

PLANNING COMMISSION

IVER SKAVDAL  
Vice Chair - First District  
THOMAS MULDER  
Chair - Second District  
NOAH LEVY  
Third District  
JEROME QIRIAZI  
Fourth District  
PEGGY O'NEILL  
Fifth District  
SARAH WEST  
At-Large  
LORNA MCFARLANE  
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, June 6, 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 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

**Zoom Public Comment:**

When the Board of Supervisors announce the agenda item that you wish to comment on, call the conference line, enter Meeting ID and press star (\*) 9 on your phone, this will raise your hand. You'll continue to hear the Board meeting on the call. When it is time for public comment on the item you wish to speak on, you'll hear a prompt that will indicate your phone is unmuted. Please state your name and the agenda item number you will be commenting on. Please turn off your TV or live stream to avoid delays.

**Email Public Comment:**

To submit public comment please email [planningclerk@co.humboldt.ca.us](mailto:planningclerk@co.humboldt.ca.us), provide your project title, record or case number and date of hearing on which you wish to comment. All public comment submitted after the agenda has been published will be included with the administrative record after the fact.

**In Person Public Comment:**

Persons wishing to file documentation on any agenda item for the official record must submit an original and fifteen (15) copies of each document to the Planning Clerk.

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

**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 April 04, 2024, Action Summary.

**Recommendation:** Approve the April 04, 2024, Action Summary.

**Attachments:** [04.04.2024 Action Summary for review](#)

2. Review and approval of the April 18, 2024, Action Summary.

**Recommendation:** Approve the April 18, 2024, Action Summary.

**Attachments:** [04.18.2024 Action Summary for review](#)

3. 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 construction of a new 2,024 SF two-story residence (1,012 SF ground footprint)

**Recommendation:** To continue the Geck-Moeller Coastal Development Permit to a date uncertain, to be noticed for the July 18, 2024 Planning Commission Meeting.

**Attachments:** [17700 Staff Report 6.6.24](#)

4. RPL Investors, LLC; Coastal Development Permit, Conditional Use Permit, and Special Permit Extension  
Record Number: PLN-2024-18906  
Assessor Parcel Number: 520-142-009  
Orick area

A fifth two-year extension of a permitted Coastal Development Permit, Conditional Use Permit and Special Permit (CDP-14-016) for a 152-unit transient habitation facility (special occupancy park), to include: a campground, RV Park, Lodge (commercial center), and gas station. The special occupancy park will include 82 RV sites, 48 tent camping sites, 12 park model cabins, 10 cottages, 3 bathhouses, internal trails connecting to the existing Redwood Creek Levee Trail, an open playing field, and a commercial center constructed in a traditional lodge building style. The commercial center will include the resort activity center, administrative offices, a deli and convenience store/gift shop, a touring center, and gas station. An existing residence will remain and be used as a caretaker's residence and office space. A 2,076 square foot maintenance barn will be constructed to the north of the residence and will house the wastewater treatment system operations and maintenance area. The on-site sewage disposal system proposed will be suitable for processing approximately 19,500 gallons of waste per day. The primary leach field will be located near the existing house. Water will be provided by

the Orick Community Services District. All utility lines will be underground. The resort will host up to 12 special events per year such as weddings, celebrations, family reunions, school/youth field trips, and small musical productions. Events will generate a maximum of 100 attendees who are not staying on site and may be held between the hours of 12 PM and 9 PM. To meet this demand 50 parking spaces are proposed in addition to those required by the other facilities (277 parking spaces). A Special Permit is included to establish parking for a non-enumerated use. Wetland 1 located at the base of the Redwood Creek Levee is partially located within the Coastal Zone. This wetland will not be altered as a result of the project. Other non-coastal wetlands (2 through 5) on site are NWI wetlands and will be filled to facilitate the project. Wetland fill will be mitigated by wetland creation and enhancement, to be implemented at a 2:1 ratio on the coastal portion of the site adjacent to the existing wetland within the 100-foot wetland setback area. Proposed on-site signage will include up to three monument signs that will be backlit or illuminated with down- shielding lighting. No changes to the project are proposed. If approved, the Coastal Development Permit, Conditional Use Permit, and Special Permit will expire on November 6, 2025.

**Recommendation:** That the Planning Commission:

1. Adopt the resolution (Resolution 24-\_\_\_) (Attachment 1) which does the following:
  - a. Makes all the required findings for approval of the Coastal Development Permit, Conditional Use Permit, and Special Permit Extension; and
  - b. Approves the Coastal Development Permit, Conditional Use Permit, and Special Permit Extension subject to the original Conditions of Approval (Attachment 1A).

