

PLANNING COMMISSION

IVER SKAVDAL
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THOMAS MULDER
Second District
NOAH LEVY
Chair - Third District
JEROME QIRIAZI
Fourth District
PEGGY O'NEILL
Fifth District
SARAH WEST
At-Large



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, March 7, 2024

6:00 PM

Regular Meeting - Hybrid

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 qualified disabilities as required under the Americans with Disabilities Act. With 72 hours prior notice, a request for reasonable accommodation or modification can be made. Please contact the Clerk of the Board Office at 707-476-2390 or by email cob@co.humboldt.ca.us or the ADA Coordinator at 844-365-0352 or by email at ada@co.humboldt.ca.us.

Please note: Those not able to attend the Planning Commission meeting in person will have the opportunity to provide public comment via Zoom; however, the County of Humboldt cannot guarantee that the Zoom system will be available for the entirety of every meeting. The only ways to guarantee that your comment is received and considered by the Planning Commission are to attend the meeting in person or submit your comment in writing in advance of the meeting.

HOW TO LISTEN OR WATCH THE PLANNING COMMISSION MEETING:

1. <https://zoom.us/j/87544807065> Password: 200525
2. Call in via telephone at 346 248-7799, enter meeting id 875 4480 7065 Password: 200525
3. A live stream of the meeting can be found by using the following link:
<https://humboldt.legistar.com> or by watching Access Humboldt on cable

Meetings of the Humboldt County Planning Commission are held in person in the Board of Supervisors chambers, located at 825 Fifth Street, Eureka, California.

1. **In Person Public Comment::** Any person may appear and present testimony for an item on this agenda at the hearing located in the Board of Supervisors' Chamber, Humboldt County Courthouse, 825 Fifth Street, Eureka, California. The Planning Commission needs 15 COPIES of any materials submitted at the meeting.
2. **Zoom Public Comment:** When the Planning Commission announce the agenda item that you wish to comment on, call the conference line, enter the Meeting ID and press star (*) 9 on your phone, this will raise your hand. You'll continue to hear the Planning Commission meeting on the call. When it is your turn to speak, you'll hear a prompt to unmute, press star (*) 6. Please turn off your TV or live stream to avoid delays. If you encounter any issues, please use the call-in option below.
3. **Phone call using cellphone or landline:** When the Planning Commission meeting begins, call in on the conference line. When the Planning Commission Chair starts to discuss the item you wish to comment on, Press *9 to raise your hand. When you are called upon to speak, you will be prompted to unmute, press *6 to unmute.

You may access the live stream of the meeting by using the following link:
<https://humboldt.legistar.com>

SUBMITTING PUBLIC COMMENT PRIOR TO THE MEETING:

Public comments may be submitted via email to Planningclerk@co.humboldt.ca.us. Please provide the project title, record or case number and date of the hearing. The deadline for submitting written comments is 12:00 p.m. Wednesday, March 06, 2024. After the deadline, written comments may be submitted to the commission in person during the meeting (15 copies). Comments can be found at the "Attachments" section of the "Meeting Details" link next to the posted Agenda at: <https://humboldt.legistar.com> and will be included with the administrative record. If you do not have access to email, contact the Planning Clerk at 707-267-9409.

A. CALL TO ORDER / SALUTE TO FLAG**B. COMMISSIONERS PRESENT****C. AGENDA MODIFICATIONS**

D. PUBLIC COMMENT ON NON-AGENDA ITEMS:

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. Review and approval of the December 14, 2023, Action Summary.

Recommendation: Recommendation: Approve the December 14, 2023, Action Summary.

