

PLANNING COMMISSION

Robert Morris  
Chair - Second District  
David Edmonds  
Vice Chair - At Large  
Alan Bongio  
First District  
Noah Levy  
Third District  
Mike L. Newman  
Fourth District  
Ben Shepherd  
Fifth District  
Brian Mitchell  
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, October 4, 2018

6:00 PM

Regular Meeting

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**CALL TO ORDER / SALUTE TO FLAG**

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

**COMMISSIONERS PRESENT**

Present: 6 - Commissioner Robert Morris, Commissioner Alan Bongio, Commissioner Noah Levy, Commissioner Ben Shepherd, Commissioner Brian Mitchell, and Commissioner Mike L. Newman  
Absent: 1 - Commissioner David Edmonds

**AGENDA MODIFICATIONS**

*Item #5 to be continued to the next meeting of the Planning Commission.*

**APPROVAL OF ACTION SUMMARY**

Planning Commission Action Summary of August 16, 2018 for review and approval.

*A motion was made by Commissioner Shepherd, seconded by Commissioner Bongio, that the August 16, 2018 Planning Commission Action Summary be approved. The motion carried by the following vote:*

Aye: 3 - Commissioner Morris, Commissioner Bongio, and Commissioner Shepherd  
Abstain: 3 - Commissioner Levy, Commissioner Mitchell, and Commissioner Newman

**PUBLIC COMMENTS****CONSENT AGENDA**

Clear Creek Farms, LLC, Conditional Use Permit  
Application Number 11014  
Case Number CUP-16-125  
Assessor's Parcel Number (APNs) 105-111-016  
1197 Conklin Creek Road, Petrolia Area

A Conditional Use Permit for 26,067 square feet (SF) of existing outdoor cannabis cultivation and 1,841 SF of mixed light cannabis cultivation located on Assessor's Parcel Number (APN) 105-111-016 which is approximately 5.61 acres in size. There is a proposed accessory propagation area of 2,000 SF with a 2,500 SF processing, nursery, and storage space. Water for domestic use is sourced from an unpermitted well that was constructed in the 1960's and a deeded spring on a parcel on the south side of the Mattole River. This well may be hydrologically connected to the Mattole River, some 150 feet to the south. The Applicant is currently developing appropriative initial statements of water diversion and use and streambed alteration agreements for diversion from the off-parcel spring and the well. As a condition of approval, the applicant agrees to forebear from water diversion in summer months and to abide by any conditions determined under ongoing consultation with the California Department of Fish and Wildlife (CDFW). The applicant proposes to install an additional well at a higher elevation and to construct a 500,000-gallon rain water catchment pond in order to meet the annual irrigation demands of approximately 213,000 gallons (150,000 gallons during the forbearance period). There are 3,000 gallons of hard tank storage onsite and the applicant plans to increase water storage through installation of 5,000 gallons of additional water tanks for domestic and fire safety uses. All product grown on-site will be processed off-site at a licensed facility until the proposed 2,500 SF processing building can be permitted and built. The parcel is on the grid and uses no generators. The Applicant plans to hire three employees and to provide portable waste disposal systems and hand washing stations for employee use.

***A motion was made by Commissioner Shepherd, seconded by Commissioner Levy, to approve the Clear Creek Farms, LLC project as part of the Consent Agenda. The motion carried by the following vote:***

Aye:           6 - Commissioner Morris, Commissioner Bongio, Commissioner Levy, Commissioner Shepherd, Commissioner Mitchell, and Commissioner Newman

Humboldt's Full Sun Farms Conditional Use Permit  
Application Number: 10959  
Case Number: CUP16-112  
Assessor's Parcel Number (APN): 223-075-012  
Benbow area, US HWY 101 and Sprowel Creek area

A Conditional Use Permit for 18,000 square feet of existing outdoor cannabis cultivation. The applicant will use PVC hoops over raised garden beds that utilize light deprivation for two cultivation cycles annually. Immature clones will be obtained from a licensed nursery. No mixed light cultivation is proposed. Water for irrigation use is provided by an existing hydrologically connected well and point of diversion on a Class III unnamed watercourse on the subject parcel. Currently, there is 24,800 gallons of water storage in a water bladder and three water storage tanks. The proposed project includes development of a 2,500,000 water storage pond to store water for both domestic and irrigation uses. Expected water usage is approximately 176,000 gallons annually. Once harvested, cannabis is dried on-site in an existing agriculture storage building. A military-style tent is also used for drying temporarily. The tent will be taken down when not in use. The proposed project includes construction of a two-story, 2,250-square-foot processing facility. Dried cannabis will be transported off-site to a licensed processing facility until the on-site processing facility is constructed. Once all project elements are complete, up to 13 workers would be hired up to three times per year. Portable toilets will be installed to meet onsite wastewater provisions until the processing facility and permanent on-site wastewater system is constructed. Power is provided by generators.

