

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

Resolution Number 23-__

Application Number PLN-2023-18078

Assessor's Parcel Numbers: 201-311-026 & 201-311-028

WHEREAS, Russ Renner submitted an application and evidence in support of approving a Zone Reclassification, General Plan 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 General Plan Amendment and Zone Reclassification (GPA/ZR) proposed to re-designate and reclassify approximately 6.3 acres into Industrial Commercial (C-3) and Industrial Commercial with the Streamside Management Area and Wetlands Combining Zone (C-3/WR), respectively; 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, A Mitigated Negative Declaration 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) involving these parcels; and

WHEREAS, An Addendum to the Mitigated Negative Declaration was prepared for the current request and has been reviewed and considered by the Planning Commission; and

WHEREAS, the project requires a Zone Reclassification, General Plan Amendment, and Conditional Use Permit. 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.

B. General Plan Amendment

1. Section 65358(a) of the California Government Code requires amendments of the General Plan
be in the public interest.

2. Policy G-P8 of the 2017 General Plan requires findings that General Plan Amendments are:
 - a) in the public interest,
 - b) consistent with the Guiding Principles in Section 1.4; and
 - c) consistent with the applicable goals of the Plan.

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-2023-18078); 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 General Plan Amendment request; and

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

WHEREAS, the Planning Commission held a 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 proposed Addendum to the previously adopted Mitigated Negative Declaration, 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 and General Plan Amendment, including that:
 - a. The proposed General Plan Amendment and Zone Reclassification are in the public interest;
 - b. The proposed General Plan Amendment and Zone Reclassification are consistent with the General Plan;
 - c. The proposed General Plan Amendment is consistent with the Guiding Principles in Section 1.4;
 - d. The proposed General Plan Amendment is consistent with the applicable goals of the 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 and General Plan Amendment request.
3. Make the necessary findings included in the Draft Board Resolution prepared by planning staff.
4. Approve the Zone Reclassification and General Plan Amendment.

5. Adopt Ordinance No. _____ amending Section 311-7 of the Humboldt County Code by reclassifying two parcels totaling approximately 6.3 acres in the Alton area [PLN-2023-18078] from Limited Industrial (ML) to Industrial Commercial (C-3) and Industrial Commercial including the Streamside Management Areas and Wetlands (C-3/WR) Combining Zone.
6. Adopt the attached Resolution ___ amending the Fortuna Area Community Plan to correct a mapping error and adjust the boundary between the Open Space and Limited Industrial land use designations in this area.
7. 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 _____ and second by COMMISSIONER _____ and the following ROLL CALL vote:

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

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