

**PLANNING COMMISSION**

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**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, April 18, 2019

6:00 PM

Regular Meeting

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**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.*

**A. CALL TO ORDER / SALUTE TO FLAG**

**B. COMMISSIONERS PRESENT**

**C. AGENDA MODIFICATIONS**

*Item #F-1: Continue to a date uncertain requested at the meeting.*  
*Item #F-2: Supplemental information provided at the meeting.*  
*Item #F-3: Continue to the May 2, 2019 meeting of the Planning Commission.*  
*Item #F-4: Supplemental information provided at the meeting.*  
*Item #F-5: Continuance to a date uncertain.*  
*Item #F-8: Supplemental information provided at the meeting.*  
*Item #H-1: Continue to the May 2, 2019 meeting of the Planning Commission.*

**D. APPROVAL OF ACTION SUMMARY**

1. Approval of the Action Summary of the March 21, 2019 Planning Commission meeting.

**Recommendation:** Move to approve the March 21, 2019 Action Summary and authorize the Secretary of the Planning Commission and the clerk of the Planning Commission to sign the Minute book.

**Attachments:** [PC 3.21.19 Action Summary 3.21.19 for review approval.pdf](#)

2. Approval of the Action Summary of the April 4, 2019 Planning Commission meeting.

**Recommendation:** Move to approve the April 4, 2019 Action Summary and authorize the Secretary of the Planning Commission and the clerk of the Planning Commission to sign the Minute book.

**Attachments:** [PC 4.4.19 Action Summary for review and approval.pdf](#)

**E. 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.*

**F. 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. Miss Maggie Farms, LLC Conditional Use Permit**

Application Number: 11540

Case Number; CUP 16-282

Assessor's Parcel Number (APN): 107-145-007

3848 Wilder Ridge Road, Honeydew area

**Project Description:** A Conditional Use Permit (CUP) for 13,500 square feet (sf) of existing cultivation consisting of 4,200 sf of outdoor cultivation and 9,300 sf of mixed-light cannabis cultivation. Processing activities will occur on-site within an approximate 675 sf processing facility processing facility. A total of five employees will be required for operational needs. Power is supplied by the Pacific Gas & Electric (PG&E) Company.

**Recommendation:** Find that the Commission has considered the Addendum to the Mitigated Negative Declaration adopted for the Commercial Medical Marijuana Land Use Ordinance pursuant to Section 15164 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 proposed Miss Maggie Farms, LLC, project subject to the recommended conditions.

**Attachments:** [CUP-16-282 Staff Report.pdf](#)

**2. A.S. Enterprises, LLC Conditional Use Permit**

Application Number: 12123

Case Number: CUP 16-537

Assessor's Parcel Numbers (APNs): 223-061-049 and 222-091-002

Section 30 of Township 04 South, Range 04 East, Humboldt Base & Meridian,  
Garberville area

Project description: A Conditional Use Permit (CUP) for an existing 35,995 square feet (SF) of cannabis cultivation that consists of approximately 22,000 sf of mixed-light cultivation, 13,995 sf of outdoor cultivation, and 4,095 sf for use as a nursery. All cultivation will be relocated to a single environmentally superior site on APN 223-061-049. Processing activities will be conducted on-site within a proposed 4,000 SF processing facility. Power to the site is provided by P. G. & E. A generator is used only during power outage events.

**Recommendation:** Find that the Commission has considered the Addendum to the Mitigated Negative Declaration adopted for the Commercial Medical Marijuana Land Use Ordinance pursuant to Section 15164 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 proposed A.S. Enterprises, LLC, project subject to the recommended conditions.

