

**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, April 7, 2022**

**6:00 PM**

**Regular Meeting - Hybrid**

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***NOTE: In accordance with Executive Order N-29-20 the Planning Commission meeting will be held virtually.***

***HOW TO LISTEN OR WATCH THE PLANNING COMMISSION MEETING:***

***Listen or Watch the live stream of the Planning Commission Meeting in three ways:***

- 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***

***PUBLIC COMMENT INSTRUCTIONS DURING THE MEETING:***

***Participate in the public comment period of the meeting in the following two ways:***

- 1. Via Computer as an attendee: To raise your hand click the Raise Hand icon on the bottom of the Zoom window. When you click the Raise Hand icon, a hand icon will appear next to your name that will notify the host your hand is raised. You will also see the hand icon turn green. When you want to lower your hand, you can click the hand icon again and your hand will be lowered. When you are called upon to speak the Zoom platform will ask you for permission to unmute your mic. If you encounter any issues, please use the call-in option below.***
- 2. Via phone call using cell phone or landline: When the Planning Commission meeting begins, call in to the conference line. When the Planning Commissioner 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 your mic, press \*6 to unmute.***

***Please note that each Zoom meeting has a unique meeting ID and password. Any item on this agenda that is continued to a future date will use the meeting ID and password applicable to the date the agenda item is to be heard again. Agendas are posted on the Friday before the meeting at <https://humboldt.legistar.com>***

***PUBLIC COMMENT PRIOR TO THE MEETING:***

***Submit public comments via email to [Planningclerk@co.humboldt.ca.us](mailto:Planningclerk@co.humboldt.ca.us). Provide the project title, record or case number and date of the hearing. Deadline for submitting comments is 12:00 p.m. Wednesday, April 6, 2022. After the deadline, written comments may be submitted to the commission in person during the meeting. Verbal comments may be made in person, or on zoom. Comments received after the agenda is posted on Friday, April 1, 2022, 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 707-268-3702. Please note that each Zoom meeting has a unique meeting ID and password. Any item on this agenda that is continued to a future date will use the meeting ID and password applicable to the date the agenda item is to be heard again.***

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

**B. COMMISSIONERS PRESENT****C. AGENDA MODIFICATIONS****D. 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.*

**E. OTHER BUSINESS**

1. *Planning Commission Seating Chart*
2. *Planning Watershed Map Discussion*

**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. **VIPA Farmers, LLC: Conditional Use Permit**  
Record Number PLN-11269-CUP (filed 09/30/2016)  
Assessor's Parcel Number: 219-011-007  
Salmon Creek area

A Conditional Use Permit for 12,536 (SF) of existing mixed-light cannabis cultivation and 1,250 SF of ancillary propagation. Irrigation water is sourced from a 300,000-gallon rain catchment reservoir. Existing available water storage for irrigation use is 306,200 gallons in the pond and a series of HDPE water tanks. Estimated annual water usage is 142,395 gallons. Processing, including drying, curing, and trimming, will occur onsite within a proposed 576 SF building. A maximum of three (3) employees may be utilized during peak operations. Power is provided by a diesel generator; however, the applicant is proposing to install Pacific Gas and Electric (PG&E) power onsite and has an application in progress.

**Recommendation:** Continue to a date uncertain

2. Ten Redwoods, LLC: Conditional Use Permit and Special Permit

Record Number PLN-11737-CUP (filed 12/09/2016)

Assessor's Parcel Number: 208-241-017

Dinsmore area

A Conditional Use Permit for 11,700 square feet (SF) of existing cannabis cultivation (4,050 SF of mixed light and 7,650 SF of outdoor) and 1,123 SF of ancillary propagation. Irrigation water is sourced from a 300,000-gallon rainwater catchment pond and a Class II stream diversion. Existing available water storage is 425,000 gallons in the pond and a series of hard-sided tanks. Estimated annual water usage is 151,750 gallons. Drying and curing occurs onsite, with all other processing occurring off-site at a licensed processing or manufacturing facility. A maximum of six (6) people may be onsite during peak operations. Power is provided by three (3) diesel generators; however, the applicant plans to develop solar within five (5) years of project approval. The proposed project also includes Special Permits for development within the Streamside Management Area for use and maintenance of the point of diversion, for relocation of existing cultivation and infrastructure outside of required SMA buffers, including associated remediation, and a for a reduced setback to public lands

**Recommendation:** Continue to a date uncertain

3. Dustin Silva: Conditional Use Permit

Record Number PLN-13264-CUP (filed 12/30/2016)

