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Interim Director, Planning and
Building

**COUNTY OF HUMBOLDT
PLANNING COMMISSION**

**825 Fifth Street
Board of Supervisors Chambers
Eureka, California**

AGENDA

Thursday, October 6, 2016

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 their names, but are not required to do so.

CALL TO ORDER / SALUTE TO FLAG

COMMISSIONERS PRESENT

AGENDA MODIFICATIONS

APPROVAL OF ACTION SUMMARY

September 1, 2016

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. Christie Parcel Map Subdivision and Special Permit

A Parcel Map subdivision to divide an approximately 11.52 acre parcel into two parcels of approximately 8.26 acres and 3.26 acres each. The parcel is currently developed with a single family residence and garage that will remain on proposed Parcel 1. A Special Permit is requested to utilize Lot Size Modification pursuant to Section 314-99.1.2 of the Zoning Regulations to deviate from the five-acre minimum for the resultant 3.26 acre parcel. The parcels will be served with community water provided by the Fieldbrook Community Services District and on-site wastewater treatment systems.

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

Attachments: [PMS 15-007 Staff Report](#)

2. Humboldt County General Plan Conformance Review

General Plan Conformance Review of the proposed transfer of a 2.5 acre parcel of land from the County of Humboldt to the McKinleyville Community Service District (CSD). The McKinleyville CSD would like the County to transfer the property to McKinleyville CSD for the purpose of providing recreation and fishing access to the Mad River and also to facilitate parking for park and recreation purposes on the subject property and on adjacent property owned by McKinleyville CSD.

Recommendation: Planning Staff recommends the Planning Commission find the Humboldt County proposed fee title transfer of APN 517-141-021 to the McKinleyville Community Services District to be in conformance with the General Plan and McKinleyville Area Plan.

Attachments: [GPC 16-003 Staff Report](#)

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. Seasonal Water Solutions Conditional Use Permit

The project is a Conditional Use Permit to conduct a business engaged in the collection, storage, delivery and sale of non-potable water to residents in the Southern Humboldt area for primarily agricultural use (e.g., irrigation). The business proposes to operate on an approximately 5-acre portion of a 34-acre parcel. To supply water for the business, the project proposes to collect rainwater by covering approximately 83,000 square feet of ground with black pond liner (polyethylene) tarpaulin used as an impervious surface to facilitate capture of runoff during rainfall events. Captured water will be directed into and stored in a series of large water bladders. There are currently seven (7) bladders on the parcel. Each is capable of storing approximately 210,000 gallons of water and these were placed on the property without the benefit of County review. The project ultimately proposes installation and use of up to sixteen (16) similarly sized bladders for water storage. An engineered berm, approximately three (3) feet in height, will contain unintentional water release in the event of a rupture or leak. Water will be delivered using private water trucks that are independently owned and operated. Delivery of bulk water sold from the site will occur year-round, though primarily during the summer months and will operate 7 days per week. The water delivery activity will generate on average 12 truck trips per day (6 in/6 out). During periods of peak use, maximum truck traffic could be four truck trips per hour (2 in/2 out), resulting in a maximum of 36 truck trips per day (18 in/18 out) during peak season. The approval term for the Conditional Use Permit is a maximum of fifteen (15) years.

Recommendation: Move to adopt the Mitigated Negative Declaration and to make all of the required findings for approval of the Conditional Use Permit and Special Permit based on evidence in the staff report and any public testimony, and adopt the Resolution approving the proposed Seasonal Water Solutions project subject to the recommended conditions.

Attachments: [CUP 15-004 Staff Report](#)

4. Wiseman Coastal Development Permit and Special Permit

The project is a modification to a previously approved Coastal Development Permit (CDP-87-89) that authorized the construction of the existing single family residence and private garage. The modification is to allow for the construction of a 1,008 square foot detached garage with a proposed height of 20 feet, a 236 square foot addition to the house, a 360 square foot covered patio and a 42 square foot side porch. A Special Permit is required because the proposed detached garage exceeds 1000 square feet and exceeds 15 feet in height. No tree removal is proposed and minimal grading is required to provide for a building site and driveway extension. The parcel is currently served by McKinleyville Community Services District for water and sewer.

Recommendation: Find the project exempt from environmental review pursuant to Section 15302, Class 2, of the State CEQA Guidelines, make all of the required findings for approval of the Coastal Development Permit modification and the Special Permit, based on evidence in the staff report, and adopt the Resolution approving the Wiseman Accessory Building project subject to the recommended conditions.

Attachments: [CDP 87-89M Staff Report for PC 10.06.16](#)

5. Eureka The Pentecostal Church Conditional Use Permit Modification

A modification to a previously approved Conditional Use Permit (church) to authorize the construction of a modular office building of approximately 4,320 square feet on the property. The new building will be used for office space, Sunday school, as well as other church-sponsored classes and meetings already occurring on the site in other areas. No increase in parking demand is expected. Project site improvements include a vegetated swale for drainage. The applicant is seeking a modification to the original permit conditions to allow the continued use of 14 parking lot lights that exceed the specified 15 foot height and to permit an illuminated sign on the building and a free standing non-illuminated sign at the property entrance. Shielding and changing the angle of the lights to cast the light more directly downward is proposed. The illuminated sign will use low wattage LED and a timer to minimize impacts to the neighborhood. The project also requires a Coastal Development Permit from the California Coastal Commission.

Recommendation: Find the project exempt from environmental review pursuant to Section 15303, Class 3, of the State CEQA Guidelines, make all of the required findings for approval of the Conditional Use Permit modification, based on evidence in the staff report, and adopt the Resolution approving the Eureka The Pentecostal Church project subject to the recommended conditions.

Attachments: [CUP 02-87M Staff Report](#)
[PC Supplemental Item 10-6-2016_9657](#)

CORRESPONDENCE

6. Correspondence from Penelope H. Cocking - re: Southern Humboldt Community Park

Attachments: [Correspondence from Penelope H. Cocking](#)

ADJOURNMENT

NEXT MEETINGS

November 3, 2016	Regular Meeting
December 1, 2016	Regular Meeting
January 5, 2016	Regular Meeting

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.