*A motion was made by Commissioner Shepherd, seconded by Commissioner Levy, to approve the Humboldt's Full Sun Farms project as part of the Consent Agenda. The motion carried by the following vote:*

Aye: 6 - Commissioner Morris, Commissioner Bongio, Commissioner Levy, Commissioner Shepherd, Commissioner Mitchell, and Commissioner Newman

## **PUBLIC HEARINGS**

Sensi Valley, Inc., General Plan Amendment, Zone Reclassification, Special Permit, and Conditional Use Permit

Application Number: 12782

Case Numbers: GPA18-003, ZR18-006, CUP16-834, CUP18-043, SP17-170, SP17-171, SP17-172, and SP18-83

Assessor's Parcel Number (APN): 208-071-032

46068 State Highway 36, Dinsmore area

A General Plan Amendment and Zone Reclassification (ZR) to change the general plan and zoning of APN 208-071-032 from a general plan of Residential Agriculture (RA20) and zoning of Unclassified (U) to a general plan of Industrial General (IG) and zoning of Heavy Industrial with a qualified combining zone (MH-Q). The project would also include two Conditional Use Permits and four Special Permits for a commercial cannabis nursery, processing, manufacturing and distribution facility, caretaker housing for security, and a setback reduction from federal lands in accordance with Humboldt County Code Section 314-55.4.8.7 of Chapter 4 of Division I of Title III, Commercial Medical Marijuana Land Use Ordinance (CMMLUO). A separate related project is for a Zoning Clearance Certificate for a 1,000 square foot testing facility. The total size of the proposed project would be 67,644 sf (1.55 acres), which would comprise approximately 11 percent of the 13.78-acre project site.

*Meeting went into Recess*

*Meeting Reconvened*

***A motion was made by Commissioner Shepherd, seconded by Commissioner Newman, to recommend the Board of Supervisors approve the General Plan Amendment and Zone Reclassification for the Sensi Valley project; in addition, that the Conditional Use Permits and Special Permits for the Sensi Valley project be approved. The motion carried by the following Roll Call vote:***

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

Nay: 2 - Commissioner Levy, and Commissioner Mitchell

Friends of the Dunes Coastal Development Permit and Conditional Use Permit Modifications  
Application number 9175  
Case numbers CDP-06-49MMXM and CUP-06-14MMXM  
Assessor's Parcel Numbers (APN) 400-011-075, 400-011-077, 506-111-004, 506-111-021,  
506-111-24 and 506-111-025  
220 Stamps Lane and 365 Lupin Drive, Manila area

A Modification to a previously approved and modified Coastal Development Permit and Conditional Use Permit. The original permits included creating the Humboldt Coastal Nature Center as well as beach and dune restoration and trail work on approximately 123 acres. The project included a Restoration Agreement on the Stamps' parcel (APN . 506-111-021). The Modification would allow dune restoration and trail work on an additional, approximately 3.6 acres known as the "Barr" property (APN 400-011-075 and 400-011-077) acquired by the Friends of the Dunes. The three (3) major components of the proposal include 1) managed public access consisting of development of a trailhead with an informational kiosk and demarcating two (2) trails, 2) dune restoration activities within the former "Barr" parcel consisting of removal of invasive non-native plant species and restoration of native dune habitats and their associated rare plants, and 3) private property delineation between the former "Barr" parcel and adjacent private property to the east consisting of installation of a fence designed to allow for dune and wildlife movement.

***A motion was made by Commissioner Shepherd, seconded by Commissioner Levy, that the Friends of the Dunes project be continued to a date uncertain with instructions to staff complete an Environmental Analysis and applicant works to reach out to the neighbors over concerns. The motion carried by the following vote:***

Aye: 6 - Commissioner Morris, Commissioner Bongio, Commissioner Levy, Commissioner Shepherd, Commissioner Mitchell, and Commissioner Newman

County of Humboldt New Zoning Districts  
 Countywide

New Zoning Districts are proposed to be added to the Inland Zoning Ordinance and properties are proposed to be rezoned to be consistent with the 2017 Humboldt County General Plan. Implementation of Zoning Designations to be consistent with the Land Use Maps, adopted as part of the 2017 General Plan Update. The new Zoning Districts are proposed to be added to the Inland Zoning Ordinance (Section 314 of Title III, Division 1, Chapter 4 of Humboldt County Code) including the following: 1) new Mixed Use Zones that will be applied to areas with MU - Mixed Use, VC - Village Center, or RCC - Rural Community Center General Plan designations, 2) a new “RR - Railroad” Combining Zone that will be applied to railroad rights of way held by the North Coast Railroad Authority, and those along the former Annie and Mary Railroad rail corridor between Arcata and Blue Lake, and 3) a new “MR - Mineral Resources” Combining Zone that will be applied to parcels with permitted surface mining operations. In addition, specific zones are proposed to be assigned to all areas currently zoned “U - Unclassified”. Other minor changes to the Zoning Maps are also proposed to be consistent with the General Plan. The proposed new Zone Districts and the rezoned properties occur throughout the non-coastal areas of unincorporated Humboldt County.

***A motion was made by Commissioner Shepherd, seconded by Commissioner Morris, that the Humboldt County Zoning Districts item be continued to the October 18, 2018 meeting of the Planning Commission. The motion carried by the following vote:***

- Aye: 5 - Commissioner Morris, Commissioner Bongio, Commissioner Levy, Commissioner Shepherd, and Commissioner Newman
- Not Present: 1 - Commissioner Mitchell

**ADJOURNMENT**

*Chair Morris adjourned the meeting at 9:17 p.m.*

**NEXT MEETINGS**

- October 18, 2018*
- November 1, 2018*

*I, SUZANNE LIPPRE, Planning Commission Clerk, County of Humboldt, State of California, do hereby certify the foregoing to be a full, true, and correct original record of the above entitled meeting of the Humboldt County Planning Commission held in Eureka, California.*

*SUZANNE LIPPRE  
 Planning Commission Clerk of the County of Humboldt, State of California.*