**Attachments:**

- [18906 Staff Report 6.6.24](#)
- [Attachment 1 - Draft Resolution](#)
- [Attachment 1A - Original Conditions of Approval](#)
- [Attachment 2 - Planning Commission Resolution 14-31](#)
- [Attachment 3 - Planning Commission Staff Report CDP-14-016](#)

**5. Cottrell Ranch, LLC Zone Reclassification**

Assessor Parcel Numbers (APN) 208-163-003-000, 210-072-003-000, 210-072-004-000, 210-073-001-000, 210-105-003-000, 210-105-004-000, 210-106-014-000, 210-106-015-000, 210-106-016-000, 210-121-002-000, 210-122-001-000, 210-122-003-000, 210-122-004-000, 210-126-001-000, 210-250-006-000

Record No.: PLN-2023-18252

Larabee Valley area

A Zone Reclassification (ZR) to rezone approximately 1,557 acres of the Cottrell Ranch into Timberland Production Zone (TPZ). The lands are currently zoned Agriculture Exclusive (AE) and Unclassified (U). These lands have been managed as timberlands and harvested periodically from the late 1950’s up to 2017 under various Timber Harvest Plans.

**Recommendation:** That the Planning Commission:

1. Adopt the resolution (Resolution 24-\_\_\_). (Attachment 1) which does the following:

- a. Makes all the required findings for approval based on evidence in the staff report and public testimony; and
- b. Recommend the Board of Supervisors approve the Zone Reclassification.

**Attachments:**

[18252 Staff Report 6.6.24](#)

[Attachment 1 - Draft Resolution](#)

[Attachment 1A - Zone Reclassification Map](#)

[Attachment 2 - Zone Reclassification Petition](#)

[Attachment 3 - Referral Agency Comments and Recommendations](#)

[Attachment 3A - Forestry Review Committee Minutes](#)

6. Eel River Family Farms, LLC; Conditional Use Permit  
Assessor's Parcel Numbers: 211-151-017, 211-151-018  
Record Numbers: PLN-11165-CUP  
Myers Flat area

A Conditional Use Permit for 17,996 square feet of existing mixed light cannabis cultivation supported by a 1,275 square foot nursery. Anticipated water use is 204,000 gallons a year and sourced from an existing permitted well. There is 114,000 gallons of existing tank storage and 90,000 gallons proposed for a total of 204,000 gallons of storage. Drying and bucking will occur onsite while all other processing occurring offsite at a licensed facility. Power is sourced from PGE with a generator for emergency backup purposes only. The project proposes a designated fire turn-around and pull-out area for emergency vehicles and one (1) 2,500-gallon water tank dedicated to SRA emergency response.

**Recommendation:**

That the Planning Commission:

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

**Attachments:**

- [11165 Staff Report 6.6.24](#)
- [Attachment 1 - Draft Resolution](#)
- [Attachment 1A - 11165 Conditions of Approval](#)
- [Attachment 1B - Operations Plan 3.20.2024](#)
- [Attachment 1C - Site Plan 3.25.2024](#)
- [Attachment 2 - Location Maps](#)
- [Attachment 3 - CEQA Addendum](#)
- [Attachment 4 - Applicant's Evidence in Support of Findings](#)
- [Attachment 4A - Site Management Plan](#)
- [Attachment 4B - Well Completion Report 11.12.2020](#)
- [Attachment 4C - RPF Timber Conversion Report](#)
- [Attachment 4D - 11165 Final LSA 12.18.2017](#)
- [Attachment 4E - Setback Reduction Consent Letter](#)
- [Attachment 4F -11165 Road Evaluation](#)
- [Attachment 5 - Referral Agency Comments](#)
- [Attachment 5A - Building Inspection Division](#)
- [Attachment 5B - Code Enforcement Unit](#)
- [Attachment 5C - DEH](#)
- [Attachment 5D - Public Works Land Use](#)
- [Attachment 5E - CDFW Referral Responses 4.22.2024](#)
- [Attachment 5F - CALFIRE](#)
- [Attachment 5G - CALFIRE 2](#)
- [Attachment 5H - PGE](#)
- [Attachment 6 - Watershed Map](#)

7. Scott Roberts; Conditional Use Permit  
Assessor Parcel Numbers (APN) 107-054-014  
Record No.: PLN-11653-CUP  
Honeydew area

A Conditional Use Permit for 18,462 square feet existing mixed light commercial cannabis cultivation and 1,840 square feet of ancillary nursery. Estimated annual water usage is 392,260 gallons sourced from rainwater catchment and an existing well. Existing irrigation water storage totals 93,300 gallons. Drying will occur onsite, all other processing activities will be performed offsite by a licensed processor. Electricity is provided by solar panels with a proposed emergency backup generator.

