



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: February 6, 2020

To: John H. Ford, Humboldt County Zoning Administrator
From: Steve Werner, Supervising Planner
Subject: **Humboldt Bay Harbor, Recreation and Conservation District
Modification to Coastal Development Permit**
Case Number PLN-2019-15901
Parcel Number 108-171-023
533 Machi Street, Shelter Cove

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Please contact Joshua Dorris, Senior Planner, at 268-3779, or by email at jdorris@co.humboldt.ca.us, if you have any questions about the scheduled public hearing item.

AGENDA ITEM TRANSMITTAL

Hearing Date	Subject	Contact
February 6, 2020	Modification to Coastal Development Permit	Joshua Dorris

Project Description: Modification to a Coastal Development Permit (CDP-17-028) for the Humboldt Bay Harbor, Recreation and Conservation District (District). The Humboldt County Zoning Administrator approved CDP-17-028 on August 23, 2018 for a phased project in Shelter Cove including relocate and replace the existing fish waste disposal system with a new structure which would house a new fish cleaning facility consisting of a cold storage freezer, along with other areas for an office, maintenance shop, storage and a retail space. The District subsequently determined that the proposed operation of freezers to hold fish carcasses may be cost prohibitive in the long term because the operation would require continual electricity to power the freezers. As a preferred alternative to the use of freezers, the District proposes a Modification to the CDP to install a fish waste composter to process (compost) the fish carcasses on site. No other changes are proposed.

Project Location: The project is located in Humboldt County, in the Shelter Cove area, on the south side of Machi Road, approximately 592 feet southwest from the intersection of Machi Road and Upper Pacific Drive, on the property known as 533 Machi Road.

Present Plan Land Use Designations: Commercial Recreation (CR), South Coast Area Plan (SCAP), Density: N/A, Slope Stability: N/A

Present Zoning: CRD-Q/AP,A,D: Coastal-Dependent Commercial Recreation (CRD), Qualified (Q), Airport Safety Review (AP), Special Archaeological Resource Area in Shelter Cove (A), Design Review (D)

Case Number: PLN-2019-15901

Assessor's Parcel Number: 108-171-023

Applicant

Humboldt Bay Harbor, Recreation and Conservation District
601 Startare Drive
Eureka, CA 95501

Owner

Mario's Marina LLC
533 Machi Road
Shelter Cove, CA 95589

Agent

Planwest Partners, Inc.
George Williamson
PO Box 4581
Arcata, CA 95521

Environmental Review: As lead agency, the Humboldt Bay Harbor, Recreation and Conservation District issued a determination that the project was Categorically Exempt from environmental review pursuant to Section 15303 (New construction/conversion of small structures) of the CEQA Guidelines.

State Appeal Status: Project is appealable to the California Coastal Commission

Major Issues: None

**HUMBOLDT BAY HARBOR, RECREATION AND CONSERVATION DISTRICT
MODIFIED COASTAL DEVELOPMENT PERMIT**

Case Number PLN-2019-15901
Assessor's Parcel Number 108-171-023

Recommended Zoning Administrator Action

1. Describe the application as part of the Consent Agenda.
2. Survey the audience for any person who would like to discuss the application.
3. If no one requests discussion, make the following motion to approve the application as a part of the consent agenda:

Make all of the required findings for approval of the Coastal Development Permit, based on evidence in the staff report, and adopt the Resolution approving the Humboldt Bay Harbor, Recreation and Conservation District project subject to the recommended conditions.

Executive Summary: Modification to Coastal Development Permit CDP-17-028 for the Humboldt Bay Harbor, Recreation and Conservation District (District). The CDP approved a three-phase project that included 1) relocating and replacing the existing fish waste disposal system with a new, approximately two-thousand five-hundred (2,500) square foot structure which would house a new fish cleaning facility with a cold storage freezer, ice machine, and an area for a fish buyer, 2) covered tractor work bays with office/maintenance shop/storage space and, 3) a market/retail space.

Proposed Modification: The District has since determined that the proposed operation of freezers to hold fish carcasses may be cost prohibitive in the long term because the operation would require continual electricity to power the freezers. As a preferred alternative, to the use of freezers, the District proposes to install a fish waste composter to process fish carcasses on site. The Ecodrum composter is approximately forty-four (44) feet long by five (5) feet wide and consists of four (4), eleven (11) foot sections. Ecodrum composters have been used for poultry, pork, and slaughterhouse waste since 2007 and more recently for fish waste.

The District proposes to maintain the fish cleaning station at its current location and install a fish waste composter adjacent southerly to the proposed new facility. The proposal involves collecting fish waste from the fish cleaning station, transferring it to the composter, and adding wood chips or another carbon source to produce the final compost product. Consistent with the approved project, the existing fish waste discharge pipe into the ocean would be disconnected from the fish cleaning station and wash water would be directed to the Shelter Cove Resort Improvement District #1 (RID#1) wastewater system after going through an oil waste separator.

To accommodate the composter with additional space on either end for the carbon source and finished compost, a concrete pad up to sixty-four (64) feet long by eight (8) feet wide, and up to four (4) inches thick would be installed. The composter would require electricity and water hookups, both of which are available on the site from RID#1. It is anticipated that the required carbon would come from RID#1's vegetation maintenance activities. RID#1 could use the finished compost for golf course or other landscaping needs or it could be made available to the community. The existing fish cleaning station would be modified to accommodate dumping fish waste into hoppers. Once full, a forklift would be used to pick up the hoppers and transfer the material to the composter. The carbon source would be stored adjacent to the composter and added at the same time as the fish waste.

Staff Recommendations: Based upon the on-site inspection, a review of Planning Division reference sources, and comments from all involved referral agencies, Planning staff believes that the applicant has submitted evidence in support of making all of the required findings for approving the Modification to Coastal Development Permit. Staff recommends conditional approval of the project.

