

PLANNING COMMISSION

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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, July 6, 2023

6:00 PM

Regular Meeting - Hybrid

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**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**

**Meetings of the Humboldt County Planning Commission are held in person in the Board of Supervisors chambers, located at 825 Fifth Street, Eureka, California. The Planning Commission will broadcast most meetings via Zoom. Those not able to attend the Planning Commission meeting in person will have the opportunity to provide public comment via Zoom; however, the Planning Commission 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 Planning Commission are to attend the meeting in person or submit your comment in writing in advance of the meeting.**

**PUBLIC COMMENT INSTRUCTIONS DURING THE MEETING:**

Participate in the public comment period of the meeting in the following three ways:

**1. In Person:** 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. Via Computer as an attendee:** To address the Commission, 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, 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.

**3. Via 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 your mic, press \*6 to unmute.

Please note: 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:**

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, July 5, 2023. 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 June 30, 2023, 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. Review and approval of the June 1, 2023, Action Summary.

**Recommendation:** Approve the June 1, 2023, Action Summary.

**Attachments:** [06.01.2023 Action Summary for review](#)

2. Mayers Flat Farm, LLC

Record Number PLN-12651-SP

Assessor's Parcel Number (APN) 211-372-006.

Miranda Area

A Special Permit to expand an existing 8,750-square-foot (SF) cannabis cultivation operation consisting of two light-deprivation greenhouses to 41,300 SF of outdoor cultivation in 11 light-deprivation greenhouses.

**Recommendation:** Continue the project to the August 17, 2023 meeting.

**Attachments:** [12651 Staff Report 7.6.23](#)

3. We Are Up

Record Number PLN-2022-18047

Assessor's Parcel Number: 509-191-030-000.

McKinleyville area

A Conditional Use Permit for a Quasi-Public use would include 50 units of housing, a community center with commercial kitchen, a greenhouse, barn, orchard and install associated site improvements, including an access road, walking trails, wetland creation, riparian planting, and community access, and indoor and outdoor events with associated parking.

**Recommendation:** Continue the project to a date uncertain, to be re-noticed for the 7.20.23 meeting.

**Attachments:** [18047 Staff Report 7.6.23](#)

4. Cali's Finest Gardens, LLC  
Assessor Parcel Numbers (APN) 210-072-009  
Record No.: PLN-12468-CUP  
Bridgeville area

A Conditional Use Permit for 30,000 square feet (sf) of pre-existing outdoor cannabis cultivation, with 4,110 sf of ancillary propagation. Planning staff is recommending that only 3,000 sf of ancillary propagation be permitted. Cultivation will utilize light-deprivation techniques in greenhouses without the use of supplemental lights. Water is sourced by an existing 345,000-gallon rain catchment pond, and an additional 70,000-gallon rain catchment pond is proposed. Annual water usage is estimated at 200,000 gallons (11 gal/sf/yr). Power is sourced from an existing solar array and three 7kW Honda generators will be on-site for emergency backup purposes. A full processing facility is proposed with ADA bathroom and septic. A total of five employees are used for operations on-site. One residence will be used for on-site employee housing.

- Recommendation:** That the Planning Commission:
1. Survey the audience for any person who would like to discuss the application.
  2. If no one requests discussion, make the following motion to approve the as part of the Consent Agenda; and
  3. Adopt the resolution (Resolution 23-\_\_). (Attachment 1) which does the following:
    - a. Finds that the Planning Commission has considered the Mitigative Negative Declaration for the Commercial Medical Marijuana Land Use Ordinance and the Addendum that was prepared for the Cali's Finest Gardens, LLC 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:*

