

PLANNING COMMISSION

IVER SKAVDAL  
First District  
THOMAS MULDER  
Second District  
NOAH LEVY  
Chair - Third District  
LONYX LANDRY  
Fourth District  
PEGGY O'NEILL  
Fifth District  
BRIAN MITCHELL  
Vice Chair - At-Large  
SARAH WEST  
At-Large



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, January 18, 2024

6:00 PM

Regular Meeting - 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 qualified disabilities as required under the Americans with Disabilities Act. With 72 hours prior notice, a request for reasonable accommodation or modification can be made. Please contact the Clerk of the Board Office at 707-476-2390 or by email [cob@co.humboldt.ca.us](mailto:cob@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).**

**Please note: Those not able to attend the Planning Commission meeting in person will have the opportunity to provide public comment via Zoom; however, the County of Humboldt 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 Board of Supervisors are to attend the meeting in person or submit your comment in writing in advance of the meeting.**

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

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.

1. **In Person Public Comment::** 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. **Zoom Public Comment:** When the Planning Commission announce the agenda item that you wish to comment on, call the conference line, enter the Meeting ID and press star (\*) 9 on your phone, this will raise your hand. You'll continue to hear the Planning Commission meeting on the call. When it is your turn to speak, you'll hear a prompt to unmute, press star (\*) 6. Please turn off your TV or live stream to avoid delays. If you encounter any issues, please use the call-in option below.
3. **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, press \*6 to unmute.

You may access the live stream of the meeting by using the following link:  
<https://humboldt.legistar.com>

**SUBMITTING 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, January 17, 2024. After the deadline, written comments may be submitted to the commission in person during the meeting (15 copies). Comments 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 October 19, 2023, Action Summary.

**Recommendation:** Approve the October 19, 2023, Action summary.

**Attachments:** [10.19.2023 Action Summary reviewed-jf](#)

2. Review and approval of the October 26, 2023, Action Summary

**Recommendation:** Approve the October 26, 2023, Action summary

**Attachments:** [10.26.2023 Action Summary for review-jf](#)

3. Review and approval of the November 2, 2023, Action Summary.

**Recommendation:** Approve the November 2, 2023, Action Summary.

**Attachments:** [11.02.2023 Action Summary for reviewed-jf](#)

4. Review and approval of the November 16, 2023, Action Summary.

**Recommendation:** Approve the November 16, 2023, Action Summary.

**Attachments:** [11.16.2023 Action Summary for reviewed-jf](#)

5. Ghost Ship Investments, LLC, Conditional Use Permit

Assessor Parcel Number: 316-071-004

Record No.: PLN-11281-CUP

## 33818 State Highway 299, Korbel area

A Conditional Use Permit for 25,758 square feet of outdoor cultivation and 21,942 square feet of mixed-light cultivation for a total of 47,700 square feet of pre-existing cannabis cultivation. The site includes 4,777 square feet of propagation area in three nursery hoop houses. All water for cultivation is sourced from a permitted, groundwater well. Existing available water storage is 147,000 gallons in a series of hard-sided tanks. Estimated average annual water usage is believed to be 346,500 gallons however as much as 480,000 gallons may be utilized depending on circumstances. Drying and curing occurs onsite in an existing multi-use shed, with all other processing occurring offsite at a licensed processing or manufacturing facility. Power is provided by five (5) generators, with PG&E utilized for the water pump. The project is conditioned to transition to PG&E or on-site renewable energy by January 1, 2026. A setback reduction from public lands is requested to allow for the existing cultivation area on the south to be less than 600 feet from public lands (570 feet).

**Recommendation:** That the Planning Commission:

1. Adopt the resolution (Resolution 24-\_\_\_). (Attachment 1) which does the following:
  - a. Finds that the Planning Commission has considered the adopted Mitigated Negative Declaration for the Commercial Medical Marijuana Land Use Ordinance (CCMLUO) and the Addendum that was prepared for the Ghost Ship Investments, LLC, project (Attachment 3); 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:*

[11281 PC Staff Report 1.18.24](#)  
[Attachment 1 - Draft Resolution](#)  
[Attachment 1A - Conditions of Approval](#)  
[Attachment 1B - Cultivation Operations Plan](#)  
[Attachment 1C - Additional Project Information](#)  
[Attachment 1D - Addendum to Cultivation Operation Plan](#)  
[Attachment 1E - Site Plan](#)  
[Attachment 2 - Location Map](#)  
[Attachment 3 - CEQA Addendum](#)  
[Attachment 4 - Applicant's Evidence in Support of Required Findings](#)  
[Attachment 4A - Final Streambed Alteration Agreement](#)  
[Attachment 4B - Amended Final Streambed Alteration Agreement](#)  
[Attachment 4C - Erosion Remediation Memorandum](#)  
[Attachment 4D - Notice of Intent](#)  
[Attachment 4E - Site Management Plan](#)  
[Attachment 4F - Hydrological Well Report](#)  
[Attachment 4G - Encroachment Permit](#)  
[Attachment 4H - Well Log and Completion Report](#)  
[Attachment 4I - LSAA Completion Report](#)  
[Attachment 4J - No LSAA needed](#)  
[Attachment 5 - Referral Agency Comments & Recommendations](#)  
[Attachment 5A - DEH Response](#)  
[Attachment 5B - Public Works, Land Use Division Response](#)  
[Attachment 5C - CAL FIRE Response](#)  
[Attachment 5D - CAL TRANS](#)  
[Attachment 5E - Northern Humboldt Union School Dist.](#)  
[Attachment 5F - CDFW](#)