Alternatives: Three (3) alternatives may be considered: 1) The Zoning Administrator could elect not to hear this item and put the decision making in front of the Planning Commission. Any decision to place this matter before the Planning Commission must be done before opening the public hearing on this project; 2) The Zoning Administrator could elect to add or delete conditions of approval; 3) The Zoning Administrator could deny approval of the requested permits if unable to make all of the required findings. Planning Division staff is confident that the required findings can be made based on the submitted evidence and subject to the recommended conditions of approval. Consequently, planning staff does not recommend further consideration of these alternatives.

RESOLUTION OF THE ZONING ADMINISTRATOR OF THE COUNTY OF HUMBOLDT
Resolution Number 20-

Case Number PLN-2019-15901
Assessor's Parcel Number 108-171-023

Makes the required findings for certifying compliance with the California Environmental Quality Act and conditionally approves the Humboldt Bay Harbor, Recreation and Conservation District Modification to Coastal Development Permit (CDP-17-028).

WHEREAS, the Humboldt County Zoning Administrator after a public hearing held on August 23, 2018, approved Coastal Development Permit CDP-17-028 for the Humboldt Bay Harbor, Recreation, and Conservation District (District) to allow for the development of a facility entailing a fish cleaning station, tractor storage, and retail space in the Shelter Cove area; and

WHEREAS, the District subsequently submitted an application and evidence in support of approving a Modification to CDP-17-028 to install a fish waste composter; and

WHEREAS, the County Planning Division has reviewed the submitted application and evidence and has referred the application and evidence to involved reviewing agencies for site inspections, comments and recommendations; and

WHEREAS, the District adopted a Notice of Exemption for the project pursuant to Class 3 Section 15303 of the California Environmental Quality Act (CEQA); and

WHEREAS, Attachment 2 in the Planning Division staff report includes evidence in support of making all of the required findings for approving the Modification to Coastal Development Permit for the proposed project (Case Number PLN-2019-15901); and

WHEREAS, a public hearing was held on the matter before the Humboldt County Zoning Administrator on February 6, 2020:

NOW, THEREFORE, be it resolved, determined, and ordered by the Zoning Administrator that:

1. The District, as Lead Agency for the project under the California Environmental Quality Act (CEQA), adopted a Notice of Exemption for the project pursuant to Class 3 Section 15303 of the CEQA Guidelines; and
2. The findings in Attachment 2 of the Planning Division staff report support approval of Case Number PLN-2019-15901 based on the submitted evidence; and
3. Approves the Coastal Development Permit Modification applied for as recommended and conditioned in Attachment 1.

Adopted after review and consideration of all the evidence on February 6, 2020.

John H. Ford
Zoning Administrator, Planning and Building Department



LOCATION MAP

PROPOSED MARIO'S MARINA LLC
COASTAL DEVELOPMENT PERMIT

SHELTER COVE AREA

PLN-2019-15901

APN: 108-171-023

T05S R01E S16 HB&M (Shelter Cove)

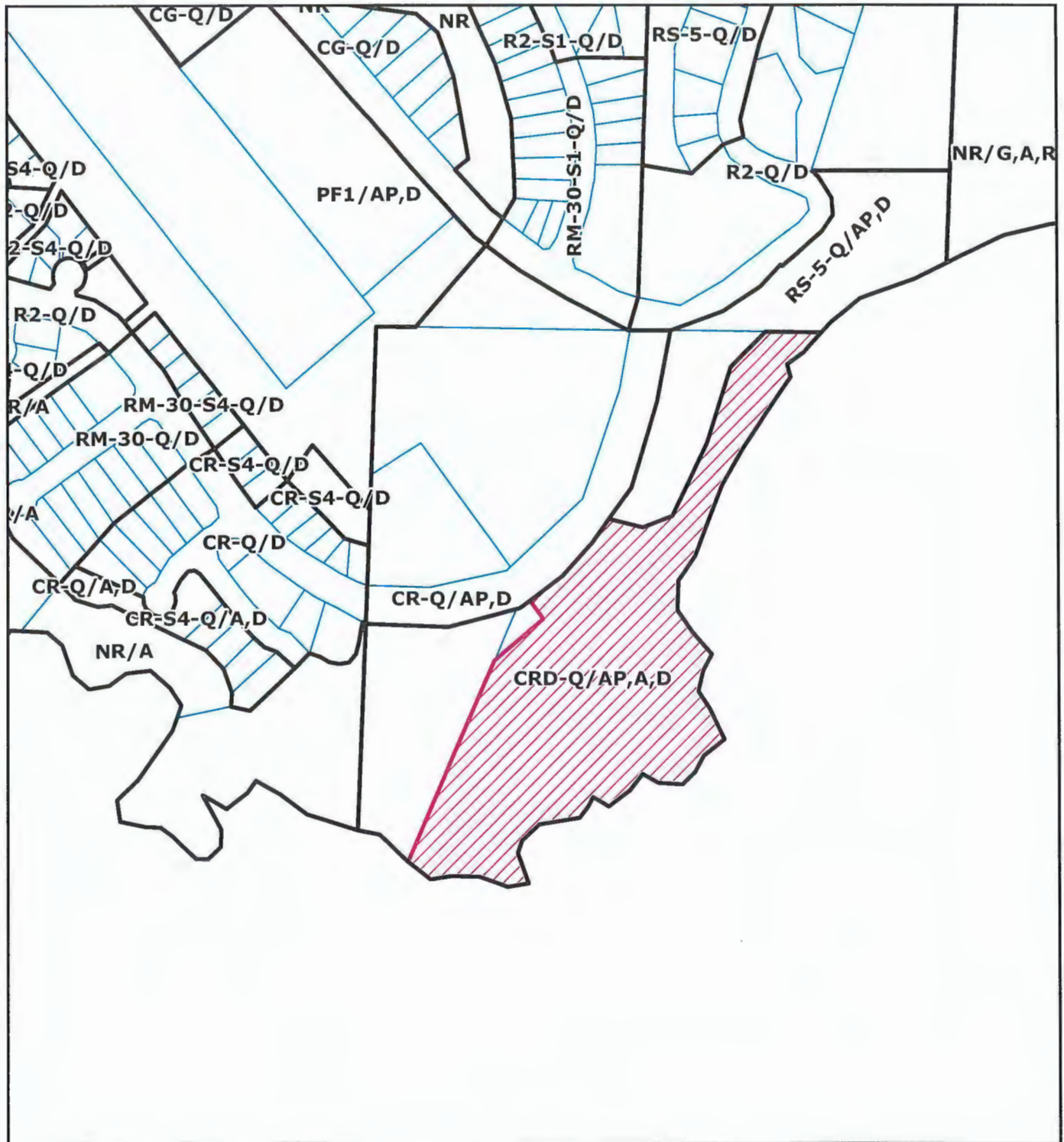
Project Area = 

Coastal Zone Boundary 

This map is intended for display purposes and should not be used for precise measurement or navigation. Data has not been completely checked for accuracy.



