

BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT, STATE OF CALIFORNIA
Certified Copy of Portion of Proceedings for the Meeting of June 25, 2024

RESOLUTION NO. 24 – 75

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF HUMBOLDT ADOPTING FINDINGS OF FACT, CERTIFYING COMPLIANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AND REZONING LAND FROM AGRICULTURE GENERAL WITH A SPECIAL BUILDING SITE COMBINING ZONE SPECIFYING A 10-ACRE MINIMUM PARCEL SIZE TO AGRICULTURE GENERAL WITH A SPECIAL BUILDING SITE COMBINING ZONE SPECIFYING A 5-ACRE MINIMUM PARCEL SIZE

WHEREAS, the owners submitted an application and evidence in support of approving the Zone Reclassification; and

WHEREAS, the Board of Supervisors accepted an applicant-initiated Zone Reclassification Petition (PLN-2022-17943) for the subject parcel on May 2, 2023 to change the underlying zone classification from Agriculture General with Special Building Site combining zone specifying a 10-acre minimum size (AG-B-5(10)) to Agriculture General with Special Building Site combining zone specifying a 5-acre minimum size (AG-B-5(5)); and

WHEREAS, the Planning Commission recommended the Strombeck Zone Reclassification to the Board of Supervisors for approval on May 2, 2024; 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 Planning Division, the Lead Department pursuant to Section 202 of Resolution No. 77-29 of the Humboldt County Board of Supervisors, has determined that impacts from projects of this sort were analyzed and addressed during preparation of Environmental Impact Reports (EIR's) for the McKinleyville Community Plan (SCH# 1998082024) and 2017 Humboldt County General Plan (SCH#2007012089), in keeping with the criteria outlined within section 15183 of the Guidelines; and

WHEREAS, a public notice was sent via mail to all owners and occupants of property within 300 feet of the boundaries of the project; and

WHEREAS, on June 25, 2024, a public hearing was held before the Humboldt County Board of Supervisors during which the Board of Supervisors reviewed, considered, and

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discussed the application and reviewed and considered all evidence and testimony presented at the hearing.

NOW, THEREFORE, IT IS HEREBY PROCLAIMED that the Board of Supervisors makes all the following findings:

- 1. FINDING:** **Project Description:** A Zone Reclassification to rezone the subject parcel from Agriculture General with a minimum parcel size of 10 acres (AG-B-5(10)) to Agriculture General with a minimum parcel size of 5 acres (AG-B-5(5)).

EVIDENCE: a) Project Files: PLN-2022-17943 and PLN-2023-18708

CALIFORNIA ENVIRONMENTAL QUALITY ACT

- 2. FINDING:** The requirements of the California Environmental Quality Act (CEQA) have been met. The Humboldt County Board of Supervisors has considered the project and finds the zone reclassification requires no further environmental review per Section 15183 (Projects Consistent with a Community Plan or Zoning) of Article 12 (Special Situations) of the CEQA Guidelines.

EVIDENCE: a) Section 15183 of the CEQA Guidelines acknowledges CEQA's mandate that projects require no additional environmental review when consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified, noting that subsequent environmental review is only necessary where the Lead Agency determines any of the following circumstances apply:

Project-specific environmental effects:

- are peculiar to the project or the parcel on which it is located.
- are significant and were not analyzed as such in a prior EIR.
- are off-site and/or cumulative and were not discussed in the prior EIR.
- were identified in a prior EIR as significant but due to substantial new information (not known at the time the EIR was certified) are determined to have a more severe adverse impact than what was disclosed.

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The residential density specified in the McKinleyville Community Plan was utilized for analysis conducted during development of the Environmental Impact Report prepared for the current Humboldt County General Plan, which includes all of the required elements specified in Section 65302 of the Government Code. The EIR for the General Plan was certified during adoption of the plan in 2017.

- b) There are no environmental effects that are peculiar to the project or the parcel on which the project is located. Neighboring development on adjacent parcels is composed of the same density as the subject parcel. The proposal is consistent with the planned density.
- c) Potential impacts such as those common to projects of this sort were analyzed and addressed during preparation of Environmental Impact Reports (EIR's) for the McKinleyville Community Plan (SCH# 1998082024) and 2017 Humboldt County General Plan (SCH#2007012089).
- d) There are no potentially significant environmental effects which were not analyzed in the above referenced EIR's. The zone reclassification would enable future build-out to the currently planned density for the area, which was re-confirmed during adoption of the 2017 General Plan. The zone reclassification is also consistent with the applicable policies and standards of the General Plan, which are further discussed below.
- e) There are no potentially significant off-site impacts and cumulative impacts which were not discussed in the above referenced EIR's (SCH# 1998082024 & SCH# 2007012089). The zone reclassification will facilitate build-out consistent with planned densities and applicable policies and standards found in the recently adopted General Plan.
- f) There is no substantial new information that would cause the zone reclassification to result in a more severe adverse impact than what was known and disclosed at the time the General Plan EIR was certified.

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- g) There is no substantial evidence, given the whole record before the agency, that the zone reclassification may have a significant effect on the environment, as proposed.

ZONE RECLASSIFICATION

3. FINDING: The amendment is in the public interest.

EVIDENCE: a) The zone reclassification is in the public interest because it will allow for an approved subdivision of the subject parcel, creating an additional housing opportunity in a portion of the McKinleyville area already of residential character. Expanding housing opportunities at all income levels is a public benefit and is a Guiding Principle of the Humboldt County General Plan (Humboldt County General Plan 1.4.3).

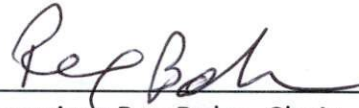
4. FINDING: The amendment is consistent with the County General Plan.

EVIDENCE: a) The Agriculture General (AG) zone is compatible with the Residential Agriculture (RA) land use designation. The rezoning of the subject parcel from Agriculture General with a 10-acre minimum parcel size (AG-B-5(10)) to Agriculture General with a five-acre minimum parcel size (AG-B-5(5)) would bring the parcel into alignment with the General Plan designation of Residential Agriculture with a density of 5-20 acres per unit (RA5-20).

5. FINDING: The zone reclassification 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 subject parcel was not included in the 2019 County Housing Inventory. The zone reclassification would allow for the approved subdivision of the subject parcel, increasing residential density and creating an additional housing opportunity.

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Supervisor Rex Bohn, Chair
Humboldt County Board of Supervisors

Adopted on motion by Supervisor Bushnell, Seconded by Supervisor Wilson, and the following vote:

AYES: Supervisors: -- Bushnell, Wilson, Madrone, Bohn, Arroyo

NAYES: Supervisors: --

ABSENT: Supervisors: --

ABSTAIN: Supervisors: --

STATE OF CALIFORNIA

County of Humboldt

I, Tracy Damico, Clerk of the Board of Supervisors, 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-entitled 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.



NIKKI TURNER

Deputy Clerk of the Board of Supervisors of
the County of Humboldt, State of California