

**GARBERVILLE SANITARY DISTRICT  
BOARD OF DIRECTORS  
SPECIAL MEETING  
AGENDA**

**There will be a Special meeting held by the Garberville Sanitary District Board of Directors at the  
GSD District Office  
919 Redwood Dr. Garberville, CA**

**June 21, 2016  
4:00 p.m. – Open Public Session**

*Any writings or documents that are public records and are provided to a majority of the Governing Board regarding an open session item on this agenda will be made available for public inspection in the District Office located at 919 Redwood Dr. during normal business hours.*

**I. REGULAR MEETING CALLED TO ORDER**

**II. ESTABLISHMENT OF QUORUM**

**Rio Anderson\_\_\_, Linda Brodersen\_\_\_, Doug Bryan\_\_\_, Richard Thompson\_\_\_, Gary Wellborn\_\_\_**

**III. APPROVAL OF AGENDA - Action to add or delete items from any portion of the agenda must be taken before the adoption of the agenda.**

**IV. COMMENTS AND QUESTIONS FROM THE AUDIENCE**

*Up to fifteen minutes of this portion of the meeting are reserved for members of the public to address the Board on items not listed on the agenda and within the jurisdiction of the GSD Board. Speakers are limited to 3 minutes. The GSD Board is prohibited by law from taking action on matters discussed that are not on the Agenda, and no adverse conclusions should be drawn if the GSD Board does not respond to public comment at this time.*

**V. GENERAL BUSINESS – Action item**

**A. Response to Community Park EIR requested by Humboldt County Planning Division**

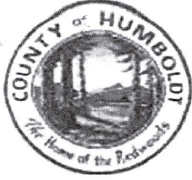
Action Requested

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ Vote: \_\_\_\_\_

**VI. ADJOURNMENT**

Posting of Agenda at the District Office on June 16, 2016. Notice is emailed to the local newspaper and an Agenda to those who have requested an agenda in writing or e-mail.

*By the Americans with Disabilities Act, if you need a special accommodation to participate, please contact the Garberville Sanitary District Office at (707)923-9566 at least 48 hours in advance.*



HUMBOLDT COUNTY  
PLANNING AND BUILDING DEPARTMENT  
CURRENT PLANNING DIVISION  
3015 H STREET, EUREKA, CA 95501 PHONE (707) 445-7541

RECEIVED  
MAY 17 2016  
BY: .....

5/12/2016

PROJECT REFERRAL TO: Garberville CSD

**Project Referred To The Following Agencies:**

Building Inspection Division, Public Works Land Use Division, Health and Human Services Environmental Health Division, Supervising Planner, Current Planning Division, County Counsel, Bear River Band Rohnerville Rancheria, Farm Bureau, Sheriff, Garberville CSD, Garberville FPD

**Applicant Name** Southern Humboldt Community Park Draft Environmental Impact Report **Key Parcel Number** 222-241-009 and 222-091-014

**Application (APPS#)** 6111 **Assigned Planner** Michael Richardson (707) 268-3723 **Case Number(s)** GPA-10-02, ZR-10-02, CUP-10-04, & SP-10-10

Please review the above project and provide comments with any recommended conditions of approval. To help us log your response accurately . please include a copy of this form with your correspondence.

Questions concerning this project may be directed to the assigned planner for this project between 8:30am and 5:30pm Monday through Friday.

County Zoning Ordinance allows up to 15 calendar days for a response. If no response or extension request is received by the response date, processing will proceed as proposed.

**Return Response No Later Than June 29, 2016** Planning Commission Clerk  
County of Humboldt Planning and Building Department  
3015 H Street  
Eureka, CA 95501  
**E-mail:** PlanningClerk@co.humboldt.ca.us **Fax:** (707) 268-3792

**We have reviewed the above application and recommend the following (please check one):**

- Recommend Approval. The Department has no comment at this time.
- Recommend Conditional Approval. Suggested Conditions Attached.
- Applicant needs to submit additional information. List of items attached
- Recommend Denial. Attach reasons for recommended denial.

Other Comments : \_\_\_\_\_

**AGENDA ITEM TRANSMITTAL**

TO: Humboldt County Planning Commission

FROM: Kevin Hamblin, Director of Planning and Building Department

Hearing Date	Subject	Contact
	Southern Humboldt Community Park General Plan Amendment, Zone Reclassification, Conditional Use Permit, and Special Permit	<i>Michael Richardson</i>

**PROJECT DESCRIPTION** This project would add a Public Recreation (PR) designation to the Garberville Community Plan, 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. 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) zone would be added to the 318.7 acres in the AE zoning to allow for recreational uses such as ballfields in the AE areas. The current zoning is Agriculture Exclusive on all 405.7 acres. 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 reduced setbacks from a wetland.

