



COUNTY OF HUMBOLDT
PLANNING AND BUILDING DEPARTMENT
CURRENT PLANNING DIVISION

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

Hearing Date: May 7, 2015

To: Humboldt County Planning Commission

From: Kevin R. Hamblin, Director of Planning and Building Department

Subject: **Gold Rush Coffee** Conditional Use Permit Semi-Annual Monitoring Report
Application Number 9659
Case Numbers MON 15-003 (CUP 11-018, CDP 11-031, SP 11-033)
Assessor Parcel Number (APN): 016-222-023-000
2626 Myrtle Avenue, Eureka

Table of Contents

	Page
Agenda Item Transmittal	2
Recommended Action and Executive Summary	3
Draft Planning Commission Resolution	5
Attachments	
Attachment 1: Annotated Conditions of Approval (reflecting staff response to each condition)	6
Attachment 2: Applicant's Submitted Information (Monitoring Report)	10
Attachment 3: Location Map and Plot Plan	17

Please contact Karen Meynell, Planner II, at (707) 268-3731 or email at kmeynell@co.humboldt.ca.us if you have any questions about the scheduled public hearing item.

AGENDA ITEM TRANSMITTAL

Hearing Date May 7, 2015	Subject Gold Rush Coffee Semi-Annual Monitoring Report Related to a Conditional Use Permit, Coastal Development Permit and Special Permit	Contact Karen Meynell
------------------------------------	---	---------------------------------

Project: 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.

Project Location: The project is located in Humboldt County, in the Eureka area, on the south side of Myrtle Avenue, approximately 442 feet southeast from the intersection of Hubbard Lane and Myrtle Avenue, then approximately 437 feet south on private driveway, on the property known as 2626 Myrtle Avenue.

Present Plan Designations: Commercial General (CG) Humboldt Bay Area Plan (HBAP)

Density: N/A **Slope Stability:** Relatively Stable (0)

Present Zoning: Commercial General (CG)

Application Number 9659

Case Number MON 15-003 (CUP-11-018, CDP-11-031, SP-11-033)

Assessor Parcel Numbers: 016-222-023-000

Applicant Zanobi Paff Gold Rush Coffee 2628 Myrtle Avenue Eureka CA 95501	Owner same	Agent same
--	----------------------	----------------------

Environmental Review: Project was determined to be categorically exempt from environmental review pursuant to Class 3, Section 15303, State CEQA Guidelines.

Major Issues: None

State Appeal Status: This monitoring report does not alter the previously approved Coastal Development Permit and is not appealable to the Coastal Commission

GOLD RUSH COFFEE
Monitoring Report MON 15-003

Case Number: MON 15-003 (CUP-11-018, CDP-11-031, SP-11-033)
Assessor Parcel Number 016-222-023-000

Recommended Commission Action

1. Describe the application as a Public Hearing;
2. Allow the staff to present the project;
3. Open the public hearing; and,
4. After receiving testimony, close the hearing
5. Receive and file the submitted Semi-Annual Monitoring Report for Gold Rush Coffee by adopting the following motion:

Move to 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.

Executive Summary

The item before you is the first semi-annual monitoring report for the Gold Rush Coffee wholesale coffee roasting facility in Myrtle town, which was approved May 3, 2012. A condition of the Use Permit required the applicant to submit a semi-annual report for the first two years of operation. The facility became operational on June 25, 2014 and the report was submitted January 22, 2015. Given the potential impacts of odors, dust, noise and traffic on the adjacent residential uses, the purpose of the report is to identify compliance with the plan of operations and conditions of the permit and review the adequacy of the operational restrictions. If necessary, it is also an opportunity to suggest ways to better address any neighborhood or agency issues that may arise following the initiation of operations.

To date, no issues have come to light nor have any complaints been received by the applicant, the Planning Department or the North Coast Regional Air Quality Management District. The applicant has submitted evidence of compliance with all the original conditions of approval.

