

PLANNING COMMISSION

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Director, Planning and Building

**COUNTY OF HUMBOLDT
PLANNING COMMISSION**

825 Fifth Street
Board of Supervisors Chambers
Eureka, California

AGENDA

Thursday, October 5, 2017

5:00 PM

Special Meeting

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. For items not appearing on the agenda, the public is invited to make comments during the Public Comment period for non-agenda items. All speakers are invited to state their names, but are not required to do so.

CALL TO ORDER / SALUTE TO FLAG

COMMISSIONERS PRESENT

AGENDA MODIFICATIONS

APPROVAL OF ACTION SUMMARY

Action Summary for the hearing of September 21, 2017

PUBLIC COMMENTS

At this time persons may appear before this Commission on any matter 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.

*DEPARTMENTAL REPORT***1 Cannabis Workshop: Zoning Ordinance Amendment Alternatives - Commercial Cannabis Land Use Ordinance (CCLUO)**

This item provides an opportunity for the public and the Planning Commission to review and comment on policy alternatives developed in response to commission and public discussion during the first two ordinance workshops. Staff are prepared to conduct a review of the individual alternatives with the Commission during the workshop and provide recommendations and guidance on each of the specific areas of revision.

Attachments: [OR-17-002 Staff Report](#)
 [CCLUO \(inland\) - Alternatives for Review](#)

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.

2 Johannesen Zone Reclassification, Agricultural Preserve partial dis-establishment and partial cancellation, and Lot Line Adjustment
Case Numbers ZR-16-005, AGPN 17-001, LLA-16-034
Assessor Parcel Numbers 216-133-001, 216-141-006, 216-144-003, 223-013-003, 223-013-004
Garberville area

An application to rezone approximately 230 acres of Agriculture Exclusive with a Building Site combining zone specifying a minimum parcel size of 160 acres [AE-B5(160)] to Timber Production Zone (TPZ). The application includes the dis-establishment and immediate cancellation of an approximately 320 acre portion of an existing Class B agricultural preserve (Tooby Ranch). A lot line adjustment is also proposed between 2 parcels is proposed, resulting in two parcels of 160 acres in size.

Recommendation: Staff Recommendation: Make all of the required findings, based on evidence in the staff report and public testimony, and recommend adoption of the Zone Reclassification, Agricultural Preserve partial dis-establishment and cancellation, and approval of the Lot Line Adjustment to the Board of Supervisors for the Johannesen project, subject to the recommended conditions.

Attachments: [ZR 16-005 Staff Report](#)

3 Platinum Hills Ranch Conditional Use Permit

Application Number: 10269

Case Numbers: AA 16-033; CUP 16-012

Assessor's Parcel Number: 210-051-059

Bridgeville area on north side of State Highway 36

A Conditional Use Permit for an existing commercial medical cannabis operation on an approximately 40-acre parcel. The cultivation activities consist of 13,440 square feet of outdoor cultivation in seven 20-foot x 96-foot greenhouses (each being 1,920 square feet) and 30,120 square feet of open air cultivation. No supplemental light is used in the operation. The water source for the operation is an existing well. Water storage totals 46,500 gallons and consists of one 2,500-gallon water tanks, three 3,000-gallon water tanks, and seven 5,000-gallon water tanks. The projected water usage is 583,440 gallons per year. Processing will take place onsite in a proposed 1,200-square-foot building. All operations will be conducted by two workers living on the site in an existing residence. Security for the site consists of fencing and gated access. Pacific Gas & Electricity (PG&E) supplies power to the site. The applicant applied for a permit with the Humboldt County Division of Environmental Health (DEH) for the well in April 2013. The site is also served by a permitted on-site wastewater treatment system.

Recommendation: Staff Recommendation: Find the project exempt from environmental review pursuant to Sections 15301 and 15303 of the State CEQA Guidelines, make all of the required findings for approval of the Conditional Use Permit based on evidence in the staff report and any public testimony, and adopt the Resolution approving the proposed Platinum Hills Ranch Conditional Use Permit, subject to the recommended conditions.

