

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, July 21, 2022

6:00 PM

Regular Meeting - Hybrid

NOTE: The County of Humboldt Planning Commission meeting will be held virtually pursuant to Assembly Bill 361 until further notice.

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 channel 11*

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 in regard to this matter 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 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.*
- 3. Via phone call using cellphone 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:

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, July 20, 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, July 15, 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.

NOTICE REGARDING PUBLIC COMMENT:

For items appearing on the agenda, the public is invited to make comments at the time the item comes up for consideration by the Commission. The Chair will call for public comment as each item is heard by the Commission. The public is invited to make comments during the Public Comment period for non-agenda items, not appearing on the agenda. All speakers are invited to state and spell their names but are not required to do so.

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. CONSENT AGENDA

These Consent Agenda 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. Lost Coast Lady, LLC; Conditional Use Permit and Special Permit
Record Number PLN-11599-CUP (filed 12/02/2016)
Assessor's Parcel Number: 105-131-006
Petrolia area

A Conditional Use Permit for 2,500 square feet of existing outdoor cannabis cultivation, and a Special Permit for development within a Streamside Management Area (SMA). Ancillary propagation, water storage, and drying activities will occur on the neighboring parcel under the same ownership (APN 105-131-005). Propagation, water source and storage, and drying activities are shared with the proposed cannabis operation (PLN-11597-ZCC) on APN 105-131-005. There will be two cultivation cycles occurring annually. All processing, with the exception of drying, will occur offsite at a licensed third-party processing facility. Water for the project will be sourced from a point of diversion on a parcel in the vicinity under separate ownership (APN 104-121-002). The applicant anticipates 66,500 gallons of irrigation water will be required annually for both cannabis projects. There are 6,500 gallons of water storage on site, with 60,000 gallons of additional water storage proposed for the project. There will be a maximum of three employees required for operations. Power will be provided via PG&E with a backup generator for power outages.

Recommendation: Adopt the resolution to take the following actions: 1) Find that the Planning Commission has considered the Addendum to the adopted Mitigated Negative Declaration for the Commercial Medical Marijuana Land Use Ordinance (CMMLUO) as described by Section 15164 of the State CEQA Guidelines 2) make all of the required findings for approval of the Conditional Use Permit and Special Permit, and 3) adopt the Resolution approving the Lost Coast Lady Farms, LLC, project as recommended by staff subject to the recommended conditions.

Attachments: [11599 Lost Coast Lady Farms Executive Summary 07.21.22](#)
[11599 Lost Coast Lady Farms Staff Report 07.21.22](#)
[11599 Lost Coast Lady Farms Watershed Map 07.21.22](#)
[Attachment 3A - Site Management Plan DASP w Appendices](#)

2. Baker Creek Quarry Permit Renewal
Record Number PLN-2021-16985 (filed 02/02/2022)
Assessor's Parcel Number: 215-192-005
Whitethorn area

To grant a 15-year renewal of the Baker Creek Quarry Permits (CUP-03-13/SMR-03-02/RP-0302). The project is an existing aggregate quarry that was approved in 2006. No changes to the existing approvals are proposed. The Humboldt County Planning Commission will consider the CEQA MND that was adopted for both the Wilcox Processing Facility, and continued operation of the Baker Creek Quarry, on April 15, 2021.

Recommendation: Continue to a date uncertain.

3. Royal Gold Use Permit for Soil Manufacturing
Record Number PLN-2021-17077 (filed 03/16/2021)
Assessor's Parcel Number: 516-101-008
Fieldbrook area

A Conditional Use Permit to authorize an existing soil manufacturing and wholesale distribution facility. Operating year-round, daily activities primarily involve the blending and mixing of potting soils, raw material processing, and shipping and receiving activities. Coco pith is used as the basis for their soil products, though other components include: sawdust, compost, chicken manure, and fish bone. All of the materials used are imported to and processed at the project site. Manufacture of the final soil product requires grinding, screening, sorting, stockpiling, mixing, and packaging of these materials. Operations now span various contiguous parcels on the north side of Glendale Drive, totaling approximately 45.98 acres. Since August 2016, a number of unpermitted improvements have been constructed, including: two new buildings totaling approximately 12,180 ft.² as well as an approximately 1,500 ft.² addition to the amendment storage building. Other improvements and changes to the project include: installation of two portable office buildings, a fueling station, generators, paving, conversion of wetlands to stormwater detention basins and parking/driveways, construction of berms, security fencing, and a host of various stormwater improvements. Additional new improvements are proposed and include the construction of four new buildings totaling approximately 99,000 ft.², a fueling station, new equipment, additional security fencing, additional security lighting, additional paving, extension of electric utility infrastructure, additional stormwater improvements, conversion of wetlands to stormwater detention features, and incorporation of fertilizer production activities. Stormwater from the central and eastern portions of the property flow to the south through a series of drainage ditches and culverts on adjacent private property before entering into Hall Creek and ultimately the Mad River. In considering the Use Permit, the Planning Commission is being asked to establish appropriate setbacks, lot coverage, and parking requirements for the current use. A Special Permit is also being requested to allow reduction of setbacks to on-site wetlands and riparian areas, filling of on-site wetlands, and conversion of wetlands to stormwater detention features. To offset these impacts, the project includes the following mitigation measures: construction of a 3.2-acre wetland in the northwest portion of the site, planting of the 50-foot upland buffer for the mitigation wetland with native species, and enhancement of the existing on-site wetlands remaining on the property.