Attachments: [12.14.2023 Action Summary](#)

2. Felmlee - Parcel Map Subdivision and Special Permit

Application Number: PLN-2023-18300

Assessor Parcel Number (APN) 303-121-034

Ridgewood area

A Parcel Map Subdivision of an approximately 7.93-acre parcel into three parcels of approximately 0.40 acres (Parcel 1), 0.80 acres (Parcel 2) and 6.74 acres (Parcel 3). A Special Permit is requested to allow Parcel 1 to be less than the 20,000 square foot minimum lot size. The property is currently vacant and will be served with community water provided by Humboldt Community Services District and on-site wastewater treatment systems. The project will include widening of the shoulder of Eggert Road along the front of the parcel, prior to issuance of the first building permit for residential development on any of the resulting parcels.

Recommendation: That the Planning Commission:
Adopt the resolution (Attachment 1) which does the following:
a. Finds that the project is consistent with the development density and policies established by an existing community plan and General Plan for which an EIR was certified, and that no additional environmental review is required per section 15183 of the State CEQA Guidelines; and
b. makes all of the required findings for approval of the Parcel Map Subdivision and Special Permit; and
c. approves the Felmlee Minor Subdivision and Special Permit subject to the recommended conditions.

- Attachments:**
- [18300 Staff Report 3.7.24](#)
 - [Attachment 1 - Draft Resolution & COA's](#)
 - [Attachment 1B - DPW Recommended COA's on Revised Tentative Map \(02-20-24\)](#)
 - [Attachment 1C - Revised Tentative Map 01.17.2024](#)
 - [Attachment 2 - Location Map](#)
 - [Attachment 3 - Applicant's Evidence in Support of the Required Findings](#)
 - [Attachment 4 - Referral Agency Comments & Recommendations](#)

G. PUBLIC HEARINGS

The projects listed below are public hearing items that have generated public comment prior to the hearing date or have other issues related to them that may require discussion

1. Eureka's Redwood Christian Center - Sign Replacement
Assessor Parcel Numbers (APN) 306-391-004
Record No.: PLN-2022-17994
Spruce Point / Humboldt Hill area

A modification to a previously approved Conditional Use Permit for the replacement of an existing sign with a new video display sign. The previous sign was damaged by a vehicle and the replacement sign was installed prior to obtaining the appropriate County permits. The sign is a freestanding double-sided monument sign that is 13 feet and 4 inches in height with a sign face of 82 square feet (41 square feet per side). The sign face is internally illuminated with an LED reader board.

Recommendation: That the Planning Commission:

1. Adopt the resolution (Resolution 24-__). (Attachment 1) which does the following:
 - a. Finds that the Planning Commission has determined that the project is exempt from environmental review pursuant to Sections 15301 and 15302 of the State CEQA Guidelines which covers permitting and replacement or reconstruction of existing structures; and
 - b. Finds that the proposed project complies with the General Plan and Zoning Ordinance; and
 - c. Approves the modification of the Conditional Use Permit subject to the project modifications outlined in the recommended conditions of approval (Attachment 1A).

Attachments: [17994 Staff Report 3.7.24](#)
[Attachment 1 - Draft Resolution & COA's](#)
[Attachment 2 - Location Map & Signage Comparison Exhibit](#)
[Attachment 3 - Applicant's Evidence in Support of the Required Findings](#)
[Attachment 4 - Referral Agency Comments and Recommendations](#)
[Attachment 5 - Public Comments](#)
[Attachment 6 - RedwoodChristianCenter-TooBrightVideoSign](#)

2. High Art, LLC Conditional Use Permit
Assessor's Parcel Number: 522-022-015-000
Record Number: PLN-11525-CUP
Old Three Creeks Road, Willow Creek area

Denial of a Conditional Use Permit for an existing 20,180-square-foot (SF) outdoor cannabis cultivation operation.

Recommendation: That the Planning Commission:
Adopt the resolution (Attachment 1) which does the following:
a. Find the project exempt from environmental review pursuant to State CEQA Guidelines Section 15270; and
b. Find the existing cannabis operation has operated in violation of Humboldt County Code and State regulations and has been operated as to be detrimental to the public health, safety and welfare; and
c. Denies the Conditional Use Permit application for High Art, LLC.

