



Justification for Q Removal

The Q zone, adopted under ordinance 1689, 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 of no longer than five (5) days. These qualifications to the industrial and commercial use of the property limit their use in such a way that the parcels were vacant for decades. The Zone Reclassification will facilitate use of the site for other industrial uses by removal of the Q zone. The petition was filed by the property owners and includes information meeting the requirements per Section 312-50.5.

The project site is in Humboldt County in the Alton Area, on the south side of Highway 36 approximately one mile east of the intersection of State Highway 101 and State Highway 36 on the property known as APN's ~~210-322-012~~, 201-322-006, 201-322-019, 201-322-017, 201-322-001, 204-171-003, and 204-081-003. ⁰¹

Section 312-50.5 of Humboldt County Code specifies that petitions for zoning map amendments shall be 1) in the public interest, and 2) consistent with the General Plan.

Public Interest

The Qualified (Q) combining zone that presently applies to the site was adopted to protect and reserve the property primarily for timber products processing plants (Ordinance 1689 adopted in 1985). Under the Q zone, principal permitted uses were restricted to timber products processing plants for commercial processing of wood and wood products; and conditionally permitted uses were restricted to: manufacture of furniture, manufacture of electrical and electronic equipment, of household effects such as lamps, rugs and fabrics, and research and development laboratories; industrial manufacturing uses; dwellings and mobile homes.

There are four businesses currently desiring to utilize these parcels for other uses: Highway 36 LLC, Lost Coast Hay Sales, Steve Wills Trucking, and Bandera USA Water and Septic Tanks. Each of these businesses utilize previously underutilized industrially zoned properties that were a blight to the Alton area. These businesses are not allowed under the Q zone, and the owners are requesting removal of the Q zone designation from these parcels in order to reflect contemporary use for industrial, agricultural, and wholesale/retail commercial activities. The original reason to reserve these properties for timber products processing is somewhat antiquated as there has been a significant decline in the timber industry in the County and the local mills have shut down. The owners wish to begin and continue transporting, selling and producing agriculture products and other materials, and begin storing and selling water and septic tanks from these prime industrial properties. It is in the public interest to utilize these undeveloped and blighted sites and promote the jobs that these businesses bring.

Consistent with the General Plan

The Board of Supervisors agreed with staff that:

“the General Plan (Fortuna Area Community Plan) shows that the Industrial General Designation applies to the subject properties. With removal of the Q combining zone, the zoning for the properties would be Heavy Industrial (MH) which is compatible with the Industrial General land use designation of the General Plan.

The decision made on October 17, 2017 was that the Board accepted the proposed application for processing, review and consideration.