

PLANNING COMMISSION

Alan Bongio  
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Second District - Chair  
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Mike L Newman  
Fourth District  
Peggy O'Neill  
Fifth District  
Brian Mitchell  
At-Large  
Melanie McCavour  
At-Large



COUNTY STAFF

JOHN H. FORD  
Director, Planning and Building

**PLANNING COMMISSION  
COUNTY OF HUMBOLDT**

825 Fifth Street  
Board of Supervisors Chambers  
Eureka, California

**ACTION SUMMARY**

Thursday, August 1, 2019

6:00 PM

Regular Meeting

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

*Chair Morris called the meeting to order at 6:00 p.m.*

**B. COMMISSIONERS PRESENT**

Present : 5 - Commissioner Robert Morris, Commissioner Alan Bongio, Commissioner Noah Levy,  
Commissioner Mike L Newman and Commissioner Melanie McCavour

Absent : 2 - Commissioner Brian Mitchell and Commissioner Peggy O'Neill

**C. AGENDA MODIFICATIONS**

*None.*

**D. APPROVAL OF ACTION SUMMARY**

1. Review and approve the June 6, 2019 Planning Commission Action Summary.

*Planning Commissioner Newman asked that edits to the Action Summary for item G-2 be made to elaborate "approved with revisions" to include the revisions discussed and return item for review and approval.*

**E. PUBLIC COMMENTS**

**F. CONSENT AGENDA**

**1. Hwy 36 Farms, LLC, Conditional Use Permit and Special Permit**

Record Number: PLN-11697-SP

Assessor's Parcel Number (APN): 210-231-021

39450 State Highway 36, Dinsmore area

Project Description: A Conditional Use Permit for an existing 5,000 square foot (SF) outdoor and 7,600 SF mixed-light medical cannabis cultivation operation and a Special Permit for an encroachment within in a Streamside Management Area, for remediation and the use of a spring on Assessor's Parcel Number (APN) 210-231-021, which is approximately 39 acres in size.

***A motion was made by Commissioner Bongio, seconded by Commissioner McCavour, that the Hwy 36 Farms, LLC, Conditional Use Permit and Special Permit be approved. The motion carried by the following vote:***

Aye: 5 - Commissioner Morris, Commissioner Bongio, Commissioner Levy, Commissioner Newman and Commissioner McCavour

**2. Windy Gap LLC, Conditional Use Permit and Special Permit**

Record Number: PLN-12955-CUP

Assessor's Parcel Number: 223-124-006

4900 Alderpoint Road, Garberville area

Project Description: A Conditional Use Permit for 15,159 square feet of existing outdoor cannabis cultivation within four cultivation areas. The project includes relocation of two cultivation areas totaling 8,604-square-feet to a single location outside Streamside Management Areas. A Special Permit is requested for restoration of the cultivation areas within two Streamside Management Areas.

***A motion was made by Commissioner Bongio, seconded by Commissioner McCavour, that the Windy Gap LLC, Conditional Use Permit and Special Permit be approved. The motion carried by the following vote:***

Aye: 5 - Commissioner Morris, Commissioner Bongio, Commissioner Levy, Commissioner Newman and Commissioner McCavour

**3. Heartstone Farms, LLC, Conditional Use Permit and Special Permit**

Record Number: PLN-11278-CUP

Assessor's Parcel Number: 220-051-035

1285 Twin Creeks Road, Briceland area

Project Description: Heartstone Farms, LLC is seeking a Conditional Use Permit for 20,610 square feet (sf) of existing outdoor commercial cannabis cultivation. This project includes a Special Permit for the remediation of two areas within the Streamside Management Area (SMA) for removal of water tanks and a plastic liner and a Special Permit for the continued use and maintenance of a point of diversion (POD) from a Class II stream.

***A motion was made by Commissioner Bongio, seconded by Commissioner McCavour, that the Heartstone Farms, LLC, Conditional Use Permit and Special Permit be approved. The motion carried by the following vote:***

Aye: 5 - Commissioner Morris, Commissioner Bongio, Commissioner Levy, Commissioner Newman and Commissioner McCavour

## G. CONTINUED PUBLIC HEARINGS

1. Tony Ellena Parcel Map Subdivision  
Application Number 13995  
Case Number PMS-18-002  
Assessor Parcel Number 510-291-087  
Hiller Road, McKinleyville area

Project Description: A Minor Subdivision of an approximately 21,842 square foot parcel to divide it into three parcels ranging in size from 5,005 square feet to 6,233 square feet. Pursuant to Section 325-9 of the Humboldt County Code, exception requests have been submitted for a reduced right of way width for the interior access road, and to eliminate the sidewalk requirement. The parcel is currently vacant and served with community water and sewer provided by the McKinleyville Community Services District.

*A motion was made by Commissioner Bongio, seconded by Commissioner Newman, that the Tony Ellena Parcel Map Subdivision be approved with the following revision by the Planning Commission: revise Exhibit A of Attachment 1, Sections 1.6(b) and 2.6(b) to remove the dedication and sidewalk improvement requirement for the unnamed access road serving lots 1, 2, and 3. The motion carried by the following vote:*

Aye: 5 - Commissioner Morris, Commissioner Bongio, Commissioner Levy, Commissioner Newman and Commissioner McCavour

## H. PUBLIC HEARINGS

1. Humboldt County Planning Commission Rules  
Procedural Rules governing the conduct of all zoning and planning hearings before the Humboldt County Planning Commission.

*A motion was made by Commissioner Bongio, seconded by Commissioner Newman, that the Humboldt County Planning Commission Rules be returned without recommendation. The motion carried by the following vote:*

Aye: 4 - Commissioner Morris, Commissioner Bongio, Commissioner Newman and Commissioner McCavour

Nay: 1 - Commissioner Levy

## I. CORRESPONDENCE

1. Correspondence from Ana Hamilton

## J. ADJOURNMENT

*Chair Morris adjourned the meeting at 7:54 p.m.*