0 500 1,000 1,500
Feet



ZONING MAP

PROPOSED MARIO'S MARINA LLC
COASTAL DEVELOPMENT PERMIT
SHELTER COVE AREA

PLN-2019-15901

APN: 108-171-023

T05S R01E S16 HB&M (Shelter Cove)

Project Area = 

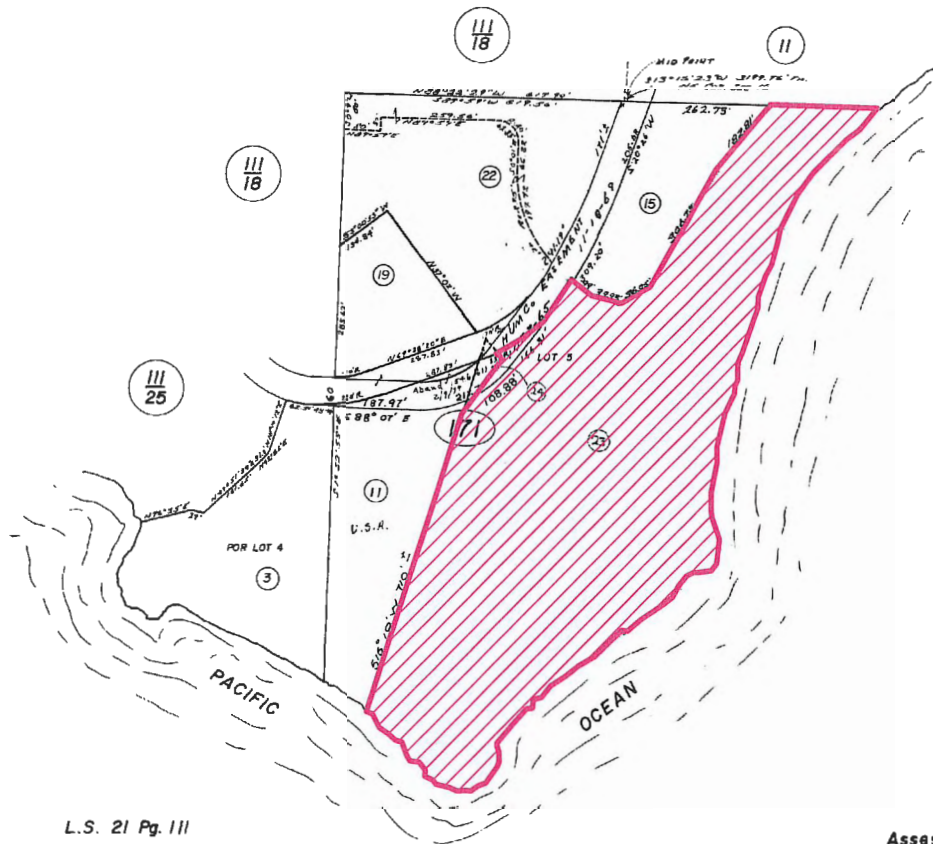
This map is intended for display purposes and should not be used for precise measurement or navigation. Data has not been completely checked for accuracy.



0 100 200 300 400 Feet

POR LOT 4 & LOT 5, SEC 16, T5 S, R1 E, HB&M

108-17



L.S. 21 Pg. III

Assessor's Maps Bk.108 -Pg.17
County of Humboldt, Calif.