**PROJECT LOCATION:** The project is located within Humboldt County, in the Garberville Area at the intersection of Sprowel Creek Road and Camp Kimtu Road on the property known as 1144 Sprowel Creek Road.

**PRESENT PLAN LAND USE DESIGNATION:** Agricultural Rural 5 - 20 acre minimum

**PRESENT ZONING:** Agricultural Exclusive, Qualified Heavy Industrial

**Assessor Parcel Number:** 222-241-009 and 222-091-014

**APPLICANT**

Southern Humboldt Community Park  
 PO Box 185  
 Garberville, CA 95542  
 707 923-2928

**OWNER(S)**

**AGENT**

**ENVIRONMENTAL REVIEW:**

A Draft Environmental Impact Report has been prepared.

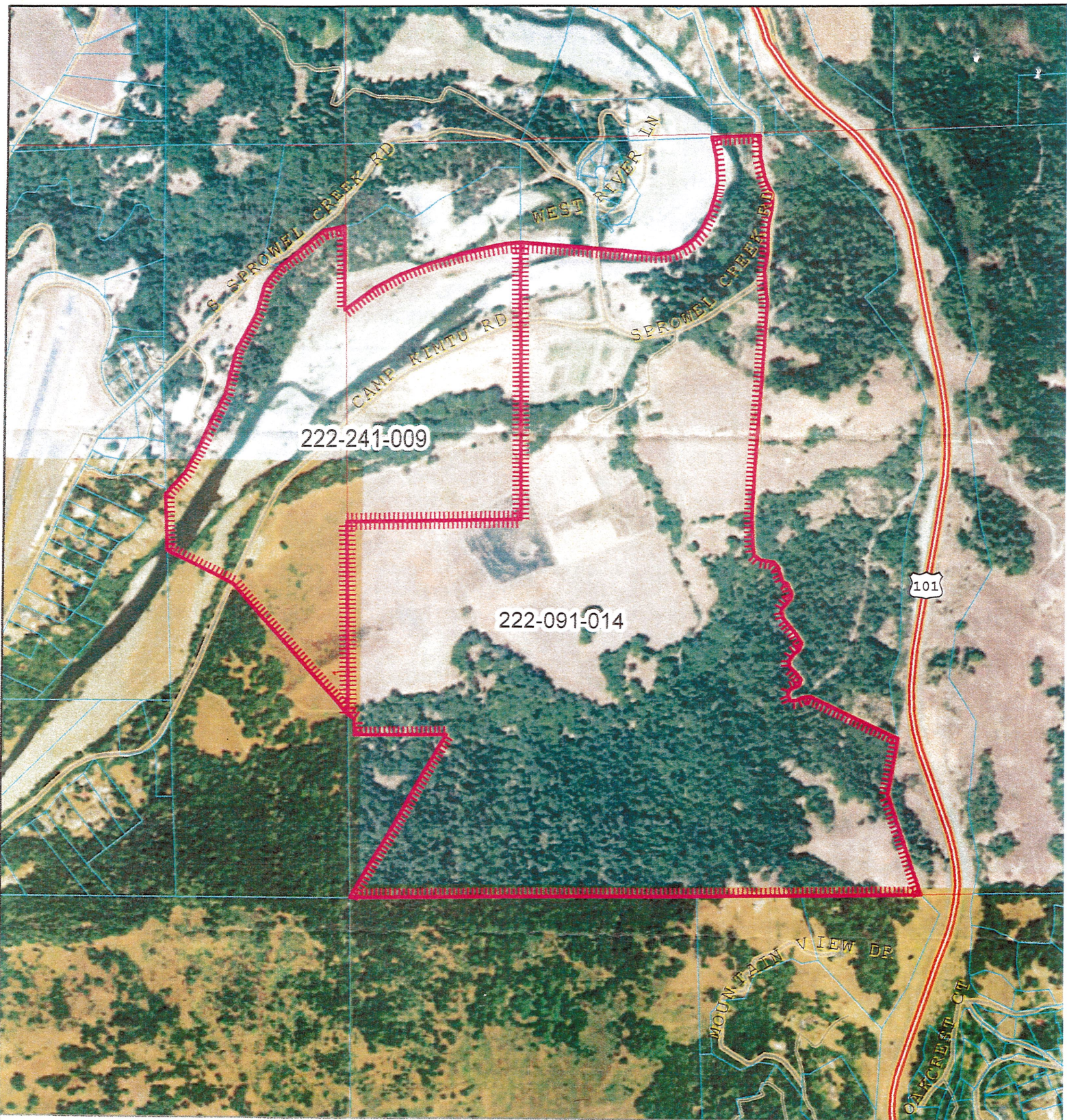
