

PLANNING COMMISSION

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LORNA MCFARLANE
At-Large



JOHN H. FORD
Director, Planning and Building

COUNTY OF HUMBOLDT
PLANNING COMMISSION
825 Fifth Street
Board of Supervisors Chambers
Eureka, California

AGENDA

Thursday, October 3, 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 or the ADA Coordinator at 844-365-0352 or by email at 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
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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. 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, October 02, 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 September 19, 2024, Action Summary

Recommendation: Approve the September 19, 2024, Action Summary

Attachments: [09.19.2024 Action Summary for review jf](#)

2. Tawnya Morris Parcel Map Subdivision Extension

Assessor Parcel Numbers (APN) 402-061-028

Record No.: PLN-2024-19056

Indianola area

A two-year extension of a previously approved Parcel Map Subdivision (PLN-2019-15937). The approved Minor Subdivision is to divide an approximately 5.27-acre parcel into two parcels of approximately 2.63 and 2.64 acres in size. Installation of individual on-site waste treatment systems (OWTS) for sewage disposal is anticipated to occur for future residential development and an existing well on an adjacent property will serve as the water source for both parcels. Access to proposed Parcel 1 is available from Pomeroy Hollow Road. Access to both parcels will also be provided using an existing private road on the adjacent property to the north (APN 402-061-012), which is proposed to be extended by approximately 250 feet to connect with the parcel being divided. Pursuant to Section 325-9 of the Humboldt County Code, an exception to right of way width and improvements was granted

Recommendation: That the Planning Commission:

1. Adopt the resolution (Resolution 24-___), (Attachment 1) which does the following:
 - a. Finds that the Planning Commission previously found that the project is consistent with the density established by a Community Plan for which an EIR was prepared, and no further environmental review is necessary pursuant to Section 15183 of the CEQA Guidelines; and
 - b. Finds that the development has not changed from that for which the permit was granted, and the findings made for approval of the minor subdivision can still be made; and
 - c. Approves the Extension subject to the recommended conditions of approval (Attachment 1A).

Attachments: [19056 Staff Report 10.03.24](#)
[Attachment 1 - Draft Resolution](#)
[Attachment 1A - Conditions of Approval](#)
[Attachment 1B - Site Plan](#)
[Attachment 2 - PC Resolution 22-093 Tawnya Morris PMS 15937](#)
[Attachment 3 - Referral Agency Comments](#)

3. Morris Parcel Map Subdivision Extension
Assessor Parcel Numbers (APN) 402-061-012
Record No.: PLN-2024-19055
Indianola area

A two-year extension of a previously approved Parcel Map Subdivision (PLN-2019-15935). The approved Minor Subdivision is to divide an approximately 9.47-acre parcel into two parcels and a remainder. The parcel being divided is currently developed with a residence, barns, and greenhouses which are located towards the rear of the property. All of these improvements will be located within the proposed remainder parcel. The two remaining parcels are vacant and proposed to each be 2.50 acres in size. Future residential development of these parcels will require installation of individual on-site waste treatment systems (OWTS) for sewage disposal. The parcel has two (2) wells, located on opposite ends of the property. A recently installed well near the southwest corner of the property is proposed to be used as the water source for two vacant parcels to be created, as well as planned new residential development on an adjacent vacant parcel to the south (APN 402-061-028). The remainder parcel is already developed with a separate existing well and septic system. Pursuant to Section 325-9 of the Humboldt County Code, an exception to right of way width was granted.

Recommendation: That the Planning Commission:

1. Adopt the resolution (Resolution 24-___), (Attachment 1) which does the following:
 - a. Finds that the Planning Commission previously found that project is consistent with the density established by a Community Plan for which an EIR was prepared, and no further environmental review is necessary pursuant to Section 15183; and
 - b. Finds that the development has not changed from that for which the permit was granted and the findings made for approval of the minor subdivision can still be made; and
 - c. Approves the Extension subject to the recommended conditions of approval (Attachment 1A).

Attachments: [19055 Staff Report 10.03.24](#)
[Attachment 1 - Draft Resolution](#)
[Attachment 1A - Conditions of Approval](#)
[Attachment 1B - Site Plan](#)
[Attachment 2 - PC Resolution 22-092 Steve Morris PMS 15935](#)
[Attachment 3 - Referral Agency Comments](#)

4. Holgersen - Minor Subdivision and Coastal Development Permit Extension
Assessor Parcel Numbers (APN) 015-152-028
Record No.: PLN-2024-19001
Myrtle town area

A two-year extension to a previously approved Minor Subdivision and Coastal Development Permit (PLN-2018-15039) to create four parcels and a Remainder, as well as develop the four new parcels with two dwelling units each and demolish four existing structures. The parcel is developed with a single-family residence which will remain on the proposed Remainder. Exceptions for the following requirements were approved as part of the project approval: concrete sidewalk, curb, and gutter along the proposed access road, and the minimum easement dedication width of 40 feet to be reduced to 26 feet for the access road, a pedestrian walkway, drainage, and utilities to serve the project. If approved the new expiration date for the Minor Subdivision and Coastal Development Permit will be July 18, 2026.

Recommendation:

That the Planning Commission:

1. Adopt the resolution (Resolution 24-___), (Attachment 1) which does the following:
 - a. Finds an Initial Study & Mitigated Negative Declaration (IS/MND) for the project was adopted on June 2, 2022, and further environmental review is unnecessary as no changes to the project are proposed; and
 - b. Finds that the development has not changed from that for which the permit was granted and the findings made when the permit was granted can still be made;
 - c. Approves the Minor Subdivision and Coastal Development Permit Extension subject to the original conditions of approval.

