

PUBLIC NOTICE

HUMBOLDT COUNTY PLANNING COMMISSION NOTICE OF PUBLIC HEARING AND INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

On **Thursday, March 18, 2021 at 6:00 p.m.**, or as soon thereafter as the matter can be heard, the Humboldt County Planning Commission will hold a public hearing to consider the matter listed below.

NOTE: In accordance with Executive Order N-29-20 the Planning Commission meeting will be held virtually.

HOW TO LISTEN OR WATCH THE PLANNING COMMISSION MEETING:

Listen or Watch the live stream of the Planning Commission Meeting in three ways:

1. <https://zoom.us/j/9763777152> Password: 200525
2. Call in via telephone at 346 248-7799, enter meeting id 976 3777 7152 Password: 200525
3. A live stream of the meeting can be found by using the following link:
<https://humboldt.legistar.com> or by watching Access Humboldt on cable channel 11

PUBLIC COMMENT INSTRUCTIONS DURING THE MEETING:

Participate in the public comment period of the meeting in the following two ways:

1. **Via Computer as an attendee:** To raise your hand click the Raise Hand icon on the bottom of the Zoom window. When you click the Raise Hand icon, a hand icon will appear next to your name that will notify the host your hand is raised. You will also see the hand icon turn green. When you want to lower your hand, you can click the hand icon again and your hand will be lowered. When you are called upon to speak the Zoom platform will ask you for permission to unmute your mic. **If you encounter any issues, please use the call-in option below.**
2. **Via phone call using cellphone or landline:** When the Planning Commission meeting begins, call in to the conference line. When the Planning Commissioner starts to discuss the item you wish to comment on, **Press *9 to raise your hand.** When you are called upon to speak, you will be prompted to unmute your mic, press *6 to unmute.

PUBLIC COMMENT PRIOR TO THE MEETING:

Submit public comments via email to Planningclerk@co.humboldt.ca.us and provide the Project title, Record or Case number and date of the hearing. If you do not have access to email, contact the planning clerk at 707-268-3702. If you want to provide comment to the Planning Commission with the hearing packets, comments must be received by **Wednesday, March 10, 2021**. All public comments must be received prior to **Monday, March 15, 2021** to be provided to the Planning Commission for consideration. The Agenda is posted on the Friday prior to the meeting. After the agenda is posted comments received after **Wednesday, March 10, 2021** can be found at the "Attachments" section of the "[Meeting Details](#)" link next to the posted Agenda at: <https://humboldt.legistar.com>. All public comment and supplemental information submitted after the agenda has been published will be included with the administrative record after the fact.

Keith Forbes – Extension & Modification of Coastal Permit and Use Permit, Spruce Point area; Record Number PLN-5725-CDP (filed 2/27/09); Assessor's Parcel Number is 305-101-053. Extension and modification of a Coastal Development Permit and Conditional Use Permit (CDP-06-27/CUP-06-08) which authorized development of a vacant parcel with two (2) commercial buildings totaling approximately 12,700 square feet and operation of a cabinet manufacturing business from the site. The property is approximately 0.7 acres in size and was created through subdivision in 2007 (PMS-03-19 Noga). In recent years several wetlands have been discovered on parcels from the subdivision, including the project parcel. Due to their small size, isolation, and location within the urban limit line, they meet criteria for classification and treatment as "pocket marshes" under the Humboldt Bay Area Plan. The applicant has revised the project design and reduced the development footprint and is seeking to modify the previously approved permits to instead authorize construction of an approximately 6,480 square foot 3-unit commercial building. The development footprint of the project is proposed to be located approximately 33 feet from an on-site wetland. The project is eligible to use a reduced wetland buffer under the "string line method" because the average setback of existing development on neighboring properties is considerably closer to this

wetland. The proposed building will be approximately 31 feet tall and will be partitioned into three (3) similarly sized separately leasable units (each approximately 2,160 ft.² in size). A 1,000 ft.² Caretaker's unit is proposed to occupy the second story of the building. Development will be served by public water and sewer. Extension of the Use Permit is being requested to enable future operation of a cabinet manufacturing business from the site. A total of 16 on-site parking spaces are proposed to be provided and the modification includes a request for an exception to the off-street parking requirements to pre-authorize future commercial uses exceeding available on-site parking capacity by crediting use on-street parking spaces within the project vicinity. The project includes a number of measures designed to address stormwater management and water quality, including: directing parking and roof runoff to underground perforated storage chambers for detention during storm events, use of pervious paving for driveway and parking areas, and enhancement of the on-site wetland and wetland buffer. The project site is located in Humboldt County, in the Spruce Point area, on the east side of South Broadway, approximately 100 feet northeast of the intersection of Eich Road and South Broadway, on the property known as 5667 South Broadway. Specific questions regarding this project can be directed to Steven Lazar, Senior Planner, at (707)268-3741 or via email at slazar@co.humboldt.ca.us

Note: The County of Humboldt, as Lead Agency, in accordance with the State California Environmental Quality Act (CEQA) Guidelines intends to adopt a Mitigated Negative Declaration (finding of no significant adverse environmental effect) for the project. **This notification is to advise you that the Humboldt County Planning and Building Department will receive public comments on the proposed Mitigated Negative Declaration from February 9, 2021 to March 10, 2021.** Comments may be submitted to the Humboldt County Planning and Building Department, Attn: Steven Lazar at 3015 H Street, Eureka, CA 95501 by **March 10, 2021**, or via email to the assigned planner mentioned above or to CEQAResponses@co.humboldt.ca.us, please include the project name in the subject line. The draft Mitigated Negative Declaration and Initial Study are available for review at the same location as well as online, located at <https://ceqanet.opr.ca.gov>.

Please note that each Zoom meeting has a unique meeting ID and password. Any item on this agenda that is continued to a future date will use the meeting ID and password applicable to the date the agenda item is to be heard again. Agendas are posted on the Friday before the meeting at <https://humboldt.legistar.com>

Consistent with the above instructions for public comment, any person may appear and present testimony regarding this matter during the hearing. If you challenge the nature of the proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at or prior to the public hearing. The Planning Commission's decision will become effective if an appeal is not filed within the appropriate filing period. An appeal may be filed by any aggrieved person who has testified in person or in writing on the project and must be submitted in writing with the required fees to the Planning Division of the Humboldt County Planning and Building Department at 3015 H Street, Eureka, California 95501, post marked before the end of the appeal period. If appealed, the decision will not become effective until the appeal is resolved.

The staff report for this project will be posted on <https://humboldt.legistar.com> on the Friday before the Planning Commission meeting. General questions regarding the Planning Commission, the permit process, submission of materials and other information not specific to this project may be obtained from the Planning Division of the Humboldt County Planning and Building Department, 3015 H Street, Eureka, California 95501 or email planningclerk@co.humboldt.ca.us. Telephone (707) 445-7541.

The County of Humboldt is committed to providing equal access to all county programs, services and activities through the provision of accommodations for individuals with disabilities as required under the Americans with Disabilities Act (ADA). With 72 hours prior notice, a request for reasonable accommodation or modification can be made. Please contact the Planning Commission clerk at 707-445-7541 or by email planningclerk@co.humboldt.ca.us or the ADA Coordinator at 844-365-0352 or by email at ada@co.humboldt.ca.us

Humboldt County Planning Commission
February 9, 2021