Assessor Parcel Numbers (APNs) 216-142-006, 216-143-005, 216-143-010, 216-144-008 (one legal parcel)

Garberville area

A Conditional Use Permit for for 11,950 square feet (SF) of existing cannabis cultivation consisting of entirely of outdoor cultivation, and a 1,200-SF ancillary nursery. Mixed-light cultivation, allowed under the applicants' interim permit, is no longer proposed by this project. Water for irrigation is sourced from an onsite 487,500-gallon rainwater and spring-fed catchment pond, and two points of diversion used to fill 93,500 gallons of tank and bladder storage. Estimated annual water usage is 140,000 gallons (11.7 gallons/SF/year). Processing will be performed offsite at a third-party permitted processing facility. Power is provided by a 10-kilowatt generator and the applicant intends to develop solar power infrastructure to operate artificial lights, drying building and irrigation pump systems, including that required for domestic needs, within 3 years of permit approval (i.e., April 7, 2025). A Special Permit is also requested for ongoing maintenance of permitted water diversions.

**Recommendation:** Continue to a date uncertain.

4. Holgersen Minor Subdivision and Coastal Development Permit  
Record Number PLN-2018-15039 (filed 09/18/2018)  
Assessor's Parcel Number: 015-152-028  
Myrtle town Area

A Minor Subdivision to create four parcels and a Remainder. The parcel is developed with a single-family residence that will be relocated on the proposed Remainder. The parcels will be served with community water and sewer by the Humboldt Community Services District. The project is located in the Coastal Zone, therefore a Coastal Development Permit (CDP) is required. A single-family residence with an attached Accessory Dwelling Unit (ADU) is proposed on Parcels 1 - 4. The proposed dwelling units on Parcels 1 and 2 each unit will be 1,120 square feet in size, 22 feet and 5 inches in height, with an attached one-car garage 240 square feet in size. The proposed dwelling units on Parcels 3 and 4 will be 1,320 square feet in size, 23 feet and 5 inches in height, with an attached one-car garage 276 square feet in size. The CDP also includes the construction of these units and the removal of four structures and one spruce tree with a 24-inch DBH. The applicant has submitted exception request letters for the following requirements: The installation of a paved access road, concrete sidewalk, curb, and gutter along the proposed access road, and the minimum easement dedication width of 40 feet to be reduced to 30 feet for the access road, drainage, and utilities to serve the project.

**Recommendation:** Continue to a date uncertain

5. Wennerholm: Minor Subdivision and Accessory Dwelling Unit Special Permit.

Record Number: PLN-2021-17362 (filed 07/13/2021)

Assessor's Parcel Number: 206-211-014

Carlotta area

A Minor Subdivision of an approximately 6.7-acre parcel into two parcels of approximately 3.1 acres (Parcel 1) and 3.6 acres (Parcel 2). A Special Permit is also being requested to pre-authorize construction of an approximately 1,512 square foot residence as an Accessory Dwelling Unit (ADU) prior to completion of the subdivision. The property is currently developed with a residence, garage, and barn. All existing development will be located on proposed Parcel 2. Proposed Parcel 1 is currently undeveloped pasture. Access to both parcels is provided by a 50-foot non-exclusive easement. Water for the residence is provided by an existing well located on proposed Parcel 1. The well will also be used to supply water for future development of proposed Parcel 2. Sewage disposal for existing development is currently handled by an on-site waste treatment system (OWTS) located on proposed Parcel 1. Testing for a new septic system on proposed Parcel 1 has been completed.

**Recommendation:** Adopt the resolution to 1) find the project exempt from further environmental review per CEQA Guidelines Section 15183, 2) to make all of the required findings for approval, and 3) approve the Tentative Map Subdivision and Accessory Dwelling Unit.

**Attachments:** [17362 Wennerholm Executive Summary 04.07.22](#)  
[17362 Wennerholm Staff Report 04.07.22](#)

6. Jackson Major Subdivision: Final Map Subdivision  
Record Number PLN-2021-17302 (filed 06/15/2021)  
Assessor's Parcel Number: 511-361-058  
McKinleyville area

The project is a Major (Final Map) Subdivision of an approximately 3.1-acre parcel into five parcels ranging in size from approximately 6,600 square feet (0.15 acres) to 10,940 square feet (0.25 acres). The proposal also includes creation of an approximately 2-acre remainder parcel which contains an existing single-family dwelling, detached barn, and shed. Several trees will require removal due to conflicts with the location of the proposed road extension providing access to the parcels. Sewer and water service is provided to the existing residence by the McKinleyville Community Services District (MCSD). MCSD will provide water and sewer services to the project.

