

PLANNING COMMISSION

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Chair - Second District  
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JEROME QIRIAZI  
Fourth District  
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Fifth District  
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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, November 21, 2024

6:00 PM

Regular Meeting - Hybrid

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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 Planning Commission are to attend the meeting in person or submit your comment in writing in advance of the meeting.

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

1. <https://zoom.us/j/87544807065> Password: 200525
  2. Call in via telephone at 346 248-7799, enter meeting id 875 4480 7065 Password: 200525
  3. A live stream of the meeting can be found by using the following link:  
<https://humboldt.legistar.com> or by watching Access Humboldt on cable
1. **In Person Public Comment:** Any person may appear and present testimony for an item on this agenda at the hearing located in the Board of Supervisors' Chamber, Humboldt County Courthouse, 825 Fifth Street, Eureka, California. The Planning Commission needs 15 COPIES of any materials submitted at the meeting.
  2. **Zoom Public Comment:** When the Planning Commission announce the agenda item that you wish to comment on, call the conference line, enter the Meeting ID and press star (\*) 9 on your phone, this will raise your hand. You'll continue to hear the Planning Commission meeting on the call. When it is your turn to speak, you'll hear a prompt to unmute, press star (\*) 6. Please turn off your TV or live stream to avoid delays. If you encounter any issues, please use the call-in option below.
  3. **Phone call using cellphone or landline:** When the Planning Commission meeting begins, call in on the conference line. When the Planning Commission Chair starts to discuss the item you wish to comment on, Press \*9 to raise your hand. When you are called upon to speak, you will be prompted to unmute, press \*6 to unmute.

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

**SUBMITTING PUBLIC COMMENT PRIOR TO THE MEETING:**

Public comments may be submitted via email to [Planningclerk@co.humboldt.ca.us](mailto:Planningclerk@co.humboldt.ca.us). Please provide the project title, record or case number and date of the hearing. The deadline for submitting written comments is 12:00 p.m. Wednesday, November 20, 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 November 07, 2024, Action Summary

**Recommendation:** Approve the November 07, 2024, Action Summary

**Attachments:** [11.07.2024 Action Summary for review](#)

## **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. The Hills, LLC and Shadow Light Ranch, LLC; Conditional Use Permits and Special Permits Record Numbers: PLN-11638-CUP, PLN-11642-ZCC, PLN-11643-CUP (filed 12/2/2016) Assessor Parcel Numbers (APN) 223-061-003, 223-061-038, 223-061-039, 223-061-043, 223-061-046, 223-073-004 and 223-073-005 Garberville area

Two Conditional Use Permits and a Zoning Clearance Certificate for continued commercial cannabis cultivation and two Special Permits for commercial cannabis processing, including packaging, and a wholesale nursery. The project site consists of three legal parcels, one of which is proposed to be retired from cannabis operations. The total commercial cultivation proposed is 60,940 square feet of existing cannabis, of which 50,940 square feet is outdoor and 10,000 square feet is mixed light. The project includes relocation and consolidation of cultivation areas to environmentally superior locations with the remediation of the retired cultivation areas. New development activities associated with this project include greenhouses for existing and relocated cultivation areas, a proposed 10,080 square foot wholesale nursery, which will also support on-site operations, a warehouse processing facility with support office space that would total up to 13,472 square feet, and employee housing of up to approximately 5,184 square feet. Water for irrigation purposes is anticipated to be approximately 756,900 gallons annually and is from an existing permitted groundwater well to be supplemented by rainwater catchment. Water for domestic purposes is from an existing spring. On-site power is currently provided by generators and solar and PG&E power is proposed.

In addition to the cultivation operation, wholesale nursery, processing operations and employee housing, the proposed project also includes decommissioning and restoration of three existing on-site ponds. These actions are proposed to satisfy requirements associated

with the December 2023 Stipulated Judgement from the Superior Court of California Case No. CV2001113.

**Recommendation:** That the Planning Commission:

1. Adopt the resolution (Resolution 24-\_\_\_), (Attachment 1) which does the following:
  - a. Adopts the Mitigated Negative Declaration prepared for the project (SCH# 2024090687); and
  - b. Adopts the Mitigation Monitoring and Reporting Program (Attachment 1B) prepared for the project; and
  - c. Finds that the proposed project complies with the General Plan and Zoning Ordinance; and
  - d. Approves the Conditional Use Permits and Special Permits, subject to the recommended conditions of approval (Attachment 1A).

