

BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT, STATE OF CALIFORNIA

Certified copy of portion of proceedings; Meeting on June 6, 2023

Resolution No. 23-82

Resolution of the Board of Supervisors of the County of Humboldt ADOPTING FINDINGS FOR APPROVING THE RUSS RENNER ZONE RECLASSIFICATION, 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, 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.

WHEREAS, on **April 20, 2023**, after considering the application, the Planning Commission adopted a Resolution recommending that the Humboldt County Board of Supervisors do the following:

1. Adopt the findings set forth in this resolution; and
2. Approve 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; and

WHEREAS, the project requires a Zone Reclassification, General Plan Amendment, and Conditional Use Permit. In order to approve the Zone Reclassification, the following findings must be made:

1. The proposed amendment is in the public interest.
2. The amendment is consistent with the County General Plan.
3. 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 mid point of the density range specified in the plan designation) unless written findings are made.
4. The amendment is consistent with the Open Space Element and Open-Space Action Program of the County General Plan.

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


1.	FINDING:		<p>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). Both parcels were the subject of a prior owner-initiated Zone Reclassification and General Plan Amendment request which was approved by the Board of Supervisors on January 10, 2012. A Zone Reclassification is again being requested to 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.</p>
	EVIDENCE	a)	Project File: PLN-2023-18078
			FINDINGS FOR AMENDMENTS TO THE ZONING MAP (ZONE RECLASSIFICATION)
3.	FINDING:		The proposed amendment is in the public interest.

	EVIDENCE	a) Changing the zoning of these 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) will facilitate redevelopment and enable further occupancy of the site with a mixture of commercial uses. The amendment is being sought concurrently with a separate proposal to remove a Qualified (Q) zone from a block of neighboring lands immediately east of the parcels. Approval of the zone reclassification together with the Use Permit will help an existing RV business relocate from a neighboring parcel (APN 201-322-033) in the area where removal of the Q zone is being requested. Relocation of this business together with removal of the Q zone will help spur redevelopment of the 3½-acre site in which it is currently located.
4.	FINDING:	The amendment is consistent with the County General Plan.
	EVIDENCE	a) The entirety of both parcels was mistakenly designated “Open Space” in 2017 during the Countywide General Plan Update. The Open Space (OS) plan designation provides primarily for land which is essentially unimproved and devoted to conservation of natural resources and habitat values and compatible outdoor recreational uses. Eastern portions of the parcels have historically been host to commercial development, including a railroad tourist attraction and at present, a fencing business. The project file includes correspondence with department staff involved in the General Plan Update confirming that classifying the entirety of the parcels as open space was done in error. Application of the “OS” designation to eastern portions of the site was an obvious error given the historical development pattern and current occupancy and zoning of this area.
	EVIDENCE	b) A General Plan Amendment is included to fix this mapping error and return the Industrial General (IG) land use designation to eastern portions of the site. The IG land use designation provides for general industrial and manufacturing uses, where convenient access to transportation systems and a full range of urban services is typically available. The Zoning Consistency Matrix shows that the Heavy Commercial (C-3) zoning is consistent with the Industrial General (IG) land use designation.

5.	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 mid-point of the density range specified in the plan designation) unless written findings are made.
	EVIDENCE	a) The parcels current Open Space (OS) land use designation does not provide for residential development, as it is primarily intended for land which is essentially unimproved and devoted to conservation of natural resources and habitat values and compatible outdoor recreational uses. Returning the Industrial General (IG) land use designation to eastern portions of the parcels to correct the mapping error would not result in any further residential development potential.
6.	FINDING:	The amendment is consistent with the Open Space Element and Open-Space Action Program of the County General Plan.
	EVIDENCE	a) The proposed zone reclassification from Limited Industrial (ML) to Heavy Commercial (C-3) will not conflict with the Open Space Element and Open Space Action program as the area being rezoned has been host commercial development for over 40 years. The Open Space (OS) Land Use Designation and Streamside Management Area and Wetlands (WR) combining zone will be applied to western portions of the parcel(s) which are characterized by standing water trapped by the embankment associated with the former railroad right of way.

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. Find the Zone Reclassification consistent with the provisions of the Humboldt County Code and General Plan; and
- c. Approve the Zone Reclassification, as shown in Exhibit 1.



Steve Madrone, Chair
Humboldt County Board of Supervisors

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 Buhsnell, seconded by Supervisor Wilson and the following vote:

AYES: Supervisors: Bohn, Bushnell, Wilson, Madrone

NOES: Supervisors:


ABSENT: Supervisors: Arroyo

STATE OF CALIFORNIA)) SS. County of Humboldt

I, Kathy Hayes, Clerk of the Board of Supervisors of the 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-titled 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.

KATHY HAYES Clerk of the Board of Supervisors of the County of Humboldt, State of California



Nikki Turner, Deputy Clerk
Humboldt County Board of Supervisors

Exhibit 1
Map - Zone Reclassification

