

Zoning Administrator Hearing
Planning and Building Department
3015 H Street, Room 204, Eureka, California 95501

January 26, 2017
10:00 am

Agenda

CALL TO ORDER

AGENDA MODIFICATION

PUBLIC COMMENTS

Each of the projects listed below are public hearing items and may be deferred to the Humboldt County Planning Commission before the Zoning Administrator opens the public hearing.

CONSENT AGENDA

1. Weissenberger Lot Line Adjustment, Coastal Development Permit and Special Permit

Case Numbers LLA-16-013, CDP-16-070, SP-16-041

Assessor Parcel Numbers: 400-031-009-000, 400-031-010-000

70 Mill Street and 1925 Peerless Avenue, Manila Area

A Lot Line Adjustment between two parcels of approximately 27,524 square feet (Parcel A) and 16,133 square feet (Parcel B). Parcel A will increase to approximately 38,223 square feet and will contain an existing 960 square foot shop building. Parcel B will be reduced to 5,434 square feet and contain an existing single family residence and secondary dwelling unit. A Special Permit is required to allow the shop building to remain on a parcel that is not developed with a principal use (i.e. residence). Both parcels are served with water and sewer by the Manila Community Services District.

Staff Recommendation: Find the project exempt from environmental review pursuant to Section 15305 of the State CEQA Guidelines, make all of the required findings for approval of the Lot Line Adjustment, Coastal Development Permit and Special Permit based on evidence in the staff report and adopt the Resolution approving the Weissenberger project subject to the recommended conditions.

2. California Department of Transportation (CalTrans) Coastal Development Permit and Special Permit

Big Lagoon area

Case Numbers CDP 16-035 and SP 16-052

Assessor Parcel Numbers 000-000-000 and 518-061-001

Big Lagoon Area

The applicant is seeking a Coastal Development Permit for repair and restoration of State Highway 101 at two locations in the Big Lagoon area that were damaged by storm events in March 2011. Also a Special Permit for Design Review of the proposed improvements. At Location 1, post mile (PM) 110.58, the applicant proposes replacing an existing 90-foot long, 18-inch diameter corrugated steel pipe (CSP), a damaged 18-inch downdrain and removal of invasive plants. The facilities will be replaced with a 24-inch diameter CSP culvert of a similar length and a 24-inch downdrain. The applicant will revegetate disturbed areas with native plantings. Staging and storage will occur on previously disturbed graveled pullouts adjacent to roadway. At Location 2, PM 113.76, the applicant proposes to install approximately 600 linear feet of 42-inch culvert and downdrain. Installation of new culvert and downdrain will use both trenchless cut and fill techniques. The downdrain will extend beyond the State right of way and discharge at a 241.5 square foot energy dissipater that will extend to the edge of McDonald Creek Road on State Park property (APN 518-061-001). Also the installation of a radial array of 11 horizontal drains totaling approximately 1,755 linear feet that will dewater and stabilize the fill slope. The

existing culvert and downdrain will be abandoned in place, and the existing drainage inlet will be removed. To install the proposed drainage facilities at Location 2 requires the excavation of a 1,600 square foot jacking pit adjacent the existing culvert. Staging and storage will occur within the Truttman Sink Maintenance Yard, McDonald Creek Road and an existing unnamed access road. If any excess fill is generated by the project at either location, the contractor will be responsible for disposal at an approved location. During construction, temporary one-way traffic control restrictions will be used and construction warning signage will be installed. Construction is estimated to take between 40 to 60 working days and may span two construction seasons. The applicant will mitigate permanent and temporal impacts to wetlands and Other Waters of the US on-site and off-site. Off-site site mitigation will occur at two locations: the Big Lagoon bog at Big Lagoon County Park and Strawberry Creek in Redwood National Park. Permanent impacts to wetlands and Other Waters of the US are proposed to be mitigated by funding restoration of the west tributary to Strawberry Creek at Redwood National Park, and the temporary impacts associated with the loss of wetland function will be mitigated by undertaking off-site vegetation enhancement at Big Lagoon bog. For the vegetation enhancement at Big Lagoon bog, the applicant has applied for a separate Coastal Development Permit and Conditional Use Permit (Application No. 11253).

Staff Recommendation: Move that Humboldt County, as Responsible Agency, has considered the Initial Study With Mitigated Negative Declaration and Addendum prepared by the Lead Agency, the Department of Transportation, 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 Special Permit based on evidence in the staff report and any public testimony, and adopt the Resolution approving the proposed Department of Transportation's project subject to the recommended conditions.

CONTINUED PUBLIC HEARINGS

PUBLIC HEARINGS

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

NEXT MEETINGS	February 16, 2017	Permits
	March 16, 2017	Permits
	April 20, 2017	Permits

Any written materials related to an item on this agenda submitted to the Zoning Administrator 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 Planning and Building Department is wheelchair accessible, and disabled parking is available in the Clark Complex parking lot, at the corner of H & Harris Streets, and on Harris Street. If you are a person with a disability and need disability-related modifications or accommodations to participate in this meeting please contact the Planning and Building Department at (707) 445-7541. Requests for such modifications or accommodations must be made at least **two (2) full business days** before the day of the meeting.*

Decisions made as a result of this meeting may be appealed to the Board of Supervisors within ten (10) business days from the date of the Zoning Administrator hearing. Appeals must be submitted in writing to: Planning and Building Department– Planning Division, located at 3015 H Street, Eureka, California 95501. The Appellant will be responsible for all fees associated with the appeal. A current list of appeal fees can be obtained from the Planning and Building Department at <http://county-internet/planning/forms/forms.asp>.