

EXHIBIT A

**DRAFT BOARD OF SUPERVISORS RESOLUTION APPROVING THE ZONE RECLASSIFICATION
AND GENERAL PLAN AMENDMENT**

BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT, STATE OF CALIFORNIA

Certified copy of portion of proceedings; Meeting on _____, 2023

Resolution No. 23-__ Resolution of the Board of Supervisors of the County of Humboldt ADOPTING FINDINGS FOR APPROVING THE ZONE RECLASSIFICATION AND GENERAL PLAN AMENDMENT FOR RUSS RENNER, RECORD NO. PLN-2023-18078.

WHEREAS, October 17, 2017 the Board of Supervisors accepted a petition to amend the Zoning Map for Q-zoned properties located in the Alton area; and

WHEREAS, Russ Renner submitted an application and evidence in support of a General Plan Amendment, Zoning Map Amendment, and Conditional Use Permit; and

WHEREAS, the Planning and Building Department reviewed the application and supporting evidence and referred the application materials to applicable reviewing agencies for site inspections, comments and recommendations; and

WHEREAS, on April 20, 2023, after considering the application, the Planning Commission adopted a Resolution which:

1. Considered the Addendum to the Mitigated Negative Declaration and the previously adopted Mitigated Negative Declaration; and
2. Approved the Conditional Use Permit subject to the recommended conditions, including completion of the General Plan Amendment and Zone Reclassification; and

WHEREAS, on April 20, 2023, after considering the application, the Planning Commission adopted a Resolution recommending that the Humboldt County Board of Supervisors do the following:

1. Adopt the findings set forth in this resolution; and
2. Approve the Zone Reclassification; and
3. Approve the associated General Plan Amendment to correct an error in the plan; and

WHEREAS, the Board of Supervisors held a public hearing, de-novo, on May XX, 2023 and reviewed, considered, and discussed the application for a Zone Reclassification and the Amendment to correct an error in the General Plan; and reviewed and considered all public testimony and evidence presented at the hearing, including the Addendum to the

Mitigated Negative Declaration as well as the Previously Adopted Mitigated Negative Declaration; and

Now, THEREFORE BE IT RESOLVED, that the Board of Supervisors makes all the following findings:

- 1. FINDING:** **Project Description:** A Zone Reclassification to change the zoning of two neighboring parcels from Limited Industrial (ML) to Heavy Commercial (C-3) and Heavy Commercial with the Streamside management Areas and Wetlands Combining Zone (C-3/WR). Both parcels were the subject of a prior owner-initiated Zone Reclassification and General Plan Amendment request which was approved by the Board of Supervisors on January 10, 2012. A Zone Reclassification is again being requested to allow for relocation of a neighboring Alton area business (Reynolds RV Repair) to the property. Operating since 2008 from a nearby parcel (APN 201-322-011) less than a quarter mile to the east, the business primarily engages in the storage, repair, servicing, and customization of recreational vehicles as well as sales of RV parts. A Conditional Use Permit is required to permit retail sales under the proposed C-3 zoning. This rezoning is being processed together with an earlier request (PLN-14245-ZR / ZR-18-009) for neighboring parcels east of the project site. The entirety of both parcels was mistakenly designated “Open Space” in 2017 during the Countywide General Plan Update. A General Plan Amendment is included to fix this mapping error and return the Industrial General land use designation to eastern portions of the site.

EVIDENCE a) Project File: PLN-2023-18078

**FINDINGS FOR AMENDMENTS TO THE ZONING MAP
(ZONE RECLASSIFICATION)**

- 2. FINDING:** The proposed amendment is in the public interest

EVIDENCE a) Changing the zoning of these parcels from Limited Industrial (ML) to Heavy Commercial (C-3) will facilitate redevelopment and enable further occupancy of the site with a mixture of commercial uses. The amendment is being sought concurrently with a separate proposal to remove a Qualified (Q) zone from a block of neighboring lands immediately east of the parcels. Approval of the zone reclassification together with the Use Permit will help an existing RV business relocate from a neighboring parcel (APN 201-322-033) in the area where

removal of the Q zone is being requested. Relocation of this business together with removal of the Q zone will help spur redevelopment of the 3½-acre site in which it is currently located.

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

EVIDENCE a) The entirety of both parcels was mistakenly designated “Open Space” in 2017 during the Countywide General Plan Update. The Open Space (OS) plan designation provides primarily for land which is essentially unimproved and devoted to conservation of natural resources and habitat values and compatible outdoor recreational uses. Eastern portions of the parcels have historically been host to commercial development, including a railroad tourist attraction and at present, a fencing business. The project file includes correspondence with department staff involved in the General Plan Update confirming that classifying the entirety of the parcels as open space was done in error. Application of the “OS” designation to eastern portions of the site was an obvious error given the historical development pattern and current occupancy and zoning of this area.