Recommendation: Continue to a date uncertain.

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. Ford; Parcel Map Subdivision and Coastal Development Permit
Record Number PLN-2021-17091 (filed 03/19/2021)
Assessor's Parcel Number: 511-031-011
McKinleyville area

A minor subdivision of an approximately 1.17-acre parcel into 4 new parcels with areas of 5,489 sq. ft., 5,228 sq. ft., 5,583 sq. ft., and 5,430 sq. ft. and a remainder parcel of 16,368 sq. ft. The parcel is accessed from Myers Road and Lily Avenue which will continue to serve the remainder parcel. The four new parcels will be served by a proposed 22-foot-wide access road to be developed from Myers Road. Water and sewer service will be provided by the McKinleyville Community Services District. Grading will occur for the new roadway and construction of detention facilities, and a 30-foot pine is proposed for removal in the Public Utility Easement. An Exception Request from the road requirements has been submitted which would allow the current 40 foot wide Meyers Road at the access point to the project parcel to remain without expanding the road width to 50 feet per HCC 324-1(b). The applicant is also asking for an exception to allow the proposed new access road to be 22 feet with no sidewalks as opposed to the required 50-foot right-of-way with sidewalks, curb and gutter. The Planning Department and Public Works Department support the 40 foot right of way on Myers but do not support the exception request to 22 feet for the new access road. Staff is recommending the project be conditioned for the development of two ten-foot travel lanes, curb and gutter with sidewalks and a landscaped strip.

Recommendation: Adopt the resolution to take the following actions: 1) Find that the Ford Minor Subdivision and Coastal Development Permit is exempt from CEQA pursuant to Section 15183 of the State CEQA Guidelines, 2) make all the required findings for approval of the Project and 3) approve the proposed Ford Minor Subdivision and Coastal Development Permit project subject to the recommended conditions.

Attachments: [17091 Ford Subdivision Executive Summary 07.21.22](#)
[17091 Ford Subdivision Staff Report 07.21.22](#)

2. Beere; Minor Subdivision Coastal Development Permit and Special Permit
Number PLN-2021-16997 (filed 02/04/2021)
Record Assessor's Parcel Number: 510-371-044
McKinleyville Area

A minor subdivision of a 1.49-acre parcel into 2 parcels. Proposed Parcel 1 will be 42,489 square feet in size while parcel 2 will be 22,555 ft square feet in size (16,621 ft. \square net). Parcel 1 is currently developed with an existing residence, detached garage and accessory structure. Parcel 2 is developed with a manufactured home, detached garage, and two sheds. Water and sewer service is provided by the McKinleyville Community Services District and PG&E provides gas and electric service. No additional development is currently proposed. A Special permit is requested for proposed parcel 2 to be below 20,000 square feet in net lot area and for the subdivision to be allowed in an Alquist-Priolo fault hazard zone. An exception to reduce the right-of-way width of Boiler Avenue to 40 feet has been requested as part of the project as well as an exception request to reduce the paving requirement and to eliminate the requirement for curb, gutter and sidewalk. The County Planning and Building Department and Public Works Department support the right-of-way exception request but do not support the other exception requests.

Recommendation: Adopt the Resolution to take the following actions: 1) Find the project exempt from environmental review pursuant to Section 15183 of the CEQA Guidelines, 2) make all of the required findings for approval and 3) approve the proposed Beere Minor Subdivision, Special Permit and Coastal Development Permit project subject to the recommended conditions.

Attachments: [16997 Beere Parcel Map Executive Summary 07.21.22](#)
[16997 Beere Parcel Map Staff Report 07.21.22](#)

3. Mattole Camp and Retreat Center; Special Permit
Record Number PLN-2021-17495 (filed 10/29/2021)
Assessor's Parcel Number: 104-301-001
Petrolia Area

A Special Permit for the demolition of an existing 990 sf (22 ft. by 45 ft.) caretaker's residence and a 480 sf (20 ft. by 24 ft.) garage within a Streamside Management Area of the Mattole River. The structure is currently unusable and unsafe. Construction is proposed for a new 1226 sq ft residence and 352 sq ft garage (16x22 ft) to be constructed within the Streamside Management Area approximately 10 feet northwest of the existing structure to be demolished and further away from the river. The proposed location of the new structure is currently dominated by non-native plant species, and half of the footprint of the new unit will be within the footprint of the existing unit. The parcel is served by an onsite wastewater treatment system, and water is from an existing spring.

Recommendation: Adopt the resolution to take the following actions: 1) Find the project as Categorically Exempt from environmental review pursuant to Section 15302 and 15303 of the CEQA Guidelines, 2) make all of the required findings for approval of the Special Permit and 3) approve the Mattole Camp and Retreat Center Special Permit as recommended by staff subject to the recommended conditions.

Attachments: [17495 Mattole Comm Retreat Center Executive Summary 07.21.22](#)
[17495 Mattole Comm Retreat Center Staff Report 07.21.22](#)

H. ADJOURNMENT

I. NEXT MEETING July 28, 2022 6:00 p.m. SPECIAL 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 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 or the ADA Coordinator at 844-365-0352 or by email at ada@co.humboldt.ca.us