Under terms of the permit, if the first monitoring report is favorable the Planning Commission may elect to have subsequent monitoring reports reviewed by the Planning Director as an administrative matter.

Staff Recommendation

Based on a review of the Monitoring Report prepared by the applicant, the applicant's satisfaction of all permit conditions and the lack of complaints received with respect to the coffee roasting operation, by the applicant, the Planning Department and the North Coast Regional Air Quality Management District, planning staff recommends accepting the monitoring report and finding that all conditions of approval have been sufficiently met. Further, staff recommends that future monitoring reports are reviewed administratively by the Planning Director.

Alternatives

1. The Planning Commission could elect not to accept the monitoring report as evidence of compliance with the original conditions of approval. This alternative should be implemented if the Commission finds that the conditions of approval have NOT been satisfactorily complied with.

2. The Planning Commission could elect to continue this matter to a date certain and direct the applicant to furnish additional information demonstrating compliance with any of the Conditions of Approval.
3. The Commission could require that future monitoring reports be considered as a noticed public hearing rather than as an administrative review conducted by the Planning Director. The purpose of this requirement is to review the adequacy of the operational restriction and, if appropriate, suggest ways to better address any neighborhood issues that may arise during continued operation.

RESOLUTION OF THE PLANNING COMMISSION OF THE COUNTY OF HUMBOLDT
Resolution Number 15-

Case Number MON 15-003 (CUP-11-18, CDP-11-31, SP-11-33)
Assessor's Parcel Number 016-222-023-000

Makes the finding that all conditions of approval have been sufficiently met and accepts the monitoring report and directs that future monitoring reports are reviewed administratively.

WHEREAS, Zanobi Paff of Gold Rush Coffee submitted a monitoring report within the first six months of operation as required by the terms of permit approval; and

WHEREAS, the Planning Division staff report has reviewed the monitoring report and supporting documentation and evaluated the project's compliance with the terms and conditions of permit approval; and

WHEREAS, the County Planning Division has confirmed that there have been no complaints made to the North Coast Regional Air Quality Management District or the Planning Department regarding the Gold Rush Coffee roasting operation; and

WHEREAS, the coffee roasting operation has been found to be categorically exempt from environmental review pursuant to Section 15303, Class 3 of the State CEQA Guidelines; and

WHEREAS, a public hearing was held to receive public testimony on the matter before the Humboldt County Planning Commission on May 7, 2015.

NOW, THEREFORE, be it resolved, determined, and ordered by the Planning Commission that:

1. The Planning Commission further makes the findings in Attachment 1 of the Planning Division staff report for Case Number MON 15-003 based on the submitted evidence; and
2. The Planning Commission accepts monitoring report and finds that all conditions of approval have been sufficiently met and allows future monitoring reports to be reviewed administratively by the Planning Director.

Adopted after review and consideration of all the evidence on May 7, 2015.

The motion was made by Commissioner _____ and seconded by Commissioner _____.

AYES: Commissioners:

NOES: Commissioners:

ABSTAIN: Commissioners:

ABSENT: Commissioners:

DECISION:

Robert Morris, Chair

I, Catherine Munsee, Clerk 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.

Catherine Munsee, Clerk

ATTACHMENT 1

Staff Analysis: The Planning Division has reviewed the submitted information and finds that satisfactory evidence has been submitted to show that the facility has been developed, operated and maintained in conformance with the conditions of permit approval, as described more fully below.

ADOPTED CONDITIONS OF APPROVAL

Note: Staff response follows each condition in italics and bold type font.

1. In accordance with the Framework, Vol.1, General Plan, the applicant shall:
 - a) maintain erosion control as specified in §3432(9) of the Framework Plan;
 - b) implement "Best Management Practices" for erosion and sediment control during the construction phase of the project;
 - c) use dust control techniques when excavating to minimize dust problems on adjacent dwelling(s).
 - d) reseed/gravel disturbed areas prior to winter rain.
 - e) take all precautions necessary to avoid the encroachment of dirt or debris on adjacent properties.

