

**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;

**DECISION**

**NOW, THEREFORE**, based on the above findings and evidence, be it resolved, determined, and ordered by the Humboldt County Planning Commission that the following findings are hereby made:

1. The Planning Commission has considered the Initial Study and CEQA exemptions cited, as required by Section 15074(b) of the CEQA Guidelines, and finds that there is no substantial evidence that the proposed project will have a significant effect on the environment; and
2. The Planning Commission has reviewed and considered the evidence in the Draft Board of Supervisors Resolution included in Attachment A, which supports making the required findings for approval of the Zone Reclassification, including that:
  - a. The proposed Zone Reclassification is in the public interest;
  - b. The proposed Zone Reclassification is consistent with the General Plan;

**BE IT FURTHER RESOLVED** that the Planning Commission recommends that the Board of Supervisors of the County of Humboldt:

1. Hold a public hearing in the manner prescribed by law.
2. Consider the proposed Zone Reclassification request.
3. Make the necessary findings included in the Draft Board Resolution prepared by planning staff.
4. Approve the Zone Reclassification.
5. Adopt Ordinance No. \_\_\_\_\_ amending Section 311-7 of the Humboldt County Code by reclassifying approximately 66-acres in the Alton area [PLN-14245-ZR] from Heavy Industrial – Qualified (MH-Q) to Heavy Industrial (MH).
6. Direct the Planning Staff to prepare and file a Notice of Determination with the County Clerk and Office and Planning and Research.

Adopted after review and consideration of all the evidence on **April 20, 2023**.

The motion was made by COMMISSIONER Thomas Mulder and second by COMMISSIONER Iver Skavdal and the following ROLL CALL vote:

AYES: COMMISSIONERS: Noah Levy, Brian Mitchell, Thomas Mulder, Iver Skavdal, Lonyx Landry, Sarah West

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS: Peggy O'Neill

ABSTAIN: COMMISSIONERS:

DECISION: Motion carries 6/0

I, John Ford, Secretary to the Planning Commission of the County of Humboldt, do hereby certify the foregoing to be a true and correct record of the action taken on the above-entitled matter by said Commission at a meeting held on the date noted above.

John Ford, Director  
Planning and Building Department