

PLANNING COMMISSION

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COUNTY STAFF

JOHN H. FORD  
Director, Planning and Building

**COUNTY OF HUMBOLDT  
PLANNING COMMISSION**

**825 Fifth Street  
Board of Supervisors Chambers  
Eureka, California**

**AGENDA**

**Thursday, June 4, 2020**

**6:00 PM**

**Regular Meeting - Virtual**

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*NOTE: In accordance with Executive Order N-29-20 the June 04, 2020 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. You may access the live stream of the meeting by using the following link:*

*<https://zoom.us/j/94110494227?pwd=M3pKZ3daVDIqRFBoM0p4OUxCZWVxUT09> Password:  
200525*

*2. Call in via telephone at 346 248-7799, enter meeting id 941-1049-4227, Password: 200525*

*3. Or while watching Access Humboldt on cable channel 10.*

***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 begins to discuss the agenda item you want to comment on, call in to the conference line and mute your TV or live stream. Please call 346 248-7799 enter meeting id 941-1049-4227, Password: 200525 and press star 9 on your phone to raise your hand. When you are called upon to speak you will be prompted to unmute your mic.*

***PUBLIC COMMENT PRIOR TO THE MEETING:***

*To submit public comment to the Planning Commission please email [Planningclerk@co.humboldt.ca.us](mailto:Planningclerk@co.humboldt.ca.us) and provide your name, the agenda item number(s) on which you wish to speak. If you do not have access to email, a voicemail may be left at 707 445-7541 and will follow the same procedure as email public comments. All public comment submitted after the agenda has been published will be included with the administrative record after the fact.*

*A live stream of the meeting can be found by using the following link: <https://humboldt.legistar.com>*

**Notice Regarding Public Comment:**

*For items appearing on the agenda, the public is invited to make comments at the time the item comes up for consideration by the Commission. The Chair will call for public comment as each item is heard by the Commission. For items not appearing on the agenda, the public is invited to make comments during the Public Comment period for non-agenda items. All speakers are invited to state their names, but are not required to do so.*

**A. CALL TO ORDER / SALUTE TO FLAG**

**B. COMMISSIONERS PRESENT****C. AGENDA MODIFICATIONS****D. PUBLIC COMMENTS**

*At this time persons may appear before this Commission on any matter pertinent to the Commission's Jurisdiction and that is not on the Agenda. When the Chair asks for public comment, please address the Commission from the microphone. Unless otherwise stated, speakers will have three (3) minutes for public comment. Although the Commission may briefly respond to statements or questions, under state law, matters presented under this item cannot be discussed or acted upon by the Commission at this time.*

**E. CONSENT AGENDA**

*These Public Hearing matters are routine in nature and are usually approved by a single vote. The Chair will poll the audience and members of the Commission to determine if any item on the consent agenda should be pulled for public comment or further discussion.*

**1. Tree Pharms, LLC Conditional Use Permit and Special Permit**

Application Number 11207

Record Number PLN-11207-CUP

Assessor's Parcel Number (APN): 210-191-059

41000 State Highway 36, Bridgeville area

Project Description: A Conditional Use Permit for 23,693 square feet (SF) of existing outdoor cannabis cultivation with appurtenant propagation and processing facility. The project includes a Special Permit for development within the Streamside Management Area that would allow the use of a point of diversion from a spring, used for irrigation. The Special Permit is also to facilitate an encroachment within a Streamside Management Area for remediation. Water storage includes an existing 200,000-gallon rainwater catchment pond and about 3,500 gallons of water stored in hard tanks. The total water usage for cannabis irrigation about 135,980 gallons for two cycles a year. Processing will occur onsite in a proposed, 1,200 SF ADA complaint facility. Two employees are required to meet operational needs. Power is provided by PG&E.

**Recommendation:** Find that the Planning Commission has considered the Addendum to the adopted Mitigated Negative Declaration for the Commercial Medical Land Use Ordinance (CCMLUO) as described by Section 15164 of the State CEQA Guidelines, make all of the required findings for approval of the Conditional Use Permit and Special Permit based on evidence in the staff report and approve the proposed Tree Pharms, LLC project subject to the recommended conditions.

**Attachments:** [PLN-11207-CUP Staff Report.pdf](#)  
[Attachment 4.A Cultivation Operations Plan.pdf](#)  
[Attachment 4.B Road Evaluation Report 5-14-2018.pdf](#)

**2. Jade Hass, Conditional Use Permit**

Application Number 12600

Record Number PLN-12600-CUP

Assessor's Parcel Number (APN): 214-211-004

422 Wood Ranch Road, Redway area

Project Description: A Conditional Use Permit for continued operation of an existing 13,860 square foot outdoor cannabis cultivation. Cultivation activities extend from April to October. The applicant anticipates two cultivation cycles per year. Propagation will occur in a 20'x60' greenhouse. Water for irrigation is sourced from an existing onsite well (16/17-0271). Water is stored in hard tanks with a total of 12,650-gallon capacity with a reserve pond used as back-up for the well with a capacity of approximately 1-million-gallons. Annual water usage is estimated at 189,536 gallons. There will be 2-3 family members working. Processing currently occurs on-site in an existing 1,200 square foot structure. Electricity is sourced from two portable 2000kw generators

**Recommendation:** Find that the Planning Commission has considered the Addendum to the Mitigated Negative Declaration adopted for the Commercial Medical Marijuana Land Use Ordinance, make all of the required findings for approval of the Conditional Use Permit based on evidence in the staff report and adopt the Resolution approving the proposed Jade Hass Conditional Use Permit subject to the recommended conditions.

