

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 20, 2023

6:00 PM

Regular Meeting - Hybrid

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 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. 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, April 19, 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, March 14, 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**

Item G-1 and G-2 are related projects and will be heard together.

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 April 06, 2023, Action Summary:

Recommendation: Approve the April 06, 2023, Action Summary.

Attachments: [04.06.2023 Action Summary for review](#)

2. NorCal 420 Patient Collective, Inc.

Assessor Parcel Numbers (APN) 210-101-011-000

Record No.: PLN-12778-CUP

Dinsmore area

An application for a Conditional Use Permit for 32,100 square feet existing commercial cannabis cultivation consisting of 22,186 square feet of light deprivation, 4,214 square feet of outdoor, and 5,700 square feet of mixed light. Additionally, 2,850 square feet is requested for ancillary nursery space and 2,280 square feet for mother stock propagation. Water source is an onsite pond. Water storage capacity onsite is 74,500 gallons via one (1) 70,000-gallon pond and two (2) hard tanks. Processing would be performed onsite. Up to nine (9) employees are expected for operations. The power source is a generator; however, this project is conditioned to transition to renewable energy.

Recommendation: That the Planning Commission continue the project to a date uncertain.

Attachments: [12778 Staff Report 04.20.2023 - Continued](#)

3. Natures Jar, Inc. Special Permits

Assessor Parcel Numbers (APN) 095-201-005 & 095-041-013

Record No.: PLN-11494-SP

Weott area

A Special Permit for 7,300 square feet (sf) of outdoor commercial cannabis cultivation with 1,404 sf ancillary propagation and to request a setback reduction from public lands due to proximity to Humboldt Redwoods State Park. The applicant has provided proof of 8,064 sf of pre-existing cultivation with additional ancillary propagation, and the applicant has chosen to transition some of the pre-existing cultivation area for additional on-site nursery space. The applicant will conduct light-deprivation techniques without the use of supplemental lights, and two (2) harvests are anticipated per year. Historic cultivation areas were retired and relocated to a more environmentally suitable location on-site. The estimated annual water use is 72,750 gallons (8.4 gal/sf/yr). Water for irrigation is sourced from a permitted well, a point of diversion, and 7,000 gallons of rain catchment water tanks. Total existing water storage designated for irrigation is 19,700 gallons in hard tanks, and an additional 50,000 gallons is proposed for additional rain catchment storage tanks. Total future water storage would be 69,700 gallons. Drying and curing will take place in storage containers on-site, and trimming will occur off-site at a licensed processing facility. The applicant will utilize up to two (2) full-time employees. One (1) generator is used for the well pump, and the applicant is proposing to transition to 100% solar power.

Recommendation: That the Planning Commission continue the project to a date uncertain.

Attachments: [11494 Natures Jar Staff Report 4.20.23 - Continued](#)

4. Mayers Flat Farm, LLC

Assessor Parcel Numbers (APN) 211-372-006

Record No.: PLN-12651-SP

Myers Flat 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 and a Special Permit to reduce the buffer of the storage pond located within the delineated wetland buffers of two ephemeral wetlands. All existing and proposed cultivation is situated on existing graded or flat areas that are cumulatively less than 20 percent of the prime agricultural soils on the 80-acre parcel. Ancillary propagation would occur also expand to 3,900-SF consisting of a 3,360-SF propagation area and within an existing 840-SF greenhouse. Water is sourced from a 350,000-gallon onsite rainwater catchment pond with excess flows would be pumped to a collection of 40,000 gallons of proposed tank storage. Water usage is estimated to require 379,444 gallons for irrigation, per growing season, at full buildout (9.2 gallons/SF/year). Existing water storage of 364,100 gallons would be expanded to 400,100 gallons at full buildout. Drying of cannabis would continue onsite in an existing outbuilding using dehumidifiers and fans. Offsite processing in a licensed facility is proposed. Up to three independent contract employees are anticipated during peak operations. Power is provided by a 25-kilowatt (kW) (and backup 45-kW) diesel generator as the applicant finalizes plans to install a solar array. Expansion beyond the existing 8,750 square feet will be allowed once the applicant demonstrates conversion to alternative energy to meet total power needs.