[12468 Staff Report 7.6.23](#)  
[Attachement 1 - Resolution](#)  
[Attachement 1A - Conditions of Approval](#)  
[Attachement 1B - 12468 Cultivation & Operations Plan 1.10.2022](#)  
[Attachement 1C - 12468 Addendum to Cultivation & Operations Plan 2.24.2023](#)  
[Attachement 1D - 12468 Site Plan 1.10.2022](#)  
[Attachement 2 - 12468 MapSet](#)  
[Attachement 3 - CEQA Addendum](#)  
[Attachement 4 - Applicant's Evidence in Support of Required Findings](#)  
[Attachement 4A - 12468 NOA](#)  
[Attachement 4B - 12468 Site Management Plan 04.27.2020](#)  
[Attachement 4C - 12468 LSAA 1.10.2022](#)  
[Attachement 4D - 12468 Timber Conversion Report & Restocking Plan 04.27.2020](#)  
[Attachement 4E - 12468 Oak Restoration Plan](#)  
[Attachement 4F - 12468 Biological Assessment 04.27.2020](#)  
[Attachement 4G - 12468 Aquatic Invasive Species Management Plan](#)  
[Attachement 4H - 12468 Property Cleanup Plan & Progress Report](#)  
[Attachement 4I - 12468 Road Evaluation 04.27.2020](#)  
[Attachement 5 - Referral Agency Comments and Recommendations](#)  
[Attachement 5A - 12468\\_ref\\_DEH](#)  
[Attachement 5B - 12468\\_ref\\_Public Works](#)  
[Attachement 5C - 12468\\_ref\\_CDFW](#)  
[Attachement 5D - 12468\\_ref\\_CalTrans](#)  
[Attachement 6A - 12468 CAV Old](#)  
[Attachement 6B - 12468 Revised CAV measurements](#)  
[Attachement 7 - 12468 CDFW NOV 5.23.2023](#)  
[Attachement 8 - 12468 Watershed map](#)

**5. Mitchell Minor Subdivision**

Assessor Parcel Number (APN) 511-141-017

Record No.: PLN-2020-16281

McKinleyville area

A Minor Subdivision of an approximately 8.12-acre parcel into 3 parcels ranging from 2.5 to 3.12 acres in size.

***Recommendation:***

That the Planning Commission:

1. Survey the audience for any person who would like to discuss the application.
2. If no one requests discussion, make the following motion to approve the as part of the Consent Agenda; and
3. Adopt the resolution (Resolution 23-\_\_). (Attachment 1) which does the following:
  - a. Finds the project exempt from environmental review pursuant to Section 15183 of the State CEQA Guidelines; and
  - b. Makes all of the required findings for approval of the Minor Subdivision; and
  - c. Approves the Parcel Map Subdivision as recommended by staff and subject to the recommended conditions of approval (Attachment 1A).

***Attachments:***[16281 Staff Report 7.6.23](#)[Attachment 1 - Draft Resolution](#)[Attachment 1A - Conditions of Approval](#)[Attachment 1B - DPW Subdiv Reqs & Memo](#)[Attachment 1C - Tentative Map](#)[Attachment 1D - Open Space Reconfiguration Exhibit](#)[Attachment 2 - Map Set](#)[Attachment 3 - Applicant Evidence in Support of Required Findings](#)[Attachment 3A - LACO Project Description](#)[Attachment 3B - Open Space Reconfiguration Justification](#)[Attachment 3C - Topographic map](#)[Attachment 4 - Referral Agency Comments & Recommendations](#)

6. Green Diamond, Alto, Suchanek Lot Line Adjustment and Zone Boundary Adjustment  
Record Number PLN-2022-17598. Application Date: 1/25/2022. Assessor Parcel Numbers  
510-011-013, a portion of 510-011-014 & 511-111-057, and 510-041-022.  
Babler Road, McKinleyville Area