EVIDENCE b) A General Plan Amendment is included to fix this mapping error and return the Industrial General (IG) land use designation to eastern portions of the site. The IG land use designation provides for general industrial and manufacturing uses, where convenient access to transportation systems and a full range of urban services is typically available. The Zoning Consistency Matrix shows that the Heavy Commercial (C-3) zoning is consistent with the Industrial General (IG) land use designation.

4. FINDING: The proposed 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 (the mid point of the density range specified in the plan designation) unless written findings are made.

EVIDENCE a) The parcels current Open Space (OS) land use designation does not provide for residential development, as it is primarily intended for land which is essentially unimproved and devoted to conservation of natural resources and habitat values and compatible outdoor recreational uses. Returning the Industrial General (IG) land use designation to eastern portions of the

parcels to correct the mapping error would not result in any further residential development potential.

5. **FINDING:** The amendment is consistent with the Open Space Element and Open-Space Action Program of the County General Plan.

EVIDENCE a) The proposed zone reclassification from Limited Industrial (ML) to Heavy Commercial (C-3) will not conflict with the Open Space Element and Open Space Action program as the area being rezoned has been host commercial development for over 40 years. The Open Space (OS) Land Use Designation and Streamside Management Area and Wetlands (WR) combining zone will be applied to western portions of the parcel(s) which are characterized by standing water trapped by the embankment associated with the former railroad right of way.

FINDINGS FOR AMENDMENTS TO THE GENERAL PLAN

6. **FINDING:** The amendment is in the public interest.

EVIDENCE a) The Open Space “OS” land use designation applied to the Renner parcels in 2017 was incorrectly mapped resulting in an obvious error in the Plan as it failed to exclude the eastern portion of the property that is and has been host to commercial development and was previously planned for Limited Industrial uses. Returning the Industrial General (IG) land use designation to eastern portions of the parcels will correct this error. Eastern portions of the parcels have historically been host to commercial development, including a railroad tourist attraction and at present, a fencing business. The project file includes correspondence with department staff involved in the General Plan Update confirming that classifying the entirety of the parcels as open space was done in error. Application of the “OS” designation to eastern portions of the site was an obvious error given the historical development pattern and current occupancy and zoning of this area.

7. **FINDING:** The amendment is consistent with the Guiding Principles of Section 1.4 of the General Plan.

EVIDENCE a) Guiding Principle #1 encourages that the plan ensure that public policy is reflective of the needs of the citizenry of a democratic society as expressed by the citizens themselves. Correcting the

mapping error will help ensure historic/current commercial uses will once again be supported by the General Plan designation.

- EVIDENCE** b) Guiding Principle #5 encourages that the plan support the county's economic development strategy and other efforts to retain and create living wage job opportunities.

A separate amendment is concurrently being sought to remove a Qualified (Q) zone from a block of neighboring lands immediately east of the parcels. Correcting the General Plan mapping error together with approval of the zone reclassification and Use Permit will help an existing RV business relocate from a neighboring parcel (APN 201-322-033) in the area where removal of the Q zone is being requested. Relocation of this business and removal of the Q zone will help spur redevelopment of the 3½-acre site in which it is currently located. Collectively these actions help support economic development and creation and retention of living wage job opportunities.

- 8. FINDING:** The amendment is consistent with the goals of the Plan.

- EVIDENCE** a) Economic Development Goal ED-G1 of the plan includes retention and support of a diverse, stable, and growing economy. Correcting the General Plan mapping error together with approval of the zone reclassification and Use Permit will help an existing RV business relocate from a neighboring parcel (APN 201-322-033) in the area where removal of the Q zone is being requested. Relocation of this business and removal of the Q zone will help spur redevelopment of the 3½-acre site in which it is currently located. Collectively these actions help retain and support economic development in this region.

- EVIDENCE** b) Economic Development Goal ED-G12 of the plan includes having a sufficient land inventory ready to meet the current and future demand for high value uses such as commercial and industrial expansion and natural resource production. Correcting the General Plan mapping error by reclassifying the eastern portion of the parcels for Limited Industrial uses will help retain and support commercial and industrial uses as well as future potential expansion.