Attachments:

[19001 Staff Report 10.03.24](#)

[Attachment 1 - Draft Resolution](#)

[Attachment 1A and 1B - PC Resolution 22-068 Holgersen 15039](#)

[Attachment 1C - 15039 Approved Tentative Map 6.14.22](#)

[Attachment 2 - Location Maps](#)

[Attachment 3 - Applicant's Evidence Summary](#)

[Attachment 3A - Gravel Exception Request 6-2-21](#)

[Attachment 3B - Sidewalk Exception Request 6-2-21](#)

[Attachment 3C - Right of Way Exception Request 6-2-21](#)

[Attachment 4 - Referral Comments Summary](#)

[Attachment 4A.1 - referral HCSD Referral Cover Page](#)

[Attachment 4A.2 - referral HCSD Response 3409 Edgewood Rd](#)

[Attachment 4B - referral PG&E No Impact Response 6-12-2024](#)

[Attachment 5 - Public Comments](#)

5. Ten Redwoods LLC Conditional Use Permit and Special Permit

Assessor Parcel Numbers (APN) 208-241-017

Record No.: PLN-11737-CUP

Dinsmore area

A Conditional Use Permit for 11,700 square feet of existing outdoor cannabis cultivation. Irrigation water is sourced from a rainwater catchment pond and a Class II stream diversion. A 300,000-gallon pond and 125,000 gallons of hard-sided tanks store water for the project. Estimated annual irrigation water usage is 104,750 gallons. Drying and curing occurs onsite, with all other processing occurring offsite at a licensed facility. Power is provided by generators, the project is conditioned to transition to 100% renewable power by January 1, 2026, with generators reserved for emergencies only. The project includes a Special Permit for development and restoration in a streamside management area.

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 that was prepared for the Ten Redwoods LLC project (Attachment 3); and
 - b. Finds the proposed project complies with the General Plan and Zoning Ordinance; and
 - c. Approves the Ten Redwoods LLC Conditional Use Permit and Special Permit subject to the recommended conditions of approval (Attachments 1A).

Attachments:

- [11737 Staff Report 10.03.24](#)
- [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 Required Findings](#)
- [Attachment 4A - Right to Divert](#)
- [Attachment 4B - LSAA](#)
- [Attachment 4C - Site Management Plan](#)
- [Attachment 4D - Road Evaluation](#)
- [Attachment 4E - Relocation Site](#)
- [Attachment 4F - Wetland Delineation](#)
- [Attachment 4G - Geologic Evaluation of the Pond](#)
- [Attachment 5 - Referral Agency Comments and Recommendations](#)
- [Attachment 5A - Referral Environmental Health](#)
- [Attachment 5B - Referral Public Works](#)
- [Attachment 5C - Referral CalFire](#)
- [Attachment 5D - Referral CDFW](#)
- [Attachment 5E - Referral So Trinity Volunteer FPD](#)
- [Attachment 5F - Referral Humboldt Bay Municipal Water Dist.](#)
- [Attachment 6 - Watershed Map](#)

6. RiveRidge Farms, LLC Special Permit and Conditional Use Permit

Assessor Parcel Number 033-271-021

Record No.: PLN-2023-18697

Piercy Area

A Special Permit for 34,705 square feet of new mixed light commercial cannabis cultivation, distribution, non-volatile manufacturing, and off-site processing. Also proposed is a Conditional Use Permit for farm-based retail sales with customer traffic. The project parcel has a previously approved Special permit (10993) for 8,855 square feet of existing mixed light commercial cannabis cultivation. If approved total cultivation will be one acre of mixed light commercial cannabis cultivation. The estimated annual water usage of 560,000 gallons for the entire operation is sourced from rainwater catchment supported by a proposed 950,000-gallon pond. The existing approved irrigation groundwater well will transition to a backup and supplemental water source once rainwater catchment infrastructure is installed. Power is sourced from an existing PGE connection and a proposed solar array.

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 Final Environmental Impact Report for the Commercial Cannabis Land Use Ordinance and the Addendum that was prepared for the RiveRidge Farms, LLC project; 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:

[18697 Staff Report 10.03.24](#)
[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 - Well Completion Report](#)
[Attachment 4B - Biological Assessment](#)
[Attachment 4C - Botanical Survey](#)
[Attachment 4D - Noise Source Assessment and Mitigation Plan](#)
[Attachment 4E - Road Assessment Report](#)
[Attachment 4F - Northern Spotted Owl Assessment](#)
[Attachment 4G - Notice of Applicability](#)
[Attachment 4H - Site Management Plan](#)
[Attachment 5A to 5D - Referral Agency Comments](#)
[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. Cavanaugh Coastal Development Permit
Record Number: PLN-2024-19035
Assessor Parcel Number: 016-202-062

A Coastal Development Permit for the construction of a 456 square-foot Accessory Dwelling Unit.

Recommendation: That the Planning Commission:
Adopt the Resolution (Attachment 1) which does the following:

- a. Finds that the proposed project complies with the Humboldt Bay Area Plan and

Zoning Ordinance; and

b. Finds the project exempt from CEQA pursuant to Section 15303 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 subject to the recommended conditions of approval (Attachment 1A).

Attachments:

[19035 Staff Report 10.03.24](#)

[Attachment 1 - Draft Resolution](#)

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

[Attachment 1B - HCSD Requirements](#)

[Attachment 1C - Project Plans](#)

[Attachment 2 - Approved Fire Safe Exception Request](#)

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

[Attachment 4 - Public Comment](#)

G. ITEMS PULLED FROM CONSENT

H. REPORT FROM PLANNER

I. PLANNING COMMISSION DISCUSSION ITEMS

J. ADJOURNMENT

K. NEXT MEETING: November 07, 2024 6:00 p.m. Regular Meeting - Hybrid