**MAJOR ISSUES:**

See attached Draft Environmental Impact Report

**STATE APPEAL STATUS:**

Project is NOT appealable to the California Coastal Commission

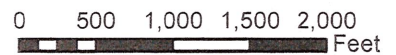




Project Area = 

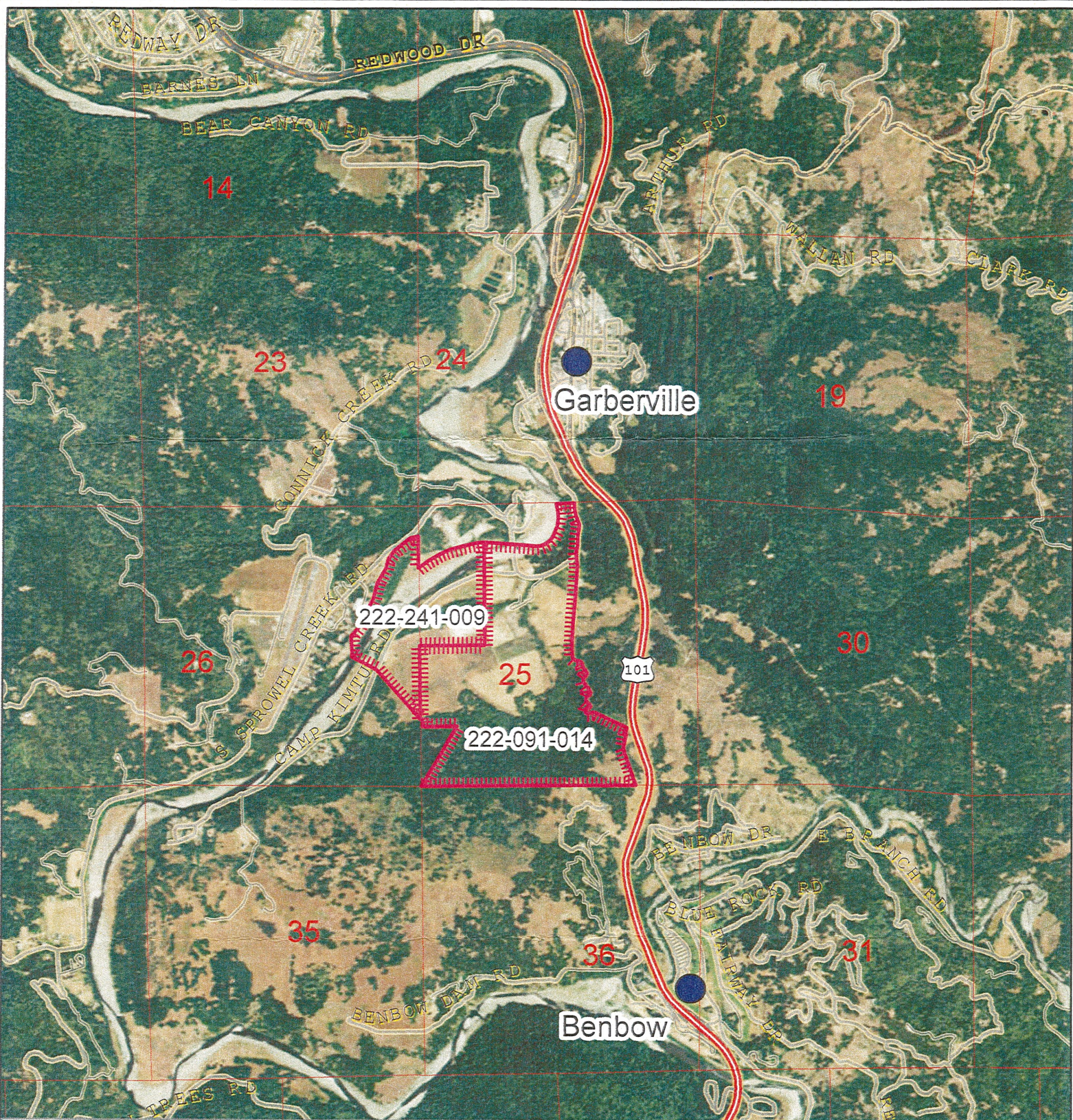
### AERIAL MAP

**PROPOSED SOUTHERN HUMBOLDT COMMUNITY PARK  
 GENERAL PLAN AMENDMENT, ZONE RECLASSIFICATION,  
 CONDITIONAL USE PERMIT AND SPECIAL PERMIT  
 GARBERVILLE AREA  
 CASE NUMBERS GPA-10-02, ZR-10-02, CUP-10-04, SP-10-10  
 APN :222-241-009, 222-091-014  
 T4S R3E S25, 26 HB&M (Garberville)**



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.