A Lot Line Adjustment (LLA) between three legal parcels of 142.57 acres, 16.82 acres, and 16.54 acres, resulting in three parcels of approximately 139.55 (Parcel 1) (Green Diamond lands), 18.84 acres (Parcel 2) (Suchanek lands), and 17.54 acres (Parcel 3) (Alto lands). Parcel 1 is currently zoned TPZ-AP-N-WR (Timberland Production Zone, Airport Safety Review, Noise Impact, Streamside Management Areas and Wetlands); Parcels 2 and 3 are both currently zoned AG-B-5(5)-AP-WR (Agriculture General, minimum size 5 acres, Airport Safety Review, Streamside Management Areas and Wetlands). A Zone Boundary Adjustment (ZBA) is also included to adjust the zone boundaries to follow the new property lines as adjusted by the LLA by rezoning 3.02 acres from TPZ-AP-N-WR to AG-B-5(5)-AP-WR. The ZBA will ensure zoning consistency within the new property boundaries. This LLA will facilitate acquisition of Parcel 1 (lands owned by Green Diamond) into the proposed McKinleyville Community Forest. No development is proposed.

**Recommendation:** That the Planning Commission:

1. Survey the audience for any person who would like to discuss the application.
2. If no one requests discussion, make the following motion to approve the as part of the Consent Agenda; and
3. Adopt the resolution (Resolution 23-\_\_). (Attachment 1) which does the following:
  - a. Make all of the required findings for approval based on evidence in the staff report and public testimony; and
  - b. Recommend that the Board of Supervisors approve the Zone Boundary Adjustment and Lot Line Adjustment subject to the recommended conditions of approval.

**Attachments:**

- [17598 Staff Report 7.6.23](#)
- [Attachment 1 - Draft Resolution](#)
- [Attachment 1A - Conditions of Approval](#)
- [Attachment 1B - ZBA Detail TPZ to AG](#)
- [Attachment 1C - LLA ZBA Site Map](#)
- [Attachment 1D - Draft Ordinance for Adoption by the Board of Supervisors](#)
- [Attachment 2 - Location Map](#)
- [Attachment 3 - Forestry Review Committee Draft Minutes](#)
- [Attachment 4 - Applicant Evidence in Support of Findings](#)
- [Attachment 5 - Referral Agency Comments and Recommendations](#)

## 7. New Earth Farms, LLC

Assessor Parcel Numbers (APN) 524-072-010

Record No.: PLN-2022-18049

Willow Creek area

The applicant is seeking a Special Permit for 32,500 square feet (SF) of new mixed-light commercial cannabis cultivation, and a Special Permit for a setback reduction to Public Lands, the Six Rivers National Forest. There is an existing approved permit on-site for 10,000 square feet of mixed-light cultivation. The total area of mixed-light cultivation on-site is proposed to be 42,500 SF. A total 3,000 SF ancillary nursery is proposed to support cultivation activities. The applicant projects three (3) harvests annually. Water for irrigation will be supplied by an existing and proposed rainwater catchment system from roof tops with a total capture area of 52,599 square feet. Existing available water storage totals 17,500 gallons and the total water storage proposed is 600,000. Estimated annual water use for the 42,500 SF of cultivation and 3,000 SF of nursery, is approximately 595,000 gallons (13 gal/SF/yr). The applicant is proposing to conduct all trimming and packaging off-site at a licensed processing facility. Drying and curing is proposed to occur in a proposed 2,400 square foot ag-exempt structure. Energy for the operation will be supplied by PG&E renewable sources. There will be up to 7 employees on-site during peak operations.

**Recommendation:**

That the Planning Commission:

1. Survey the audience for any person who would like to discuss the application.
2. If no one requests discussion, make the following motion to approve the as part of the Consent Agenda; and
3. Adopt the resolution (Resolution 23-\_\_). (Attachment 1) which does the following:
  - a. Finds that the Planning Commission has considered the Environmental Impact Report for the Commercial Cannabis Land Use Ordinance and the Addendum that was prepared for the New Earth Farms, LLC); and
  - b. Finds that the proposed project complies with the General Plan and Zoning Ordinance; and
  - c. Approves the Special Permit subject to the recommended conditions of approval (Exhibit 1A); and
  - d. Approves the Cultivations Operations Plan (Exhibit 1B) and Site Plan (Exhibit 1C).



