

PLANNING COMMISSION

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Director, Planning and Building

**COUNTY OF HUMBOLDT
PLANNING COMMISSION**

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

AGENDA

Thursday, March 2, 2017

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

February 2, 2017

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** Baker Parcel Map Subdivision
Case Numbers PMS-16-010
Assessor Parcel Number 508-341-036-000
1151 Boss Road, McKinleyville Area

A Parcel Map Subdivision to create two parcels of 5,519 square feet each. The parcel is currently being developed with a single family residence and attached secondary dwelling unit that will remain on proposed Parcel 2. The parcels will be served with water and sewer by the McKinleyville Community Services District.

Recommendation: Move to adopt the exemption and make all of the required findings, based on evidence in the staff report and approve the application on the Consent Agenda subject to the recommended conditions.

Attachments: [PMS 16-010 Staff Report](#)

- 2 Hadley Parcel Map Subdivision Extension
Case Number PMS-11-001X
Assessor Parcel Number (APN) 300-201-039-000
1405 Abram Lane, Eureka area

A two-year extension of a Parcel Map Subdivision (PMS-11-001) originally approved April 3, 2014. The project consisted of a subdivision of an approximately 1.3 acre parcel into two parcels of approximately 21,761 square feet and 35,014 square feet. The parcel is currently developed with a single family residence with an apartment above the attached garage. A portion of the residence was improperly converted into a third dwelling unit which will be rectified through this project. A preliminary plan for a future residence and secondary dwelling unit on proposed Parcel 1 has been submitted. As the secondary dwelling unit would be less than 800 square feet in size and the lot is located within a Housing Opportunity Zone (HOZ), it may qualify as principally permitted upon completion of a road extension and turnaround. Pursuant to Section 325-5 of Humboldt County Code, the applicant requested, and was granted an exception to the lot frontage requirements to utilize an existing 30 foot right of way. The parcels are, or will, be served by Humboldt Community Services District. No change to the original project is proposed. This is the first extension requested and if approved, the extension will expire on April 15, 2018.

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

Attachments: [PMS 11-001X Staff Report](#)

- 3 MERCER FRASER COMPANY Coastal Development Permit and Conditional Use Permit
Case Numbers CDP-17-001 and CUP-17-004
Assessor Parcel Numbers 517-155-007 and 517-155-008
Big Lagoon Area

The applicant requests a Coastal Development Permit and Conditional Use Permit for siting a temporary portable asphalt plant on property owned by Green Diamond Company near Big Lagoon in support of a regionally important Caltrans construction project on Highway 101. The proposed location is industrially zoned and has historically been used for heavy industrial activities, including a lumber mill site. The asphalt plant and ancillary equipment includes storage bins, storage piles, and will involve support vehicles such as a loader, water truck, and material transport haul trucks. A one year permit is requested from March 2017 to March 2018 to facilitate completion of the Caltrans paving project within the construction schedule.

Recommendation: Move that Humboldt County, as Lead Agency, adopt the Mitigated Negative Declaration 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 and Conditional Use Permit based on evidence in the staff report and any public testimony, and adopt the Resolution approving the proposed Mercer Fraser Big Lagoon project subject to the recommended conditions.

Attachments: [CDP 17-001 Staff Report](#)

CONTINUED PUBLIC HEARINGS

- 4 HMCP Humboldt, LLC Special Permit
Case Number SP-16-011
Assessor Parcel Number 511-131-016-000
3445 Central Avenue, McKinleyville area

A Special Permit for Commercial Cannabis manufacturing. Manufacturing will include food-based cannabis products as well as solvent-based products including but not limited to co2 and butane extraction. The facility will utilize approximately 800 square feet within an existing approximately 3,000 square foot shop building. The site is home to Hooven and Company and contains a shop as well as office space and contractor yard. The parcel is served by public water and sewer by the McKinleyville Community Services District.

Recommendation: Move to make all of the required findings, based on evidence in the staff report and conditionally approve the HMCP Humboldt, LLC application as described in the Agenda Item Transmittal subject to the conditions of approval.

Attachments: [SP 16-011 Staff Report \(2\)](#)
[PC Supplemental 1](#)
[PC Supplemental 2](#)

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

- 5 Mercer Fraser Conditional Use Permit, Surface Mining Permit, Special Permit, and Reclamation Plan Approval
Case Numbers SMP-16-002, CUP-16-013, RP-16-002, SP-16-024
Assessor Parcel Number (APN) 522-142-010
Willow Creek Area

Renewal of a Conditional Use Permit, Special Permit, Reclamation Plan, and review of financial assurance cost estimates for an existing surface mining and processing operation and modification of the Conditional Use Permit to allow for the siting and operation of a concrete batch plant. A 15-year permit term renewal is requested. The project involves the extraction of 40,000 cubic yards of sand and gravel from Trinity River gravel bars. Aggregate materials are temporarily stockpiled and loaded onto trucks or off-road haulers and then transported to the existing adjacent processing site or to off-site locations. Processing operations involve material crushing and/or sorting, onsite storage of materials, production of asphalt, and weighing and hauling by truck. Site improvements existing at the southern portion of the processing area include a hot mix asphalt plant, rock crusher, screen, settling basin, gate, office and scales. A new concrete batch plant is proposed. Under the current permit, hours of operation are restricted to daylight hours Monday through Saturday, generally 7:00 am to 6:00 pm.

Recommendation: Adopt the Subsequent Mitigated Negative Declaration and make all of the required findings, based on evidence in the staff report. Make a motion to :1) Approve the Mercer Fraser Willow Creek surface mining permit renewal project, subject to the recommended conditions; and 2) Approve the Mercer Fraser Willow Creek Conditional Use permit modification to add a concrete batch plant to the project site.

Attachments: [SMP 16-002 Staff Report](#)

NEW BUSINESS

- 6 Election of Officers
- 7 Planning and Building Departmental Report

CORRESPONDENCE

- 8 Correspondence from McCullough

Attachments: [Correspondence McCullough Opposition Packet for PC Hearing](#)

ADJOURNMENT**NEXT MEETINGS**

April 6, 2017 Regular Meeting

May 4, 2017 Regular Meeting

June 1, 2017 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.