

PLANNING COMMISSION

Robert Morris
Chair - Second District
David Edmonds
Vice Chair - At Large
Alan Bongio
First District
Noah Levy
Third District
Vacant
Fourth District
Ben Shepherd
Fifth District
Brian Mitchell
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, August 16, 2018

6:00 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

APPROVAL OF ACTION SUMMARY

August 2, 2018 Planning Commission Action Summary for review and approval.

Recommendation: Move to approve the August 2, 2018 Planning Commission Action Summary.

Attachments: [PC Action Summary 8.02.18 for review and approval.pdf](#)

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.

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** Save-The-Redwoods Special Permit and Design Review Extension
Application Number 14169
Case Numbers SP-17-044X, DR-16-015X
Assessor's Parcel Number 519-231-018-000
122305 State Highway 101 and 545 Bald Hills Road , Orick Area

A second two-year extension for Save-the-Redwoods League for the deconstruction of the existing barn, approximately 5,560 square feet in size, and ancillary structure, approximately 1,525 square feet in size, both of which are centrally located on the former Orick Mill Site. Under the proposed project, the existing barn and ancillary structure located on the project site will be deconstructed with associated materials stockpiled on-site for potential re-use on-site at a later date. The proposed location of the stockpiled materials is on the existing paved area, approximately 225 feet northeast of the existing barn. A Special Permit is required as the Orick Design Review Committee recommended denial. No reason was given for the recommendation. No changes are proposed from the previously approved project.

Recommendation: Make all of the required findings, based on evidence in the staff report, and approve the application(s) on the Consent Agenda subject to the recommended conditions.

Attachments: [SP 17-044XX Staff Report.pdf](#)

2 Robert Trell Messenger, Conditional Use Permit

Application Number 11906

Case Number CUP-16-441

Assessor's Parcel Number (APN) 221-151-010

8045 Upper Mattole Canyon Road, Ettersburg

A Conditional Use Permit for an existing 15,000 square foot outdoor commercial cannabis cultivation operation. Annual irrigation water usage is approximately 148,700 gallons. Water for irrigation is sourced from a 645,000 gallon rainwater catchment pond. Two hard water tanks store an additional 5,700 gallons. Power is sourced from solar panels with battery storage and a portable generator. Plants will be dried and cured in the barn on-site. Additional processing will occur at a licensed off-site facility. Cultivation will be conducted by the owner's family members who live on-site.

Recommendation: Find the project exempt from environmental review pursuant to Sections 15301 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 Robert Trell Messenger project subject to the recommended conditions.

Attachments: [CUP 16-441 Staff Report.pdf](#)

NEW BUSINESS**3 Report on status of Cannabis Permitting**

Report on status of permit processing, departmental organizational changes to improve communication and efficiency.

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

4 Georgi Stoyanov Conditional Use Permit

Case Number: CUP-16-454

Assessor Parcel Number 212-311-002.

Application Number 11929

5841 State Highway 254, Miranda area

A Conditional Use Permit for 11,500 square feet of existing outdoor commercial cannabis cultivation located on the subject parcel which is approximately 14 acres in size.

Recommendation: The applicant has submitted new evidence of prior cultivation on the site and based on this, staff recommends this item be continued to a date uncertain when it can be re-noticed for a public hearing to consider all information submitted to date.

5 Star Parking Services LLC Special Permit

Case Number SP16-427

Assessor Parcel Number 210-131-007

Application Number 12172

Dinsmore area

A Special Permit for 8,960 square feet of existing mixed light commercial cannabis cultivation located on the subject parcel which is approximately 40 acres in size. Staff is recommending denial of the project because the applicant has not provided sufficient documentation of cultivation prior to January 1, 2016 per Humboldt County Code 314-55.4.9.4. In addition, the subject parcel does not qualify for new cultivation per Humboldt County Code 314-55.4.8.2.1 because the parcel is zone Forestry Recreation (FR-B-5(40)).

Recommendation: Find the project exempt from environmental review pursuant to State CEQA Guidelines Section 15270, make the finding that the applicant has not provided sufficient documentation of cultivation prior to January 1, 2016 as required by Humboldt County Code 314-55.4.9.4, and adopt the Resolution denying the proposed Star Parking Services project.

Attachments: [SP 16-427 Staff Report.pdf](#)

- 6** Burr Valley Farm LLC Special Permit
Case Number SP16-542
Assessor Parcel Number 210-231-012
Application Number 12479
2520 Burr Valley Road, Dinsmore area

A Special Permit for 10,000 square feet of existing outdoor commercial cannabis cultivation located on the subject parcel which is approximately 40 acres in size. Staff is recommending denial of the project because the applicant has not provided sufficient documentation of cultivation prior to January 1, 2016 per Humboldt County Code 314-55.4.9.4. In addition, the subject parcel does not qualify for new cultivation per Humboldt County Code 314-55.4.8.2.1 because the parcel is zone Forestry Recreation (FR-B-5(40)).

Recommendation: Find the project exempt from environmental review pursuant to State CEQA Guidelines Section 15270, make the finding that the applicant has not provided sufficient documentation of cultivation prior to January 1, 2016 as required by Humboldt County Code 314-55.4.9.4, and adopt the Resolution denying the proposed Burr Valley Farm, LLC project.

Attachments: [SP 16-542 Staff Report.pdf](#)

CORRESPONDENCE

Materials submitted regarding Dark Skies.

Attachments: [Correspondence re Dark Skies.pdf](#)

ADJOURNMENT

NEXT MEETINGS

September 6, 2018

September 20, 2018

Any member of the public wishing to distribute materials to the Planning Commission may send them electronically to the Planning Commission Clerk at planningclerk@co.humboldt.ca.us at least 72 hours prior to the meeting, or provide 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. Written Materials submitted to the Planning Commission less than 72 hours prior to the meeting may not be included in the Planning Commission packets. Materials not included in the Planning Commission packets will be 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. Persons with disabilities, who 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.