*Attachments:*

[18049 Staff Report 7.6.23](#)

[Attachment 1 - Resolution](#)

[Attachment 1A - Conditions of Approval](#)

[Attachment 1B - 18049 Cultivation & Operations Plan 12.22.2022](#)

[Attachment 1C - 18049 Site Plan 5.18.2023](#)

[Attachment 2 - 18049 Location Map 01.25.2023](#)

[Attachment 3 - CEQA Addendum](#)

[Attachment 4 - Applicant's Evidence in Support of Required Findings](#)

[Attachment 4A - 18049 Biological Report 01.25.2023](#)

[Attachment 4B - 18049 Botanical Report 01.25.2023](#)

[Attachment 4C - 18049 NSO Survey NewEarthFarms-NSO-524-072-010](#)

[Attachment 4D - 18049 Road Evaluation 01.25.2023](#)

[Attachment 5 - Referral Agency Comments and Recommendations](#)

[Attachment 5A - 18049\\_ref\\_DEH](#)

[Attachment 5B - 18049\\_ref\\_Public Works](#)

[Attachment 5C - 18049\\_ref\\_PG&E Intitial 04.13.2023](#)

[Attachment 5D - 18049\\_ref\\_PG&E 04.26.2023](#)

[Attachment 5E - 18049\\_ref\\_CDFW](#)

[Attachment 6 - Watershed Map](#)

8. Riverside Community Services District Community Test Well General Plan Conformance Review  
Assessor Parcel Number: 100-152-027 and 101-131-030 (one separate legal parcel)  
Record Number: PLN-2023-18197  
Ferndale area

A General Plan Conformance Review for the Riverside Community Services District's proposed development of a test well to determine water availability.

**Recommendation:** That the Planning Commission:

1. Survey the audience for any person who would like to discuss the application.
2. If no one requests discussion, make the following motion to approve the as part of the Consent Agenda; and
3. Adopt the resolution (Resolution 23-\_\_). (Attachment 1) which does the following:
  - a. Find that the proposed test well on the subject parcel to be in conformance with the Humboldt County General Plan.

**Attachments:** [18197 Staff Report 7.6.23](#)  
[Attachment 1 - Draft Resolution](#)  
[Attachment 2 - Location Map](#)  
[Attachment 3 - Application Requesting General Plan Conformance Review](#)  
[Attachment 4 - California Government Code Section 65402](#)

## F. ITEMS PULLED FROM CONSENT

## G. 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. CaliDro LLC Conditional Use Permit  
Assessor Parcel Number 208-221-014  
Record No.: PLN-10656-CUP  
Dinsmore Area

A Conditional Use Permit for 17,000 square feet of existing mixed-light commercial cannabis cultivation supported by a 1,700 square foot ancillary nursery. Irrigation water is provided by a well located on adjacent parcel 208-221-009. Estimated annual water usage is 185,000 gallons supported by 180,000 gallons of water storage consisting of a 30,000 gallon pond and 150,000 gallons of hard tanks. Onsite processing is proposed and electricity is sourced from two generators. The project includes onsite relocation of cultivation and restoration.

- Recommendation:** That the Planning Commission:
1. Request that staff present the project.
  2. Open the public hearing and receive testimony from the public.
  3. Close the public hearing and take the following actions:
  4. Adopt the resolution (Resolution 23-\_\_). (Attachment 1) which does the following:
    - a. Finds that the Planning Commission has considered the Mitigated Negative Declaration for the Commercial Medical Marijuana Land Use Ordinance and the Addendum that was prepared for the CaliDro LLC 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 (Exhibit A); and
    - d. Approves the Cultivations Operations Plan (Exhibit B) and Site Plan (Exhibit C).