Recommendation:

That the Planning Commission:

1. Describe the application as part of the April 20, 2023, Consent Agenda.
2. Survey the audience for any person who would like to discuss the application.
3. If no one requests discussion, make the following motion to approve the application as part of the Consent Agenda; and
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 Mayers Flat Farm, LLC project); 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 (Attachment 1A)

Attachments:

[12651 Mayers Flat Farm Staff Report 4.20.23](#)
[Attachment 1 Resolution](#)
[Attachment 1A Conditions of Approval](#)
[Attachment 1B - 12651 Cultivation Operations Plan 01.14.2020](#)
[Attachment 1C - 12651 Humboldt County Plot Plan 02-18-2022\(final\)](#)
[Attachment 2 - Map Set](#)
[Attachment 2A - Watershed Map](#)
[Attachment 3 - CEQA Addendum](#)
[Attachment 4 - Applicants evidence in Support of the Required Findings](#)
[Attachment 4A - Revised Ops Plan Mayer's Flat](#)
[Attachment 4B - Energy Generation and Consumption Plan 10-22-2021](#)
[Attachment 4C - Revised Water and Irrigation Plan Mayers 2.15.2020](#)
[Attachment 4D - Rainwater Catchment Design Plan](#)
[Attachment 4E - Mayers Flat Botanical Survey 10 13 21](#)
[Attachment 4F - 12651 Grading, Draining, & Erosion Control Plan 11.15.2018](#)
[Attachment 4G - Wetland Report 1.16.19](#)
[Attachment 4H - Road Evaluation Report Form Complete](#)
[Attachment 4I - NSO Scoping Report](#)
[Attachment 4J - SMP Revision New Cultivation Area](#)
[Attachment 4K - LSAA REVISIONS Response](#)
[Attachment 4L - 1600-2018-0695-R1 HUM OpLaw](#)
[Attachment 4M - Site Management Plan Pt. 1 & 2 Final Revised 4-9-20 TRC 106 Redu](#)
[Attachment 4N - Mayers Flat Farm Biological Assessment Final 2 0](#)
[Attachment 5 - Referral Agency Comments and Recommendations](#)
[Attachment 5A - 12651 DEH 11.19.21](#)
[Attachment 5B - 12651 PW 11.29.21](#)

5. American Hospital Management Corp Conditional Use Permit
Record Number: CUP-16-1052 (filed 12/30/2016)
Assessor Parcel Number (APN) 511-071-003
McKinleyville Area

Denial of a Conditional Use Permit to allow for 10,000 square feet of new Mixed Light commercial cannabis cultivation in the Airport Zone (AV), which does not allow cannabis cultivation, and the application is incomplete

- Recommendation:** That the Planning Commission:
1. Describe the application as part of the Consent Agenda
 2. Survey the audience for any person who would like to discuss the application.
 3. If no one requests discussion, make the following motion to approve the application as part of the Consent Agenda; and
 4. Adopt the resolution (Resolution 22-__). (Attachment 1) which does the following:
 - a. Finds the American Hospital Management Corp Conditional Use Permit project statutorily exempt from the California Environmental Quality Act (CEQA) per section 15270 (Projects Which Are Disapproved) of the CEQA Guidelines; and
 - b. Finds the project is inconsistent with Humboldt County Code, and
 - c. Denies the American Hospital Management Corp Conditional Use Permits.

- Attachments:**
- [13215 AHMC Denial Staff Report 4.20.23](#)
 - [Attachment 1 - 13215 Denial Resolution](#)
 - [Attachment 1B - 13215 Operations Plan 09.14.2017](#)
 - [Attachment 1C - 13215 Site Plan 09.14.2017](#)
 - [Attachment 2 - Maps](#)
 - [Attachment 2A - Watershed map](#)
 - [Attachment 3 - 13215 30-Day Deficiency Letter 01.09.2023](#)
 - [Attachment 3A - 13215 AHMC Deficiency Letter 09.23.2019](#)
 - [Attachment 3B - 13215 AHMC Deficiency Letter 10.23.18](#)
 - [Attachment 3C - 13215 Application Withdrawal Notice 08.16.2017](#)
 - [Attachment 3D - 13215 Deficiency Letter 02.09.2017](#)
 - [Attachment 3E - 13235, 13230, 13221 Change of Agent 11.12.2019](#)

