



PLANNING AND BUILDING DEPARTMENT
PLANNING DIVISION
COUNTY OF HUMBOLDT

3015 H Street, Eureka, CA 95501
Phone (707) 445-7541 • Fax (707) 268-3792

Planning Division Decision Packet

The following packet of information includes your Planning Division permit results. **Please review the enclosed permit packet carefully.** The packet contains important information such as appeal periods, permit conditions, and the expiration date for your permit(s). Please take particular note of the following:

1. **Your permit does not require an appeal period.** It is effective immediately.
2. **All permit conditions must be completed prior to the expiration date.** Your permit(s) may also include conditions from other state or local agencies. If you have questions or need assistance, please contact the specific agency or department that issued the conditions.
3. **Proof of completion is required for most permit conditions.** For efficient staff review of condition completion, please consolidate proof of completion for all conditions into one package.
4. **You are responsible for tracking the expiration date of your permit(s).** An extension process is available if you need more time.
5. **Additional federal, state or local regulatory requirements may apply to your project.** These requirements may be administered by agencies other than the Planning Division, including any mitigation monitoring. It is your responsibility to obtain all necessary approvals before starting your project.
6. **Call your assigned planner if you have any questions.** Your assigned planner's contact information is provided below.

Stacy Juchtzer
Voice: 707-445-7245
Fax: 707-268-3792
sjuchtzer@co.humboldt.ca.us



**CURRENT PLANNING DIVISION
PLANNING AND BUILDING DEPARTMENT
COUNTY OF HUMBOLDT**

3015 H Street, Eureka, CA 95501
Phone (707) 445-7541 • Fax (707) 268-3792
<http://www.humboldt.gov/156>

Applicant

Benbow Valley Investments, LLC
John Porter
390 Benbow Drive
Garberville, CA 95542

Benbow Valley Investments
C/O Benbow Inn
445 Lake Benbow Dr
Garberville, CA 95542

Benbow State Park,
1600 Highway 101 #8,
Garberville, CA 95542

Notice of Planning Commission Recommendation

Date May 4, 2023

Assessor Parcel No. Benbow area

Record Number: PLN-2022-17970

Contact: Stacy Juchtzer

Description

Street name change from Lake Benbow Drive to Benbow Inn Drive

Decision

The Planning Commission recommends to the Board of Supervisors the approval of the public street name change on April 6, 2023 by Resolution 23-042.

Conditions of Approval

Please review these conditions carefully as some, or all, of the Conditions of Approval must be completed prior to scheduling a date for the project to be heard by the Board of Supervisors. Other permits may be required before the project commences. In accordance with County Code, this approval may be revoked or rescinded, in whole or in part, if certain grounds are found to exist (See Humboldt County Code §312-14).

Date of hearing before the Board of Supervisors

Upon completion of the required conditions in the Conditions of Approval, a date will be set for this item to be heard before the Board of Supervisors.

**RESOLUTION OF THE PLANNING COMMISSION
OF THE COUNTY OF HUMBOLDT**

Resolution Number 23-042

Record Number PLN-2022-17970

Resolution by the Planning Commission of the County of Humboldt Recommending approval of the street name change from Lake Benbow Drive to Benbow Inn Drive.

WHEREAS, John E. Porter and the land owners along Lake Benbow Drive submitted a petition in support of approving the name change to Benbow Inn Drive, and

WHEREAS, Section 970.5 of the Street and Highways Code Requires the Board of Supervisors of Humboldt County to hold a public hearing to determine whether Lake Benbow Drive should be changes to Benbow Inn Drive; and

WHEREAS, notice of this public hearing was posted 10 days prior to the public hearing date pursuant to Section 970.5, and

WHEREAS, a hearing was held on April 06 at 6:00 p.m., at 825 5th Street, Eureka, CA 95501, and the County Planning Commission heard and considered a proposal and objections to change the name of Lake Benbow Drive to Benbow Inn Drive.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND RECOMMENDED by the Humboldt County Planning Commission as follows: it is hereby found and recommended to the Board of Supervisors that Benbow Inn Drive, originally designated or recorded as Lake Benbow Drive, per book 033 page 30 in the Assessor's Office of the County of Humboldt, State of California, is here adopted and shall be hereafter known by such approved name.

DECISION

NOW, THEREFORE, Humboldt County Planning Commission does hereby:

- Recommend approval of the name change to the Board of Supervisors

The motion was made by COMMISSIONER Brian Mitchell and second by COMMISSIONER Thomas Mulder and the following ROLL CALL vote:

AYES: COMMISSIONERS: Iver Skavdal, Noah Levy, Lonyx Landry, Thomas Mulder,
Peggy O'Neill, Brian Mitchell

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

DECISION: Motion carries 6/0

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.



John Ford, Director
Planning and Building Department



COUNTY OF HUMBOLDT

For the meeting of: 4/6/2023

File #: 23-452

To: Planning Commission

From: Planning and Building Department

Agenda Section: Consent

SUBJECT:

Proposed street name change from Lake Benbow Drive to Benbow Inn Drive.