- Attachments:**
- [10656 Staff Report 7.6.23](#)
  - [Attachment 1 - 10656 Draft Resolution](#)
  - [Attachment 1A - 10656 Conditions of Approval](#)
  - [Attachment 1B - 10656 Operations Plan w. Generator Addendum](#)
  - [Attachment 1C - 10656 Site Plan](#)
  - [Attachment 2 - 10656 Map Set](#)
  - [Attachment 3 - 10656 CEQA Addendum to MND](#)
  - [Attachment 4 - 10656 Applicant's Evidence in Support of Findings](#)
  - [Attachment 4A - 10656 Water Sustainability Evaluation for Well](#)
  - [Attachment 4B - 10656 Environmental Superiority Analysis](#)
  - [Attachment 4C - 10656 Restoration Plan for Historic Cultivation](#)
  - [Attachment 4D - 10656 Disturbed Area Stabilization Report](#)
  - [Attachment 4E - 10656 Road Evaluation](#)
  - [Attachment 5 - 10656 Referral Agency Comments](#)
  - [Attachment 6 - 10656 Watershed map](#)

2. CaliDro LLC Conditional Use Permit  
Assessor Parcel Number 208-221-013  
Record No.: PLN-10863-SP  
Dinsmore Area

A Special Permit for 5,000 square feet of existing mixed light and 1,500 square feet of existing outdoor commercial cannabis cultivation supported by a 600 square foot ancillary nursery. Irrigation water is provided by a well located on adjacent parcel 208-221-009. Estimated annual water usage is 55,000 gallons supported by 57,000 gallons of water storage consisting of 12,000 gallons of existing hard tanks plus an additional proposed 45,000 gallons of hard tanks. Processing including trimming or packaging is proposed to occur on adjacent parcel 208-221-014. Electricity is sourced from one generator. The Special Permit includes restoration of a stream channel.

- Recommendation:** That the Planning Commission:
1. Request that staff present the project.
  2. Open the public hearing and receive testimony from the public.
  3. Close the public hearing and take the following actions:
  4. Adopt the resolution (Resolution 23-\_\_). (Attachment 1) which does the following:
    - a. Finds that the Planning Commission has considered the Mitigated Negative Declaration for the Commercial Medical Marijuana Land Use Ordinance and the Addendum that was prepared for the CaliDro LLC 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 (Exhibit A); and
    - d. Approves the Cultivations Operations Plan (Exhibit B) and Site Plan (Exhibit C).

- Attachments:**
- [10863 Staff Report 7.6.23](#)
  - [Attachment 1 - 10863 Draft Resolution](#)
  - [Attachment 1A - 10863 Conditions of Approval](#)
  - [Attachment 1B - 10863 Cultivation Operations Plan](#)
  - [Attachment 1C - 10863 Site Plan](#)
  - [Attachment 2 - 10863 Map Set](#)
  - [Attachment 3 - 10863 CEQA Addendum to MND](#)
  - [Attachment 4 - 10863 Applicant's Evidence in Support of Findings](#)
  - [Attachment 4A - 10863 Water Sustainability Evaluation for Well](#)
  - [Attachment 4B - 10863 Disturbed Area Stabilization Report](#)
  - [Attachment 4C - 10863 Road Evaluation](#)
  - [Attachment 5 - 10863 Referral Agency Comments](#)
  - [Attachment 6 - 10863 Watershed Map](#)

**3. Peaksview, Inc. Special Permit Modification**

Application Number: PLN-2020-16866-MOD01 (filed 04/13/2023)