**Recommendation:** That the Planning Commission:

1. Adopt the resolution (Resolution 24-\_\_\_). (Attachment 1) which does the following:

- a. Finds 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 Roberts project; and
- b. Finds 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:**

[11653 Staff Report 6.6.24](#)  
[Attachment 1 - Draft Resolution](#)  
[Attachment 1A - Conditions of Approval](#)  
[Attachment 1B - Operations Plan 12.04.2023](#)  
[Attachment 1C - Site Plan 12.08.2023](#)  
[Attachment 2 - Map Set](#)  
[Attachment 3 - CEQA Addendum](#)  
[Attachment 4 - Applicant Submitted Information](#)  
[Attachment 4A - Notice of Applicability](#)  
[Attachment 4B - Site Management Plan 08.2019](#)  
[Attachment 4C - Well Permit](#)  
[Attachment 4D - Road Evaluation 107-054-014](#)  
[Attachment 4E - Well Connectivity Assessment 05.03.2023](#)  
[Attachment 5 - Referral Agency Comments](#)  
[Attachment 5A - Building Inspection](#)  
[Attachment 5B - Public Works](#)  
[Attachment 5C - DEH](#)  
[Attachment 5D - CALFIRE](#)  
[Attachment 5E - Mattole Union School District](#)  
[Attachment 5F - CDFW](#)  
[Attachment 6 - Watershed Map](#)

8. Mikes Farm, LLC; Conditional Use Permit  
Assessor Parcel Numbers (APN) 221-021-003  
Record No.: PLN-11002-CUP  
Ettersburg area

The applicant seeks a Conditional Use Permit for an existing 19,026 square foot outdoor light deprivation cannabis cultivation operation. Cultivation includes 2 harvest cycles per year. Irrigation water is sourced from an off-stream rainwater catchment pond. Total water storage for the project is 291,715 gallons, including the 273,715 gallon capacity pond and 18,000

gallons of hard tank storage. Annual water use is estimated to be 155,500 gallons (8.17 gallons per square foot per year). The applicant is proposing to dry and cure cannabis onsite, with all further processing proposed off site at a third-party licensed processing facility until the proposed processing building has been constructed to commercial standards. Energy is provided by a 45kw generator and a 25kw generator. The applicant has proposed to install a solar system to supply 13kw of electricity for the project and retaining a generator on site for as needed emergency use.

**Recommendation:** That the Planning Commission:

1. Adopt the resolution (Resolution 24-\_\_\_). (Attachment 1) which does the following:
  - a. Finds 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 Mikes Farm, LLC project; and
  - b. Finds 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:**

[11002 Staff Report 6.6.24](#)

[Attachment 1 - DRAFT Resolution](#)

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

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

[Attachment 1C - Site Map](#)

[Attachment 2 - Location Maps](#)

[Attachment 3 - CEQA Addendum](#)

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

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

[Attachment 4B - Site Management Plan Updated](#)

[Attachment 4C - LSAA](#)

[Attachment 4D - Road Evaluation Form](#)

[Attachment 4E - Erosion Remediation Technical Memorandum](#)

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

[Attachment 5A - Building Inspection Division](#)

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

[Attachment 5C - Public Works Land Use Division](#)

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

[Attachment 6 - Watershed Map](#)

## F. 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. Humboldt Heritage Farm Management, LLC Special Permits, Zoning Clearance Certificates, and Conditional Use Permit  
Assessor Parcel Number 216-281-015  
Record Numbers: PLN-11809-SP, PLN-2018-15238, PLN-2018-15242, and PLN-2018-15264  
Alderpoint Area

A combination of permits totaling 82,500 SF of mixed-light cannabis cultivation in hoop greenhouses, in addition to an 8,000 SF commercial cannabis nursery. This includes a Special Permit for 10,000 square feet (SF) of existing mixed-light cannabis cultivation, two Zoning Clearance Certificates for a total of 38,940 SF of mixed-light cannabis cultivation under the Retirement, Remediation, and Relocation (RRR) program, a Special Permit for 33,560 SF of new mixed-light cannabis cultivation, and a Conditional Use Permit for the 8,000 square-foot commercial nursery. There will also be 8,000 SF of propagation space to support onsite operations. Drying and processing will be done on-site in an existing 4,680 square-foot building. There will be a maximum of six employees. A two-story 4,800 square-foot employee bunkhouse is proposed to house employees on site. The farm will use approximately 1.2 million gallons of irrigation water annually sourced from rain catchment and an existing non-diversionary well on site, to be stored in tanks totaling 837,556 gallons. Solar arrays will be the primary source of power until renewable PG&E power becomes available, with a generator as back-up only. Mixed-light cultivation will not occur until renewable PG&E power is secured. Outdoor light-deprivation techniques will be utilized in the interim.

