

**RESOLUTION OF THE PLANNING COMMISSION  
OF THE COUNTY OF HUMBOLDT  
Resolution Number 20-22**

**Case Number ZR-17-008  
Assessor Parcel Number 511-501-002**

**Makes the required findings for certifying compliance with the California Environmental Quality Act and conditionally approves the Hooven Zone Reclassification.**

**WHEREAS, the** applicant submitted an application and evidence in support of approving a Zone Reclassification (ZR) to reclassify approximately 20 acres from Timberland Production Zone (TPZ) to Agriculture General with a five-acre minimum parcel size (AG-B-5(5)); and

**WHEREAS, the** proposed ZR may be approved if it can be found that: (1) the proposed change is in the public interest; and (2) the proposed change is consistent with the 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;

**WHEREAS, the** County Planning Department reviewed the submitted application and evidence and referred the application and evidence to 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, the** County Planning Department, the lead agency, prepared an Addendum to the Programmatic EIR (PEIR) for the adoption of the County General Plan (SCH# 2007012089) adopted by the County Board of Supervisors on October 23, 2017, where the Board of Supervisors certified the Final PEIR as complete and adequate in that it addresses all environmental effects of the proposed project and fully complies with all of the requirements of CEQA. The project site was included in discussions of the PEIR, as required by Section 15074(b) of the CEQA Guidelines, and finds there is no substantial evidence that the proposed project will have a significant effect on the environment; and

**WHEREAS, Attachment 2 in the Planning Division staff report includes substantial evidence in support of making all of the required findings for approving the proposed Zone Reclassification; and**

**WHEREAS, a public hearing was held on the matter before the Humboldt County Planning Commission on May 7, 2020.**

**NOW, THEREFORE, be it resolved, determined, and ordered by the Humboldt County Planning Commission that the following findings be and are hereby made:**

1. There is no substantial evidence that the proposed project will have a significant effect on the environment; and
2. The proposed ZR is in the public interest; and
3. The proposed ZR is consistent with the General Plan; and
4. 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; and
5. The rezone is consistent with the Forest Taxation Reform Act of 1976; and
6. The Planning Commission makes the findings in Attachment 2 of the Planning Department Staff Report for Case Number ZR-17-008 based on the submitted evidence.

**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. Adopt the Addendum to the previously approved Environmental Impact Report and make the necessary findings prepared by Planning staff.
3. Approve the Zone Reclassification.
4. Adopt Ordinance No. \_\_\_\_\_ amending Section 311-7 of the Humboldt County Code by reclassifying an approximate 20 acres in the McKinleyville area [ZR-17-008, Hooven] from Timberland Production Zone (TPZ) into Agriculture General with a Special Building Site combining zone specifying a 5-acre minimum parcel size (AG-B-5(5)).
5. Direct the Planning Staff to prepare and file a Notice of Determination with the County Clerk and Office of Planning and Research.


Adopted after review and consideration of all the evidence on May 7, 2020.

The motion was made by Commissioner Levy and seconded by Commissioner Mitchell.

AYES: 6 – Commissioners Mitchell, Levy, Newman, Bongio, McCavour and O'Neill

DECISION: Motion carries 6/0.

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.

  
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John H. Ford  
Director, Planning and Building Department