NOW, THEREFORE, based on the above findings and evidence, the Humboldt County Board of Supervisors does hereby:

- a. Finds the Zone Reclassification consistent with the provisions of the Humboldt County Code and General Plan; and
- b. Finds that the boundary of the Open Space land use designation applied to the Renner parcels in 2017 was incorrectly mapped, resulting in an obvious error in the Plan; and
- c. Finds that correction of the error is in the public interest and is consistent with the Guiding Principles and goals of the Plan; and
- d. Approves the Zone Reclassification, as shown in Exhibit 1; and
- e. Approves the General Plan Amendment, as shown in Exhibit 2.

The foregoing Resolution is hereby passed and adopted by the Board of Supervisors on May XX, 2023, by the following vote:

Adopted on motion by Supervisor _____, seconded by Supervisor _____ and the following vote:

AYES: Supervisors:

NOES: Supervisors:

ABSENT: Supervisors:

_____, Chair
Humboldt County Board of Supervisors

STATE OF CALIFORNIA)) SS. County of Humboldt

I, _____, Clerk of the Board of Supervisors of the 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-titled 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.

KATHY HAYES Clerk of the Board of Supervisors of the County of Humboldt, State of California

By: KATHY HAYES

Date: _____, 2023

By _____ Deputy

Exhibit 1
Map - Zone Reclassification

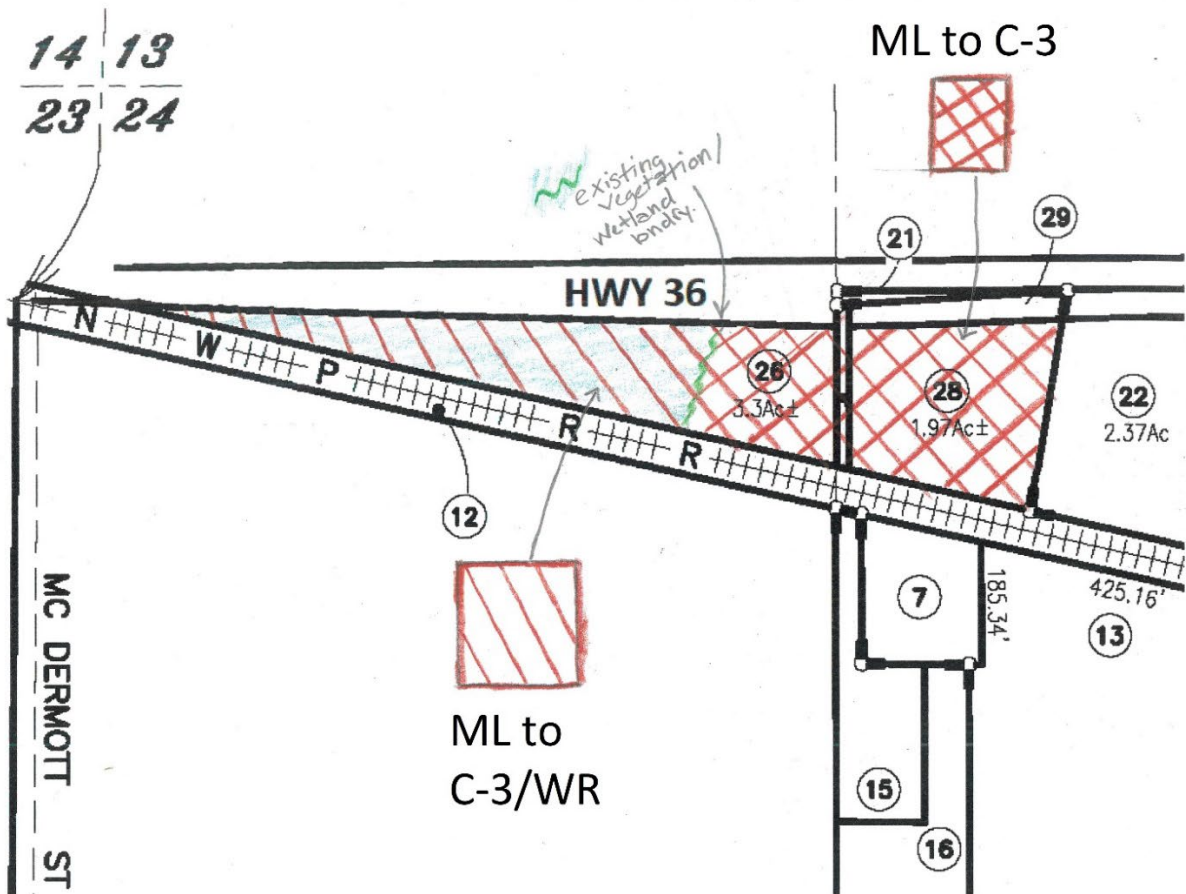


Exhibit 2
Map - General Plan Amendment