**Recommendation:** Adopt the resolution to 1) Adopt the Mitigated Negative Declaration prepared for the Jackson Major Subdivision, project pursuant to Section 15074 of the State CEQA Guidelines, 2) adopt the Mitigation Monitoring and Reporting Program prepared for the Jackson Major Subdivision, 3) make all of the required findings for approval and 4) approve the proposed Jackson Major Subdivision project subject to the recommended conditions.

**Attachments:** [17302 Jackson Executive Summary 04.07.22](#)  
[17302 Jackson Staff Report 04.07.22](#)

7. Laurel Tree Charter School: Coastal Development Permit Modification  
Record Number PLN-2021-17206 (filed 05/05/2021)  
Assessor's Parcel Number: 511-401-039  
McKinleyville area

Modification of a previously approved Coastal Development Permit to accommodate a proposal to develop a vacant parcel with a school to be operated by Laurel Tree Charter School serving children from Kindergarten through High School. The school is expected to serve between 180 and 200 children with approximately 24 employees. Drop off and pick up times are staggered to reduce traffic congestion. The whole school facility will be fenced. The main buildings include: seven (7) 36 feet by 48 feet passive solar design classroom pods with two 980 square feet classrooms per pod with 6 restrooms and outdoor storage, kitchen/office/janitorial building with classroom, and 16 foot by 24 foot barn with 4 single occupancy restrooms at north end of building with electrical and hose bib. Outdoor features include: a 16 foot by 50 foot outdoor kitchen, a children's stage with 40 foot conex box for storage/backstage space, 30 foot by 80 foot hoop house with hose bib, a 20 feet by 30 feet covered bike/skateboard/scooter storage, trash enclosure, impervious basketball court, tree fort area, 30 foot by 30 foot outdoor workspaces to have wind or solar power, 233 cubic yard capacity pond, access path to the Hammond Trail, entry fence with 2 automatic rolling gates, 8,400 square feet of pervious surface, gated walking path from Hammond Trail, gated entry to fire pit, and a sidewalk along Ledru Ave. The proposed permeable parking lot with 52 spaces includes 5 electric vehicle spaces and 3 accessible spaces, and a drive aisle for pick up and drop off. The outdoor stage/play area will host student presentations and creative plays. The space will also serve as venue for periodic small theatrical productions of student work. These types of events are expected to occur in the evening from 6-8pm, approximately 3-4 times a year. Events ordinarily include a potluck and attendance by approximately 80 parents is anticipated. The parcel to be developed is approximately 4.5 acres in size and is served by public water and sewer. The originally approved project was approved by the Board of Supervisors in 2008 and the Coastal Commission in 2011, and included development of a church and private school in three phases (CDP-07-067 - New Heart Community Church), but the project was never built.

**Recommendation:** Adopt the resolution to 1) find that the Commission has considered the Addendum to the adopted Mitigated Negative Declaration (MND) as described by Section 15164 of the State California Environmental Quality Act (CEQA) Guidelines; 2) make all of the required findings for approval of the Laurel Tree Charter School modification of Coastal Development Permit; and 3) approve the project subject to the recommended conditions.

**Attachments:** [17206 Laurel Tree Executive Summary 04.07.22](#)  
[17206 Laurel Tree Staff Report 04.07.22](#)



8. Humboldt GT, LLC: Conditional Use Permit and Special Permit  
Record Number PLN-12453-CUP (filed 12/23/2016)  
Assessor Parcel Number (APN) 210-221-001  
Dinsmore area

A Conditional Use Permit for Permit for 9,978 square feet (SF) of existing cannabis cultivation area, which includes 9,078 SF of mixed-light cannabis cultivation in two greenhouses and 900 SF of outdoor greenhouse cultivation using no artificial lighting. A Special Permit is also sought for an encroachment of a Streamside Management Area for the usage of the spring and to relocate legacy cultivation out of stream and wetland setbacks to an environmentally superior area. Irrigation water is sourced from rainwater catchment supplemented by a spring diversion subject to forbearance. Total existing water storage is 136,750 gallons, consisting of 80,000 gallons in four water bladders and 56,750 gallons in 15 high-density polyethylene (HDPE) tanks. An additional 30,000 gallons in six more HDPE tanks are proposed to bring total water storage to approximate annual requirements of 168,000 gallons (16.8 gallons/SF/year). Electricity is currently sourced by two onsite Honda E7000 generators, and the applicant has applied for an electrical power drop from Pacific Gas and Electric Company and will develop an alternative renewable (e.g., solar, wind, micro-hydro) energy plan that will be fully implemented within 5 years of project approval. Processing will occur offsite at a licensed facility until a commercial Americans with Disabilities Act-compliant facility can be built. Two full-time employees will be required for daily operations, with an additional two employees needed during peak operations.