**Attachments:** [CUP 16-537 Staff Report 12123 Part 1 of 3.pdf](#)  
[CUP 16-537 Staff Report 12123 part 2 of 3.pdf](#)  
[CUP 16-537 Staff Report 12123 Part 3 of 3.pdf](#)  
[Item F-2 PC Supplemental #1 AS Enterprises LLC.pdf](#)

**3. Big River Farm, Conditional Use Permit**

Record Number: PLN-11892-CUP

Assessor's Parcel Numbers (APN): 108-023-008

9320 Wilder Ridge Road, Ettersburg area

Project Description: A Conditional Use Permit (CUP) for Big River Farm, LLC to allow 22,000 square feet (SF) existing mixed light cannabis cultivation on a 90 acre parcel. The project is within 600 feet of public land and requires a Special Permit for a setback reduction from Bureau of Land Management (BLM) property on APN 108-022-006. Power for the cultivation operation is provided by PG&E, and generators will only be used for domestic emergency backup power.

**Recommendation:** Continuance requested to the May 2nd Planning Commission meeting.

**4. HOG Farm, LLC, Conditional Use Permit**

Application Number: 11403

Case Number: CUP 16-246

Assessor's Parcel Number (APN): 210-144-010

5735 Burr Valley Road, Bridgeville, CA 95526

Project Description: A Conditional Use Permit for an existing 10,560-square-foot mixed-light cultivation and 4,200-square-foot outdoor cannabis cultivation operation. Processing activities include drying, trimming, and packaging, which will all occur within a new 1,200 square foot processing facility on-site. Power is provided by on-site generators.

**Recommendation:** Find that the Commission has considered the Addendum to the Mitigated Negative Declaration adopted for the Commercial Medical Marijuana Land Use Ordinance pursuant to Section 15164 of the State CEQA Guidelines, make all of the required findings for approval of the Conditional Use Permit and Special Permit based on evidence in the staff report, and adopt the Resolution approving the proposed HOG Farm, LLC project subject to the recommended conditions.

**Attachments:** [CUP-16-246 Staff Report.pdf](#)  
[Item F-4 PC Supplemental #1 11403.pdf](#)

**5. Credo RA, LLC Conditional Use Permit**

Application Number 12215

Case Number: PLN-12215-CUP

Assessor Parcel Number (APN); 210-041-011

Dinsmore Area

Project Description: A Conditional Use Permit for an existing 12,150 square foot (sf) outdoor (in greenhouses) cannabis cultivation with 1,000 square feet of appurtenant nursery. Processing will be done by an off-site by a licensed third-party processor. On-site power is supplied by generators.

**Recommendation:** Continue this project to a date uncertain.

**6. Sunrise Mountain Farms, LLC, Conditional Use Permit and Special Permit**

Application Number: 11316

Case Numbers: CUP 16-225, SP 17-152

Assessor's Parcel Number (APN): 522-044-028

3425 Brannan Mountain Road, Willow Creek area

**Project Description:** A Conditional Use Permit for an existing 15,980 square feet of existing commercial cannabis cultivation operation consisting of 11,850 square feet of outdoor and 4,130 square feet of mixed light. One 4,850 SF outdoor cultivation area and one 540 SF mixed light cultivation area are proposed for relocation to environmentally superior locations. A Special Permit is sought for operation of the diversion within a streamside management area, restoration within the streamside management area and a waiver of the setback requirement from federal lands. All processing occurs on-site in an existing 1,900 square foot processing facility that is proposed for improvements. Electricity is provided by PG&E and solar, with a back-up generator.

**Recommendation:** Find that the Commission has considered the Addendum to the Mitigated Negative Declaration adopted for the Commercial Medical Marijuana Land Use Ordinance pursuant to Section 15164 of the State CEQA Guidelines, make all of the required findings for approval of the Conditional Use Permit and Special Permit based on evidence in the staff report, and adopt the Resolution approving the proposed Sunrise Mountain Farms, LLC project subject to the recommended conditions.