NOTE - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

ASSESSOR PARCEL MAP

PROPOSED MARIO'S MARINA LLC
COASTAL DEVELOPMENT PERMIT

SHELTER COVE AREA

PLN-2019-15901

APN: 108-171-023

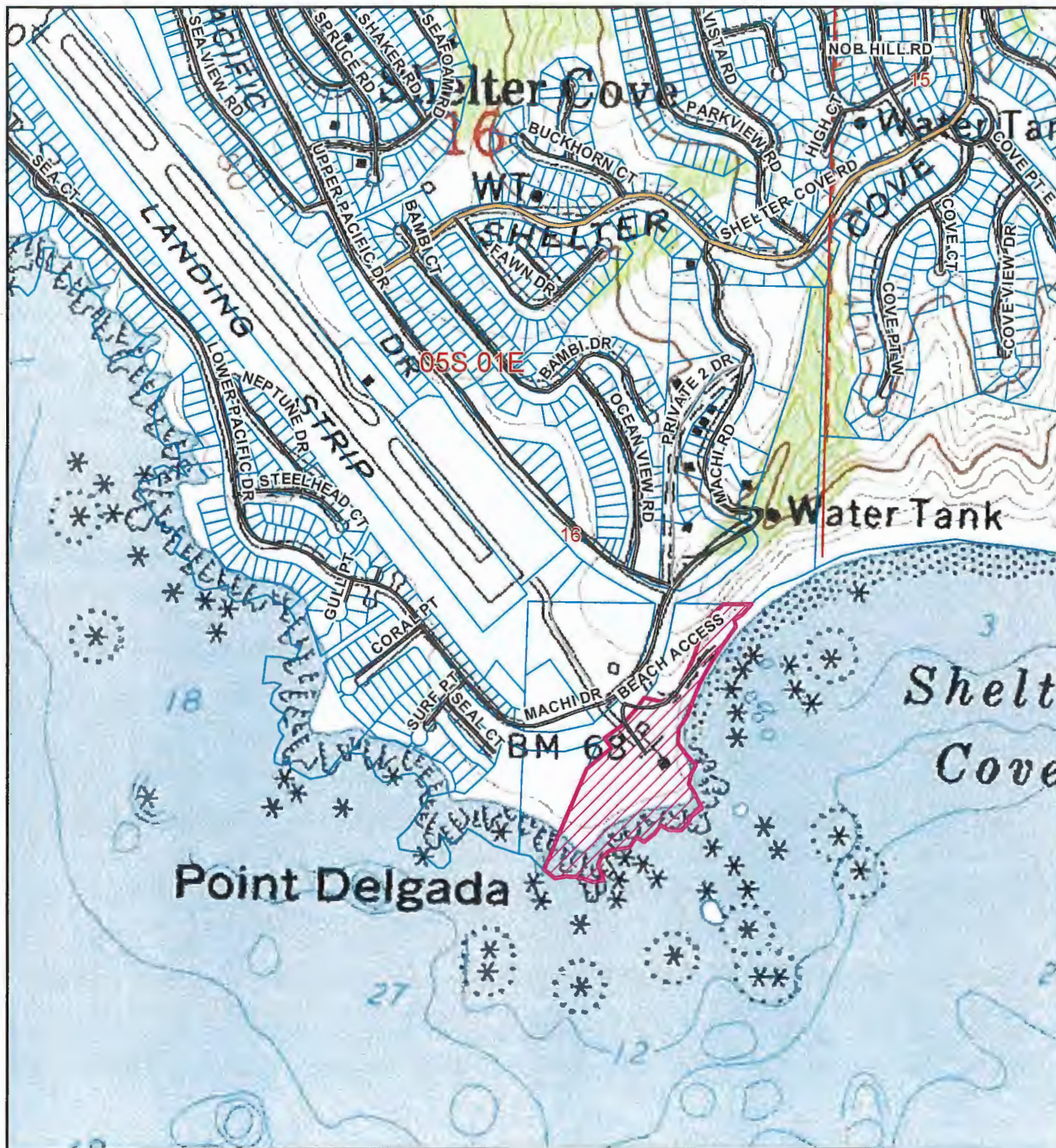
T05S R01E S16 HB&M (Shelter Cove)

Project Area = 

This map is intended for display purposes and should not be used for precise measurement or navigation. Data has not been completely checked for accuracy.



MAP NOT TO SCALE



TOPO MAP

PROPOSED MARIO'S MARINA LLC
COASTAL DEVELOPMENT PERMIT
SHELTER COVE AREA

PLN-2019-15901

APN: 108-171-023

T05S R01E S16 HB&M (Shelter Cove)

Project Area = 

This map is intended for display purposes and should not be used for precise measurement or navigation. Data has not been completely checked for accuracy.



0 250 500 750
Feet



AERIAL MAP

**PROPOSED MARIO'S MARINA LLC
COASTAL DEVELOPMENT PERMIT
SHELTER COVE AREA**

PLN-2019-15901

APN: 108-171-023

T05S R01E S16 HB&M (Shelter Cove)