Assessor's Parcel Number: 216-082-002-000 and 216-082-006-000

Harris Area

A Modification to the approved Special Permit (SP) PLN-2020-16866, to relocate the existing approved cultivation area on APN 216-082-002-0002 to different location on the property. The approved SP allows operation of 8,640 square feet of existing mixed-light and 34,920 square feet of new mixed-light cannabis cultivation, for a total of up to 43,560 square feet mixed-light cannabis cultivation on two contiguous parcels (APN 216-082-002 and APN 216-082-006-200-000) with ancillary propagation facilities. Cultivation takes place in one cultivation area consisting of four mixed-light greenhouses. A 12,960-square-foot immature plant propagation area is adjacent to the greenhouses. The project further proposes relocation of the permitted 9,600-square-foot wholesale nursery from APN 216-082-002-000 to APN 216-082-006-000 and repurposing the 4,440 square-foot immature plant propagation nursery and 8,640 square-foot mixed-light greenhouse on APN 216-082-002-000 for immature plant propagation or wholesale nursery activities. A 1-million-gallon rainwater catchment pond is located in the southeast corner of APN 216-082-006-000. Additional proposed water storage consists of ten (10) 5,000-gallon rainwater catchment storage tanks adjacent to the cultivation areas resulting in a total available water storage of 1.05 million gallons. Estimated annual water usage is approximately 600,000 gallons (13.9 gal/SF). Processing, including drying, curing and trimming, occurs onsite in an existing barn on APN 216-082-006-000. Post-processing activities would occur in a proposed 2,500 SF commercial building on APN 216-082-006-000. Up to 12 employees may be utilized during peak operations. PG&E improvements are proposed to move to grid power. The approved project included a Special Permit for development within the SMA for the use of 8,640 square-foot mixed-light greenhouse on APN 216-082-002-000.

**Recommendation:**

That the Planning Commission:

1. Request that staff present the project.
2. Open the public hearing and receive testimony from the public.
3. Close the public hearing and take the following actions:
4. Adopt the resolution (Resolution 23-\_\_). (Attachment 1) which does the following:
  - a. Finds that the Planning Commission has considered the Addendum to the Environmental Impact Report has been prepared for Peaksview, Inc. Special Permit Modification for consideration per § 15164 of CEQA Guidelines; and
  - b. Finds that the proposed project complies with the General Plan and Zoning Ordinance; and
  - c. Approves the Peaksview, Inc. Special Permit Modification subject to the recommended conditions of approval (Attachment 1A); and
  - d. Approves the Cultivation Operations Plan (Attachment 1B) and Site Plan (Attachment 1C).

*Attachments:*

[16866-MOD01 Staff Report 7.6.23](#)  
[Attachment 1 - Draft Resolution](#)  
[Attachment 1A - Conditions of Approval](#)  
[Attachment 1B - Cultivation Operations Plan](#)  
[Attachment 1C - 16866 MOD01 Site Plan 06.16.2022 \(4\)](#)  
[Attachment 2 - 16866 Map Set 12.17.2020](#)  
[Attachment 3 - CEQA Addendum](#)  
[Attachment 4 - Applicant Submitted Information](#)  
[Attachment 4A - 16866 Site Management Plan 12.11.2020](#)  
[Attachment 4B - 1600-2019-0159-R1 HUM MJ Peak Stream Crossing\\_FinalLSAA](#)  
[Attachment 4C - 11506 Road Evaluation Report 10.22.2019](#)  
[Attachment 4D - 11506 Soils Engineering Report for Catchment Pond](#)  
[Attachment 4E - 16866 Botanical Survey 07.05.2022](#)  
[Attachment 4F - 16866 letter confirms less than 50 cy removal 216-082-006 Allan Ba](#)  
[Attachment 4G - 16866 MBTA Survey PLN-2020-16866-DEV01](#)  
[Attachment 4H - 16866 MOD01 Biological Assessment 06.16.2022](#)  
[Attachment 4I - 16866 MOD01 Grading Plan 06.16.2022](#)  
[Attachment 4J - 16866 MOD01 Oak Woodland Restoration Plan 05.03.2023](#)  
[Attachment 4K - 16866 Operations Plan 12.11.2020](#)  
[Attachment 4L - 16866 Timberland Conversion Evaluation Report 07.12.21](#)  
[Attachment 4M - 16866 Waste Discharge Requirements 12.11.2020](#)  
[Attachment 4N - 16866-MOD01 Email Overview of Peaksvew, Inc. 06.09.2023](#)  
[Attachment 4O - Letter Regarding Slopes Phase 2](#)  
[Attachment 5 Referral Responses](#)  
[Attachment 5A - 16866-MOD01 ref PW 05.08.2023](#)  
[Attachment 5B - Division of Environmental Health Referral Response](#)  
[Attachment 5C - 16866 MOD01 ref CDFW 06.22.2023](#)  
[Attachment 6 - Watershed map](#)

