

**CONTINUED PUBLIC HEARING  
BEFORE THE BOARD OF SUPERVISORS  
OF THE COUNTY OF HUMBOLDT  
AND PRE-ADOPTION ORDINANCE SUMMARY**

On **Tuesday, April 25, 2017** at **9:00a.m.**, or as soon thereafter as the matter can be heard, the Humboldt County Board of Supervisors will hold a public hearing in the Board of Supervisors' Chamber, Humboldt County Courthouse, 825 Fifth Street, Eureka, California, to consider the matter listed below, including adoption of an ordinance amending Chapter 4 of the Zoning Regulations (Title III of Humboldt County Code) by adding Section 314-4.3 PF2 - Public Facilities (Rural), and amending Section 311-7 of the Humboldt County Code by reclassifying lands in the Garberville area Assessor Parcel Numbers (APNs): 222-091-014, 222-241-009 from Agricultural Exclusive (AE) to Public Facilities (Rural) (PF2) and to add Qualified and Recreation combining zones to the remaining lands zoned Agricultural Exclusive (AE) Zone District. The Q-Zone restricts permitted uses to those which are protective and compatible with the general agricultural use of the property. Another purpose of the Q-Zone is to preserve housing development potential which could be applied to a receiver site, allowing the property owner to sell the credits if and when a Transfer of Development Rights (TDR) program is adopted by the County. The area described is on the Humboldt County Garberville/Redway/Alderpoint/Benbow Zoning Map. A certified copy of the full text of the proposed ordinance is available in the office of the Clerk of the Board of Supervisors, Room 111, 825 Fifth Street, Eureka, California. It is being recommended that the Board of Supervisors adopt an Environmental Impact Report (EIR) on the indicated project. Further information regarding the proposed project may be obtained from the Planning Division of the Humboldt County Planning and Building Department at 3015 H Street, Eureka, California 95501, telephone: (707) 445-7541 (Monday-Friday, 8:30 a.m. to 5:00 p.m.) Contact Person: Michael Richardson, Supervising Planner.

**Southern Humboldt Community Park;** Garberville Area, Application Number 6111 (filed 5/24/2010); Case Numbers GPA-10-02, ZR-10-02, CUP-10-04, SP-10-10; Assessor Parcel Numbers 222-091-014 and 222-241-009. **At the public hearing on March 28, 2017, the Board of Supervisors straw-voted approval of the project and directed staff to draft the resolutions and ordinances required for adoption. The purpose of this meeting is to consider the wording of the draft resolutions and ordinances, and approve the project.** 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 lot 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-Rural (PF2) Zoning designation to the Zoning Ordinance and change the zoning of 87 acres from Agriculture Exclusive (AE) to Public Facilities (PF). A Qualified (Q)/Recreation (R) combining zone overlay 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. The discretionary entitlements being requested by the applicant include the following: General Plan amendment, Rezoning, Conditional Use Permit for Medium (up to 5 events per year with between 800 and 2,500 attendees in addition to staff and vendors) and Large Events (1 event per year, 1 to 2 days, 2,500 to 5,000 persons including vendors and staff; and a Special Permit for cottage industry (value-added farm products, food products, nursery and seed production) and one-lane bridge placement 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 Qualified (Q) combining zone is written to preserve the housing credits. The parcel is served by on-site water and sewer. The project is located in the Garberville area, on both sides of Sprowel Creek Road and Camp Kimtu Road, approximately one mile south from the intersection of US Highway 101 and Sprowel Creek Road, on the property known as Southern Humboldt Community Park located at 1144 Sprowel Creek Road. At their January 5, 2017 meeting the Planning Commission recommended approval of the project except for the preservation of development credits.

An Environmental Impact Report (EIR) (SCH#2010092037) was prepared for this project consistent with the requirements of the California Environmental Quality Act (CEQA). The Board of Supervisors intends to review and consider the Final EIR prior to taking action on the project. Adoption of a Statement of Overriding Considerations pursuant to Section 15093 of the State CEQA Guidelines will also be considered by the Board of Supervisors.

Any person may appear and present testimony in regard to this matter at 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 Board of Supervisors, at, or prior to, the public hearing. Documentation to be filed on this matter for the official record **MUST CONTAIN AN ORIGINAL AND NINE (9) COPIES OF EACH DOCUMENT.** Documentation includes, but is not limited to: written correspondence, audio and video tapes, maps, photographs, and petitions. If possible, all documentation is to be submitted to the Clerk of the Board of Supervisors, Room 111 of the County Courthouse, 825 Fifth Street in Eureka, (476-2384), by noon on **Monday, April 17, 2017**, for the documents to be placed in the Board's hearing packets. Otherwise, documents must be submitted during the public hearing on **April 25, 2017**. **Failure to submit nine copies will result in the document/s not being placed in the official public hearing record.**

April 6, 2017

Kathy Hayes  
Clerk of the Board