6. Ozanian Parcel Map Subdivision and Special Permit

Assessor Parcel Numbers: 100-311-019, 101-031-013 (one separate legal parcel)

Record Number: PLN-14126-PMS

Ferndale area

A Parcel Map Subdivision of an approximately 46.5-acre vacant parcel into three parcels of 6.7 acres, 18.2 acres and 21.6 acres. A Special Permit is required for minor road improvements within the Streamside Management Area (SMA) of an unnamed watercourse. Water will be provided by an existing well and onsite wastewater treatment systems are proposed.

Recommendation:

That the Planning Commission:

1. Describe the application as part of the Consent Agenda
2. Survey the audience for any person who would like to discuss the application.
3. If no one requests discussion, make the following motion to approve the application as part of the Consent Agenda; and
4. Adopt the resolution (Resolution 23-__). (Attachment 1) which does the following:
 - a. Adopt the Mitigated Negative Declaration prepared for the Ozanian project pursuant to Section 15074 of the State CEQA Guidelines (Attachment 3); and
 - b. Make all of the required findings for approval of the Parcel Map Subdivision and Special Permit; and
 - c. Approve the Parcel Map Subdivision and Special Permit subject to the recommended conditions of approval (Attachment 1A)

Attachments:

[14126 Staff Report 4.20.23.docx](#)

[Attachment 1 - Draft Resolution](#)

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

[Attachment 1B - Mitigation Monitoring and Reporting Program](#)

[Attachment 1C - Tentative Map](#)

[Attachment 1D - Public Works Subdivision Requirements](#)

[Attachment 1E - Well Connection Study Report Addendum](#)

[Attachment 2 - Location Map](#)

[Attachment 3 - Draft Initial Study and Mitigated Negative Declaration](#)

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

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

7. Bradley Miller Coastal Development Permit and Special Permit

Record Number: PLN-2020-16657

Assessor Parcel Number: 510-261-034

McKinleyville area

A Coastal Development Permit (CDP) and Special Permit for after-the-fact tree removal of five (5) trees and the proposed removal of four (4) additional trees authorized by Humboldt County Zoning Code section 313-64.1. The CDP and Special Permit will address the previous removal of five (5) Monterey pine trees; “18-, 30-, 32-, 36- and 38- inches” in diameter and the proposed removal of an additional four (4) Monterey pine trees; “40-, 44-, 48- and 50 -inches” in diameter. The CDP/Special Permit is required because the diameter of the trees removed and to be removed exceed 12-inch diameter at 4-1/2 feet above the ground and are subject to Section 313-64.1 of the Zoning Regulations, Major Vegetation Removal. The purpose of the tree removal is to provide structure protection for the existing residences and safety for the occupants of the property from wind throw and limb fall. The project parcel is approximately 1.38 acres in size and is currently developed with one single-family residence and one secondary dwelling unit. There is no development proposed at this time.

Recommendation:

That the Planning Commission:

Adopt the resolution (Attachment 1) which does the following:

- a. Finds that the proposed project complies with the General Plan, McKinleyville Community Plan and Zoning Ordinance; and
- b. Find the project exempt from CEQA pursuant to Section 15304 of the CEQA Guidelines, and that there is no substantial evidence that the project will have a significant effect on the environment; and
- c. Approves the Coastal Development Permit and Special Permit subject to the recommended conditions of approval (Attachment 1A).

