



COUNTY OF HUMBOLDT

For the meeting of: 7/20/2023

File #: 23-1038

To: Planning Commission

From: Planning and Building Department

Agenda Section: Consent

SUBJECT:

Orick Community Services District Community Tank Replacement Project - Tank 2 Replacement Coastal Development Permit, Conditional Use Permit, General Plan Conformance Review, and Special Permits.

Assessor Parcel Number: 519-311-027

Record Number: PLN-2023-18134

Orick area

A Coastal Development Permit, Conditional Use Permit and General Plan Conformance Review for to replace an existing leaking 100,000-gallon redwood water tank with a new 100,000-gallon welded steel tank on a concrete foundation in the same footprint as the existing tank. A PG&E power pole upslope of the tank would be replaced with a taller pole to provide adequate clearance for the power lines, and a 40-foot-tall communications tower would be constructed at the water tank. Special Permits are requested for Design Review and for an exception to the height standard of the Rural Residential Agriculture zoning district as the proposed PG&E power pole and 40-foot-tall communications tower will exceed the maximum height requirements of the zone.

RECOMMENDATION(S):

That the Planning Commission:

1. Adopt the resolution (Resolution 23-__). (Attachment 1) which does the following:
 - a. Concur with the Orick Community Services District, as the CEQA lead agency, that the project is categorically exempt from CEQA per Sections 15301, 15302, 15303, and 15304 of CEQA Guidelines; and
 - b. Make all required findings for approval of the Coastal Development Permit, Conditional Use Permit, General Plan Conformance Review, and Special Permits; and
 - c. Approve the Orick Community Services District Coastal Development Permit, Conditional Use Permit, General Plan Conformance Review, and Special Permits subject to the recommended conditions of approval (Attachment 1A).

DISCUSSION:

Project Location: The project is located in the Orick area, on the south side of Old State Highway, approximately 0.35 miles west from the intersection of State Highway 101 and Old State Highway.

Present Plan Land Use Designations: Rural Residential, 5-acre minimum lot size (RR), North Coast Area Plan (NCAP); Slope Stability: Moderate Instability (2).

Present Zoning: Rural Residential Agriculture, 5-acre minimum lot size, with combining zones for Manufactured Homes, Coastal Elk Habitat, Design Review, and specified minimum and average lot size (RA-5-Y2.5-M/E,D).

Environmental Review: Orick Community Services District is the lead agency under CEQA. Orick Community Services District found the project categorically exempt from CEQA per Sections 15301, 15302, 15303, and 15304 of CEQA Guidelines and the County of Humboldt as a responsible agency under CEQA agrees with the finding.

State Appeal Status: Project is located within the Local jurisdiction of the Coastal Zone and is therefore NOT appealable to the California Coastal Commission.

Major Issues: None

Executive Summary: A Coastal Development Permit and Conditional Use Permit including a General Plan Conformance Review for Orick Community Services District to replace an existing leaking 100,000-gallon redwood water tank with a new 100,000-gallon, welded steel tank with a concrete foundation. The existing tank would be demolished and removed from the site, and the new tank would be installed in the same footprint as the existing tank. The entire tank pad would be over excavated approximately three feet below the existing grade. Electrical equipment, a supervisory control and data acquisition (SCADA) system, and a six-inch overflow pipe would be installed. In addition, three valves adjacent to the tank would be replaced. A PG&E power pole upslope of the tank would be replaced with a taller pole to provide adequate clearance for the power lines, and a 40-foot-tall communications tower would be constructed at the water tank. A Special Permit is required for Design Review due to the project site's location in a Design Review Combining Zone. A Special Permit is also required for an exception to the height standard of the Rural Residential Agriculture zoning district as the proposed PG&E power pole and 40-foot-tall communications tower will exceed the maximum height requirements of the zone.

Orick Community Services District's entire distribution system is interconnected with two 100,000-gallon tanks. Tank 1 will be able to supply all of District's customers during construction of Tank 2. There are a total of five connections on Old State Highway and one connection at Redwood National Park's (RNP) Thomas H. Kuchel Visitor Center that will be shut off temporarily during the initial start of the Tank 2 Project. As of now, the shutoff valve at Tank 2 is nonoperational so the District will have to shut off the next closest isolation valve until a new one is installed at the tank site, which should take no longer than a week. The District will give affected customers adequate time to prepare for the

interruption. The District is also working with the water operator for RNP to coordinate efforts to prepare for the interruption at the visitor center, which will require the provision of portable toilets.

General Plan Designation: The subject parcel is located within the Coastal Zone several hundred feet south of U.S. Highway 101 in the Orick area. The parcel is approximately 0.44 acres in size and is located in an area of moderate slope instability. The North Coast Area Plan classifies the parcel with a land use designation of Rural Residential, 5-acre minimum lot size (RR). The North Coast Area Plan discusses the character of the RR land use designation as land that is appropriate for residential use of rural lands not permanently designated for resource protection and not suitable for rural community neighborhood development. The proposed project supports the use within the land use designation.

A report on conformance with the general plan is required under California Government Code Section 65402 when a local agency acts to acquire or dispose of real property or intends to construct a new public building or structure. The applicable code is included as Attachment 4 to this staff report.

The project was referred to the County Department of Public Works (PW). PW responded recommending that site visibility must be maintained at the Old State Highway water tank access entrance and that the applicant shall be responsible to correct any involved drainage problems within the county road right of way to the satisfaction of their department. These recommendations are not applicable and are not included as conditions of approval as this permit does not authorize any improvements within the county road right of way.

OTHER AGENCY INVOLVEMENT:

The project was referred to responsible agencies and all responding agencies have either responded with no comment, standard comments, or recommended approval or conditional approval. (Attachment 4)

RECOMMENDATIONS:

Based on a review of Planning Division reference sources and comments from all involved referral agencies, Planning staff believes that the applicant has submitted evidence in support of making all of the required findings for approval of the Coastal Development Permit, Conditional Use Permit, General Plan Conformance Review, and Special Permits.

ALTERNATIVES TO STAFF RECOMMENDATIONS:

The Planning Commission could elect to add or delete conditions of approval. The Planning Commission could deny approval if unable to make all the required findings. Staff has concluded the required findings in support of the proposal can be made. Consequently, staff does not recommend further consideration of these alternatives.

ATTACHMENTS:

1. Draft Resolution
 - A. Conditions of Approval
 - B. Site Plan
 - C. Construction Plans

2. Location Map
3. Applicant's Evidence in Support of the Findings
4. California Government Code Section 65402
5. Referral Agency Comments and Recommendations

Applicant

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Please contact Rodney Yandell, Senior Planner, at 707-445-7541 or by email at ryandell@co.humboldt.ca.us, if you have any questions about the scheduled item.