Attachments: [CUP 16-012 Staff Report](#)

4 Tohnic, Inc. Conditional Use Permit

Application Number 11083

Case Numbers CUP16-144, SP17-049

Assessor's Parcel Number (APNs) 523-026-004-000

Section 22 of Township 07 N, Range 05 East, Willow Creek Area

Recommendation: Staff Recommendation: Find the project exempt from environmental review pursuant to Section 15301 of the State CEQA Guidelines, make all the required findings, based on evidence in the staff report and conditionally approve the Tohnic, Inc. application for a Conditional Use Permit and Special Permit as described in the Agenda Item Transmittal subject to the conditions of approval.

Attachments: [CUP 16-144 Staff Report](#)

5 The Clinic 99 Conditional Use Permit

Application Number 11340

Case Number CUP 16-133

Assessor's Parcel Number 211-362-016

15500 Dyerville Loop Rd, Miranda, CA 95553

The Clinic 99 seeks a Conditional Use Permit (CUP16-233) for 42,860 square feet of existing cultivation on a 111.5 acres parcel. The cultivation activities include 32,860 square feet of outdoor and 10,000 square feet of mixed light cultivation. The cultivation is currently in five different locations within the property, the applicant proposes to relocate 3 sites and a portion of a 4th site to a more consolidated location. The water source will include a permitted well and a new well to supplement the cultivation and domestic use. Water storage will include five 5,000 gallon water tanks for cultivation and a 2,500 gallon water tank for domestic use. The projected water usage is about 565,000 gallons a year. Processing will take place onsite in a proposed 4,000 square foot metal building, cannabis will be dried, cured, and machine trimmed or hand trimmed. The applicant will have a total of eight employees during the operation and a total of fourteen employees during peak season. The Clinic 99 has filed a Notice of Intent with the North Coast Water Quality Control Board under Tier 2.

Recommendation: Find the project exempt from environmental review pursuant to Section 15304 of the State CEQA Guidelines, make all of the required findings for approval of the Conditional Use Permit based on evidence in the staff report and any public testimony, and adopt the Resolution approving the proposed The Clinic 99 Conditional Use Permit, subject to the recommended conditions.

Attachments: [CUP 16-233 Staff Report](#)

CONTINUED PUBLIC HEARINGS

- 6** CannaBoutique Dispensary, LLC
Case Numbers CUP-16-632
Assessor Parcel Number (APN) 015-011-029-000
1672 Myrtle Avenue, Eureka area

A medical cannabis dispensary occupying approximately 1,200 square feet of an existing commercial building. A maximum of 6 employees will be on-site during the operating hours of 10 a.m. to 7 p.m. Monday through Friday. The subject parcel is served community water and sewer by Humboldt Community Services District.

Recommendation: Find the project exempt from environmental review pursuant to Section 15301 (Existing Facilities) of the State CEQA Guidelines., make all of the required findings for approval of the Conditional Use Permit based on evidence in the staff report and adopt the Resolution approving the CannaBoutique Dispensary, LLC project subject to the recommended conditions.

Attachments: [CUP 16-632 Staff Report](#)
[Supplemental Letter #1A](#)
[Supplemental Letter #1B](#)
[Supplemental Letter #1C](#)
[Supplemental Letter #1D](#)
[Supplemental Letter #1E](#)

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

ADJOURNMENT

NEXT MEETINGS

October 19, 2017 Regular Meeting
November 2, 2017 Regular Meeting

Any member of the public wishing to distribute materials to the Planning Commission at least 72 hours prior to a meeting may send them electronically to the Planning Commission Clerk at Planningclerk@co.humboldt.ca.us or fourteen (14) copies may be delivered to the Planning Commission Clerk at 3015 H St., Eureka, CA 95501. If any member of the public wishes to distribute materials during a meeting of the Planning Commission, it is requested that fourteen (14) copies of the materials be given to the Planning Commission Clerk for distribution to the Commission, staff, and the public. Any written materials related to an item on this agenda submitted to the Planning Commission less than 72 hours prior to the meeting, and that are public records subject to the Public Records Act are available for public inspection at the Planning and Building Department located at 3015 H Street, Eureka, California (707-445-7541) during normal business hours. The Chamber is wheelchair accessible, and disabled parking is available in the lot on K Street, between Fourth and Fifth Streets. If you are a person with a disability, and you need disability-related modifications or accommodations to participate in this meeting, please contact the Planning Division at (707) 445-7541, or (707) 268-3792 (fax). Requests for such modifications or accommodations must be made at least two full business days before the start of the meeting. Commission meetings are recorded on both video and audio media. The meetings are broadcast live on cable channel 10 and may be streamed over the internet.