6. Organic Humboldt, LLC. Conditional Use Permit

Assessor's Parcel Numbers: 214-233-002-000

Record Numbers: PLN-12312-CUP

Redway area

A Conditional Use Permit request for 37,428 square feet (SF) of existing outdoor and 22,000 SF of existing mixed light commercial cannabis cultivation, for a total of 59,428 SF of commercial cannabis cultivation. Irrigation water is sourced from two permitted groundwater wells. Existing water storage is 162,000 gallons in hard tanks. The estimated annual irrigation water need is 261,900 gallons. Plants are delivered to the site as no propagation occurs on-site. Drying and processing will occur onsite in existing facilities. Power is provided by a generator and a recommended condition of approval will be to require electricity to be sourced from renewable sources by January 1, 2026.

**Recommendation:** That the Planning Commission:

1. Adopt resolutions (Resolution 24- \_\_) (Attachments 1) which does the following:
  - a. Finds that the Planning Commission has considered the Mitigated Negative Declaration previously adopted for the Commercial Medical Marijuana Land Use Ordinance and the Addendum that was prepared for the Organic Humboldt, LLC project (Attachment 3); and
  - b. Finds that the proposed project complies with the General Plan and Zoning Ordinance; and
  - c. Approves the Organic Humboldt, LLC Conditional Use Permit subject to the recommended conditions of approval (Attachments 1A).

**Attachments:**

[12312 PC Staff Report 1.18.24](#)

[Attachment 1 - Draft Resolution](#)

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

[Attachment 1B- Operations Plan](#)

[Attachment 1C- Site Plan](#)

[Attachment 2 - Location Maps](#)

[Attachment 3 - 12312 CEQA Addendum](#)

[Attachment 4 - Applicant's Evidence in Support of Required Findings 12312](#)

[Attachment 4A - Well Assessment - 002739](#)

[Attachment 4B - Well Assessment - 010668](#)

[Attachment 4C - LSAA Notif and Operation of Law](#)

[Attachment 4D- WRPP](#)

[Attachment 4E - Justification for Onsite Relocation 04.25.19](#)

[Attachment 4F - Road Evaluation](#)

[Attachment 4G - 12312 ISO Water Diversion](#)

[Attachment 4H - Original CAV](#)

[Attachment 4I - Applicant's CAV Response](#)

[Attachment 4J - Revised CAV 10.02.19](#)

[Attachment 4k - County Cultivation Area Verification Calculation Correction 12.27.21](#)

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

[Attachment 5A - California Department of Fish and Wildlife](#)

[Attachment 5B - Humboldt County Division of Environmental Health](#)

[Attachment 5C - California Division of Water Rights](#)

7. Lost Coast Cannabis, LLC Conditional Use Permit  
Assessor's Parcel Numbers: 220-272-022  
Record Numbers: PLN-12795-CUP

## Whitethorn area

A Conditional Use Permit for 18,953 square feet of existing outdoor commercial cannabis cultivation supported by a 1,700 square foot ancillary nursery. Estimated annual irrigation water usage is 175,960 gallons and sourced from a point of diversion on APN 220-311-004. Water storage for irrigation is 66,000 gallons in existing tanks and 110,000 in proposed tanks for a total of 176,000 gallons of irrigation storage. Drying occurs onsite and additional processing occurs offsite at a licensed facility. Power is provided by solar panels with backup from a propane generator.

**Recommendation:** That the Planning Commission:

1. Adopt resolutions (Resolution 24- \_\_) (Attachments 1) which does the following:
  - a. Finds that the Planning Commission has considered the Mitigated Negative Declaration previously adopted for the Commercial Medical Marijuana Land Use Ordinance and the Addendum that was prepared for the Lost Coast Cannabis, LLC project (Attachment 3); and
  - b. Finds that the proposed project complies with the General Plan and Zoning Ordinance; and
  - c. Approves the Lost Coast Cannabis, LLC Conditional Use Permit subject to the recommended conditions of approval (Attachments 1A).

