



COUNTY OF HUMBOLDT

Legislation Text

File #: 6111, **Version:** 1

Southern Humboldt Community Park General Plan Amendment, Zone Reclassification, Conditional Use Permit and Special Permit

1144 Sprowel Creek Road, Garberville Area

Case Numbers GPA-10-02, ZR-10-02, CUP-10-04, SP-10-10

Assessor Parcel Numbers (APNs): 222-091-014, 222-241-009

This project would add a Public Recreation (PR) designation to the Garberville Community Plan, and change the County's General Plan land use designation for the entire site to the Public Recreation (PR) designation. The current land use designation is a combination of Agricultural Rural with a 5- to 20-acre minimum lots size on 256 acres and Agricultural Lands with a 20-acre minimum lot size on 150 acres. The current zoning is Agriculture Exclusive on 393.6 acres, and Qualified Heavy Industrial (MH-Q) on the remaining 12.1 acres. This project would add a Public Facility (PF) Zoning designation to the Zoning Ordinance and change the zoning of 87 acres from Agriculture Exclusive (AE) to Public Facilities (PF). A Qualified (Q) combining zone would be added to 306.7 acres that will continue to be zoned AE to allow for recreational uses such as trails and temporary event parking in the AE areas. A Recreation (R) combining zone will also be added to expand the allowed uses in the AE Zone. The discretionary entitlements being requested by the applicant include the following: General Plan amendment, Rezoning, Conditional Use Permit for Medium and Large Events, and a Special Permit for cottage industry (value-added farm products, food products, nursery, and seed production), and reduced setbacks from a stream and wetland. The applicant is also seeking to preserve 54 residential development credits that could be sold in the future if and when the County establishes a Transfer of Development Rights program. The parcel is served by on-site water and sewer.

Move to make all the required findings, based on the evidence in the staff report and public testimony, and recommend that the Board of Supervisors certify the EIR and approve the project as described in the EIR as Alternative 2 - "Reduced Public Facilities Acreage" subject to the recommended conditions of approval.