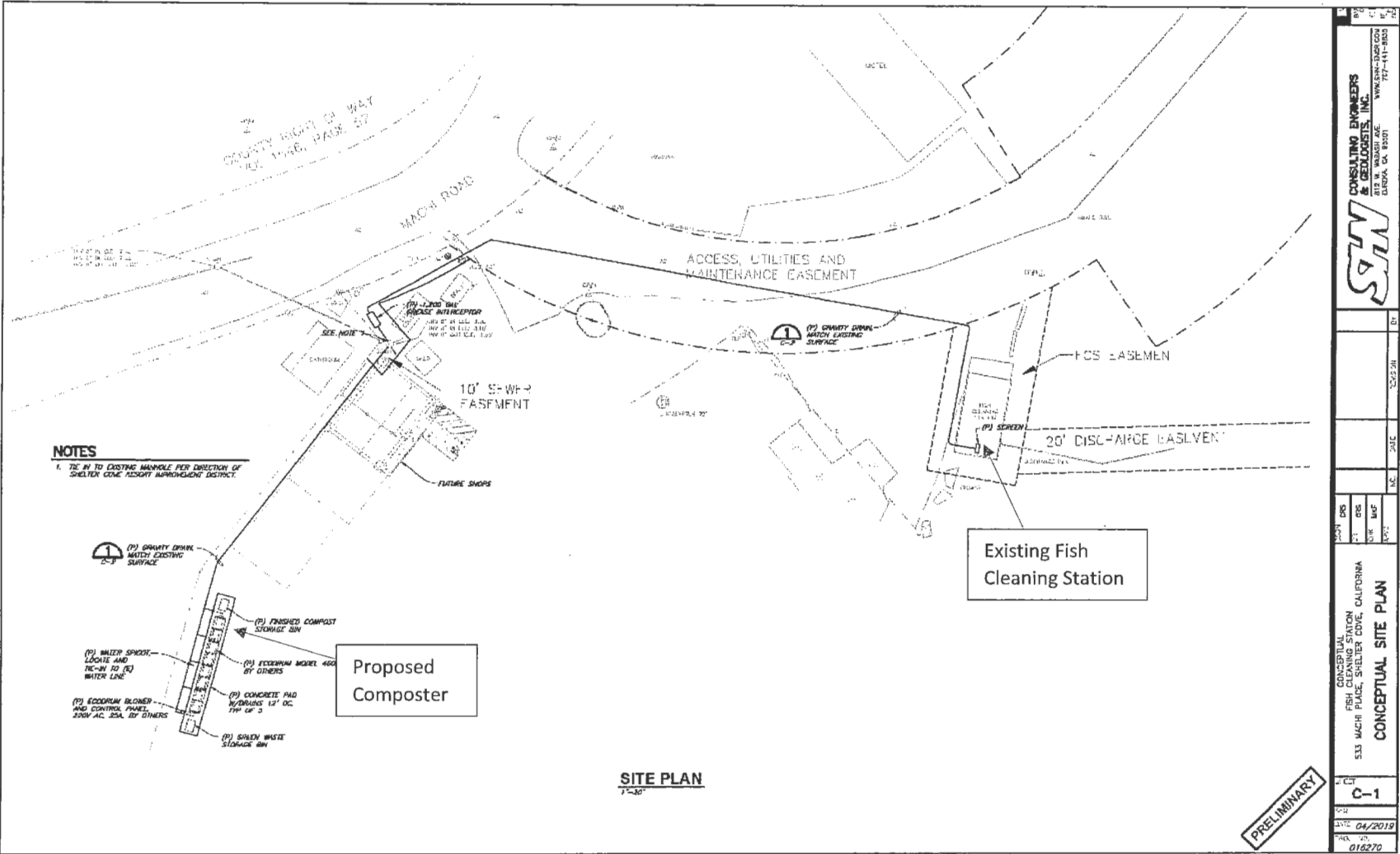
Project Area = 

This map is intended for display purposes and should not be used for precise measurement or navigation. Data has not been completely checked for accuracy.



0 100 200 300 400 Feet

Figure 1. Site Plan



ATTACHMENT 1
***RECOMMENDED CONDITIONS OF APPROVAL**

***Conditions of Approval #2 and subsequent were approved at the August 28, 2018 meeting of the Zoning Administrator for CDP-17-028**

Approval of the Modification to the Coastal Development Permit is conditioned upon the following terms and requirements which must be fulfilled before a building permit may be issued or use initiated.

- *1. The project shall adhere to the Modified Project Description and Plan of Operation dated August 6, 2019.
2. The project shall adhere to Project Description and Plan of Operation dated July 2018 for CDP-17-028 approved by the Zoning Administrator on August 23, 2018, except as modified herein. The project shall be completed in conformance with the approved project description, plan of operations and the terms and conditions set forth herein. Changes in the project, other than Minor Deviations as provided in HCC Section 312-11, shall require modification of this permit.
3. The final plot plan shall demarcate a loading space ten feet (10') wide, sixty feet (60') long, and at least fourteen feet (14') of vertical clearance. The space may be located parallel along the front of the structures.
4. The applicant shall demonstrate compliance with County Code Section 333-1 et seq. by completing the following:
 - a. The applicant shall cause to be filed FAA form 7460-1. The response shall be submitted to the Planning Division to be kept on file with this permit. All comments from the FAA shall be incorporated into the project. Any changes to the project may necessitate a Minor Deviation or Modification to the approved permit
 - b. Prior to issuance of a building permit the applicant must submit a grading plan to the Planning and Building Department. The plan shall include the proposed pad elevation for the building as well as grades for the parking area. In addition, the grading plan shall be accompanied with sufficient cross sections showing the pad elevation, the foundation structural section and the high point elevations of the building.
 - c. Prior to the foundation form inspection, applicants' engineer shall submit a grading certification indicating that the pad has been graded to the elevation shown on the grading plan.
 - d. Prior to the building permit final inspection, the applicants' engineer (or surveyor) shall provide "as-built" cross sections and certify that the building does not penetrate any air surfaces pursuant to County Code Section 333-1 et seq.
5. The subject property is located within the municipal separate storm sewer system (MS4) boundary area. Development of the property is required to comply with MS4 permit requirements.
6. The applicant shall demonstrate compliance with the Airport Land Use Compatibility Plan by performing the following:

- a. Any use which may attract wildlife must be properly mitigated. Food waste products must be stored in securely latched containers.
 - b. Prior to issuance of a building permit the applicant shall initiate process to dedicate to the Resort Improvement District an overflight easement over the subject property.
- 7. A full set of construction plans, soils report and grading, erosion and sediment control plan will be required by the Building Division.
- 8. The applicant shall:
 - a) use dust control techniques when excavating to minimize dust problems on adjacent parcels;
 - b) re-vegetate all disturbed areas prior to winter rain; and
 - c) take all precautions necessary to avoid the encroachment of dirt or debris on adjacent properties.

The plot Plan submitted for the Building Permit shall indicate that all ground bared during construction shall be landscaped and/or seeded and mulched prior to October 1st.
- 9. The applicant shall adhere to all building recommendations set forth in the Geotechnical Investigation prepared by SHN (September 2017) which has been reviewed and approved by the Building Division.
- 10. Prior to the conversion of the fish cleaning station waste line from direct ocean discharge to the Resort Improvement District #1 treatment system, the applicant shall prepare and record on title a permanent easement for public ingress, egress, utility, and operation of a 30 foot by 35 foot fish cleaning station and associated infrastructure. The easement shall be of sufficient width to allow the free passage of two trucks with trailers carrying commercial fishing boats and trailer parking on both sides of the roadway. The easement shall extend from the main access road (Machi Drive) to the fish cleaning station and to the MLLW level of the beach along the existing access route.

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

- 1. Site visibility must be maintained at the commercial driveway entrance.
- 2. All new and existing outdoor lighting shall be compatible with the existing setting and shall be directed within the property boundaries.
- 3. The use shall be developed, maintained and operated in conformance with the approved project description, plan of operations, elevations, site plan and the terms and conditions set forth herein. Changes in the project, other than Minor Deviations as provided in HCC Section 312-11, shall require modification of this permit.
- 4. The applicant is required to pay for permit processing on a time and material basis as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors. Any and all outstanding Planning fees to cover the processing of the permit shall be paid to the Humboldt County Planning Division, 3015 "H" Street, Eureka.

Informational Notes:

1. Where feasible, utilities shall be underground.
2. If cultural resources are encountered during construction activities, the contractor on site shall cease all work in the immediate area and within a 50 foot buffer of the discovery location. A qualified archaeologist as well as the appropriate Tribal Historic Preservation Officer(s) are to be contacted to evaluate the discovery and, in consultation with the applicant and lead agency, develop a treatment plan in any instance where significant impacts cannot be avoided.