**Attachments:**

[12795 PC Staff Report 1.18.24](#)  
[Attachment 1 - Draft Resolution](#)  
[Attachment 1A - Conditions of Approval](#)  
[Attachment 1B - Operations Plan](#)  
[Attachment 1C - Site Plan](#)  
[Attachment 2 - Location Map](#)  
[Attachment 3 - CEQA Addendum](#)  
[Attachment 4 - Applicant's Evidence in Support of Findings](#)  
[Attachment 4A - Water Right](#)  
[Attachment 4B - LSAA](#)  
[Attachment 4C - Road Evaluation](#)  
[Attachment 4D - Site Management Plan](#)  
[Attachment 4E - Less Than 3 Acre Conversion Exemption](#)  
[Attachment 5 - Referral Agency Comments](#)

8. Bush - Parcel Map Subdivision  
Application Number PLN-2023-18104  
Assessor Parcel Number (APN) 204-152-041  
250 Chuckhole Lane, Hydesville area

A Minor Subdivision of an approximately 6.3-acre parcel into two parcels of approximately 3.8 and 2.5 acres. The parcel is currently developed with an approximately 2,200 square foot single family residence and accessory structures that will remain on proposed Parcel 1, and an approximately 1,620 square foot Accessory Dwelling Unit and accessory structures that will remain on Parcel 2. Community water is provided by Hydesville Community Water District and On-site Wastewater Treatment Systems are utilized. A CALFIRE exception request to the dead-end road length and road width has been approved by CALFIRE.

**Recommendation:** That the Planning Commission:

1. Adopt the resolution (Resolution 24-\_\_\_). (Attachment 1) which does the following:
  - a. Finds that the project is consistent with the development density established by an existing general plan for which an EIR was certified and no further environmental review is required per § 15183 of the State CEQA Guidelines; and
  - b. makes all of the required findings for approval of the Parcel Map Subdivision; and
  - c. approves the Bush Parcel Map Subdivision subject to the recommended conditions.

**Attachments:** [18104 PC Bush Staff Report 1.18.24](#)  
[Attachment 1 - Resolution](#)  
[Attachment 1A - Conditions of Approval](#)  
[Attachment 1B - Public Works Referral Comments](#)  
[Attachment 1C - Tentative Subdivision Map](#)  
[Attachment 2 - Location Map](#)  
[Attachment 3 - Applicant's Evidence in Support of the Required Findings](#)  
[Attachment 3A - CalFIRE Exemptions](#)  
[Attachment 4 - Referral Agency Comments and Recommendations](#)  
[Attachment 4A - Northwest Information Center](#)

## F. OLD BUSINESS

### 1. Sign Ordinance

Assessor Parcel Numbers (APN) 000-000-000

Record No.: PLN-2023-18011

Countywide

Amendment of the Inland and Coastal Zoning Ordinance sections regulating Signs and Nameplates to provide a uniform set of standards for the development, siting, size, and installation of signs and (Section 87.3 of Chapter 3 and Section 87.2 of Chapter 4 of Division 1 of Title III of Humboldt County Code). These standards will protect aesthetic values along scenic highways, coastal views, and



scenic areas; encourage siting in preferred locations to help preserve the County's environmentally sensitive habitat areas; ensure compatibility with Caltrans Outdoor Advertising Act requirements; and create standards to manage the size and locations of signs. The ordinance proposes changes to the following sections:

1. Amends sections 314-87.2.1 through 314-87.2.2 and adds sections 314-87.2.3, 87.2.4, 87.2.5, 87.2.6, 87.2.7, 87.2.8, 87.2.9, 87.2.10, 87.2.11, 87.2.12, and 87.2.13 in Chapter 4 of Division 1 of Title III of the County Code for the inland areas of the County.
2. Amends sections 313-87.3.1, 87.3.2, and 87.3.3 and adds sections 313-87.3.4 in Chapter 3 of Division 1 of Title III of the County Code for the coastal areas of the County.

**Recommendation:** That the Planning Commission:

1. Adopt the resolution (Resolution 24-\_\_) recommending that the Humboldt County Board of Supervisors take the following actions:
  - a. Find the proposed ordinance is exempt from CEQA pursuant to §15303 of the State CEQA Guidelines and
  - b. Find that the modifications to the Zoning Ordinance are consistent with the General Plan or Local Coastal Plan
  - c. Adopt the Amendment to the Inland and Coastal Zoning Ordinance sections regulating the location and size of signage.

**Attachments:**

[18011 PC Staff Report 1.18.24](#)  
[Attachment 1 - Inland Sign Ordinance](#)  
[Attachment 2 - \(No Strikethrough\) Inland Sign Ordinance](#)  
[Attachment 3 - Coastal Sign Ordinance](#)  
[Attachment 4 - Draft Resolution \(Inland\)](#)  
[Attachment 5 - Draft Resolution \(Coastal\)](#)  
[Attachment 6 - Public Comment](#)

## **G. ITEMS PULLED FROM CONSENT**

## **H. REPORT FROM PLANNER**

## **I. PLANNING COMMISSION DISCUSSION ITEMS**

## **J. ADJOURNMENT**

**K. NEXT MEETINGS:** February 1, 2024 6:00 p.m. Regular Meeting - Hybrid

