

ATTACHMENT C

**Draft Ordinance No. _____ Approving the
Zone Reclassification of the Subject Property.**

Ordinance No. ____ Amending Section 311-7 of the Humboldt County Code by Rezoning
Property in the Redway Area

Exhibit 1: Map

ORDINANCE AMENDING SECTION 311-7 OF THE HUMBOLDT COUNTY CODE
BY REZONING PROPERTY IN THE REDWAY AREA
[PLN-2019-15571 (REDWOODS RURAL HEALTH CENTER, INC.)]

ORDINANCE NO. _____

The Board of Supervisors of the County of Humboldt do ordain as follows:

SECTION 1. ZONE AMENDMENT. Section 311-7 of the Humboldt County Code is hereby amended by reclassifying lands in the Redway area from Residential Single-Family with a Manufactured Home Combining Zone (R-1-T) to Community Commercial with a Qualified Combining Zone (C-2-Q). The area described is also shown on the Humboldt County zoning map and on the map attached as Exhibit A.

SECTION 2. ZONE QUALIFICATION. The special restrictions and regulations set forth in Section 4 herein are hereby made applicable to the property reclassified from “R-1-T” to “C-2-Q”, in accordance with Humboldt County Code Section 314-32, which authorizes restriction of the C-2 zone regulations by application of the “Q” (Qualified Combining Zone).

SECTION 3. PURPOSE OF QUALIFICATIONS. The purposes of the special restrictions and regulations herein imposed on the property are to limit potential environmental impacts resulting from the conversion from a residential to commercial use, and to identify and restrict principally permitted uses to those that are consistent with adjacent residential uses.

SECTION 4. SPECIAL RESTRICTIONS. Principal permitted uses and conditionally permitted uses otherwise allowed under the C-2 (Community Commercial) Zone regulations of Humboldt County Code Section 314-2.2 shall not be allowed on the property described in Exhibit A except as provided for below:

(a) Principal Permitted Uses. Uses in paragraphs (1-3) below subject to the performance standards of paragraph (4) herein:

- (1) Professional and business offices, and commercial instruction
- (2) Caretaker’s residence which is incidental to and under the same ownership as an existing commercial use
- (3) Multiple dwellings on the upper floors of multistory structures where below are establishments engaged in commercial uses
- (4) Commercial Performance Standards

- Landscaping. Any off-street parking facilities shall incorporate landscaping equivalent to no less than two percent (2%) of the total area devoted to such off-street parking areas and associated drive aisles. Permit approval will be conditional on the submittal of landscaping plan. The landscaping plan shall demonstrate the use of trees and vegetation to reduce or soften the visibility of nighttime lights and shall use at least 50 percent (50% native and fire-resistant species).
- Lighting. All outdoor lighting, whether installed for security, safety, signage or landscape design purposes, shall be shielded and directed to prevent illuminating areas beyond the property boundary. It shall be designed to use the lowest intensity lamp/wattage compatible with safety, and security lighting shall be designed to utilize motion-sensor technology so that lights are not on throughout the night.
- Archaeological Resources. If suspected archaeological resources are encountered during construction, the contractor shall:
 - i. Stop work within 100 feet of the find;
 - ii. Call a professional archaeologist, the representatives from the Blue Lake Rancheria, Bear River Band of the Rohnerville Rancheria and the Wiyot Tribe, the County Planning and Building Department to inform them of the discovery;
 - iii. Receive an assessment of the find from professional historic resource consultant and Tribes

If human remains are encountered:

- iv. All work shall stop and per CA Health and Safety Code Section 7050.5;
- v. The Humboldt County Coroner shall determine if the remain are of a prehistoric/historic Native American origin. If the remains are of Native American origin, the Native American Heritage Commission is responsible under Public Resources Code Section 5097.98(a) for identifying the most likely descendent (MLD) immediately and providing contact information. The MLD may, with the permission of the owner of the land, or his or her authorized representative, inspect the site of the discovery of the Native American human remains and may recommend to the owner or the person responsible for the excavation work means for treatment or disposition, with appropriate dignity, of the human remains and any associated grave goods. The

descendants shall complete their inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the site.”

The applicant is ultimately responsible for ensuring compliance with the previous conditions (i – v).

- Soil Erosion Control. Development shall install best management practice soil erosion control techniques during construction to minimize the transport of soil from the site.
- Low Impact Development. Development shall install Low Impact Development features to control runoff from the site to minimize downslope water quality impacts.

(b) Uses permitted with a Use Permit:

- (1) Uses in paragraph (a)(1-3) above that are not able to meet the performance standards of (a)(4) above
- (2) Any use not specifically enumerated in (a)(1-3) above, if it is similar to and compatible with the uses permitted in the R-1 zone.

