



# COUNTY OF HUMBOLDT

## Legislation Details

**File #:** 23-547      **Version:** 1      **Name:**  
**Type:** Informational Report      **Status:** Consent Agenda  
**File created:** 4/12/2023      **In control:** Planning Commission  
**On agenda:** 4/20/2023      **Final action:**  
**Title:** Rio Dell Leasing, LLC et al Zone Reclassification  
Assessor Parcel Numbers (APNs) 201-311-012, 201-311-022, 201-311-024, 201-322-001, 201-322-010, 201-322-012, 201-322-017, 201-322-019, 201-322-031, 201-322-033, 204-081-003, 204-081-004 & 204-171-003  
Record No.: PLN-14245-ZR  
Alton Area

A Zone Reclassification to remove a Qualified (Q) combining zone currently in place on +/- 66 acres of Heavy Industrial (MH) zoned parcels in the Alton area. The Q zone, adopted under Ordinance 1689, precludes the use of the parcels for both retail sales/retail services and reserves the industrial use of the properties for timber products processing and storage longer than five (5) days. The Q-zone restrictions on industrial and commercial development limit their use in such a way that many of the parcels have been vacant for decades. Removal of the Q combining zone is being sought to allow these properties to host the broader assortment of commercial and industrial permitted under the Heavy Industrial (MH) base zoning district applied to this area. The zone reclassification is being brought forward together with another rezoning request (PLN-2023-18078) to change adjoining lands to the west from Limited Industrial (ML) to Heavy Commercial (C-3).

**Sponsors:** Planning and Building, Laura McClenagan

**Indexes:**

**Code sections:**

**Attachments:** 1. 14245 Staff Report 4.20.23, 2. Attachment 1 - Draft PC Resolution - ZR BOS recom, 3. Attachment 1A - Draft Board Resolution approving ZR, 4. Attachment 2 - Draft Ordinance No. \_\_\_\_\_ with Exhibit A (Map), 5. Attachment 3 - Location - Zoning - AP - Topo Maps, 6. Attachment 4 - CEQA Initial Study, 7. Attachment 5A - Justification for Q-Zone Removal, 8. Attachment 6 - Referral Agency Comments & Recommendations

Date	Ver.	Action By	Action	Result
4/20/2023	1	Planning Commission	recommended for approval	Pass