The Native American Heritage Commission (NAHC) can provide information regarding the appropriate Tribal point(s) of contact for a specific area; the NAHC can be reached at 916-653-4082. Prehistoric materials may include obsidian or chert flakes, tools, locally darkened midden soils, groundstone artifacts, shellfish or faunal remains, and human burials. If human remains are found, California Health and Safety Code 7050.5 requires that the County Coroner be contacted immediately at 707-445-7242. If the Coroner determines the remains to be Native American, the NAHC will then be contacted by the Coroner to determine appropriate treatment of the remains pursuant to PRC 5097.98. Violators shall be prosecuted in accordance with PRC Section 5097.99

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

3. The applicant is responsible for receiving all necessary permits and/or approvals from other state and local agencies.
4. The Coastal Development Permit shall expire and become null and void at the expiration of one (1) year after all appeal periods have lapsed (see "Effective Date"); except where construction under a valid building permit or use in reliance on the permit has commenced prior to such anniversary date. The period within which construction or use must be commenced may be extended as provided by Section 312-11.3 of the Humboldt County Code.
5. NEW DEVELOPMENT TO REQUIRE PERMIT. Any new development as defined by Section 313-139.6 of the Humboldt County Code (H.C.C.), shall require a Coastal Development Permit or permit modification, except for Minor Deviations from the Plot Plan as provided under Section 312-11.1 of the Zoning Regulations.

Approval of the Coastal Development is conditioned upon the following terms and requirements which must be fulfilled before the use initiated.

6. All construction debris shall be disposed of at an approved disposal site.

ATTACHMENT 2
Staff Analysis of the Evidence Supporting the Required Findings

Required Findings: To approve this project, the Hearing Officer must determine that the applicants have submitted evidence in support of making **all** of the following required findings.

The Zoning Ordinance, Section 312-17.1 of the Humboldt County Code (Required Findings for All Discretionary Permits) specifies the findings that are required to grant a Coastal Development and Special Permits:

1. The proposed development is in conformance with the County General Plan;
2. The proposed development is consistent with the purposes of the existing zone in which the site is located;
3. The proposed development conforms with all applicable standards and requirements of these regulations; and
4. The proposed development and conditions under which it may be operated or maintained will not be detrimental to the public health, safety, or welfare; or materially injurious to property or improvements in the vicinity.
5. The proposed development does not reduce the residential density for any parcel below that utilized by the Department of Housing and Community Development in determining compliance with housing element law (the midpoint of the density range specified in the plan designation) unless the following written findings are made supported by substantial evidence: 1) the reduction is consistent with the adopted general plan including the housing element; and 2) the remaining sites identified in the housing element are adequate to accommodate the County share of the regional housing need; and 3) the property contains insurmountable physical or environmental limitations and clustering of residential units on the developable portions of the site has been maximized.
6. In addition, the California Environmental Quality Act (CEQA) states that one of the following findings must be made prior to approval of any development which is subject to the regulations of CEQA. The project either:
 - a) is categorically or statutorily exempt; or
 - b) has no substantial evidence that the project will have a significant effect on the environment and a negative declaration has been prepared; or
 - c) has had an environmental impact report (EIR) prepared and all significant environmental effects have been eliminated or substantially lessened, or the required findings in Section 15091 of the CEQA Guidelines have been made.

1. General Plan Consistency: The following section identifies the evidence which supports finding that the proposed development is in conformance with all applicable policies and standards in found in the South Coast Area Plan (SCAP).

Plan Section(s)	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the General Plan Conformance Finding
Land Use: §5.20 Commercial Recreational – Coastal Related (SCAP)	The Commercial Recreation – Coastal Related (CR/C) designation is limited to coastal-related or coastal-dependent uses...facilities serving the commercial and recreational fishing and boating industries shall be protected and, where feasible, upgraded.	The proposal would modify a previously approved CDP to allow installation of a fish waste composter. The approved CDP allowed the relocation and replacement (upgrade) of the existing fish cleaning facility to provide new facilities to serve fishing and boating-related activities in the marina area of Shelter Cove.
Urban Limits: §3.21 (SCAP)	New development shall be located within existing developed areas or in areas with adequate public services.	The subject site is located within an area developed with a boat launch facility, fish cleaning station, restaurant, bar, air strip, golf course, public restrooms, campground, hotel, general store, parking lot, and is served by public water, sewer and electricity.
Housing: §3.26 (SCAP)	New housing in the Coastal Zone shall be consistent with the standards, policies, and goals of the Humboldt County Housing Element.	No housing is proposed.
Hazards: §3.28 (SCAP)	Minimize risks to life and property in areas of high geologic, flood, and fire hazard.	<p>The project site is within an area of stable slopes per General Plan Hazard maps. There would be minimal grading required to facilitate the foundation for the structures.</p> <p>The associated Flood Insurance Rate Map (FIRM, Panel Number 060060 1800 B) places the project site outside of any special flood zones.</p> <p>The project site is within a high wildland fire area, and within both the State Responsibility Area for wildland fires and the Shelter Cove Volunteer Fire Department service area for structure fires.</p>

Plan Section(s)	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the General Plan Conformance Finding
Archaeological and Paleontological Resources: §3.29 (SCAP)	Protect cultural, archeological, and paleontological resources.	William Rich and Associates performed a cultural resource investigation (Survey) of the site in 2016. The Survey found that no historical or cultural resources were present. The Survey was subsequently reviewed by the Bear River Band THPO, who concurred with the findings and recommended the inadvertent discovery protocol be included as a condition of approval. An informational note regarding inadvertent discovery has been added to the COA for the project.
Environmentally Sensitive Habitat Protection: §3.41 (SCAP)	Protect environmentally sensitive habitat areas from any significant disruption of habitat values.	The GP Resource Protection maps do not identify any designated sensitive or critical resource habitats in the project vicinity. The project is not anticipated to have any adverse impacts on any sensitive habitats.
Visual Resources Protection: §3.42 (SCAP)	Protect and preserve the scenic and visual qualities of coastal areas; site and design development to protect views to and along the coast; minimize alterations to natural landforms; ensure that new development is visually compatible with the surrounding area.	The project site is not located within a Coastal View area. The project would be sited adjacent to an existing public restroom on a gravel/dirt area used for boat launching staging, boat parking and day use parking and no vegetation would be removed. The proposed structures are expected to be visually compatible with the surrounding area.
Coastal Access: §3.50 (SCAP)	Maximum access and recreation opportunities shall be provided for all people.	There are two (2) coastal access points in the vicinity of the project site: one (1) westerly of the site at Mal Coombs Park, and one (1) easterly of the site at Shelter Cove Beach/Boat Launching Facility. The proposed project would not impact either access.