**Recommendation:** Adopt the resolution to 1) find that the Commission has considered the Addendum to the adopted Mitigated Negative Declaration (MND) for the Commercial Medical Marijuana Land Use Ordinance (CMMLUO) as described by Section 15164 of the State California Environmental Quality Act (CEQA) Guidelines, 2) make all of the required findings for approval of the Conditional Use Permit and Special Permit and 3) approve the Humboldt GT, LLC, Conditional Use Permit and Special Permit as recommended by staff subject to the recommended conditions.

**Attachments:** [12453 Humboldt GT Executive Summary 04.07.22](#)  
[12453 Humboldt GT Staff Report 04.07.22](#)  
[Attachment 3A - Site Management Plan](#)  
[Attachment 3B - Biological Resources Assessment 04.26.21](#)  
[PLN-12453-CUP Planning Watershed Map](#)

9. Dare Farms, LLC: Conditional Use Permit  
Record Number PLN-13225-CUP (filed 12/30/2016)  
Assessor's Parcel Number: 215-172-031  
Whitethorn area

A Conditional Use Permit for 10,249 square feet of existing outdoor commercial cannabis cultivation. Light deprivation techniques are utilized to achieve between two and five harvests annually. The project is supported by 1,025 square feet of propagation space. Irrigation water will be supplied entirely from stored water and the existing rainwater catchment system. Projected annual water usage totals 122,600 gallons (11.96 gal/SF) and water storage onsite totals 135,000 gallons. All processing occurs offsite. Energy is sourced primarily by P.G.&E. and there is a 25-kW backup generator onsite.

**Recommendation:** Adopt the resolution to 1) find that the Commission has considered the Addendum to the adopted Mitigated Negative Declaration for the Commercial Medical Marijuana Land Use Ordinance (CMMLUO) pursuant to Section 15164 of the State CEQA Guidelines, 2) make all of the required findings for approval of the Conditional Use Permit and 3) approve the Dare Farms, LLC, subject to the recommended conditions.

**Attachments:** [13225 Dare Farms Executive Summary 04.07.22](#)  
[13225 Dare Farms Staff Report 04.07.22](#)  
[PLN-13225-CUP Planning Watershed Map](#)

## G. ITEMS PULLED FROM CONSENT

## H. 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. PROPOSED COMMUNICATIONS FACILITIES ORDINANCE:**

Case Number PLN-2021-17452

Humboldt County

The proposed ordinance affects all unincorporated areas of Humboldt County. The purpose and intent of this Telecommunications Ordinance is to provide a uniform and comprehensive set of standards for the development, siting and installation of wireless telecommunications facilities. These standards do all the following: protect and promote the public health, safety and welfare of the residents of the unincorporated areas of Humboldt County; protect aesthetic values in accordance with the guidelines and intent of the Telecommunications Act of 1996; encourage siting in preferred locations to help preserve the County's rural character, including the protection of scenic, natural and cultural resources; and minimize the intrusion of these uses into residential areas. The proposed ordinance uses a tiered approach to permitting communication facilities: the lowest tier ("Tier 1") applies a streamlined permit process to easily allow telecommunication facilities least likely to have any impacts. Conversely, the highest tier ("Tier 3") requires a public review process through conditional use permits for projects most likely to have impacts. Since this is a public workshop, no action will be taken by the Planning Commission. Instead, the Planning Commission will be asked to take public comment and provide informal feedback that will be used to develop a public hearing draft for review by the Planning Commission at a later date.

**Recommendation:** Adopt the Resolution recommending that the Humboldt County Board of Supervisors find that the proposed ordinance is exempt from CEQA pursuant to  15307 and  15308 of the State CEQA Guidelines and adopt the proposed Wireless Telecommunications Facilities ordinance (as modified by the Planning Commission) along with its related zoning code amendments.

**Attachments:** [PC Telecom Supplemental Packet 04.07.22](#)

**I. REPORT FROM PLANNER**

*Request to schedule a Special Meeting on May 12, 2022*

**J. ADJOURNMENT**

**NEXT MEETINGS      April 21, 2022      6:00pm      Virtual - 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 disabilities as required under the Americans with Disabilities Act (ADA). With 72 hours prior notice, a request for reasonable accommodation or modification can be made. Please contact the Planning Commission Clerk at 707-445-7541 or by email [planningclerk@co.humboldt.ca.us](mailto:planningclerk@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)***