**Attachments:**

- [11638 11643 Staff Report 11.21.24](#)
- [Attachment 1 - Draft Resolution](#)
- [Attachment 1A - Conditions of Approval](#)
- [Attachment 1B -MMRP](#)
- [Attachment 1C - Site Plan](#)
- [Attachment 2 - Vicinity Map](#)
- [Attachment 3 - Draft Initial Study & Mitigated Negative Declaration](#)
- [Attachment 3A - Appendix A - Vicinity Maps](#)
- [Attachment 3B - Appendix B - Site Plan](#)
- [Attachment 3C - 3G - Appendix C-G](#)
- [Attachment 3H - 3N - Appendix H-N](#)
- [Attachment 3O - Appendix O1-O4](#)
- [Attachment 3P - 3U - Appendix P-U](#)
- [Attachment 4 - Applicant's Evidence in Support of Required Findings](#)
- [Attachment 4A - Wetland photos](#)
- [Attachment 4B - County Approved Road list](#)
- [Attachment 5 - Referral Agency Comments and Recommendations](#)
- [Attachment 5A - ref Public Works](#)
- [Attachment 5B - ref Environmental Health](#)
- [Attachment 5C - ref Cal Fish and Wildlife](#)
- [Attachment 5D - ref CALFIRE](#)
- [Attachment 6 - Public Comment - updated](#)
- [Attachment 7A - 11638 Watershed Map](#)
- [Attachment 7B - 11642 Watershed Map](#)
- [Attachment 7C - 11643 Watershed Map](#)

2. Laura Muzzy Conditional Use Permit Modification  
Record Number: PLN-2024-19013, PLN-12468-SP  
Assessor Parcel Number: 210-072-009-000  
Carlotta area

A modification to Conditional Use Permit PLN-12648-CUP to add a well as an additional water source for the project and increase the amount of water used for irrigation annually from 200,000 gallons to 759,480 gallons. The approved permit authorized 30,000 square feet of outdoor cannabis cultivation with a 3,000 square foot nursery. The proposed well on the project parcel is likely to be hydrologically disconnected from surface waters.

**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 Mitigated Negative Declaration for the Commercial Medical Marijuana Land Use Ordinance and the Addendum that was prepared for the project; and
- b. Finds that the proposed project complies with the General Plan and Zoning Ordinance; and
- c. Approves the Conditional Use Permit Modification subject to the recommended conditions of approval (Attachment 1A).

**Attachments:**

[19013 Staff Report 11.21.24](#)

[Attachment 1 - Draft Resolution](#)

[Attachment 1A - Conditions of Approval revised 11.21.2024](#)

[Attachment 1B - Cultivation & Operations Plan 8.20.2024](#)

[Attachment 1C - Site Plan](#)

[Attachment 2 - CEQA Addendum](#)

[Attachment 3 - 12468 PC Resolution with Conditions of Approval](#)

[Attachment 4A - 19013 Well Hydrologic Report Final July 22 2024](#)

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

[Attachment 6 - Watershed Map](#)

**G. ITEMS PULLED FROM CONSENT****H. WORKSHOP****1. Synthetic Netting Use in Cannabis Operations**

Assessor Parcel Numbers: All Parcels

Record No.: LRP-2024-19099

Humboldt County

A special presentation on the use of synthetic netting for cannabis cultivation related activities and a discussion on effective regulation of the activity.

**Recommendation:**

That the Planning Commission:

1. Provide guidance on the preparation of a resolution governing the use on synthetic netting in cannabis cultivation.

**Attachments:**

[19099 Staff Report 11.21.24](#)

[Attachment 1A - Examples of Best Management Practices and Alternatives to Monofilament Netting](#)

[Attachment 1B - Examples of Mismanagement of Monofilament Netting](#)

[Attachment 2A - CDFW Response to Monofilament Question](#)

[Attachment 2B - CDFW Wildlife Entrapment Demonstration](#)

[Attachment 3A - ETA Humboldt BMPS for Monofilament Netting for Cultivation Use](#)

[Attachment 3B - ETA Humboldt BMPS for Plastic Netting PROPOSAL](#)

[Attachment 3C - Humboldt Logistics Public Comment Monofilament Netting](#)

[Attachment 3D - Margro Advisors Public Comment Monofilament](#)

**I. REPORT FROM PLANNER**

**J. PLANNING COMMISSION DISCUSSION ITEMS**

**K. ADJOURNMENT**

**L. NEXT MEETING: December 05, 2024 6:00 p.m. Regular Meeting - Hybrid**