; and

WHEREAS, the project is subject to environmental review pursuant to the California Environmental Quality Act (CEQA); and

WHEREAS, An Initial Study has been prepared in compliance with CEQA and concludes that the project does not have any potential to result in significant impacts to the environment, and

WHEREAS, given there are no potentially significant impacts from the project, it is eligible for use of exemptions provided in the State CEQA Guidelines, including Section 15183, Projects Consistent with a Community Plan or Zoning as well as the 'General Rule' exemption found in Section 15061(b)3; and

WHEREAS, the Initial Study and CEQA exemptions have been reviewed and considered by the Planning Commission; and

WHEREAS, the project requests a Zone Reclassification of approximately 66 acres of land in the Alton area to remove a Qualified "Q" Combining Zone. In order to approve the Zone Reclassification and General Plan Amendment the following findings must be made:

A. Amendment to the Zoning Map (Zone Reclassification)

Section 312-50.3 of the Zoning Ordinance requires all the following findings for approval of changes to the Zoning Map:

1. The amendment is in the public interest; and
2. The amendment is consistent with the County General Plan; and
3. The 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 certain site-specific findings are made.

WHEREAS, the County Planning Department has prepared, posted for public review, and filed with the Planning Commission reports with evidence, findings, and conclusions showing that evidence does exist in support of making the required findings for granting the project (PLN-14245-ZR); and

WHEREAS, Attachment 2 of this resolution includes a draft Board of Supervisors Resolution containing findings and evidence in support of approving the Zone Reclassification; and

WHEREAS, the Planning Commission has reviewed and considered said reports and other written evidence and testimony presented to the Commission, and

WHEREAS, on **April 20, 2023**, the Planning Commission held a duly noticed public hearing on this matter to receive other evidence and testimony;

