

PLANNING COMMISSION

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**COUNTY OF HUMBOLDT
PLANNING COMMISSION**

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

AGENDA

Thursday, December 1, 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

November 3, 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 Brian and Jennifer Merrill Parcel Map Subdivision

1150 Sawdust Trail, Fieldbrook are

Case Numbers PMS-15-006

Assessor Parcel Numbers 516-011-034-000, 516-021-024-000

A Minor Subdivision of a 22.66 acre parcel into two parcels of 12.66 acres and 10.00 acres in size. The parcel is developed with a single family residence, on-site wastewater treatment system and several accessory structures which will all remain on proposed Parcel 1. Pursuant to Section 325-9 of the Subdivision Regulations the applicant submitted an exception request to the minimum right of way width requirements for a portion of Grassy Creek Road. Water will be provided by the current shared wells on APN 516-011-035 and both parcels will be served by 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, based on evidence in the staff report and public testimony, and adopt the Resolution approving the Merrill project subject to the recommended conditions.

Attachments: [PMS 15-006 Staff Report](#)

2 Parker Parcel Map Subdivision and Special Permit Extension

2386 Meadow Lane, Eureka area

Case Number PMS-06-008X, SP-06-024X

Assessor Parcel Number 306-111-006-000

A two-year extension, in addition to the automatic one and two year extensions as allowed by State Senate Bill 1185, Assembly Bill 333, Assembly Bill 208 and Assembly Bill 116, of a Parcel Map Subdivision (PMS-06-009) originally approved on November 16, 2006. The project consisted of a minor subdivision of a \pm 23,826 sf parcel into two (2) parcels of 18,430 sf and 6,104 sf (net) each. The larger of the proposed parcels, Parcel 1, is currently developed with a \pm 1,620 sf residence and a \pm 900 sf Secondary Dwelling Unit (SDU). The Special Permit (SP) is needed to legitimize the SDU which was built without permits. Proposed Parcel 2 is vacant except for a small garage that will be removed. The site is subject to the findings of the Fault Evaluation Report (FER) prepared by SHN (April 2006) which identified a significant majority of Parcel 2 as appropriate for residential development. The subdivision is served by community water and sewer and requires no exceptions. No change to the original project is proposed. This is the first extension requested and if approved, the extension will expire on November 28, 2017.

Recommendation: Move to make all of the required findings, based on evidence in the staff report, and approve the Parker application(s) on the Consent Agenda subject to the recommended conditions of approval.

Attachments: [PMS 06-008X Staff Report](#)

3 Parker Parcel Map Subdivision Extension

2374 Meadow Lane, Eureka area

Case Number PMS-06-009X

Assessor Parcel Number 306-112-001-000

A two-year extension, in addition to the automatic one and two year extensions as allowed by State Senate Bill 1185, Assembly Bill 333, Assembly Bill 208, and Assembly Bill 116; of a Parcel Map Subdivision (PMS-06-009) originally approved November 16, 2006. The project consisted of a subdivision to divide an approximately ±23,150 square foot parcel into two parcels of approximately 11,025 square feet and 10,600 square feet (net) each. The smaller of the proposed parcels, Parcel 1, is currently developed with a single family residence and attached garage. Proposed Parcel 2 is vacant. The site is subject to the findings of the Fault Evaluation Report prepared by SHN (April 2006) which identified a significant majority of Parcel 2 as appropriate for residential development. The subdivision is served by community water and sewer from the Humboldt Community Services District. The subdivision requires no exceptions. No change to the original project is proposed. This is the first extension requested and if approved, the extension will expire on November 28, 2017.

Recommendation: Move to make all of the required findings, based on evidence in the staff report, and approve the Parker application(s) on the Consent Agenda subject to the recommended conditions of approval.