This condition shall appear as an information note on the Building Permit plot plan.

The applicant secured a building permit and performed construction utilizing erosion control methods in accordance with the Framework General Plan.

2. The applicant shall comply with the requirements of the Humboldt Community Services District as set forth in their memorandum dated January 24, 2012.

The applicant received a Certificate of Occupancy demonstrating the terms of HCSD service were met.

3. The applicant shall comply with the recommendations of the Humboldt County Department of Public Works Land Use Division as set forth in their memorandum dated 04/03/2012.

The applicant received a Certificate of Occupancy demonstrating the terms of Public Works Land Use Division recommendations were met.

4. The applicant shall attempt to join the Russell Lane Road Maintenance Association (RMA) if one exists, or if there currently is no RMA, the applicant shall form a road maintenance association for Russell Lane and shall encourage other property owners using the lane to join. A copy of the written agreement signed by all parties involved shall satisfy this condition. Note: This condition may be waived by the Planning Division if 1) a RMA for Russell Lane exists and the applicant is not permitted to join the association, or 2) if none exists, more than 50 percent of the property owners using Russell Lane for access decline to join the RMA being formed by the applicant.

The applicant attempted to form a RMA for Russell Lane. The applicant sent certified/delivery confirmation letters out to property owners. The applicant did not receive any response to the letter from any neighbor.

5. The applicant shall contribute 1,200 square feet of paving to resurface Russell Lane and repair the remaining road by filling in potholes with compacted gravel. This is in addition to paving the road frontage adjacent to the parcel and the parking areas that will serve the business. The road improvements shall be done in consultation with the Department of Public Works and County Planning staff to address areas of the road where the paving has deteriorated the most.

The improvements to Russell Lane have been completed.

6. The applicant shall provide all handicap accessible facilities required by the Americans with Disabilities Act (ADA) and as recommended by the Building Division. All accessible facilities shall be inspected by the Building Division and must be operational prior to occupancy.

The applicant received a Certificate of Occupancy demonstrating the terms of the building permit were satisfied.

7. The applicant shall submit a landscaping plan subject to the review and approval of the Planning Director. All landscaping shall be installed and have its maintenance system in working order prior to occupancy issuance. At a minimum, applicants shall install a 2 foot wide planting strip along the north side of the property. The landscaping shall be irrigated and consist of non-invasive plant species.

Landscaping has been installed and maintained on both sides of the building with drip irrigation.

8. The required parking spaces (4) shall be constructed on-site and must be constructed prior to occupancy of the facility or before a "final" is issued for the building permit.

The applicant received a Certificate of Occupancy demonstrating the terms of the building permit were satisfied.

9. As part of the project proposal, the applicant is voluntarily contributing \$861 to signalization improvements on Myrtle Ave. Evidence of applicant's contribution shall be provided prior to building permit issuance.

Received

On-Going Requirements/Development Restrictions Which Must be Satisfied for the Life of the Project:

1. All new and existing outdoor lighting shall be compatible with the existing setting and directed within the property boundaries.

Outdoor lighting is maintained and directed within property boundaries.

2. Where feasible new utilities shall, be underground or sited unobtrusively if above ground.

Gas and water utilities are underground. Electrical service is overhead due to financial feasibility and the recommendation of Pacific Gas and Electric.

3. Applicant shall ensure that noise generated by the operations shall not exceed 55 Ldn at all property lines.

Although no decibel measures have been taken, there have been no complaints of noise.

4. Maintenance of parking, signing and landscaping areas.

All parking, signage and landscaping areas have been maintained.