Project Area = 

**LOCATION MAP**

**PROPOSED SOUTHERN HUMBOLDT COMMUNITY PARK  
GENERAL PLAN AMENDMENT, ZONE RECLASSIFICATION,  
CONDITIONAL USE PERMIT AND SPECIAL PERMIT  
GARBERVILLE AREA**

**CASE NUMBERS GPA-10-02, ZR-10-02, CUP-10-04, SP-10-10**

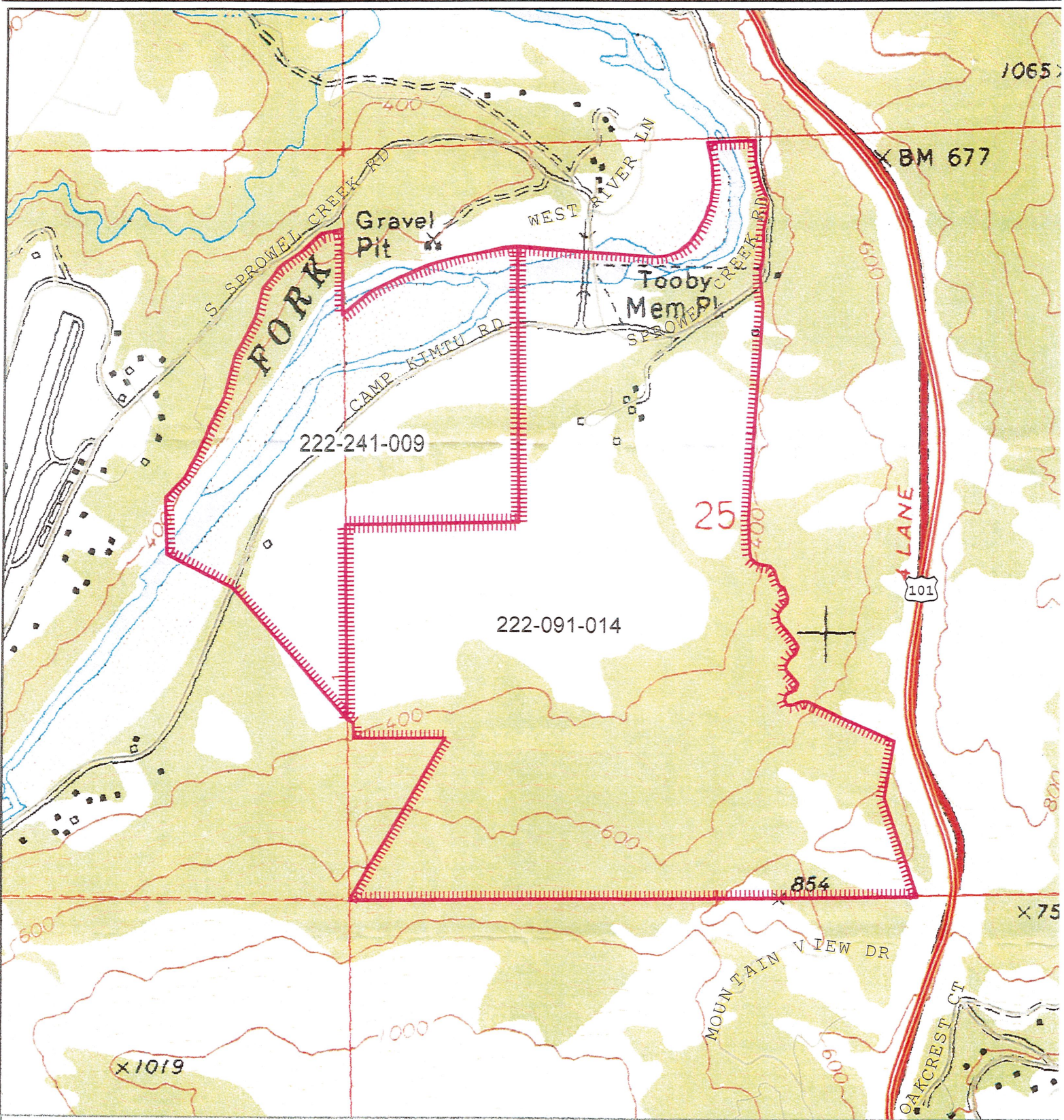
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**T4S R3E S25, 26 HB&M (Garberville)**