Attachments:

[16657 Miller Staff Report 4.20.23](#)

[Attachment 1 - Draft Resolution](#)

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

[Attachment 1B - Site Plan](#)

[Attachment 2 - Location Maps](#)

[Attachment 3 - Applicant’s Evidence in Support of the Required Findings](#)

[Attachment 3A - Raptor Survey Letter](#)

[Attachment 3B - Arborist Letter](#)

[Attachment 4 - Referral Agency Comments and Recommendation](#)

[Attachment 5 - Public Comment](#)

8. Healing Sun, LLC

Assessor Parcel Numbers (APN) 220-082-020

Record No.: PLN-12072-CUP

Ettersburg Area

A Conditional Use Permit for 16,800 square feet (SF) of existing outdoor commercial cannabis cultivation, with 1,900 SF of ancillary propagation. The Planning Division is only recommending approval of 1,680 SF of ancillary propagation. Two harvests are anticipated annually. Water for irrigation is sourced from an existing permitted well (permit# 18/19-1012). The applicant has obtained a Well Assessment Report for the well. The projected annual water usage totals 280,000 gallons (15 gallons/SF/year) and water storage on-site totals 76,800 gallons in hard sided storage tanks. Processing and trimming will occur on-site in an existing building. Power is provided by a 12.5 kW solar array.

Recommendation:

That the Planning Commission:

1. Describe the application as part of the April 20, 2023, Consent Agenda.
2. Survey the audience for any person who would like to discuss the application.
3. If no one requests discussion, make the following motion to approve the application as part of the Consent Agenda; and
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 Healing Sun, 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:

[12072 Healing Sun Staff Report 4.20.23](#)

[Attachment 1 - Resolution](#)

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

[Attachment 1B - 12072 Cultivation and Operation Plan 5.15.2020](#)

[Attachment 1C.1 - 12072 Addendum to Cultivation and Operations Plan 05.04.2020](#)

[Attachment 1C.2 - 12072 Addendum to Cult & Ops Plan 9.13.2022](#)

[Attachment 1D - 12072 Site Plan 9.13.2022](#)

[Attachment 2 - 12072 MapSet](#)

[Attachment 2B - Watershed Map](#)

[Attachment 3 - CEQA Addendum](#)

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

[Attachment 4A - 12072 Notice of Applicability 10.26.21](#)

[Attachment 4B - 12072 Well Assessment Report 8.2.22](#)

[Attachment 4C - 12072 Final LSAA 10.26.21](#)

[Attachment 4D - 12072 Water Resource Protection Plan 06.29.2018](#)

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

[Attachment 5A - 12072_ref_Building Inspection 01.05.2021](#)

[Attachment 5B - 12072_ref_DEH](#)

[Attachment 5C - 12072 Public Works Response](#)

[Attachment 6 - CDFW e-mail exchange](#)

[Attachment 6A - CDFW comments embedded on Agenda](#)

[Attachment 7A - 12072 CAV 2018](#)

[Attachment 7B - 12072 CAV Supplement 10.17.2018](#)

F. OLD BUSINESS

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. Myers and Aquarian, LLC

Assessor Parcel Number (APN) 216-135-015

Record No.: PLN-12124-CUP

New Harris area

A Conditional Use Permit for 24,000 square feet (SF) of existing light deprivation and outdoor cannabis cultivation that includes 20,800 SF of light deprivation cultivation in twenty-four (24) greenhouses and 3,200 SF of outdoor cultivation that occurs in pots. Propagation will take place in one (1) nursery area (2,400 SF). Irrigation water is currently sourced from well and a surface water diversion. Existing water storage includes onsite water tanks of various capacities that total 31,000 gallons. The applicant is proposing to utilize water for irrigation from a 6-million-gallon on-stream reservoir on a separate legal parcel after approval by the State Water Board and CDFW. The on-stream reservoir proposed for irrigation use will also serve a cannabis operation on a separate legal parcel (PLN-12125-CUP). If approval of the on-stream reservoir is not feasible, the applicant has proposed to source at a minimum half of the water for irrigation needs from rainwater catchment, and the remainder from the existing surface water diversion, with an appropriate increase in water storage to ensure adherence to the required forbearance period. Estimated onsite water use is 270,000 gallons per year (approximately 11.25 gallons/sf/year). Drying and processing occur onsite within an existing metal building (1,500 SF). The project requires up to four (4) seasonal employees. Power is provided by one (1) 36-kw Whisper Watt Super Silent mobile generator, that is used to power the metal drying building, and solar panels. The applicant proposes to transition to PG&E with only backup generator use within five years or continue to build out solar capabilities on site to meet power needs if PG&E power is unavailable.