5. In the event that either the North Coast Unified Air Quality Management District (District), or a Division or Department of Humboldt County, receives a significant number of complaints alleging that nuisance odors are being discharged, and as a result, that the Air Pollution Control Officer (APCO) of the District determines that facility operations have resulted in a public nuisance under California Health and Safety Code Section 41700, the owner/operator of the coffee roasting equipment shall install odor control equipment sufficient to abate the nuisance as determined by the APCO.

No complaints have been received by any agency.

6. The applicant shall 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 first report shall be considered by the Planning Commission at a noticed public hearing. This monitoring requirement shall continue for the first two (2) years of operation. The report shall identify compliance with the plan of operations and conditions of the permit, and shall identify complaints received, if any, and how the concerns were addressed by the applicant. The purpose of this reporting requirement is to permit the Planning Commission, County staff and the applicant to review the adequacy of the operational restrictions, and, if appropriate, suggest ways to better address any neighborhood or agency issues that may arise following operation. If the first monitoring report is favorable, the Planning Commission may elect to have subsequent monitoring reports reviewed by the Planning Director, as an administrative matter.

The first semi-annual report was submitted January 22, 2015, six months after operations were initiated.

Informational Notes:

1. If buried archaeological or historical resources are encountered during construction activities, the contractor on-site shall call all work in the immediate area to halt temporarily, and a qualified archaeologist is to be contacted to evaluate the materials. Prehistoric materials may include obsidian or chert flakes, tools, locally darkened midden soils, groundstone artifacts, dietary bone, and human burials. If human burial is found during construction, state law requires that the County Coroner be contacted immediately. If the remains are found to be those of a Native American, the California

Native American Heritage Commission will then be contacted by the Coroner to determine appropriate treatment of the remains.

The applicant is ultimately responsible for ensuring compliance with this condition.

2. The applicant is responsible for receiving all necessary permits and/or approvals from other state and local agencies.

ATTACHMENT 2

Applicant's Submitted Information

- Monitoring Report Letter [Attached]
- Paving Contract [In File]
- Letter inviting participation in Road Maintenance Association [In File]
- Site Photographs [Attached]

Gold Rush Coffee
2628 Myrtle Ave
Eureka, CA 95503

Date: January 21, 2015
To: Humboldt County Planning Dept.
From: Zanolini Paff, Gold Rush Coffee
Subject: Coffee Roasting and Packaging Monitoring Report
Case: CUP-11-18/CDP-11-31/SP-11-33
File: APN 016-222-023 Myrtle town Area



After 6 months of operation Gold Rush Coffee has received no complaints of any kind resulting from operations.

Comments from neighbors of the facility have been very positive.

Gold Rush Coffee has fully complied with the original plan of operation and conditions of the permit.

Landscaping has been installed on both sides of the building with drip irrigation and is maintained.

Parking areas and signage have been maintained.

Deliveries and vehicle traffic have complied with the permit conditions.

Additional paving of Russell Lane was completed.

Outdoor lighting is maintained and directed within property boundaries.

North Coast Unified Air Quality Management District has not received any complaints of nuisance, or air quality violations of any kind as a result of operations.











ATTACHMENT 3

Location Map and Plot Plan

HANDICAP ACCESSIBILITY NOTES

Parking Space Signage- (1) Handicap & (1) Van Accessible @ 36" to bottom of Signs where shown.

Parking Space Signage- Handicap depicted by wheelchair with occupant in White on Blue background 36" square placed so as to be visible to a traffic enforcement officer. All accessible routes of travel shall have a maximum longitudinal slope of 5% and a maximum cross slope of 2%.

Door thresholds shall be no more than 1/4" high vertical. If between 1/4" and 1/2", thresholds shall be tapered at a 2" run per 1" rise slope. Thresholds over 1/2" high shall be constructed with net slopes less than 5% total in direction of travel and no more than 2% cross slope to a flat surface.