2. The proposed development is consistent with the purposes of the existing zone in which the site is located; and 3. The proposed development conforms with all applicable standards and requirements of these regulations. The following table identifies the evidence which supports finding that the proposed development is in conformance with all applicable policies and standards in the Humboldt County Coastal Zoning Regulations.

Zoning Section	Summary of Applicable Requirement	Evidence That supports the Zoning Finding
§313-5.3 Coastal -Dependent Commercial Recreation (CRD)	Visitor serving facilities, commercial recreation, and boating facilities improvements, are all principally permitted uses.	The proposed project would upgrade and provide new facilities and services to support the commercial and recreational fishing and tourist industries in Shelter Cove.
Minimum Lot Size	5,000 square feet	Approximately 9 acres (±392,040 square feet)
Minimum Lot Width	50 feet	Approximately 1,000 feet
Maximum Lot Depth	3 x lot width = 3000	Approximately 530 feet
Minimum Yard Setbacks	Front: None Rear: Fifteen feet (15') Sides: None	The proposed structures would have ±30' front yard setback and ±700' rear yard setback, with a minimum zero side yard (western) setback. Per Section 3111-3(b)(2) of Title III, Division 11, HCC, the SRA 30' setback regulations do not apply to new construction of accessory structures where the main building exists on the effective date of these regulations (1/1/1992). The majority of structures on the site were built before 1/1/1992 and the proposed project is considered accessory to the existing structures and uses, therefore setbacks of the CRD zoning district apply.
Maximum Structure Height	45 feet	The proposed composter is approximately five (5) feet in height
Maximum Ground Coverage	None Specified	N/A
§313-109.1.4.3.1 Off-street parking for commercial uses - retail sales/service	One (1) parking space per every 300 square feet (SF) of gross floor area, with a minimum of four (4) spaces plus one (1) for each employee. One (1) loading space for each 20,000 SF gross floor area, or portion thereof.	Estimated parking space requirements were applied to the entire project at buildout (2,500 SF). Up to four (4) employees would staff the proposed project: $2500/300 = 8 + 4 = 12$ spaces total. There is more than 39,000 SF of onsite space available for car, truck, trailer and boat parking, and could accommodate over 100 standard parking spaces. Therefore, there is sufficient onsite capacity to meet parking demand. The designated loading space would be located along the front of the structures.

Zoning Section	Summary of Applicable Requirement	Evidence That supports the Zoning Finding
§313-87.3 Signs and Nameplates	Limits a commercial development to a maximum of 6 single- or double-faced signs not exceeding 300 square feet (SF) in area.	No new signs are proposed as part of the Modification. The approved CDP included five (5) exterior wall signs plus a clock. The total area of signage would not exceed one-hundred (100) SF.

§313-19.1.8 Additional Standards Applicable to Shelter Cove		
1. Residences must be constructed to a minimum width of 20 feet.		No residences are proposed.
2. Foundations must meet UBC requirements for seismic zone IV.		This is a requirement of the Building Permit.
3. Eaves shall overhang a minimum of 12 inches on all residences.		No residences are proposed.
4. Exterior walls and roofing materials shall not be constructed of reflective, unfinished metal or galvanized metal.		There are no reflective or unfinished metal components proposed.

Combining Zone		
<p>§313-19.1</p> <p>D: Design Review</p> <p>5.1 Consistency with the applicable elements of the General Plan.</p> <p>5.2 Protection of Natural Landforms</p> <p>5.3 Exterior Lighting</p> <p>5.4 Landscaping</p> <p>5.5 Underground Utilities</p> <p>5.6 Setbacks</p> <p>5.7 Off-Premise Signs</p>	<p>5.1 The project is consistent and compatible with the visual resource element of the General Plan. The project shall be compatible with existing development in the immediate neighborhood.</p> <p>5.2 To minimize alterations due to cutting, grading filling and clearing, except to comply with fire hazard regulations.</p> <p>5.3 All new outdoor lighting shall be compatible with the existing setting and directed within the property boundaries.</p> <p>5.4 Screening or softening the visual impact of new structures through landscaping; preferably with native vegetation.</p> <p>5.5 Where feasible, new utilities shall be underground or sited unobtrusively if aboveground.</p> <p>5.6 Setbacks from roads and property lines are appropriate to protect the scenic and visual qualities of the site and area.</p> <p>5.7 Off-premise signs shall be designed attractively and in a style compatible with the neighborhood setting.</p>	<p>5.1 There are a variety of design styles in the including a public restroom, and an RV park/campground to the north with a market onsite. A motel, mobile café, bar, and the existing fish cleaning station are to the east and south. The proposed composter would measure 44-feet long by five-feet high and be located on a concrete slab adjacent to the structure approved for CDP-17-028.</p> <p>5.2 The project would require minimal ground disturbance as the project site is relatively flat and located on a dirt/gravel area.</p> <p>5.3 Any lighting near the composter would be shielded or downcast to prevent spillage onto adjacent properties.</p> <p>5.4 There is no new landscaping proposed. Mature spruce trees would provide visual screening.</p> <p>5.5 Electricity hookups are required for the composter. The will-serve letter from RID states they will provide above-ground commercial electric service.</p> <p>5.6 The proposed project would adhere to all setback requirements. The composter would be shrouded from view on Machi Road by the previously approved structure for CDP-18-026 and an existing public restroom, mature spruce trees, and boats that are parked onsite.</p> <p>5.7 No off-premise signs are proposed</p>
<p>§313-32.1</p> <p>Q: Qualified</p>	<p>Ordinance 1914 implemented the Qualified Combining Zone which prohibits uses otherwise allowed by zone.</p>	<p>The existing and proposed uses are expressly allowed.</p>

Combining Zone		
§313-16.3 AP: Airport Safety Review	The parcel is located within the B1 or Approach/Departure Zone of the Shelter Cove Airport. The purpose of the AP is to establish regulations to maintain compatibility between proposed land uses and development and Humboldt County airports.	The existing and proposed uses fit the category of "auto and marine services" in Airport Compatibility Zone B1, per Appendix C of the Airport Land Use Compatibility Plan.