**Attachments:** [PLN-12600-CUP Staff Report.pdf](#)  
[Attachment 4.A\\_12600 Site Management Plan 07.19.19.pdf](#)  
[Attachment 4.B\\_12600 Soils Report 07.19.19.pdf](#)

3. Brodt Ranch Wedding and Event Venue  
Special Permit and Coastal Development Permit  
Application Number 14105  
Record Number PLN-2018-14105  
Assessor's Parcel Number (APN): 106-111-004  
530 Church Lane, Ferndale Area

Project Description: A Special Permit and Coastal Development permit application to establish a supplemental and temporary use to the existing agricultural operation involving a wedding and party venue in accordance with H.C.C. §313-62. The average number of events would be 10-12 weekends per year occurring mostly on weekends from 12:00 p.m. to 12:00 a.m. during the dry season commencing May 1 and ending October 31. Amplified music would be included and turned down low enough so that significant or constant sound is not heard on neighboring properties. The applicant would provide portable toilet facilities and be responsible for ensuring trash is properly disposed of after each event. Patrons would be responsible for providing the food and beverages. The venue will allow up to 300 attendees and 200 vehicles parked on-site. The parcel is 104 acres in size, and the total area utilized for temporary events is approximately 4 acres. The parcel is developed with a single-family residence, a 5,400 square foot barn, and a retaining pond. The existing facilities would be used and there are no permanent structures or alterations to the land proposed.

Recommendation: Find the project exempt from environmental review pursuant to Section 15301 (Existing Facilities), and 15304 (Minor Alterations to Land), and make all of the required findings for approval of the Coastal Development Permit based on the evidence in the staff report, and adopt the Resolution approving the proposed Brodt Special Permit and Coastal Development Permit subject to the recommended conditions of approval.

*Attachments:*        [PLN-2018-14105 PC Staff Report.pdf](#)  
                              [Item E-3\\_Brodt - Supplemental Item 1.pdf](#)

## **F. ITEMS PULLED FROM CONSENT**

## **G. CONTINUED PUBLIC HEARINGS**

## 1. Accessory Dwelling Unit Ordinance

Project Description: To comply with new state requirements, the Coastal Second Residential Unit Ordinance (Section 313-87.1 of Title 3 Division 1 of Humboldt County Code) and the Inland Second and Secondary Dwelling Units Ordinance (Section 314-87.1 of Title 3 Division 1 of Humboldt County Code) are being repealed and replaced by a new Accessory Dwelling Unit Ordinance. The new ordinance includes reduced parking requirements and permitting requirements to encourage construction of Accessory Dwelling Units (ADUs), allowing ADUs to be built as principally permitted structures in all zoning districts that allow single family and multifamily uses, and reducing fees charged for public water and wastewater services for ADUs. The new ordinance goes beyond state requirements by allowing “Tiny Homes” to be used as ADUs, modifying the Alternative Owner Builder (AOB) Regulations (Section 331.5-1 of Title 3 Division 3 of Humboldt County Code) to allow ADUs to be built as AOB units, and adding building codes for Tiny Homes to the building regulations in Section 331.1 of Title 3 Division 3 of Humboldt County Code. Minor amendments to the Humboldt County General Plan and six Local Coastal Plans are included to replace the reference to “Second Units” with “Accessory Dwelling Units”.

**Recommendation:** Adopt the Resolution to make all the required findings and recommend the Humboldt County Board of Supervisors find that the proposed ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to Public Resources Code 21080.17 and Section 15282(h) of the State CEQA Guidelines and adopt the proposed ADU ordinance (as modified by the Planning Commission) along with its related zoning code, General Plan and Coastal Plan amendments, and changes to the building code.

**Attachments:** [Highlighted Attachment 2\\_PC DRAFT INLAND ADU ORD.pdf](#)  
[Highlighted Attachment 3\\_PC DRAFT COASTAL ADU ORD.pdf](#)  
[ADU Ord\\_PC Supplemental 2\\_6.4.20.pdf](#)  
[PC Supplemental #3 ADU Ord 6.4.20...pdf](#)

## H. NEW BUSINESS

1. New Business Item for the Planning Commission meeting on June 4, 2020:  
2018 and 2019 General Plan and Housing Element Annual Progress Reports

**Attachments:** [Memo 2018 and 2019 PC APR SR 5-21-2020.pdf](#)  
[Attachment 1a - 2018 and 2019 APR BOS report.pdf](#)  
[Attachment 1b - 2018 and 2019 General Plan APRs.pdf](#)  
[Attachment 2\\_2018 and 2019 Housing Element APR summaries.pdf](#)  
[Attachment 3\\_GOV\\_65400..pdf](#)

## I. ADJOURNMENT

**J. NEXT MEETINGS**

*June 18, 2020*

*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](mailto:planningclerk@co.humboldt.ca.us) or the ADA Coordinator at 844-365-0352 or by email at [ada@co.humboldt.ca.us](mailto:ada@co.humboldt.ca.us)*