



COUNTY OF HUMBOLDT

For the meeting of: 2/20/2025

File #: 25-252

To: Planning Commission

From: Planning and Building Department

Agenda Section: Consent

SUBJECT:

Laurel Tree Charter School Coastal Development Permit Extension
Assessor Parcel Numbers (APN) 511-401-039-000
Record No.: PLN-2023-18176
McKinleyville area

A three-year extension to a previously approved Coastal Development Permit (PLN-2021-17206) to accommodate development of a school to be operated by Laurel Tree Charter School serving children from Kindergarten through High School. The CDP is not vested. No modifications to the project are proposed. If approved, the extension will expire on May 16, 2026.

RECOMMENDATION(S):

That the Planning Commission:

1. Adopt resolution (Resolution 25-___), (Attachments 1) which does the following:
 - a. Finds the Planning Commission has considered the Mitigated Negative Declaration previously adopted for the New Heart Church and the addendum prepared for the Laurel Tree Charter School (Attachment 3); and
 - b. Finds the proposed project complies with the General Plan and Zoning Ordinance; and
 - c. Approves the Coastal Development Permit Extension subject to the previously established conditions of approval (Attachments 1A).

DISCUSSION:

Project Location: The project is located in Humboldt County, in the McKinleyville area, on the north side of Murray Road, approximately 370 feet east from the intersection of Fortune Street and Murray Road on the property known as 899 Murray Road.

Present General Plan Land Use Designation: Public Facility (PF). McKinleyville Community Area Plan,

2017 General Plan. Density: N/A, Slope Stability: Relatively Stable (0).

Present Zoning: Public Facility Urban (PF1)

Environmental Review: The original project was subject to environmental review and a Mitigated Negative Declaration was adopted by the Planning Commission as required by Section 15074 (b) of the CEQA Guidelines. The County has received no evidence indicating that additional review under CEQA is necessary.

State Appeal: Project is appealable to the California Coastal Commission.

Major concerns: None.

Executive Summary: The Coastal Development Permit to be extended includes entitlements to construct the following structured. The main buildings include: seven 36 feet by 48 feet passive solar design classroom pods with two 980 square feet classrooms per pod with six restrooms and outdoor storage in central location, kitchen/office/janitorial building with classroom, and 16 feet by 24 feet barn with four single occupancy restrooms at north end of building with electrical and hose bib. Outdoor features include: a 16 foot by 50 foot outdoor kitchen, a children's stage with 40 foot Conex box for storage/backstage space, 30 foot by 80 foot hoop house with hose bib, a 20 feet by 30 feet covered bike/skateboard/scooter storage, trash enclosure, impervious basketball court, tree fort area, 30 foot by 30 foot outdoor workspaces to have wind or solar power, 233 cubic yard capacity pond, access path to the Hammond Trail, entry fence with two automatic rolling gates, 8,400 square feet of pervious surface, gated walking path from Hammond Trail, gated entry to fire pit, and a sidewalk along Ledru Ave. The proposed permeable parking lot with 53 spaces includes five electric vehicle spaces and three accessible spaces, and a drive aisle for pick up and drop off. The outdoor stage/play area will host student presentations and creative plays. The space will also serve as venue for periodic small theatrical productions of student work. These types of events are expected to occur in the evening from 6-8pm, approximately 3-4 times a year. Events ordinarily include a potluck and attendance by approximately 80 parents is anticipated. The basketball court may be used for overflow parking for special events. The parcel to be developed is approximately 4.5 acres in size and is served by public water and sewer. The entire school facility will be fenced.

No modifications to the project are proposed. If approved, the extension will expire on May 16, 2026.

The County received comments from PG&E, MCSD and the McKinleyville Union School District These responses are in Attachment 5. None of these change the conclusions of the original permit. MUSD asked for a copy of the traffic analysis, which was forwarded for their review, and PG&E and MCSD had comments on requirements that will apply to the construction of the facilities.

OTHER AGENCY INVOLVEMENT:

The project was referred to responsible agencies and all responding agencies have either responded with no comment or recommended approval or conditional approval. (Attachment 5)

ALTERNATIVES TO STAFF RECOMMENDATIONS:

1. The Planning Commission could decide to deny the extension request.

ATTACHMENTS:

1. Resolution of the Planning Commission
 - a. 17602 Conditions of Approval
2. Staff Analysis Supporting the Required Findings
 - a. Site Plan
3. IS/MND New Heart Church
4. 17602 IS/MND Addendum
5. Referral Responses

Applicant: Laurel Tree Charter School Brenda Sutter 899 Murray Rd McKinleyville, CA 95519 **Owner:** Same as applicant **Agent:** None

Please contact Collin Slavey, Planner, at cslavey@co.humboldt.ca.us or 707-268-3749 if you have questions about this item.