**Attachments:** [CUP 16-225 Staff Report 11316.pdf](#)

**7. Brownfield Parcel Map Subdivision Modification and Lot Line Adjustment**

Application Number: 14333

Case Numbers: PMS 163-77M, LLA 18-023

Assessor's Parcel Numbers (APNs): 516-041-008, 516-041-017

1645 Fieldbrook Road and 206 Whittier Lane, Fieldbrook Area

**Project Description:** A Lot Line Adjustment (LLA) between two parcels resulting in two parcels of approximately 13.09 acres and 5.75 acres in size. Parcel 1 is developed with a portion of a horse arena that straddles the property line with APN 516-061-001. Parcel 2 is developed with a single-family residence and an on-site wastewater treatment system. The purpose of the LLA is to provide a larger buffer to a proposed residence on Parcel 1. Also part of the project is a modification to the original subdivision (PMS-163-77) to relocate the easement on Parcel 2 that serves APN 516-041-018.

**Attachments:** [LLA-18-023 Staff Report.pdf](#)

**8. Nathan Young, Parcel Map Subdivision**

Application Number: 14160

Case Number: PMS 18-010

Assessor's Parcel Number (APN): 510-101-009

1410 Reasor Road, McKinleyville

Project Description: A Minor Subdivision of an approximately one-acre parcel into three parcels ranging in size from 9,478 square feet (net) to 10,462 square feet (net). The parcel is currently developed with a single-family residence which will remain on proposed Parcel 1. Proposed Parcels 2 and 3 will be vacant and suitable for residential development. Pursuant to Section 325-9 of the Humboldt County Code, an exception request is required to allow a reduced right of way width for the private access road. A Special Permit is required to remove five trees in order to facilitate development. The parcels will be served with community water and sewer provided by the McKinleyville Community Services District.

**Recommendation:** Adopt the Mitigated Negative Declaration and make all of the required findings for approval of the Parcel Map Subdivision and Special Permit, including the exception request to allow a reduced right of way, based on evidence in the staff report and public testimony, and adopt the Resolution approving the Young project subject to the recommended conditions.

**Attachments:** [PMS-18-010 Staff Report.pdf](#)  
[Item F-8 PC Supplemental #1 14160.pdf](#)

**G. CONTINUED PUBLIC HEARINGS**

## 1. GPU Zoning Text

**Project Description:** This project proposes adding new Zoning Districts to the Inland Zoning Ordinance and amending other Zoning Ordinance language to be consistent with the 2017 Humboldt County General Plan. The Humboldt County General Plan was adopted in October 2017, which established the kinds, locations, and intensities of land uses within the unincorporated areas of the County by establishing new standards and by applying land use designations to properties on Land Use Maps. To be consistent with the new Land Use Maps of the General Plan and new standards, the new Zoning Districts are proposed to be added and other regulations are proposed to be modified in the Inland Zoning regulations. At the April 18 meeting the Commission is scheduled to consider the following text amendments

- 1) Add a new “MU1” (Urban” and “MU2” (Rural) Mixed Use Zones to be applied to areas with MU - Mixed Use, VC - Village Center, or RCC - Rural Community Center General Plan designations,
- 2) Modify Section 314-17.1 the “B - Special Building Site” Combining Zone to reduce the minimum parcel size for the “B-1” Zone from 8,000 square feet to 6,000 square feet.
- 3) Add a new “TE - Timberland Exclusive” Zone to be applied to areas with a “T - Timberland” General Plan Land Use designation that are not zoned “TPZ” or AE-B-5-(160) and part of an agricultural preserve.
- 4) Add a new “PRD - Planned Rural Development” Combining Zone to be applied to agricultural and forest resource lands to encourage long-term conservation for resource production use,
- 5) In addition, edits are recommended to Section 314-7.1 “AE - Agriculture Exclusive Zone,” Section 314-7.4 “TPZ - Timberland Production Zone”, Section 314-21.1 “F - Flood Hazard Areas” Combining Zone, Section 314-38.1 “WR - Streamside Management Areas and Wetlands” Combining Zone, to implement the General Plan Open Space Plan.

**Attachments:** [GPU PC Staff Report Zoning Text Changes 4-18-19 Final.pdf](#)  
[GPU PC Supplemental1 Zoning Text Changes 4-18.19.pdf](#)

## H. 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. Housing Element: Continued to the May 2nd meeting of the Planning Commission.

## I. ADJOURNMENT

## J. NEXT MEETINGS

May 2, 2019

May 18, 2019