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Project Area = 

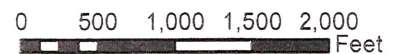
**TOPO MAP**

**PROPOSED SOUTHERN HUMBOLDT COMMUNITY PARK  
GENERAL PLAN AMENDMENT, ZONE RECLASSIFICATION,  
CONDITIONAL USE PERMIT AND SPECIAL PERMIT  
GARBERVILLE AREA**

**CASE NUMBERS GPA-10-02, ZR-10-02, CUP-10-04, SP-10-10**

**APN :222-241-009, 222-091-014**

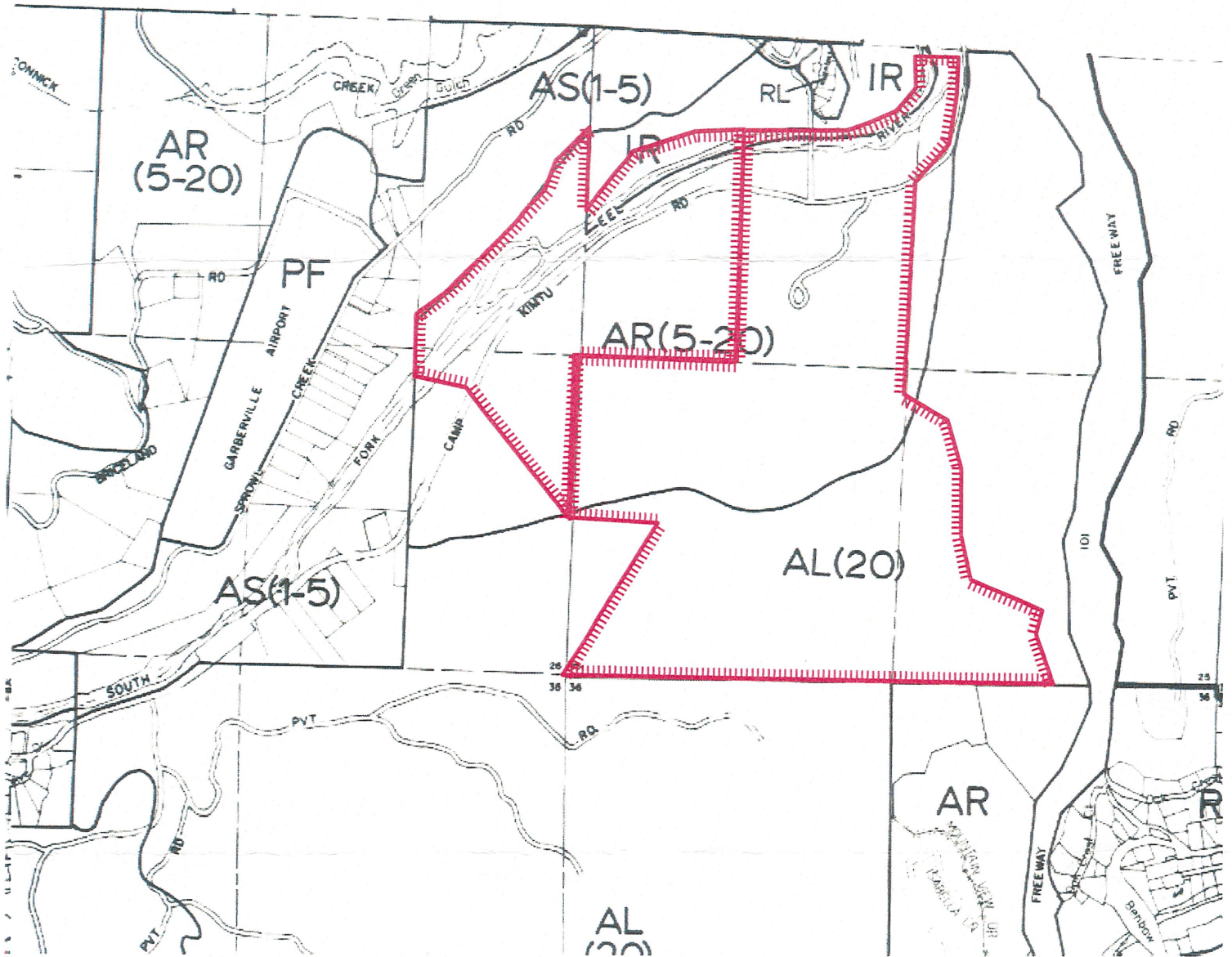
**T4S R3E S25, 26 HB&M (Garberville)**



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GARBERVILLE COMMUNITY PLAN LAND USE MAP