RECOMMENDATION(S):

That the Planning Commission.

1. Recommend the Board of Supervisors approve the street name change from Lake Benbow Drive to Benbow Inn Drive.

DISCUSSION:

John E. Porter, owner of the Benbow Inn, is pursuing a Street Name Change from Lake Benbow Drive to Benbow Inn Drive to avoid confusion for visitors looking for the lake that no longer exists.

The Planning and Building Department received a petition for a street name or change of street name signed by all the properties owners that take access from the street in question. The two-lane county-maintained road is 0.57 miles from beginning to end. The Department of Public Works is supportive of the name change as long as the applicant pays for all the costs associated with installing new street name signs.

STRATEGIC FRAMEWORK:

N/A

OTHER AGENCY INVOLVEMENT:

County Counsel
Department of Public Works

ALTERNATIVES TO STAFF RECOMMENDATIONS:

The Board could choose not to approve the street name change request.

ATTACHMENTS:

Attachment 1 - Resolution

File #: 23-452

Attachment 2 - Petition

Attachment 3 - Humboldt County GIS map

Attachment 4 - Department of Public Works recommendation letter

PREVIOUS ACTION/REFERRAL:

Board Order No.:

Meeting of:

File No.: Click or tap here to enter text. In addition to listing the file information here, utilize the “Related Files” function under the “Associations” tab when uploading into Legistar to link previous actions to this item.



COUNTY OF HUMBOLDT
PLANNING AND BUILDING DEPARTMENT

3015 H Street, Eureka, California, 95501 (707) 445-7541

PETITION FOR STREET NAME OR CHANGE OF STREET NAME

To be completed by Petitioner
(please type or print legibly)

The following petition is submitted to Humboldt County requesting that:

Benbow Inn Drive
Print Road Name Proposed

Be accepted and approved as the official NEW CHANGED street name for the PUBLIC PRIVATE street identified on the attached map. The name is proposed to be changed from:

Lake Benbow Drive
Existing Road Name

I hereby certify that I am a property owner on said street and that the property owners whose signatures appear below approve of the street name submitted and that the petition represents ALL 100% of the property owners served by said street.

Name of Petitioner: John E Porter

Mailing Address: 445 Lake Benbow Drive Garberville, CA 95542
Please Print
No. Street City State Zip

Telephone #: 707 223-3150 Fax #: 707 223-2122 Email: john@benbowinn.com

Signature of Petitioner: [Signature] Date: 9/26/22

Signature	Address	Assessor's Parcel #	Date
<u>[Signature]</u>	<u>390 Lake Benbow Dr</u>	<u>033-301-016-000</u>	<u>9/26/22</u>
<u>[Signature]</u>	<u>445 Lake Benbow Dr</u>	<u>033-301-015-000</u>	<u>9/26/22</u>
<u>[Signature]</u>	<u>510 Mountain View Rd.</u>	<u>033-301-017-000</u>	<u>9/26</u>
<u>[Signature]</u>	<u>510 Mountain View Rd.</u>	<u>033-301-018-000</u>	<u>9/26</u>
_____	_____	_____	_____
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(Please use additional pages if needed)