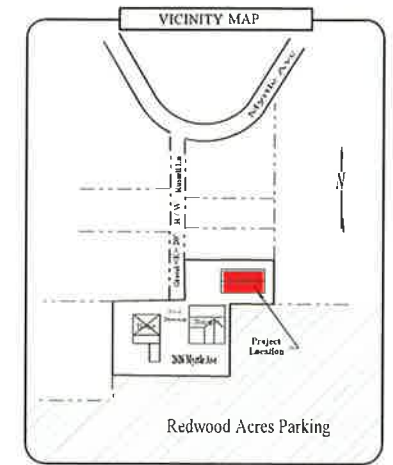
Door hardware shall be located between 30" and 44" above floor.

Door handle shall be in a hardware type operable with a single effort.

Exit doors shall be operable from the inside without a key or special knowledge.

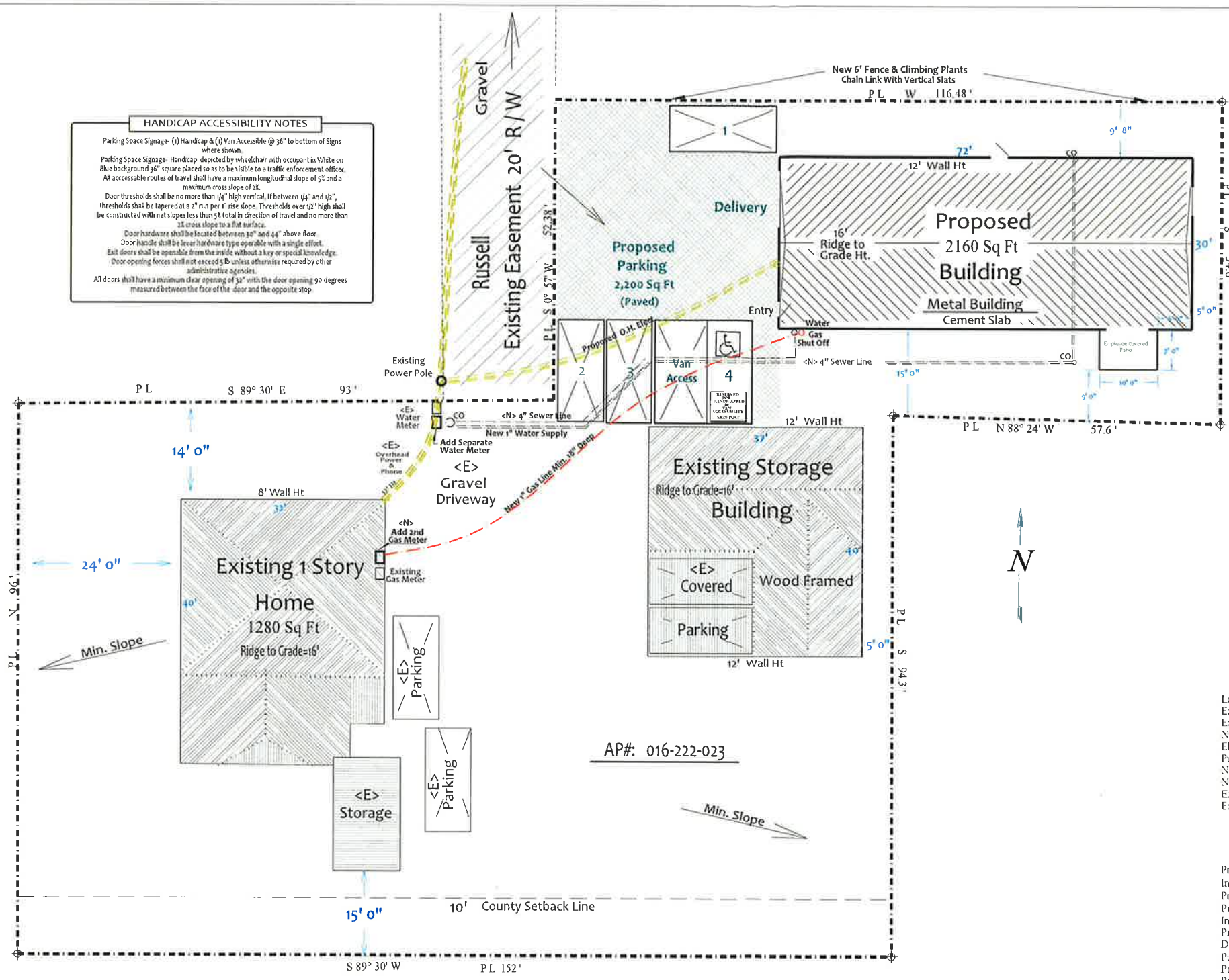
Door opening forces shall not exceed 5 lb unless otherwise required by other administrative agencies.