Project Area = 

LAND USE MAP

PROPOSED SOUTHERN HUMBOLDT COMMUNITY PARK  
 GENERAL PLAN AMENDMENT, ZONE RECLASSIFICATION,  
 CONDITIONAL USE PERMIT AND SPECIAL PERMIT  
 GARBERVILLE AREA

CASE NUMBERS GPA-10-02, ZR-10-02, CUP-10-04, SP-10-10

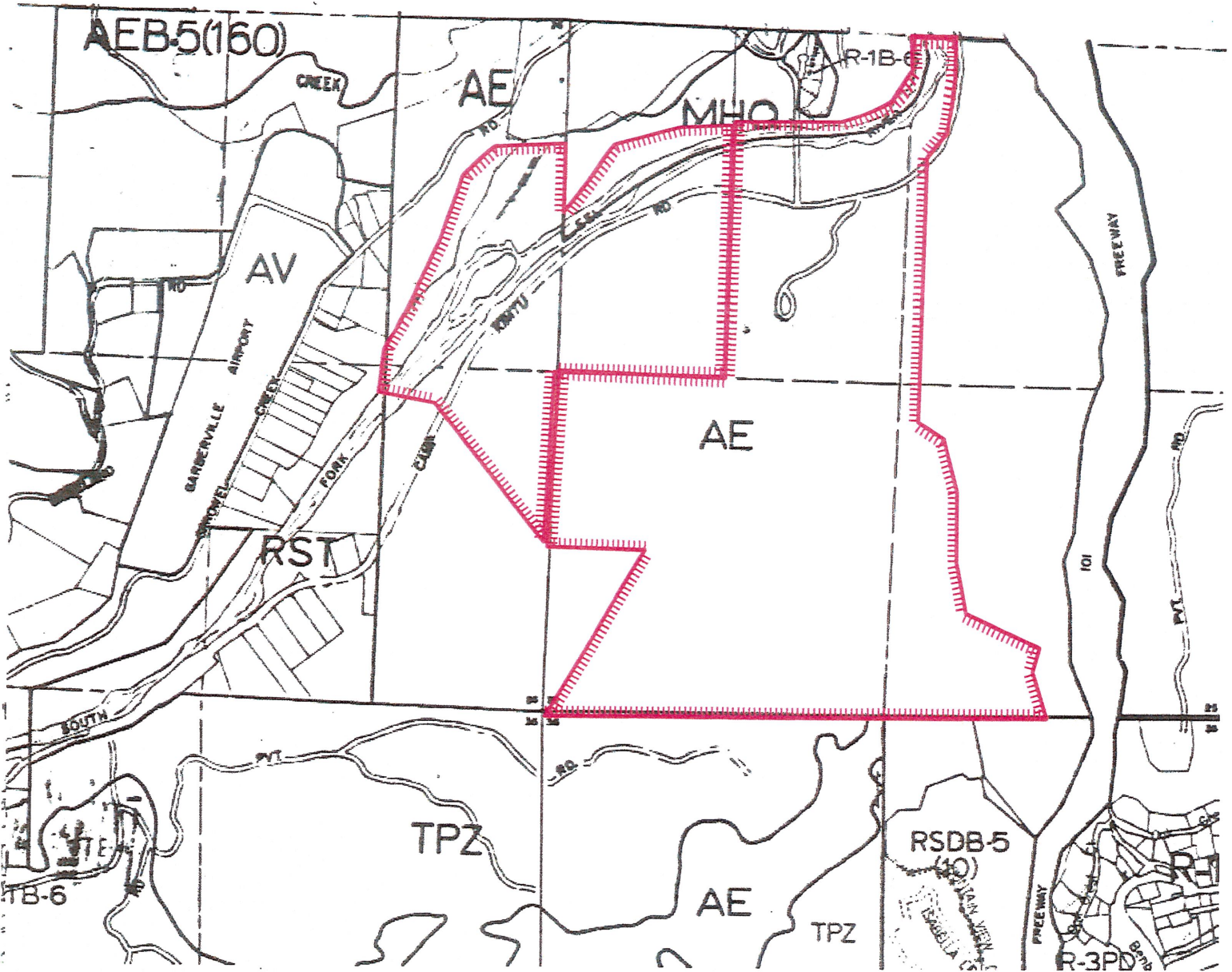
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T4S R3E S25, 26 HB&M (Garberville)