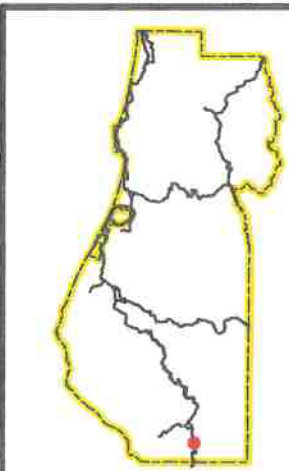
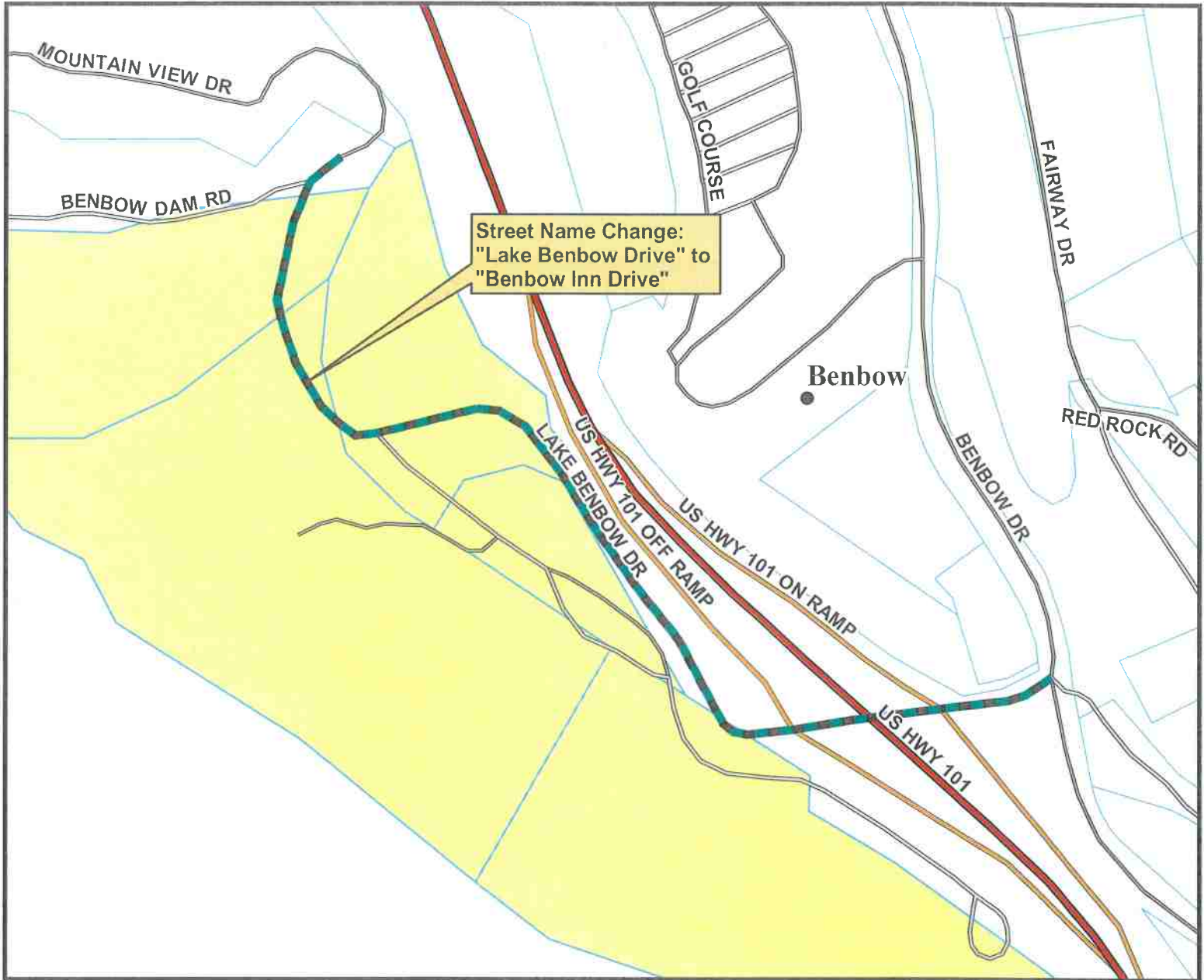
FOR OFFICE USE ONLY

Proposed Street Name: _____

Existing Street Name (if any): _____

Location: _____

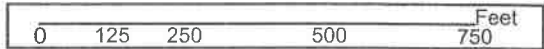
Proposed Street name Change Lake Benbow Drive to Benbow Inn Drive, Benbow, CA



Map location shown with red symbol

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Map created by the Humboldt County Planning Division



Street Name Change

- Lake_Benbow_Drive
- Affected Parcels





On-line

Web: humboldt.gov.org

DEPARTMENT OF PUBLIC WORKS
COUNTY OF HUMBOLDT
MAILING ADDRESS: 1106 SECOND STREET, EUREKA, CA 95501-0579
AREA CODE 707

Public Works Building
Second & L St., Eureka
Fax 445-7409

Clark Complex
Harris & H St., Eureka
Fax 445-7388

Administration	445-7491	Natural Resources	445-7741	Land Use	445-7205
Business	445-7652	Natural Resource Planning	267-9542		
Engineering	445-7377	Parks	445-7651		
Facility Management	445-7621	Roads	445-7421		

TO: Stacy Juchtzer, Permit Supervisor, Planning & Building Department

VIA: Brenda Howell, Associate Civil Engineer

FROM: Ken Freed, Assistant Engineer

DATE: 02/28/2023

RE: **LAKE BENBOW DRIVE (CO. RD. NO. 6B183), APN 033-301-015,
APPS# PLN-2023-17970**

Project: A Petition to change a County Maintain Road name from "Lake Benbow Drive" to "Benbow Inn Drive".

The Public Works Department does not object to the proposed street name change. However, changing a streets name does affect existing street name signs installed along the road. The existing street name signs will need to be replaced with new signs reflecting the new street name. The street name change will necessitate that Public Works Department replace existing street name signs with new street name signs. Public Works recommends the following:

1. The subject road crosses under a State Highway maintained by CalTrans District 1. Therefore, CalTrans District 1 shall be notified of the street name change.
2. When a street name change requires approval of the Planning Commission and/or the Board of Supervisors, the resolution (or action) approving the street name change shall be made contingent upon the applicant paying the Public Works Department for all costs associated with installing new street name signs.
3. When a street name change is approved administratively, such approval shall not be made until the applicant pays the Public Works Department for all costs associated with installing new street name signs.
4. Provide Public Works – Road Maintenance Division and Public Works – Land Use Division with the documents approving the street name change.

//END//