Attachments:

- [11525 Denial Staff Report 3.7.24](#)
- [Attachment 1 - DRAFT Resolution](#)
- [Attachment 2A - Location Map Aerial](#)
- [Attachment 2B - Cultivation and Operations Plan 01.07.2021](#)
- [Attachment 2C - Site Plan 03.24.21](#)
- [Attachment 3A - Aerial Site History_ 522-022-015-000 \(002\)](#)
- [Attachment 3B - CDFW Notice of Violation](#)
- [Attachment 3C - 11525 IP NOT Extended 2023 12.21.2022 64](#)
- [Attachment 3D - Email to applicant to notify of need for site](#)
- [Attachment 3E - request site visit email from Planning](#)
- [Attachment 3F - active cultivation 1](#)
- [Attachment 3G- active cultivation 2](#)
- [Attachment 3H - active cultivation 3](#)
- [Attachment 3I - freshly harvested cultivation 1](#)
- [Attachment 3J - freshly harvested cultivation 2](#)
- [Attachment 3K - freshly harvested cultivatoin 3](#)
- [Attachment 3L - heavily eroded road](#)
- [Attachment 3M - failed culvert](#)
- [Attachment 3N - 2021 Metric tags on live plants](#)
- [Attachment 3O - Perlite soil pile and trash](#)
- [Attachment 3P - Perlite soil pile](#)
- [Attachment 3Q - trash and substandard housing](#)
- [Attachment 3R - batteries](#)
- [Attachment 3S - synthetic netting piles](#)
- [Attachment 4 - Hoopa Valley Tribe Letter](#)
- [Attachment 5 - Applicant Evidence](#)
- [Attachment 6 - Watershed Map](#)

4. Pacific Roots Cannabis, LLC Special Permit
Assessor Parcel Numbers 105-141-001 and 104-232-012
Record No.: PLN-2022-17669
Petrolia Area

A Special Permit to add 33,576 square feet of outdoor commercial cannabis cultivation to a previously approved project. If approved, the total cultivation area will be 43,560 square feet. The project proposal also adds non-volatile manufacturing and distribution. The previously approved wholesale nursery and ancillary nursery will be reconfigured and consolidated. The total size of the previously approved nursery spaces, including the cloning space, will remain 4,736 square feet. The previously approved research and development space will remain the same size. The previously approved onsite processing will be modified to also allow offsite

processing. Estimated annual water needs are approximately 463,000 gallons. Irrigation water for cultivation is sourced from rain catchment and a previously approved and permitted groundwater well will support the processing and manufacturing uses. The well will also be used as a supplemental irrigation water source for cultivation. A total of 495,000 gallons of irrigation water storage is proposed through a 425,000-gallon pond and 70,000 gallons in tanks. Electricity is sourced from PGE through an eligible renewable energy program as well as onsite solar with a generator for emergencies only.

Recommendation: That the Planning Commission:

1. Adopt the resolution (Resolution 24-___). (Attachment 1) which does the following:
 - a. Finds that the Planning Commission has considered the Final Environmental Impact Report for the Commercial Cannabis Land Use Ordinance and the Addendum that was prepared for the Pacific Roots Cannabis, LLC project; and
 - b. Finds that the proposed project complies with the General Plan and Zoning Ordinance; and
 - c. Approves the Special Permit subject to the recommended conditions of approval (Attachment 1A).

Attachments:

[17669 Staff Report 3.7.24](#)

[Attachment 1 - DRAFT Resolution](#)

[Attachment 1A - 17669 Conditions of Approval](#)

[Attachment 1B - 17669 Operations Plan](#)

[Attachment 1C - 17669 Site Plan](#)

[Attachment 2 - 17669 Location Map](#)

[Attachment 3 - 17669 Addendum](#)

[Attachment 4 - 17669 Applicant's Evidence in Support of Findings](#)

[Attachment 4A - 17669 Biological Survey](#)

[Attachment 4B - 17669 Botanical Report](#)

[Attachment 4C - 17669 Bullfrog Monitoring and Management Plan](#)

