

PLANNING COMMISSION

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JOHN H. FORD
Director, Planning and Building

**COUNTY OF HUMBOLDT
PLANNING COMMISSION**

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

AGENDA

Thursday, January 24, 2019

6:00 PM

Regular Meeting

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. APPROVAL OF ACTION SUMMARY

- 1 Approval of the Action Summary - Meeting of September 20, 2018

Attachments: [PC 9.20.18 Action Summary](#)

- 2 Approval of Action Summary - Meeting of November 1, 2018.
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Attachments: [PC 11.01.18 Action Summary](#)

3 Action Summary for approval - Meeting of December 13, 2018

Attachments: [PC Action Summary 12.13.18.pdf](#)

E. 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.

F. 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 G-Verde LLC, Conditional Use Permit and Special Permit

Application Number: 12335

Case Numbers: CUP-17-041 and SP-16-486

Assessor's Parcel Number: 216-023-017

New Harris area

A Conditional Use Permit for an existing 13,867 square feet (SF) outdoor cannabis cultivation and a Special Permit for a water diversion and removal of cultivation and associated infrastructure from a Streamside Management Area. Water is provided by an on-site well and a diversion from an on-stream pond.

Recommendation: Find the project consistent with 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 and Special Permit based on evidence in the staff report and any public testimony, and adopt the Resolution approving the proposed G-Verde, LLC project subject to the recommended conditions.

Attachments: [CUP-17-041 Staff Report](#)

2 Sky High Humboldt, LLC

Application Number: 11921

Case Number: CUP16-450

Assessor's Parcel Number: 223-271-006

Garberville area

A Conditional Use Permit for an existing 10,260-square-foot outdoor and 1,730-square-foot of existing mixed light cannabis cultivation. Cultivation activities extend from March to November. Water for irrigation is sourced from rainwater. Water storage consists of 82,500 gallons of available water storage in a series of hard-sided tanks on the subject parcel and adjacent APN 223-271-002.

Recommendation: A continuance of this project to the February 7, 2019, Planning Commission meeting has been requested by the applicant.

Attachments: [CUP-16-450 Continuance request](#)

3 Serendipity Collective, Conditional Use Permit and Special Permit

Application Number 11940

Case Number CUP-16-461

Assessor's Parcel Number (APN) 218-091-007

671 South Face Road in the Palo Verde Area

A Conditional Use Permit for an existing 13,600 square feet (sf) of outdoor and mixed light cannabis cultivation and a Special Permit for streamside management area encroachment located on Assessor's Parcel Number (APN) 218-091-007, which is approximately 40 acres in size.

Recommendation: Continue to the February 21, 2019 Planning Commission meeting.

Attachments: [CUP-16-461 Continuance request.pdf](#)

4 Ganjier Farms Coop., Inc., Conditional Use Permit

Application Number: 10726

Case Number: CUP16-059

Assessor's Parcel Number (APN): 212-044-009

4199 Bear Butte Road, Miranda area

A Conditional Use Permit (CUP) for 18,000 sf of existing outdoor commercial cannabis cultivation. Cultivation activities extend from June to November. There will be two harvests annually. Annual water use is 655,000 gallons. Water for irrigation is provided by an existing well. There is 26,000 gallons of water storage and the applicant is proposing to add 37,000 gallons of additional storage. Processing activities will occur at an off-site permitted processing facility.

Recommendation: Find the project consistent with 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 any public testimony, and adopt the Resolution approving the proposed Ganjier Farms Coop., Inc., Conditional Use Permit subject to the recommended conditions.

Attachments: [CUP-16-059 Staff Report.pdf](#)

- 5 DePeel Parcel Map Subdivision Extension
Application Number 14304
Case Number PMS-15-003X
Assessor Parcel Number (APN) 312-131-017
Blue Lake area

A two-year extension of a Parcel Map Subdivision (PMS-15-003) originally approved August 4, 2016. The project consisted of a Parcel Map subdivision to divide an approximately 2.55 acre parcel into two parcels of approximately 1.0 and 1.55 acres each. The parcel is currently developed with two single family residences which will each be sited on their own parcels. The parcels are served with community water provided by the City of Blue Lake and on-site wastewater treatment systems. No change to the original project is proposed. This is the first extension requested and if approved, the extension will expire on August 16, 2020.