Recommendation: That the Planning Commission:
Adopt the resolution (Resolution 23-__). (Attachment 1) which does the following:

- a. Finds that the Planning Commission has considered the adopted Mitigated Negative Declaration (MND) prepared for the Commercial Medical Marijuana Land Use Ordinance, and considered the Addendum to the MND that was prepared for the Myers and Aquarian, 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:

[12124 Staff Report 4.20.23](#)
[Attachment 1- Resolution](#)
[Attachment 1A- Conditions of Approval](#)
[Attachment 1B - Operations Plan](#)
[Attachment 1C - Site Plan](#)
[Attachment 2 - 12124 Maps Set](#)
[Attachment 2A - Watershed Map](#)
[Attachment 3-CEQA Addendum](#)
[Attachment 4- Evidence in Support of Required Findings](#)
[Attachment 4A- Water Right](#)
[Attachment 4B- Site Management Plan](#)
[Attachment 4C- Final 1600](#)
[Attachment 4D- Geologic and Soils Report](#)
[Attachment 4E- Restoration Plan](#)
[Attachment 4F- Woodland Restoration Plan](#)
[Attachment 4G- Road Eval](#)
[Attachment 4H- Irrigation line diagram](#)
[Attachment 4I- Biological Report](#)
[Attachment 4J- Botanical Survey](#)
[Attachment 5- Referral Responses](#)
[Attachment 5A- Environmental Health Response](#)
[Attachment 5B- Building Inspection Response](#)
[Attachment 5C- Public Works Response](#)
[Attachment 5D- CalFIRE Response](#)
[Attachment 6 - CDFW e-mail exchange](#)
[Attachment 6A - CDFW comments embedded on Agenda](#)
[Attachment 7 - CAV](#)

2. Humboldt Kingz, LLC

Assessor Parcel Number(s) (APN) 216-135-008 & 216-136-004

Record No.: PLN-12125-CUP

New Harris area

A Conditional Use Permit for 37,250 square feet of outdoor cannabis cultivation. The project also involves a Special Permit for proposed restoration work within Streamside Management Area (SMA) setbacks. Outdoor cannabis cultivation will occur in light deprivation greenhouses and full sun. There will be maximum of two cultivation cycles occurring annually. Water for irrigation is currently provided by a well and rainwater catchment in hard sided tanks totaling 15,000 gallons. Water for irrigation will be provided by a 6-million-gallon on-stream reservoir after approval by the State Water Board and CDFW, or rainwater catchment utilizing the rooftops of the cultivation structures and 400,000 gallons of rainwater catchment tanks (15,000 gallons existing and 385,000 gallons proposed). If approved the pond will also provide water for a proposed cannabis project on a separate legal parcel (PLN-12124-CUP). The applicant anticipates 400,000 gallons of water will be required annually for irrigation. Water storage onsite totals 6,015,000 gallons whereas 6 million gallons is from a 6-million-gallon onstream pond, and 15,000 gallons is sourced from hard tanks. Proposed water storage is 400,000 gallons in hard tanks if the on-stream pond cannot be permitted. Processing such as drying and curing are proposed onsite within an existing 1,440-square-foot dry shed. Further processing such as trimming is proposed offsite at a licensed processing facility. The applicant anticipates two (2) full-time employees, and six (6) seasonal employees will be required for a total of eight (8) employees at peak operations annually. Power for the project is currently provided by solar power and a generator. The applicant has been approved for DCC water and energy grants and is proposing to install a 15kw solar array to reduce generator and fuel use by 88%. The applicant is proposing to transition generator use to PG&E power if available within five years.