[Attachment 4D - 17669 Pest Management Plan](#)

[Attachment 4E - 17669 Road Evaluation](#)

[Attachment 4F - 17669 Slope Mapping](#)

[Attachment 5A to 5E - 17669 Referral Agency Comments](#)

[Attachment 6 - 17669 Public Comment 02.05.2024](#)

[Attachment 7 - Watershed Map](#)

3. ECD Holdings, Inc Conditional Use Permit
Assessor Parcel Number 511-141-015
Record No.: PLN-2022-17880

McKinleyville Area

A Conditional Use Permit to add 33,560 square feet of new mixed light commercial cannabis cultivation to an approved project in the McKinleyville Community Planning Area. If approved, the total cultivation will be 43,560 square feet of mixed light cultivation in addition to the existing 4,400 square foot indoor cultivation. Accessory nursery space will increase to 4,350 square feet. The site will be reconfigured to consolidate operations. The proposed irrigation sources are a well, rainwater catchment, and water recapture. The previously approved spring will no longer be used for cannabis irrigation. Annual water usage will increase from 120,000 gallons to a total of 610,000 gallons. Existing water storage is 110,000 gallons. Previously approved onsite processing will continue. Electricity is sourced from PGE through an eligible renewable energy program with a generator for emergencies only.

Recommendation: That the Planning Commission:

1. Adopt the resolution (Resolution 24-___). (Attachment 1) which does the following:
 - a. Finds that the Planning Commission has considered the Final Environmental Impact Report for the Commercial Cannabis Land Use Ordinance and the Addendum that was prepared for the ECD Holdings, Inc. project; and
 - b. Finds that the proposed project complies with the General Plan and Zoning Ordinance; and
 - c. Approves the Conditional Use Permit subject to the recommended conditions of approval (Attachment 1A).

Attachments:

- [17880 Staff Report 3.7.24](#)
- [Attachment 1 - DRAFT Resolution](#)
- [Attachment 1A - Conditions of Approval](#)
- [Attachment 1B - Operations Plan](#)
- [Attachment 1C - Site Plan](#)
- [Attachment 2 - Location Map](#)
- [Attachment 3 - Addendum](#)
- [Attachment 4 - Applicant's Evidence in Support of Findings](#)
- [Attachment 4A - Well Evaluation](#)
- [Attachment 4B - Well Completion Report](#)
- [Attachment 4C - Revised Biological Scoping Report](#)
- [Attachment 4D - Botanical Report and Wetland and Water Delineation](#)
- [Attachment 4E - Noise Assessment and Mitigation Plan](#)
- [Attachment 4F - Road Evaluation](#)
- [Attachment 4G - Mirror Installation](#)
- [Attachment 4H - Road Evaluation Updated](#)
- [Attachment 5A to 5G - Referral Agency Comments](#)
- [Attachment 6A - Public Comment 01.26.2024](#)
- [Attachment 6B - Email Regarding Hooven Road 02.01.2024](#)
- [Attachment 6C - Comment Letter 02.02.2024](#)
- [Attachment 6D - ECD Neighbor Outreach Letter 02.05.2024](#)
- [Attachment 6E - Libby Hooven 2.14.24](#)
- [Attachment 6F - Ino Riley 2.14.24](#)
- [Attachment 6G - 5 Neighbor Support Letters 02.26.2024](#)
- [Attachment 6H - 34 Support Letters 02.27.2022](#)
- [Attachment 7 - Watershed Map](#)

F. ITEMS PULLED FROM CONSENT

H. REPORT FROM PLANNER

1. County Processing of all issued Cultivation Interim Permits and coordination efforts with CDFW

Recommendation: That the Planning Commission:
1. Receive the report.

Attachments: [Report from Planner](#)

I. PLANNING COMMISSION DISCUSSION ITEMS

J. ADJOURNMENT

K. NEXT MEETINGS: March 21, 2024 6:00 p.m. Regular Meeting - Hybrid