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MAP NOT TO SCALE

GARBERVILLE COMMUNITY PLAN ZONING MAP



Project Area = 

ZONING MAP

PROPOSED SOUTHERN HUMBOLDT COMMUNITY PARK  
 GENERAL PLAN AMENDMENT, ZONE RECLASSIFICATION,  
 CONDITIONAL USE PERMIT AND SPECIAL PERMIT  
 GARBERVILLE AREA

CASE NUMBERS GPA-10-02, ZR-10-02, CUP-10-04, SP-10-10

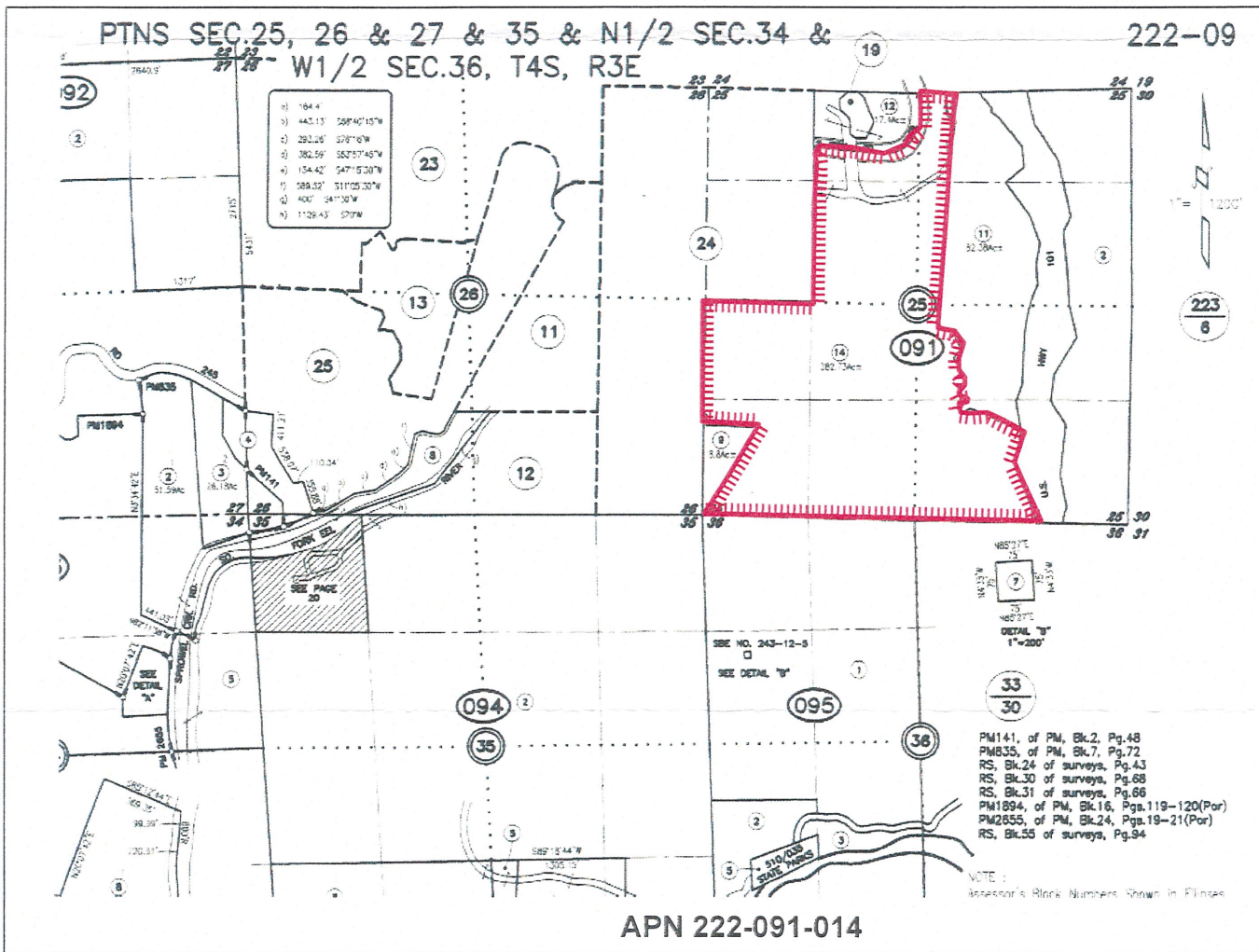
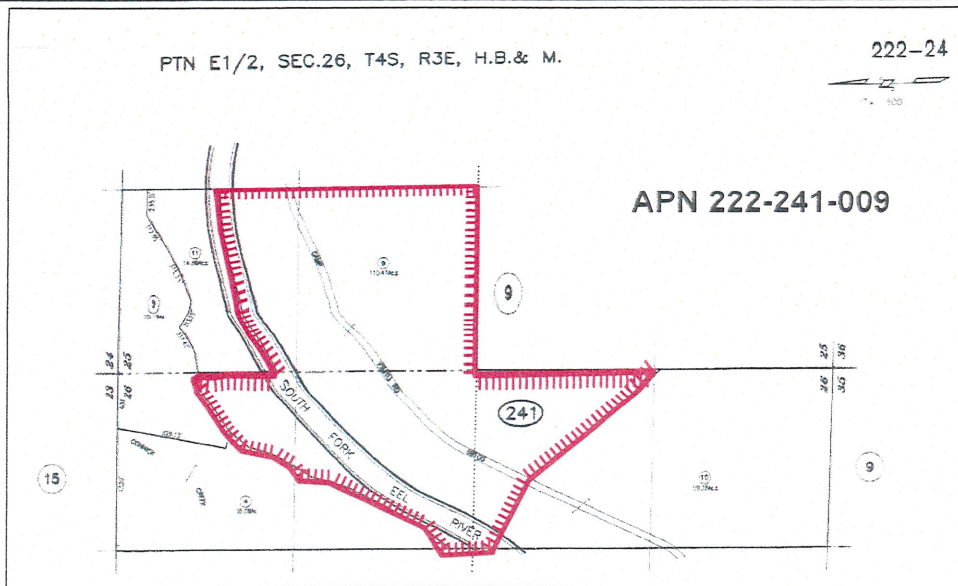
APN :222-241-009, 222-091-014