Recommendation: Make all of the required findings, based on evidence in the staff report, and adopt the Resolution approving the DePeel Parcel Map Subdivision Extension subject to the recommended conditions of approval.

Attachments: [PMS-15-003X 14304 Staff Report](#)

- 6 Christie Parcel Map Subdivision and Special Permit Extension
Case Number PLN-2018-15043
Assessor Parcel Number (APN) 512-171-027
Fieldbrook area

A two-year extension of a Parcel Map Subdivision and Special Permit (PMS-15-007, SP-15-053) originally approved October 6, 2016. The project consisted of a Parcel Map subdivision to divide an approximately 11.52 acre parcel into two parcels of approximately 8.26 acres and 3.26 acres each. The parcel is currently developed with a single family residence and garage that will remain on proposed Parcel 1. A Special Permit is requested to utilize Lot Size Modification pursuant to Section 314-99.1.2 of the Zoning Regulations to deviate from the five-acre minimum for the resultant 3.26 acre parcel. The parcels will be served with community water provided by the Fieldbrook Community Services District and on-site wastewater treatment systems. No change to the original project is proposed. This is the first extension requested and if approved, the extension will expire on October 22, 2020.

Recommendation: Make all of the required findings, based on evidence in the staff report, and adopt the Resolution approving the Christie Parcel Map Subdivision and Special Permit Extension subject to the recommended conditions of approval.

Attachments: [PLN-2018-15043 Staff Report](#)

- 7 Moser Final Map Subdivision
Application Number 14262
Case Number FMS-18-003
Assessor Parcel Numbers 511-461-015, 511-461-016
McKinleyville area

A Final Map Subdivision for the creation of 12 commercial lots within the Airport Business Park. The lots will be created from the two Remainder Parcels from the original subdivision and range in size between 30,310 and 61,230 square feet. The parcels will be served by community water and sewer. Note: This Final Map Subdivision and Mitigated Negative Declaration was previously approved and certified by the Planning Commission on June 7, 2007 under FMS-05-10, SCH# 2007052016. Subsequently, the tentative map expired and this is the reapplication of the same map to which there have been no changes in the design of the map or any conditions of approval for this project.

Recommendation: Adopt the Addendum to the Mitigated Negative Declaration and make all of the required findings for approval of the Final Map Subdivision, including the exception request to allow a reduced right-of-way based on evidence in the staff report and public testimony, and adopt the Resolution approving the Moser project subject to the recommended conditions.

Attachments: [FMS-18-003 Staff Report.pdf](#)

- 8 Hornstein Final Map Subdivision and Lot Line Adjustment
Application Number 11586
Case Numbers FMS-16-006, LLA-16-030
Assessor Parcel Numbers (APNs) 500-091-047, 500-091-052
Arcata area

A Final Map subdivision of an approximately 85 acre parcel (APN 500-091-047) into three parcels of approximately 12 acres (Parcel 1), 10.5 acres (Parcel 2) and 51 acres (Parcel 3). A Lot Line Adjustment will add approximately 0.08 acres to proposed Parcel 1 from a neighboring parcel (APN 500-091-052). After the Lot Line Adjustment, APN 500-091-052 will be approximately 5.18 acres in size. APN 500-091-047 is developed with a single family residence which will remain on proposed Parcel 3. APN 500-091-052 is currently vacant. The parcels will be served by a shared water system and on-site wastewater treatment systems.

Recommendation: Adopt the Mitigated Negative Declaration and make all of the required findings for approval of the Final Map Subdivision and Lot Line Adjustment based on evidence in the staff report and public testimony, and adopt the Resolution approving the Hornstein project subject to the recommended conditions.

Attachments: [FMS-16-006 11586 Staff Report](#)

G. DEPARTMENTAL REPORT

- 1 Sea Level Rise Policy Background Study - Planning Commission Workshop

Attachments: [Dept Report - Sea Level Rise Workshop Final.pdf](#)

H. ADJOURNMENT

NEXT MEETINGS

February 7, 2019

February 21, 2019