**Recommendation:** That the Planning Commission:  
Adopt the resolution (Resolution 24- \_\_) (Attachment 1), which does the following:

- a. Finds the Planning Commission has considered the adopted Environmental Impact Report for the Commercial Cannabis Land Use Ordinance and the Addendum that was prepared for the project; and
- b. Finds the proposed project complies with the General Plan and Zoning Ordinance; and
- c. Approves the Special Permits, Zoning Clearance Certificates, and Conditional Use Permit subject to the recommended conditions of approval (Attachment 1A).

**Attachments:** [11809 15238 15242 15264 Staff Report 6.6.24](#)  
[Attachment 1 - Draft Resolution](#)  
[Attachment 1A - Conditions of Approval](#)  
[Attachment 1B - Operations Plan](#)  
[Attachment 1C - Site Plan](#)  
[Attachment 2 - Location Maps](#)  
[Attachment 3 - CEQA Addendum](#)  
[Attachment 4 - Applicant's Evidence in Support of the Required Findings](#)  
[Attachment 4A - Hydrological Isolation of Existing Well from Surface Waters](#)  
[Attachment 4B - Site Management Plan](#)  
[Attachment 4C - Lake or Streambed Alteration Agreement](#)  
[Attachment 4D - Culvert Work Completion Reporting](#)  
[Attachment 4E - Biological Resource Assessment](#)  
[Attachment 4F - Botanical Survey](#)  
[Attachment 4G - Invasive Species Control Plan](#)  
[Attachment 4H - Wetland Assessment](#)  
[Attachment 4I - Road Evaluation](#)  
[Attachment 4J - Engineering-Geologic Prime Agricultural Soils Exploration Letter-Report](#)  
[Attachment 4K - Sound Evaluation Report](#)  
[Attachment 5 - Referral Agency Comments and Recommendations](#)  
[Attachment 6 - Watershed Map](#)

## G. ITEMS PULLED FROM CONSENT

## H. REPORT FROM PLANNER

1. Cooks Valley Special Events (2023-2027)  
Mateel Community Center, Inc.; Conditional Use Permit and Annual Monitoring Report  
Application Number PLN-2023-18108  
Cooks Valley area

Assessor's Parcel Number(s): (APN's): (Humboldt County): 033-271-007, 033-271-009, 033-271-008, 033-271-004, 033-271-005, and 033-271-015  
(Mendocino County): 053-020-011, 053-020-010, 053-020-012, 053-020-013, 053-020-014, 053-020-016, 053-020-015

Review of the Annual Report for the approved Conditional Use Permit authorizing events held by the Mateel Community Center (MCC) in 2023 at the County Line Ranch (formerly Dimmick) in the Cooks Valley area. The permit allows two music festivals to be held annually. Both events feature live music, camping and various vendors, including cannabis-related concessions and consumption within discrete areas on the properties. One event is the

Summer Arts and Music Festival which occurs over two days and is ordinarily held during the third weekend in June. The second event is Reggae on the River, which ordinarily occurs over three days during the first weekend in August. The Summer Arts and Music Festival was held on June 24th and 25th, 2023 and was the only event operated by the Mateel in Cooks Valley in 2023. The Reggae on the River event has not occurred since 2018 and is planned to next be held on August 2,3 and 4 of 2024. The Use Permit was approved by the Planning Commission in 2023 and requires the Mateel Community Center to submit a monitoring report to the Planning Commission for review on an annual basis. During review, the Commission is authorized to amend conditions or operational requirements if needed to better mitigate potential impacts or control public nuisance -the Commission may also adjust attendance levels under the permit based on annual performance.

**Recommendation:** That the Planning Commission:  
1. Receive the Annual Post Event Report

**Attachments:** [18108 Staff Report 6.6.24](#)  
[Attachment 1 Location Map](#)  
[Attachment 2A - Mateel Operations Plan \(2023-2027\)](#)  
[Attachment 2B - MCC Wrap up 2023 \(03-29-24\)](#)  
[Attachment 3 - Referral Agency Comments and Recommendations](#)

## 2. Analysis of Wells

Assessor Parcel Numbers (APN) 000-000-000  
Countywide

Discussion of County Well Permitting and County Practice of Reviewing Existing and Proposed Wells

**Recommendation:** That the Planning Commission:  
1. Receive the report.

**Attachments:** [Well Report 6.6.24](#)

## I. PLANNING COMMISSION DISCUSSION ITEMS

## J. ADJOURNMENT

## K. NEXT MEETINGS: June 27, 2024 6:00 p.m. Special Meeting