T4S R3E S25, 26 HB&M (Garberville)

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MAP NOT TO SCALE





Project Area =

### ASSESSOR PARCEL MAP

**PROPOSED SOUTHERN HUMBOLDT COMMUNITY PARK  
GENERAL PLAN AMENDMENT, ZONE RECLASSIFICATION,  
CONDITIONAL USE PERMIT AND SPECIAL PERMIT  
GARBERVILLE AREA**

**CASE NUMBERS GPA-10-02, ZR-10-02, CUP-10-04, SP-10-10**

**APN :222-241-009, 222-091-014**

**T4S R3E S25, 26 HB&M (Garberville)**

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**Text to be added to the Garberville Community Plan (all underlined)**

**"2770 PUBLIC RECREATION**

**"2771 *Public Recreation (PR)***

1. Character: The purpose of this classification is to protect lands suitable for public recreation or resource protection and to provide open space and public lands.
2. Primary and Compatible Uses: Fish and wildlife habitat, public access facilities, resource related recreation, boating facilities, watershed management and wetland restoration, general agriculture and timber production, aquaculture, community assembly, public recreation, caretaker's residence, subordinate residential, surface mining, temporary camping, RV park, similar compatible uses.
3. Minimum Parcel Size: Adequate for proposed use under the tests of parking and setback requirements, consistent with planned uses of adjacent lands."



**Text to be added to the Zoning Ordinance (all underlined)**

**“(314-4.2 - 314-4.5 reserved for future use)”**

**314-4.6 PF: PUBLIC FACILITY ZONE**

The PF zone is intended to apply to areas in which community-based uses are the desirable predominant uses. The purpose of this zoning classification is to allow a variety of civic uses and natural resource uses, including resource production, recreation, education and research, and natural resource uses.

<b>314-4.6</b>		<b>PF: PUBLIC FACILITY</b>	
<b>Principal Permitted Uses</b>			
Essential services and minor utilities			
Community assembly.			
Commercial and non-commercial recreation			
Education and research.			
General Agriculture and Timber Production			
Caretakers and other incidental residence.			
<b>Uses Permitted with a Use Permit</b>			
Extensive impact civic uses, solid waste disposal.			
Any use not specifically enumerated in this Division, if it is similar to and compatible with the uses permitted in the PF zone.			
<b>Other Regulations</b>			
<b>Minimum Lot Area</b>	(None specified.)		
<b>Minimum Lot Width</b>	(None specified.)		
<b>Minimum Yard Setbacks*</b>			
Front	(None specified.)		
Rear	(None specified.)		
Side	(None specified.)		
<b>Maximum Ground Coverage</b>	(None specified.)		
<b>Maximum Building Height</b>	35'		

\*Note: Setbacks may be modified by other provisions of this Code or State law. For example, see Section 314-22.1, “Alquist-Priolo Fault Hazard” and the “Fire Safe” Regulations at Title III, Division 11.”