SECTION 5. EFFECTIVE DATE. This ordinance shall become effective thirty (30) days after the date of its passage.

PASSED, APPROVED AND ADOPTED this _____ day of _____, 20___, on the following vote, to wit:

AYES: Supervisors:

NOES: Supervisors:

ABSENT: Supervisors:

Chairperson of the Board of Supervisors of the
County of Humboldt, State of California

(SEAL)

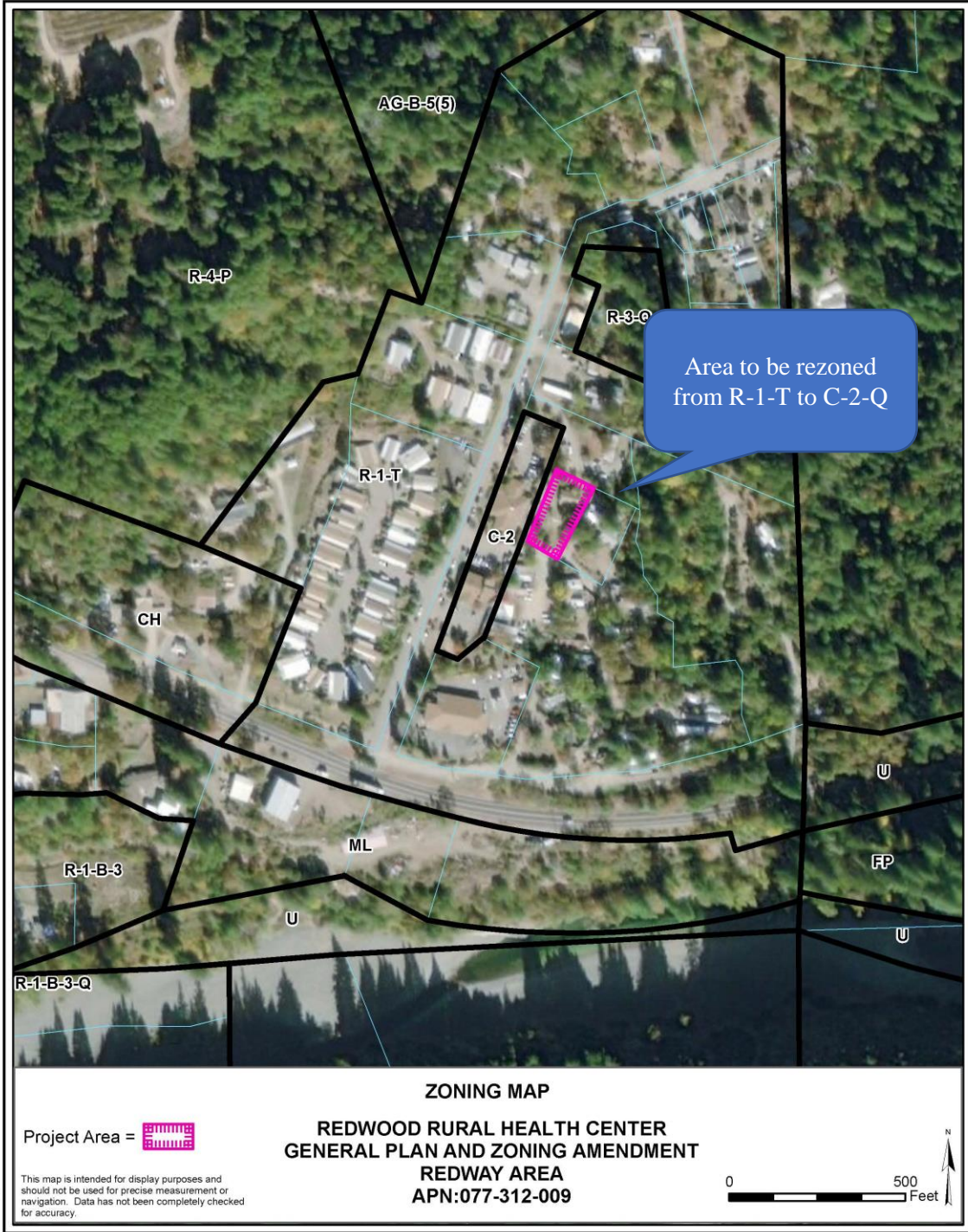
ATTEST:

Kathy Hayes
Clerk of the Board of Supervisors of the
County of Humboldt, State of California

By: _____
Ryan Sharp, Deputy Clerk

Date:

EXHIBIT 1



Map of Zoning Changes