4. and 6. Public Health, Safety & Welfare and Environmental Impact: The following table identifies the evidence which supports the finding that the proposed development will not be detrimental to the public health, safety and welfare, and will not adversely impact the environment.

Code Section	Summary of Applicable Requirements	Evidence that Supports the Required Finding
§312-17.1.4	Proposed development will not be detrimental to the public health, safety and welfare or materially injurious to properties or improvements in the vicinity.	All reviewing referral agencies have approved the proposed development. No detrimental effects to public health, safety and welfare were identified. The proposed development is not expected be detrimental to property values in the vicinity nor pose any kind of public health hazard.
CEQA	Environmental review required per State CEQA Guidelines.	The Humboldt Bay Harbor, Recreation and Conservation District, as CEQA Lead Agency, adopted a Notice of Exemption on May 26, 2017.

5. Residential Density Target: The following table identifies the evidence which supports finding that the proposed project will not reduce the residential density for any parcel below that utilized by the Department of Housing and Community Development in determining compliance with housing element law.

Code Section	Summary of Applicable Requirement	Evidence that Supports the Required Finding
312-17.1.5 Housing Element Densities	The proposed development shall not reduce the residential density for any parcel below that utilized by the Department of Housing and Community Development in determining compliance with housing element law (the midpoint of the density range specified in the plan designation), except where: 1) the reduction is consistent with the adopted general plan including the housing element; and 2) the remaining sites identified in the housing element are adequate to accommodate the County share of the regional housing need; and 3) the property contains insurmountable physical or environmental limitations and clustering of residential units on the developable portions of the site has been maximized.	The parcel is zoned for commercial recreation, was not part of the Housing Inventory and would not reduce the residential density below that utilized by the Department of Housing and Community Development in determining compliance with Housing Element law.

ATTACHMENT 3

Applicant's Evidence In Support of the Required Findings

The applicant has submitted the following written evidence in support of making the required findings, and copies of relevant are attached.

1. Modified Plot Plan [attached]
2. Project Description and Plan of Operations [in file]
3. Application [in file]
4. Notice of Exemption [in file]
5. Will-Serve letter from RID #1 Utilities Services [in file]
6. Geotechnical Report [in file]

Shelter Cove Fish Waste Composter

Project Description and Operation Plan Amendment

Introduction

The Humboldt Bay Harbor, Recreation and Conservation District (District) received County CDP approval for a phased project that would provide improved facilities and services to the fishing community in Shelter Cove (CDP 17-028). Phase 1 of the approved project allows for retrofit of the existing fish cleaning station at its current location and/or replacement and relocation to a new facility as described in a project description and plan of operations dated August 22, 2018. At this time, the District is proposing to maintain the fish cleaning station at its current location and install a fish waste composter adjacent to the potential new facility as further described below and shown on Figure 1. The proposed project amendment involves collecting fish waste from the fish cleaning station, transferring it to the composter and adding wood chips or another carbon source to produce the final compost product. Consistent with the approved project, the existing fish waste discharge pipe into the ocean would be disconnected from the fish cleaning station and wash water would be directed to the Shelter Cove Resort Improvement District #1 (RID#1) wastewater system after going through an oil water separator.

Composter Description and Operation

The proposed Ecodrum composter is approximately 44 feet long by 5 feet wide and consists of four 11 foot sections (Figure 2). Ecodrum composters have been used for poultry, pork, and slaughterhouse waste since 2007 and more recently for fish waste. The composter must sit completely level on either a concrete pad or pillars. To accommodate the composter with additional space on either end for the carbon source (e.g. wood chips) and finished compost, a concrete pad up to 64 foot long by 8 foot wide, up to 4 inch thick would be installed. The composter would require electricity and water hookups, both of which are available on the site from the Shelter Cove RID#1. It is anticipated the required carbon input would come from RID#1 vegetation maintenance activities. RID#1 could use the finished compost for golf course or other landscaping needs or it could be made available to the community.

The existing fish cleaning station would be modified to accommodate dumping fish waste into hoppers. Once full, a forklift would be used to pick up the hoppers and transfer the material to the composter. The carbon source would be stored adjacent to the composter and added at the same time as the fish waste. Initial recommended carbon/nitrogen ration is 2:1, which will be monitored and adjusted as needed. Seasonal fish waste volumes vary greatly in Shelter Cove, the Ecodrum can be run seasonally and shut-off in the off-season if desired, or it can run at less than one rotation per day to accommodate light volumes. Weekly maximum capacity is approximately 4,000 lbs. (4 yd³) of fish waste, which would require approximately 8 yd³ of dry carbon source (no fresh/green wood chips) and would produce approximately 2 yd³ of finished compost per week.

Figure 2. Proposed Composter



ATTACHMENT 4
Referral Agency Comments and Recommendation

Referral Agency	Response	Recommendation	On File
County Building Inspections Division	✓	Approval	✓
County Public Works, Land Use Division	✓	Conditional approval	✓
Division of Environmental Health	✓	Approval	✓
California Coastal Commission			
Resort Improvement District	✓	Approval	✓
Bear River Band of Rohnerville Rancheria	✓	Conditional Approval	✓
NWIC	✓	Contact local tribe(s)	✓