Recommendation: That the Planning Commission:
Adopt the resolution (Resolution 23-__). (Attachment 1) which does the following:
a. Finds that the Planning Commission has considered the adopted Mitigated Negative Declaration (MND) prepared for the Commercial Medical Marijuana Land Use Ordinance, and considered the Addendum to the MND that was prepared for the Humboldt Kingz, 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 and Special Permit subject to the recommended conditions of approval (Attachment 1A)

Attachments:

[12125 Humboldt Kingz Staff Report](#)
[Attachment 1- Draft Resolution](#)
[Attachment 1a- Conditions of Approval](#)
[Attachment 1b- Ops Plan Humboldt Kingz](#)
[Attachment 1c- Site Plan](#)
[Attachment 2 - 12125 MapSet1](#)
[Attachment 2A - Watershed Map](#)
[Attachment 3- CEQA Addendum](#)
[Attachment 4- Evidence in Support of Required Findings](#)
[Attachment 4a - Site Management Plan](#)
[Attachment 4b - Notice of Applicability 02.04.21](#)
[Attachment 4c - LSAA](#)
[Attachment 4d - Road Eval](#)
[Attachment 4e - Wetland Restoration Plan 02.04.21](#)
[Attachment 4f - Restoration Plan 02.04.21](#)
[Attachment 4g - Botanical Survey](#)
[Attachment 4h - Geologic Evaluation](#)
[Attachment 4I - CAV](#)
[Attachment 4J - CDFW correspondence](#)
[Attachment 5- Referral Responses](#)
[Attachment 5a- DEH Response](#)
[Attachment 5b- Sheriff Response](#)
[Attachment 6 - CDFW e-mail exchange](#)
[Attachment 6A - CDFW comments embedded on Agenda](#)
[Attachment 7 - CAV](#)

G. NEW BUSINESS

1. Public Hearing on the Draft Safety Element Update (Chapter 14 of the General Plan); Record # LRP-2023-18064

Recommendation:

That the Planning Commission:

1. Open the public hearing, receive and consider the staff report, and accept public comment; and
2. Deliberate and comment on the draft amendments and alternatives presented; and
3. Based on evidence in the staff report and public testimony, make all the required findings and adopt the attached Resolution recommending that the Humboldt County Board of Supervisors find that the proposed amendments are exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15061, and adopt the proposed amendments to the General Plan

Attachments:

[18064 PC Staff Report 4.20.23](#)

[Attachment 1 - Resolution of Approval](#)

[Attachment 2 - Chapter 14 Safety Element Update](#)

[Attachment 3 - CalFire and Board of Forestry Initial Review of 2017 Safety Element](#)

2. Rio Dell Leasing, LLC et al Zone Reclassification

Assessor Parcel Numbers (APNs) 201-311-012, 201-311-022, 201-311-024, 201-322-001, 201-322-010, 201-322-012, 201-322-017, 201-322-019, 201-322-031, 201-322-033, 204-081-003, 204-081-004 & 204-171-003

Record No.: PLN-14245-ZR

Alton Area

A Zone Reclassification to remove a Qualified (Q) combining zone currently in place on +/- 66 acres of Heavy Industrial (MH) zoned parcels in the Alton area. The Q zone, adopted under Ordinance 1689, precludes the use of the parcels for both retail sales/retail services and reserves the industrial use of the properties for timber products processing and storage longer than five (5) days. The Q-zone restrictions on industrial and commercial development limit their use in such a way that many of the parcels have been vacant for decades. Removal of the Q combining zone is being sought to allow these properties to host the broader assortment of commercial and industrial permitted under the Heavy Industrial (MH) base zoning district applied to this area. The zone reclassification is being brought forward together with another rezoning request (PLN-2023-18078) to change adjoining lands to the west from Limited Industrial (ML) to Heavy Commercial (C-3).

Recommendation:

That the Planning Commission:

1. Open the Public Hearing on this item.
2. Survey the audience for any person who would like to discuss the application.
3. Close the Public Hearing on this item.
4. Adopt the resolution (Resolution 23-__). (Attachment 2) which does the following:
 - a. Finds that the Planning Commission has determined the project is exempt from further Environmental Review; and
 - b. Finds that the proposed project complies with the General Plan and Zoning Ordinance; and
 - c. Recommends that the Board of Supervisors find the project exempt from CEQA and approve the Zone Reclassification and General Plan Amendment as conditioned

Attachments:

[14245 Staff Report 4.20.23](#)

[Attachment 1 - Draft PC Resolution - ZR BOS recom](#)

[Attachment 1A - Draft Board Resolution approving ZR](#)

[Attachment 2 - Draft Ordinance No. _____ with Exhibit A \(Map\)](#)

