

BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT, STATE OF CALIFORNIA

Certified copy of portion of proceedings; Meeting on _____, 2023

Resolution No. 23-___ Resolution of the Board of Supervisors of the County of Humboldt ADOPTING FINDINGS CERTIFYING COMPLIANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT FOR THE RUSS RENNER ZONE RECLASSIFICATION AND, RECORD NO. PLN-2023-18078.

WHEREAS, October 17, 2017 the Board of Supervisors accepted a petition to amend the Zoning Map for Q-zoned properties located in the Alton area; and

WHEREAS, Russ Renner submitted an application and evidence in support of a General Plan Amendment, Zoning Map Amendment, and Conditional Use Permit to allow for the operation of a business engaged in the storage, repair, servicing, and customization of recreational vehicles as well as sales of RV parts; and

WHEREAS, the Planning and Building Department reviewed the application and supporting evidence and referred the application materials to applicable 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, a Mitigated Negative Declaration (MND) prepared and processed in compliance with CEQA was adopted by the Board of Supervisors on January 10, 2012 for a previous zone reclassification on the subject property; and

WHEREAS, an Addendum to the previously adopted Mitigated Negative Declaration has been prepared in conjunction with review of the current request; and

WHEREAS, on **April 20, 2023** the Humboldt County Planning Commission held a duly noticed public hearing during which the Planning Commission reviewed, considered, and discussed the application for the Use Permit, Zone Reclassification, and General Plan Amendment and reviewed and considered all evidence and testimony presented at the hearing; and

WHEREAS, on **April 20, 2023**, after considering the application, the Planning Commission adopted a Resolution which:

1. Considered the Addendum to the Mitigated Negative Declaration and the previously adopted Mitigated Negative Declaration; and

2. Approved the Conditional Use Permit subject to the recommended conditions, including completion of the General Plan Amendment and Zone Reclassification; and
3. Recommended that the Board of Supervisors approve the General Plan Amendment and the Zone Reclassification.

WHEREAS, the Board of Supervisors held a public hearing, de-novo, on **June 6, 2023** and reviewed, considered, and discussed the application for a Zone Reclassification and the Amendment to correct an error in the General Plan; and reviewed and considered all public testimony and evidence presented at the hearing, including the Addendum to the Mitigated Negative Declaration as well as the Previously Adopted Mitigated Negative Declaration.

Now, THEREFORE BE IT RESOLVED, that the Board of Supervisors makes all the following findings:

1. **FINDING:** **Project Description:** A Zone Reclassification to change the zoning of two neighboring parcels from Limited Industrial (ML) to Industrial Commercial (C-3) and Industrial Commercial with the Streamside Management Areas and Wetlands Combining Zone (C-3/WR). The Zone Reclassification would allow for relocation of a neighboring Alton area business (Reynolds RV Repair) to the property. Operating since 2008 from a nearby parcel (APN 201-322-011) less than a quarter mile to the east, the business primarily engages in the storage, repair, servicing, and customization of recreational vehicles as well as sales of RV parts. A Conditional Use Permit was approved by the Planning Commission to allow retail sales following upon completion of the change to the proposed C-3 zoning. The entirety of both parcels was mistakenly designated “Open Space” in 2017 during the Countywide General Plan Update. A General Plan Amendment is included to fix this mapping error and return the Industrial General land use designation to eastern portions of the site.

EVIDENCE a) Project File: PLN-2023-18078

FINDINGS FOR CEQA

2. **FINDING:** **Lead Agency:** The County of Humboldt is designated as the lead agency for permitting the Renner project.

EVIDENCE a) The Conditional Use Permit, Zone Reclassification, and General Plan Amendment are discretionary in nature and

constitute a “project” subject to compliance with the California Environmental Quality Act (“CEQA”). Substantial evidence supports the conclusion that there will be no significant adverse effects on the environment, based upon the Lead Agency’s independent judgment and analysis.

- b) For purposes of CEQA, the County of Humboldt was designated as the lead agency per CEQA Guidelines Sections 15050(a) and 15051, for the project because the County is the public agency with the greatest responsibility for supervising or approving the project as a whole.

3. FINDING: **CEQA.** The requirements of the California Environmental Quality Act have been met. The Humboldt County Board of Supervisors has considered the Mitigated Negative Declaration which was previously adopted by the Board in January 2012 as well as the current Addendum prepared for the project.

EVIDENCE a) A Mitigated Negative Declaration (MND) prepared and processed in compliance with CEQA was adopted by the Board of Supervisors on January 10, 2012 during approval of an earlier zone reclassification (GPA-11-02/ZR-11-02). An Addendum to the MND has been prepared in association with the current request. The project involves changing the zoning to enable the relocation of an existing business currently operating on a neighboring property less than a quarter mile to the east. As the parcel is already developed with an assortment of commercial uses, no new impacts are expected to result from the operation of another business from a new location. Both the Initial Study/Mitigated Negative Declaration and Addendum have found that there would be a Less than Significant Impact from the proposed zone reclassification and new commercial use. Based on the whole of the record there is no substantial evidence that the project will have a significant impact on the environment and the Mitigated Negative Declaration and Addendum reflects the county’s independent judgement and analysis.

- b) The CEQA document includes an analysis of the proposed project. The previously adopted IS/MND was circulated for public review in 2012.
- c) The MND and Addendum reflect the County’s independent judgment and analysis.

- d) The Board of Supervisors has considered the Addendum to the previously adopted MND together with the analysis and all public and agency comments received during the public review process and the whole record.

NOW, THEREFORE, based on the above findings and evidence, the Humboldt County Board of Supervisors does hereby:

- a. Adopt the findings set forth in this Resolution; and
- b. Considers the Previously Adopted Mitigated Negative Declaration and the Addendum that has been prepared for the project; and
- c. Finds that further environmental review is unwarranted and that approval of the project would not result in any new significant adverse environmental impacts nor affect impacts that were previously mitigated to less than significant levels.

The foregoing Resolution is hereby passed and adopted by the Board of Supervisors on June 6, 2023, by the following vote:

Adopted on motion by Supervisor _____, seconded by Supervisor _____ and the following vote:

AYES: Supervisors:

NOES: Supervisors:

ABSENT: Supervisors:

_____, Chair
Humboldt County Board of Supervisors

STATE OF CALIFORNIA)) SS. County of Humboldt

