

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

Resolution Number 23-

Record Number PLN-2022-17796

Assessor's Parcel Numbers: 107-091-007 and 107-096-002

Resolution by the Planning Commission of the County of Humboldt certifying compliance with the California Environmental Quality Act and conditionally approves Knapek Zone Reclassification.

WHEREAS, Brent and Karla Knapek, submitted an application and evidence in support of approving a Zone Reclassification (ZR) to reclassify approximately 75 acres from Agriculture Exclusive with a 160-acre minimum parcel size (AE-B-5(160)) to Timberland Production Zone (TPZ); and

WHEREAS, the application was reviewed by referral agencies including the County's Forestry Review Committee; and

WHEREAS, the Planning Commission held a duly-noticed public hearing on June 1, 2023 to receive other evidence and testimony; and

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

Now, THEREFORE BE IT RESOLVED, that the Planning Commission makes all the following findings:

- 1. FINDING:** The applicant requests a Zone Reclassification to rezone approximately 75 acres on two properties from Agriculture Exclusive with a 160 acre minimum parcel size (AE-B-5(160)) into Timberland Production Zone (TPZ). The parcels have a total acreage of 115 acres (Parcel -007 is 75 acres and Parcel 002 is 40 acres). Presently 35 acres of Assessor's Parcel Number (APN) -007 is zoned AE and all of APN -002 is zoned AE. After the proposed zone reclassification all of both properties will be zoned TPZ.

EVIDENCE: a) Project File: PLN-2022-17796

- 2. FINDING:** **CEQA.** The project is statutorily exempt from environmental review per Section 15264 of the CEQA Guidelines.

EVIDENCE: a) The Zone Reclassification will adopt Timber Production Zone, which is exempt from requiring submission of an EIR or Negative Declaration.

- b) No development is proposed and there is no substantial evidence that the proposed project will have a significant effect on the environment.

FINDINGS FOR ZONE RECLASSIFICATION

3. FINDING The proposed Zone Reclassification is in the public interest.

EVIDENCE a) The Zone Reclassification will better match the zoning on the property to the existing and intended future use for timber production. The aerial imagery on the County's webGIS shows the property is stocked with large trees and the Timber Management Plan documents the commercial tree species composition.

4. FINDING The amendment is consistent with the County General Plan.

EVIDENCE a) RA40 and RA160 designations are applied to more remote, steep and high hazard areas or where appropriate to ensure compatibility with adjacent resource production and open space uses.

b) The TPZ Zone is consistent with the Residential Agriculture (RA) land use designation according to Table 4-H of the General Plan.

c) The aerial imagery on the County's webGIS shows the property is stocked with large trees and the Timber Management Plan documents the commercial tree species composition. Rezoning the property to Timberland Production Zone (TPZ) meets Forest Resources Goals of the General Plan to actively protect and conserve timberlands for long-term economic utilization and to actively enhance and increase county timber production capabilities.

5. FINDING 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.

EVIDENCE a) The property is not included in the residential land inventory of the Housing Element.

6. FINDING The amendment is consistent with the requirements of Section 312-50.8 of the Humboldt County Code, Supplemental Timberland Production Zoning Procedures.

EVIDENCE a) Maps have been prepared showing the assessor's parcel numbers for the properties desired to be zoned Timberland Production Zone.

b) A timber management plan has been submitted and approved by the

Forestry Review Committee on February 8, 2023.

- c) The areas to be rezoned are contained within the same ownership and are contiguous with other TPZ parcels in the ownership.
- d) The areas proposed for rezoning have been managed for timber and grazing for over 100 years.
- e) The site provides very good timber soil that would be capable of growing an average annual volume of wood fiber of at least 15 cubic feet per acre.

DECISION

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

- 1. Adopt the necessary findings set forth in this resolution; and
- 2. Approve the rezoning of approximately 75 acres out of AE-B-5(160) into TPZ on APN's 107-091-007 and 107-096-002; and
- 3. Direct the Clerk of the Board to record a Notice of Timberland Production Status.

Adopted after review and consideration of all the evidence on June 1, 2023

The motion was made by COMMISSIONER _____ and second by COMMISSIONER _____ and the following ROLL CALL vote:

AYES: COMMISSIONERS:
 NOES: COMMISSIONERS:
 ABSENT: COMMISSIONERS:
 ABSTAIN: COMMISSIONERS:
 DECISION:

I, John H. 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 H. Ford, Director
 Planning and Building Department