4. Geck-Moeller; Coastal Development Permit  
Record Number: PLN-2022-17700(filed 03/30/2022)  
Assessor Parcel Numbers (APN) 308-231-002  
12 Hawks Hill Road, Loleta area

A Coastal Development Permit (CDP) for the construction of a new approximately 2,024 SF two-story residence, 984 SF uncovered deck, 40 SF entry deck, gravel driveway with paved apron, a detached two-car garage constructed on an existing 25x25-foot concrete slab, and retroactive permitting of an existing well. The CDP will also authorize brush clearing for the home site and north of the residence for the planting of fruit trees, logan berries, and a residential garden area. The parcel is currently developed with a well and on-site wastewater treatment system. The Humboldt County Planning Commission will consider an approval of the Coastal Development Permit per §15303 of the State CEQA Guidelines.

- Recommendation:** That the Planning Commission:
1. Request that staff present the project.
  2. Open the public hearing and receive testimony from the public.
  3. Close the public hearing and take the following actions:
  4. Adopt the resolution (Resolution 23-\_\_). (Attachment 1) which does the following:
    - a. Find that the project is exempt from further environmental review pursuant Section 15303 of CEQA Guidelines; and
    - b. Make all the required findings for approval of the Coastal Development Permit; and
    - c. Approve the Coastal Development Permit subject to the recommended conditions of approval (Attachment 1A).

*Attachments:*

[17700 Staff Report 7.6.23](#)

[Attachment 1 - Resolution and Attachment 1A Conditions Of Approval](#)

[Attachment 1B - 17700 Final Final Site Plan \(Pump House and Tank moved\)](#)

[Attachment 2 - 17700 Map Set 04.12.2022](#)

[Attachment 3A - 17700 Botanical Survey 03.30.2022](#)

[Attachment 3B - 17700 Botanical Survey 7.15.22](#)

[Attachment 3C - 17700 Dry weather testing \(well\)](#)

[Attachment 3D - 17700 Foresters Report](#)

[Attachment 3E - 17700 Onsite Wastewater Treatment System Inspection Report](#)

[Attachment 3F - 17700 Sewage Disposal System Permit](#)

[Attachment 3G - 17700 Well Permit \(Domestic\)](#)

[Attachment 3H - 17700 Wetland Delineation 08.2016](#)

[Attachment 4 - Agency Comments & Recommendations](#)

[Attachment 4A - 17700 Attachment PW Land Use referral](#)

[Attachment 4B - 17700 DEH Referral FINAL 5.24.23](#)

[Attachment 5 - Objections PLN-2022-17700 12 Hawks Hill Rd](#)

[Attachment 5A - Combined Exhibits to Objection PLN-2022-17700](#)

[Attachment 6 - 1-81-199\\_Lunsford CCC CDP 1981 Full file](#)



5. Schneider Coastal Development Permit and Special Permit Modification and Lot Line Adjustment  
Assessor Parcel Numbers: 402-171-029, 402-171-030  
Record Number: PLN-2022-17662  
Indianola area

A Modification to an approved Coastal Development Permit to remove the entitlement for construction of an 8,000 square foot single family residence with an attached 1,000 square foot cellar, and four car garage and 1,500 cubic yards of grading and to allow removal of an existing 21,000 square foot structure, removal of 15,000 cubic yards of fill material, restoration of the site to natural grade, restoration of Environmentally Sensitive Habitat Area and installation of protective fencing and a Lot Line Adjustment to adjust the lot lines between two parcels resulting in two vacant parcels of 2.45 acres and 3.65 acres.

