

**Attachment 4**

**Planning Commission Staff Report and Resolution No. 18-87**

**RESOLUTION OF THE PLANNING COMMISSION  
OF THE COUNTY OF HUMBOLDT  
Resolution Number 18-87**

**Zoning Text Amendments and Zone Reclassifications  
to Implement the General Plan**

**Makes the required findings for certifying compliance with the California Environmental Quality Act and approves the Zoning Text Amendments and Zone Reclassifications to Implement the Humboldt County General Plan.**

**WHEREAS**, Humboldt County initiated Zoning Text Amendments and Zone Reclassifications to Implement Humboldt County General Plan Land Use Element Implementation Measure GP-IM6. Zoning Consistency, which directs the County to, within two years after the adoption of the General Plan Update, revise the Zoning Regulations to re-establish zoning consistency with the policies of the General Plan and amend the Zoning Map to achieve consistency with the General Plan Land Use Map; and

**WHEREAS**, Recommended amendments to the Zoning Regulations and the application of Zoning Districts to the Zoning Map, as well as the recommended minimum lot size were developed consistent with the applicable General Plan Land Use Designation and Table 4-H Zoning Consistency Matrix; and

**WHEREAS**, the proposed Zoning Text Amendments and Zone Reclassifications 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 project is subject to environmental review pursuant to the California Environmental Quality Act (CEQA); and

**WHEREAS**, recommend that the Board of Supervisors make findings that the Environmental Impact Report (EIR) for the Humboldt County General Plan, State Clearinghouse No. 2007012089, certified by the Board of Supervisors on October 23, 2017, is sufficient for adoption of the Zone Reclassifications and Text Amendment Ordinance was prepared in accordance with Section 15168 (c)(2) and 15162 of the State CEQA Guidelines. The recommended amendments to the Zoning Regulations and the application of Zoning Districts to the Zoning Map were included in discussions of the PEIR, as required by Section 15074(b) of the CEQA Guidelines, and there is no substantial evidence that the proposed project will have a significant effect on the environment; and

**WHEREAS**, PEIR Project Description Section 2.7, Project Approvals Required and Subsequent Actions, identifies updating the Zoning Code in a manner consistent with the General Plan as a key implementing action; and

**WHEREAS**, Attachment 1 in the Planning Division staff report includes substantial evidence in support of making all of the required findings for approving the proposed amendments to the Zoning Text and Zoning Maps; and

**WHEREAS**, a public hearing was held on the matter before the Humboldt County Planning Commission on October 4, 2018, October 18 and on November 1, 2018.

**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 amendments to the Zoning Text and Zoning Maps to Implement the General Plan will have a significant effect on the environment not already considered in the EIR for the General Plan; and
2. The proposed amendments to the Zoning Text and Zoning Maps to Implement the General Plan are in the public interest; and
3. The proposed amendments to the Zoning Text and Zoning Maps to Implement the General Plan are consistent with the General Plan; and
4. The proposed amendments to the Zoning Text and Zoning Maps do 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 Planning Commission makes the findings in Attachment 1 of the Planning Division staff report based on the evidence provided.

**BE IT FURTHER RESOLVED** that the Planning Commission recommends that the Board of Supervisors of the County of Humboldt:

1. Find that the Environmental Impact Report (EIR) for the Humboldt County General Plan, State Clearinghouse No. 2007012089, certified by the Board of Supervisors on October 23, 2017, is sufficient to address the potential environmental impacts associated with adoption of the Zone Reclassifications and Text Amendment Ordinance and was prepared in accordance with Section 15168 (c)(2) of the CEQA Guidelines to anticipate adoption of Zoning Text and Map Amendments to implement the General Plan and no new information has been presented change the findings of the EIR in accordance with section 15162 of the State CEQA Guidelines.
2. Make all of the required findings for adoption of the Zoning changes based on evidence in Attachment 1 to this resolution.
3. Adopt an ordinance, making the amendments to the Zoning Regulations to add the following Principal Zones: "MU1 - Mixed Use (Urban)", "MU2 - Mixed Use (Rural)", "PR - Public Resource and Recreation", "TE - Timberland Exclusive", and "TL - Tribal Land"; add the "MR - Mineral Resources" Combining Zone; add the "RR - Railroad" Combining Zone; amend the "B-1" Special Building Site Combining Zone as shown in Attachment 3; and amend the Zoning Maps to apply the proposed Zone Classifications to achieve consistency with the General Plan Land Use Maps as shown on the County's WebGIS layer presented at the November 1, 2018 meeting without the changes requested by individuals as shown on pages 41 - 46 of the November 1, 2018 staff report, and leaving unchanged the existing zoning for the golf courses.
4. Direct Planning staff to initiate updates to the community plans for Fieldbrook-Glendale/Blue Lake and Willow Creek within two years to address the concerns raised by the public from these communities at their meetings.
5. Direct 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 November 1, 2018.  
The motion was made by Commissioner Shepherd and second by Commissioner Newman and the following ROLL CALL vote:

AYES: Commissioners Newman, Morris, Edmonds, Shepherd and Bongio

NOES: Commissioners Mitchell and Levy

DECISION: Motion carries 5/2.

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 Ford, Director  
Planning and Building Department