[Attachment 3 - Location - Zoning - AP - Topo Maps](#)

[Attachment 4 - CEQA Initial Study](#)

[Attachment 5A - Justification for Q-Zone Removal](#)

[Attachment 6 - Referral Agency Comments & Recommendations](#)

3. Russ Renner Zone Reclassification, General Plan Amendment, and Conditional Use Permit
Assessor Parcel Numbers (APNs) 201-311-026 & 201-311-028
Record No.: PLN-2023-18078
Alton area

A Conditional Use Permit for a retail sales, service, repair and storage of recreational vehicles and recreational vehicle accessories and a Zone Reclassification to change the zoning of two neighboring parcels from Limited Industrial (ML) to Industrial Commercial (C-3) and Industrial Commercial with the Streamside Management Areas and Wetlands Combining Zone (C-3/WR). Both parcels were the subject of a prior owner-initiated Zone Reclassification and General Plan Amendment request which was approved by the Board of Supervisors on January 10, 2012. A Zone Reclassification is again being requested to allow for relocation of a neighboring Alton area business (Reynolds RV Repair) to the property. Operating since 2008 from a nearby parcel (APN 201-322-011) less than a quarter mile to the east, the business primarily engages in the storage, repair, servicing, and customization of recreational vehicles as well as sales of RV parts. A Conditional Use Permit is required to permit retail sales under the proposed C-3 zoning. This rezoning is being brought forward together with an earlier request (PLN-14245-ZR / ZR-18-009) to remove a Qualified "Q" zone from neighboring parcels east of the project site. The entirety of both parcels was mistakenly designated "Open Space" in 2017 during the Countywide General Plan Update. A General Plan Amendment is included to fix this mapping error and return the Industrial General land use designation to eastern portions of the site.

- Recommendation:** That the Planning Commission:
1. Open the Public Hearing on this item
 2. Survey the audience for any person who would like to discuss the application.
 3. Close the Public Hearing on this item
 4. Adopt the resolution (Resolution 23-__). (Attachment 1) which does the following:
 - a. Finds that the Planning Commission has considered the previously adopted Mitigated Negative Declaration and the Addendum that has been prepared for the Renner 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)
 5. Adopt the resolution (Resolution 23-__). (Attachment 2) which does the following:
 - a. Finds that the Planning Commission has considered the previously adopted Mitigated Negative Declaration and the Addendum that has been prepared for the Renner project); and
 - b. Finds that the proposed project complies with the General Plan and Zoning Ordinance; and
 - c. Recommends that the Board of Supervisors consider the Addendum to the MND and approve the Zone Reclassification and General Plan Amendment as conditioned

Attachments: [18078 Renner Staff Report 4.20.23](#)
[Attachment 1 - Draft PC Resolution - CEQA & CUP](#)
[Attachment 1A - Conditions of Approval](#)
[Attachment 1B - Mitigation Monitoring and Reporting Program Checklist](#)
[Attachment 1C - Site Plan](#)
[Attachment 2 - Draft PC Resolution - ZR & GPA BOS recom](#)
[Attachment 2A - Draft Board Resolution approving ZR & GPA](#)
[Attachment 3 - Draft Ordinance No. _____ with Exhibit A \(Map\)](#)
[Attachment 4 - Location Zoning & Land Use Maps](#)
[Attachment 5 - Addendum to the MND](#)
[Attachment 6 - Previously Adopted MND](#)
[Attachment 7 - Basis for ZR request & justification](#)
[Attachment 8 - Referral Agency Comments & Recommendations](#)

H. TRAINING ON EX PARTE DISCLOSURES AND PUBLIC RECORDS

1. Planning Commission training materials regarding Ex Parte Disclosures and Public Records.

Attachments: [Ex Parte Communication and Public Record Law 4.21.2023](#)
[Humboldt County Planning Commission Rules and Procedures](#)
[Quick Links Resource Sheet 4.20.2023](#)

I. ITEMS PULLED FROM CONSENT

J. REPORT FROM PLANNER

K. PLANNING COMMISSION DISCUSSION ITEMS

L. ADJOURNMENT

M. NEXT MEETINGS: May 4, 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.