Attachments: [PMS 06-009X Staff Report](#)

4 Shelter Cove Resort Improvement District No. 1

Coastal Development Permit, Special Permit, Coastal Development Permit Modification, Conditional Use Permit Modification, and Special Permit Modification

156 Lower Pacific Drive, Shelter Cove Area

Case Numbers CDP 16-029, SP 16-058, CDP 017-97M, CUP 007-97M and SP-014-97M

Assessor Parcel Numbers 111-181-002, 111-181-004, 111-181-005, and 111-181-006

A Coastal Development Permit to develop facilities to expand the Resort Improvement District's (District) recycled water program. The proposed expansion will provide for the production of more recycled water available for fire protection services, distribution to authorized users in the District's existing service area, and irrigation of the existing public golf course. The following improvements are proposed: 1) upgrading the existing filtration located inside the District's existing wastewater treatment facilities located on APN 111-181-004; 2) installation of five polyethylene 20,000-gallon underground water storage tanks to be located on the northeast portion of APN 111-181-005; 3) installation of a new transmission main to carry the water from the storage tanks to the distribution center; and 4) upgrade the sprinkler heads of the golf course's irrigation system. Installation of the tanks will require approximately 495 cubic yards of grading to bury the tanks. Approximately 225 cubic yards will be used as backfill and the remaining roughly 270 cubic yards will be stockpiled on District property and used for District projects outside of the Coastal Zone. Authorized recycled water users will fill their personal water tanks at the proposed distribution station after completing an educational program and other regulatory requirements for the private use of recycled water. The proposed distribution station will be a one-way paved loop with access to and from Lower Pacific Drive. A Special Permit for Design Review of the proposed improvements. Also a modification of the existing

Coastal Development, Conditional Use, and Special Permits to allow for upgrades to the existing wastewater treatment plant filtration system and irrigation system. The existing wastewater treatment plant is capable of producing approximately 40,000 gallons per day of recycled water, and the new system will be capable of producing up to 100,000 gallons per day of recycled water.

Recommendation: Move that Humboldt County, as Responsible Agency, has considered the Initial Study-Mitigated Negative Declaration prepared by the Lead Agency, the Resort Improvement District No. 1, and exercising independent judgement finds the project's impacts are adequately addressed and to make all of the required findings for approval of the Coastal Development Permit, Special Permit, Coastal Development Permit Modification, Conditional Use Permit Modification, and Special Permit Modification based on evidence in the staff report and any public testimony, and adopt the Resolution approving the proposed Resort Improvement District No. 1's project subject to the recommended conditions.

Attachments: [CDP 16-029 Staff Report](#)
[8022.08 CEQA Initial Study Public Draft with response to comments 20160517](#)
[8022.08 walking survey results](#)
[8022.08 Water Recycling PER - GRANT 20160304](#)
[NOD Filing Receipt Packet](#)
[Resolution 16-13 - Authorization to File NOD 20160519](#)
[Wetland Survey Final](#)

CONTINUED PUBLIC HEARINGS

- 5 Mike Williamson Parcel Map Subdivision, Coastal Development Permit and Variance
7275 Summit Ridge Road, Humboldt Hill area
Case numbers PMS 14-013, SP 14-059, CDP 14-078, VAR 16-001
Assessor Parcel Number 306-291-024-000

A Coastal Development Permit for a Minor Subdivision of an 11,365 square foot (gross) parcel into two parcels of 4,767 square feet (net) and 5,093 square feet (net). The property is currently developed with two single family residences which will each be situated on individual parcels. A Variance is requested because the proposed subdivision does not meet the minimum net parcel size due to the need for dedication of additional easement for expansion of the private shared right-of-way. Pursuant to Section 325-9 of Humboldt County Code, the applicant has requested an exception to subdivision roadway access standards to utilize a right of way less than 40 feet in width, as well as relief from being required to construct sidewalk improvements. The property is currently developed with two single family residences which will each be situated on individual parcels. The parcels are served with community water and sewer by the Humboldt Community Services District.

Recommendation: Agenda modification requested: The applicant and staff request that this matter be opened and continued to the January 5, 2017 Planning Commission meeting. Persons who may not be able to make the January meeting should be permitted to provide their public testimony.

Attachments: [Agenda Modification Request for PC 12.01.16](#)

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

ADJOURNMENT**NEXT MEETINGS**

January 5, 2017	Regular Meeting
February 2, 2017	Regular Meeting
March 2, 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.