



COUNTY OF HUMBOLDT

Legislation Text

File #: 19-560, Version: 1

GPU Zoning Text

Project Description: This project proposes adding new Zoning Districts to the Inland Zoning Ordinance and amending other Zoning Ordinance language to be consistent with the 2017 Humboldt County General Plan. The Humboldt County General Plan was adopted in October 2017, which established the kinds, locations, and intensities of land uses within the unincorporated areas of the County by establishing new standards and by applying land use designations to properties on Land Use Maps. To be consistent with the new Land Use Maps of the General Plan and new standards, the new Zoning Districts are proposed to be added and other regulations are proposed to be modified in the Inland Zoning regulations. At the April 18 meeting the Commission is scheduled to consider the following text amendments

- 1) Add a new "MU1" (Urban) and "MU2" (Rural) Mixed Use Zones to be applied to areas with MU - Mixed Use, VC - Village Center, or RCC - Rural Community Center General Plan designations,
- 2) Modify Section 314-17.1 the "B - Special Building Site" Combining Zone to reduce the minimum parcel size for the "B-1" Zone from 8,000 square feet to 6,000 square feet.
- 3) Add a new "TE - Timberland Exclusive" Zone to be applied to areas with a "T - Timberland" General Plan Land Use designation that are not zoned "TPZ" or AE-B-5-(160) and part of an agricultural preserve.
- 4) Add a new "PRD - Planned Rural Development" Combining Zone to be applied to agricultural and forest resource lands to encourage long-term conservation for resource production use,
- 5) In addition, edits are recommended to Section 314-7.1 "AE - Agriculture Exclusive Zone," Section 314-7.4 "TPZ - Timberland Production Zone", Section 314-21.1 "F - Flood Hazard Areas" Combining Zone, Section 314-38.1 "WR - Streamside Management Areas and Wetlands" Combining Zone, to implement the General Plan Open Space Plan.

Describe the Zoning Text Amendments as a Public Hearing;

- 1) Request staff to present the project;
- 2) Open the public hearing and receive public testimony; and
- 3) Close the public hearing, deliberate on the proposed zoning text amendments;

Make the following motion :

Recommend that the Board of Supervisors take the following actions :

- (a) Consider the Environmental Impact Report for the Humboldt County General Plan and find that it sufficiently addresses the potential environmental impacts associated with adoption of the Zone Text Amendment Ordinance and was prepared in accordance with Section 15168 (c)(2) and no new information has been presented to change the findings of the EIR in accordance with section 15162 of the State CEQA Guidelines;
- (b) Make all of the required findings for approval based on evidence in the staff report and public testimony; and
- (c) Adopt the ordinance implementing the Zoning Text Amendments, as described in the Planning Commission Resolution .