**Recommendation:** That the Planning Commission:

1. Request that staff present the project.
2. Open the public hearing and receive testimony from the public.
3. Close the public hearing and take the following actions:
4. Adopt the resolution (Resolution 23-\_\_). (Attachment 1) which does the following:
  - a. Find that the project is categorically exempt from CEQA per Section 15308 of CEQA Guidelines; and
  - b. Make all required findings for approval of the Coastal Development Permit, and Special Permit Modification and Lot Line Adjustment; and
  - c. Approve the Travis Schneider Coastal Development Permit and Special Permit Modification and Lot Line Adjustment as recommended by staff and subject to the recommended conditions of approval (Attachment 1A).

**Attachments:**

- [17762 Staff Report 7.6.23](#)
- [Attachment 1 - Draft Resolution](#)
- [Attachment 1A - Conditions of Approval](#)
- [Attachment 1B - Site Plans](#)
- [Attachment 2 - 17762 Map Set 05.20.2022](#)
- [Attachment 3A - Schneider Restoration Map](#)
- [Attachment 3B - Walker Point Plant Species](#)
- [Attachment 4 - Agency Comments & Recommendations](#)
- [Attachment 4A - Walker Point Plant Species](#)

**6. Nancy Young Special Permit**

Assessor Parcel Number: 304-231-019

Record Number: PLN-2022-17962

Elk River area

A Special Permit to allow operation of a bed & breakfast-type establishment using an existing single-family residence and a detached cottage. A maximum of two bedrooms will be made available for nightly accommodation serving no more than four (4) guests at a time. Breakfast will not be served to guests.

***Recommendation:***

That the Planning Commission:

1. Request that staff present the project.
2. Open the public hearing and receive testimony from the public.
3. Close the public hearing and take the following actions.
4. Adopt the resolution (Resolution 23-\_\_). (Attachment 1) which does the following:
  - a. Finds the project exempt from environmental review pursuant to Section 15301 of the State CEQA Guidelines; and
  - b. Makes all required findings for approval of the Special Permit; and
  - c. Approves the Nancy Young Special Permit as recommended by staff and subject to the recommended conditions of approval (Attachment 1A).

***Attachments:***[17962 Staff Report 7.6.23](#)[Attachment 1 - Draft Resolution](#)[Attachment 1A - Conditions of Approval](#)[Attachment 1B - Site Plan](#)[Attachment 1C - Elk River BnB Revised Operations Plan](#)[Attachment 1D - Elk River Cottage & Master Bedroom House Rules](#)[Attachment 2 - Location map](#)[Attachment 3 - Applicant Evidence in Support of Required Findings](#)[Attachment 3A - Letter to Planning Commissioners](#)[Attachment 3B - Elk River Cottage and Gorgeous Master Bedroom Registration Form](#)[Attachment 4 - Referral Agency Comments & Recommendations](#)[Attachment 5 - Public Comments - Opposition](#)[Attachment 6 - Letter, Map, and Petition of Support from Neighbors](#)**H. REPORT FROM PLANNER****I. PLANNING COMMISSION DISCUSSION ITEMS****J. ADJOURNMENT**

**K. NEXT MEETINGS: July 20, 2023 6:00 p.m. Regular Meeting - Hybrid**

**The Chamber is wheelchair accessible, the accessible entrance to the Courthouse is the 4th Street entrance. Accessible parking is available adjacent to the 4th Street entrance and on the 4th Street side of the K Street lot. If you are a person with a qualified disability, and need a modification or accommodation to participate in this meeting, please contact the Clerk of the Board at (707) 476-2384, or (707) 445-7299 (fax). Requests for such modifications or accommodations must be made at least three full business days before the start of the meeting.**