All doors shall have a minimum clear opening of 34" with the door opening 90 degrees measured between the face of the door and the opposite stop.



SHEET INDEX

Sheet	Contents
1	Plot Plan & Scope Of Work
2	Floor Plan
3	
4	Elevations
5	
6	
7	(Pages)
8	1 - 6
9	7 - 11



Existing Improvements and Dimensions
Zoning: CG - Commercial

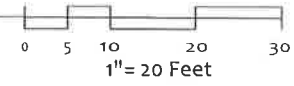
Lot Area= 21,448 Sq Ft
Existing Single Story Home Footprint= 1280 Sq Ft (8' wall ht)
Existing Wood Framed Storage Building= 1400 Sq Ft (12 ft wall ht)
Natural Gas to Existing Home
Electrical OH Service to Existing Home 220v, 100 amp
Public Sewer & Water to Existing Home
No Trees are to be Removed. No Creeks.
No Existing Structures are to be Removed
Existing On Site Parking: 4 Spaces for Residence
Existing 20 foot wide Right of Way Access Road 'Russell'

Proposed Improvements

Proposed Building, Single Story, Metal Framed Exterior Walls and Roof Ridge to Grade
Interior Wood Framed Walls and Ceilings Where Shown
Proposed Building Footprint 2,160 Sq Ft Exterior Wall Ht 12'
Provide New Overhead 220 v Electrical Service
Install New 4" Sewer line to Existing 6" lateral
Provide Separate Water Meter For New Building
Designated Parking 3 Spaces + 1 HDA with Van Access for Roasting Facility
Paved Parking and Access: 2,200 Sq Ft for Roasting Facility
Provide Landscaping Equal to 2% of Paved Parking Area 2,200 x 2% = 44 Sq Ft
Provide 6' Tall Chain Link Fence w/slats on Northern 116' Property Line
Pending: Structural Engineering / Title 24 Compliance



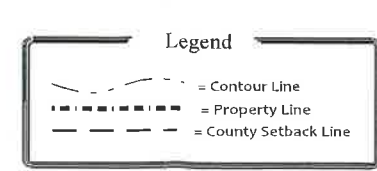
PLOT PLAN



Chapman Engineering
Marvin Chapman
P.O. Box 1123
Arcata, CA 95518
707-826-9412
No. 040310

Gen. Contractor
TramCo
138 B Rocky Creek Rd
Bayside CA 95524
707-599-5921
tramontanaco@gmail.com
CA Lic. 879983

CODE REFERENCES- CALIFORNIA TITLE 24
2007 California Building Standards Administrative Code
2007 UBC
2007 NEC
2007 UMC
2007 UPC
2007 UFC



AP#: 016-222-023

PROJECT: Coffee Roasting & Packaging Facility	Scale: 1" = 10 Feet
Location: 2626 Myrtle Ave. Eureka CA 95501	Sheet: 1 / 1
Owner: Joseph & Karen Paff 707-444-8206	Title: PLOT PLAN
Contact Person: Tom Treman 176 E. 11th Street Arcata CA 95521 707-826-2725	Drawn by: Tom Treman
Pacific Contracting treman@sbcglobal.net	Signed: T. Treman
	Date: 12/20/2011