

PLANNING COMMISSION

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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, February 15, 2024

6:00 PM

Regular Meeting - Hybrid

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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](mailto:cob@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).

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 Board of Supervisors 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](mailto: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, February 14, 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. 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. 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 2.15.24](#)
- [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 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](#)

## F. OLD BUSINESS

### 1. Sign Ordinance

Assessor Parcel Numbers (APN) 000-000-000

Record No.: PLN-2023-18011

Countywide

Amendment of the Inland and Coastal Zoning Ordinance sections regulating Signs and Nameplates to provide a uniform set of standards for the development, siting, size, and installation of signs and (Section 87.3 of Chapter 3 and Section 87.2 of Chapter 4 of Division 1 of Title III of Humboldt County Code). These standards will protect aesthetic values along scenic highways, coastal views, and scenic areas; encourage siting in preferred locations to help preserve the County's environmentally sensitive habitat areas; ensure compatibility with Caltrans Outdoor Advertising Act requirements; and create standards to manage the size and locations of signs. The ordinance proposes changes to the following sections:

1. Amends sections 314-87.2.1 through 314-87.2.2 and adds sections 314-87.2.3, 87.2.4, 87.2.5, 87.2.6, 87.2.7, 87.2.8, 87.2.9, 87.2.10, 87.2.11, 87.2.12, and 87.2.13 in Chapter 4 of Division 1 of Title III of the County Code for the inland areas of the County.
2. Amends sections 313-87.3.1, 87.3.2, and 87.3.3 and adds sections 313-87.3.4 in Chapter 3 of Division 1 of Title III of the County Code for the coastal areas of the County.

**Recommendation:** That the Planning Commission:

1. Adopt the resolution (Resolution 23-\_\_) recommending that the Humboldt County Board of Supervisors take the following actions:
  - a. Find the proposed ordinance is exempt from CEQA pursuant to 15307 and 15308 of the State CEQA Guidelines and
  - b. Find that the modifications to the Zoning Ordinance are consistent with the General Plan or Local Coastal Plan and
  - c. Adopt the Amendment to the Inland and Coastal Zoning Ordinance sections regulating the location and size of signage.

**Attachments:** [18011 Staff Report 2.15.24](#)  
[Attachment 1 - \(PROPOSED DRAFT PC\) Inland Sign Ordinance 2.15.24](#)  
[Attachment 2 - \(No Strikethrough\) Sign Ordinance 2.15.24](#)  
[Attachment 3 - \(PROPOSED DRAFT PC\) Coastal Sign Ordinance 2.15.24](#)  
[Attachment 4 - 18011 Draft Inland Resolution](#)  
[Attachment 5 - 18011 Draft Coastal Resolution](#)  
[Attachment 6 - Information Submitted by All Points Signs](#)  
[Attachment 7 - General Plan Guidance](#)  
[Attachment 8 - Code Comparison Table](#)

**G. ITEMS PULLED FROM CONSENT**

**H. REPORT FROM PLANNER**

**I. PLANNING COMMISSION DISCUSSION ITEMS**

**J. ADJOURNMENT**

**K. NEXT MEETINGS: March 7, 2024 6:00 p.m. Regular Meeting - Hybrid**