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**COUNTY OF HUMBOLDT
PLANNING COMMISSION**

825 Fifth Street
Board of Supervisors Chambers
Eureka, California

AGENDA

Thursday, May 7, 2015

6:00 PM

Regular Meeting

NOTICE REGARDING PUBLIC COMMENT: For items appearing on the agenda, the public is invited to make comments at the time the item comes up for consideration by the Commission. The Chair will call for public comment as each item is heard by the Commission. For items not appearing on the agenda, the public is invited to make comments during the Public Comment period for non-agenda items. All speakers are invited to state and spell their names, but are not required to do so.

CALL TO ORDER / SALUTE TO FLAG

COMMISSIONERS PRESENT

AGENDA MODIFICATIONS

APPROVAL OF ACTION SUMMARY

April 2, 2015

PUBLIC COMMENTS

At this time persons may appear before this Commission on any matter not on the Agenda. When the Chair asks for public comment, please address the Commission from the microphone. Unless otherwise stated, speakers will have three (3) minutes for public comment. Although the Commission may briefly respond to statements or questions, under state law, matters presented under this item cannot be discussed or acted upon by the

Commission at this time.

CONSENT AGENDA

These Public Hearing matters are routine in nature and are usually approved by a single vote. The Chair will poll the audience and members of the Commission to determine if any item on the consent agenda should be pulled for public comment or further discussion.

1. Gold Rush Coffee Conditional Use Permit Semi-Annual Monitoring Report

2626 Myrtle Avenue, Eureka

Case Numbers MON 15-003; Assessor Parcel Number (APN) 016-222-023-000. The project reviews the first semi-annual monitoring report for Gold Rush Coffee's Conditional Use Permit which was approved May 3, 2012. This project included a Coastal Development Permit for the construction of the facility, a Conditional Use Permit for a wholesale coffee roasting operation in a Commercial General (CG) Zone and a Special Permit for a loading space exception. The conditions of approval included a requirement to submit a semi-annual monitoring report to the Planning Division within six (6) months of beginning operations for the use authorized by this permit. The monitoring report submitted by the applicant demonstrates compliance with the conditions of approval. No complaints were received by the Planning Division or the North Coast Regional Air Quality Management District. (KM)

Recommendation: Make all of the required findings contained in the staff report, and to receive and file the submitted monitoring report, with direction from the Planning Commission that subsequent monitoring reports may be reviewed by the Planning Director as an administrative matter.

Attachments: [MON 15-003 Staff Report](#)

2. 2015 NORTHERN NIGHTS MUSIC FESTIVAL PARKING AND CAMPING EVENT AND ONE-DAY EVENT Substantial Conformance Reivew

240 Cooks Valley Road, Humboldt County

Case Number MON-15-002 (Review of CUP-04-38MMM); Assessor Parcel Numbers (APNs) 033-271-007, 033-271-005, 033-271-009. This project is a substantial conformance review of CUP-04-38MMM for use during a three-day outdoor music and art event known as "Northern Nights Music Festival" (NNMF) to be held on the weekend of July 17-19, 2015, and a separate one day outdoor concert on August 22, 2015. While CUP-04-38MMM contains Assessor Parcel Numbers (APNs) 033-271-005, 033-271-007, and 033-271-009, APN 033-271-007, known as "County Line Ranch," is the only parcel where the project will occur within Humboldt County. The intent of the project is to exercise certain uses of CUP-04-38MMM to demonstrate that the land use is developed, conducted, and substantially conforms to the previously approved conditional use permit.

The majority of NNMF will be held at Cooks Valley Campground in Mendocino County, however the project specifically seeks approval for use of County Line Ranch to accommodate parking up to 2,000 vehicles and camping for up to 2,000 attendees. There will be no amplified music permitted on the project site during the NNMF event.

Additionally, the applicant proposes to use County Line Ranch for a one day concert allow up to

1,000 attendees on August 22, 2015. The event will include live music between the hours of 5 PM and 11:59 PM. Attendees, staff, and volunteers will have the option to camp overnight, however all camping will be located in Mendocino County on adjacent parcels.

The original EIR was certified in 1992 (SCH 92-033305), a Supplemental EIR was certified in 2006, an additional Supplemental EIR was certified in 2008, and Addendum to the EIR was prepared in 2009, and an additional Addendum to the EIR was prepared for the 2014 substantial conformance review. An additional addendum to the EIR has been prepared this year in order to address the water supply source, re-entry to the project site during the events, and entry to the one-day event beginning at 12pm rather than 2pm. (EB)

Recommendation: Make all of the required findings, based on evidence in the staff report and public testimony, and find that the project proposed by Outraged Orangutan LLC/Blap Productions described in the Agenda Item Transmittal can be considered to ‘Substantially Conform’ to the range and intensity of uses authorized under the approved Conditional Use Permit for the site, and subject to the recommended Conditions of Approval.

Attachments: [MON 15-002_Staff Report_9632](#)

CONTINUED PUBLIC HEARINGS

PUBLIC HEARINGS

The projects listed below are public hearing items that have generated public comment prior to the hearing date or have other issues related to them that may require discussion

3. GEORGE LEWIS Parcel Map Subdivision

1161 Gassaway Road, McKinleyville

Case Number PMS-14-011; Assessor Parcel Number 511-031-036. A Minor Subdivision of an approximately 21,977 square foot parcel into two parcels of approximately 10,110 square feet (net) and 7,420 square feet (net) in size. The parcel is currently developed with a single family residence which will remain on proposed Parcel 1. Pursuant to County Code Section 325-9, the applicant has submitted an exception request for a reduced right of way width for Hazel Avenue. The parcel is currently served with water and sewer by the McKinleyville Community Services District. (TE)

Recommendation: Adopt the Mitigated Negative Declaration and to make all of the required findings for approval of the Parcel Map Subdivision, based on evidence in the staff report and public testimony, and adopt the Resolution approving the George Lewis project subject to the recommended conditions.

Attachments: [PMS 14-011_Staff Report_9542](#)

ADJOURNMENT

NEXT MEETINGS

Thursday, June 4, 2015

Any member of the public wishing to distribute materials to the Planning Commission at least 72 hours prior to a meeting may send them electronically to the Planning Commission Clerk at Planningclerk@co.humboldt.ca.us or fourteen (14) copies may be delivered to the Planning Commission Clerk at 3015 H St., Eureka, CA 95501. If any member of the public wishes to distribute materials during a meeting of the Planning Commission, it is requested that fourteen (14) copies of the materials be given to the Planning Commission Clerk for distribution to the Commission, staff, and the public. Any written materials related to an item on this agenda submitted to the Planning Commission less than 72 hours prior to the meeting, and that are public records subject to the Public Records Act are available for public inspection at the Planning and Building Department located at 3015 H Street, Eureka, California (707-445-7541) during normal business hours. The Chamber is wheelchair accessible, and disabled parking is available in the lot on K Street, between Fourth and Fifth Streets. If you are a person with a disability, and you need disability-related modifications or accommodations to participate in this meeting, please contact the Planning Division at (707) 445-7541, or (707) 268-3792 (fax). Requests for such modifications or accommodations must be made at least two full business days before the start of the meeting. Commission meetings are recorded on both video and audio media. The meetings are broadcast live on cable channel 10 and may be streamed over the internet.