

PLANNING COMMISSION

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JOHN H. FORD
Director, Planning and Building

**COUNTY OF HUMBOLDT
PLANNING COMMISSION**

**825 Fifth Street
Board of Supervisors Chambers
Eureka, California**

AGENDA

Thursday, August 1, 2019

6:00 PM

Regular 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.

A. CALL TO ORDER / SALUTE TO FLAG

B. COMMISSIONERS PRESENT

C. AGENDA MODIFICATIONS

D. APPROVAL OF ACTION SUMMARY

1. Review and approve the June 6, 2019 Planning Commission Action Summary.

Recommendation: Move to approve the June 6, 2019 Planning Commission Action Summary and direct the Secretary of the Planning Commission and the Clerk of the Planning Commission to sign the Minute Sheet.

Attachments: [PC 6.20.19 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. Hwy 36 Farms, LLC, Conditional Use Permit and Special Permit
Record Number: PLN-11697-SP
Assessor's Parcel Number (APN): 210-231-021
39450 State Highway 36, Dinsmore area

Project Description: A Conditional Use Permit for an existing 5,000 square foot (SF) outdoor and 7,600 SF mixed-light medical cannabis cultivation operation and a Special Permit for an encroachment within in a Streamside Management Area, for remediation and the use of a spring on Assessor's Parcel Number (APN) 210-231-021, which is approximately 39 acres in size.

Recommendation: Find that the Commission has considered the Addendum to the adopted Mitigated Negative Declaration for the Commercial Medical Land Use Ordinance (CCMLUO) as described by 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 Hwy 36 Farms, LLC, Conditional Use Permit and Special Permit as recommended by staff subject to the recommended conditions

Attachments: [PLN-11697-SP Staff Report.pdf](#)

2. Windy Gap LLC, Conditional Use Permit and Special Permit

Record Number: PLN-12955-CUP

Assessor's Parcel Number: 223-124-006

4900 Alderpoint Road, Garberville area

Project Description: A Conditional Use Permit for 15,159 square feet of existing outdoor cannabis cultivation within four cultivation areas. The project includes relocation of two cultivation areas totaling 8,604-square-feet to a single location outside Streamside Management Areas. A Special Permit is requested for restoration of the cultivation areas within two Streamside Management Areas.

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 Windy Gap, LLC, Conditional Use Permit and Special Permit subject to the recommended conditions.

Attachments: [PLN-12955-CUP Staff Report.pdf](#)

3. Heartstone Farms, LLC, Conditional Use Permit and Special Permit

Record Number: PLN-11278-CUP

Assessor's Parcel Number: 220-051-035

1285 Twin Creeks Road, Briceland area

Project Description: Heartstone Farms, LLC is seeking a Conditional Use Permit for 20,610 square feet (sf) of existing outdoor commercial cannabis cultivation. This project includes a Special Permit for the remediation of two areas within the Streamside Management Area (SMA) for removal of water tanks and a plastic liner and a Special Permit for the continued use and maintenance of a point of diversion (POD) from a Class II stream.

Recommendation: Find that the Commission has considered the Addendum to the adopted Mitigated Negative Declaration for the Commercial Medical Land Use Ordinance (CCMLUO) as described by 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 Heartstone Farms, LLC Conditional Use Permit and Special Permit as recommended by staff subject to the recommended conditions.

Attachments: [PLN-11278-CUP Staff Report.pdf](#)

G. CONTINUED PUBLIC HEARINGS

1. Tony Ellena Parcel Map Subdivision
Application Number 13995
Case Number PMS-18-002
Assessor Parcel Number 510-291-087
Hiller Road, McKinleyville area

Project Description: A Minor Subdivision of an approximately 21,842 square foot parcel to divide it into three parcels ranging in size from 5,005 square feet to 6,233 square feet. Pursuant to Section 325-9 of the Humboldt County Code, exception requests have been submitted for a reduced right of way width for the interior access road, and to eliminate the sidewalk requirement. The parcel is currently vacant and 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, 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 Ellena project subject to the recommended conditions.

Attachments: [PMS-18-002 Staff Report.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. Humboldt County Planning Commission Rules
Procedural Rules governing the conduct of all zoning and planning hearings before the Humboldt County Planning Commission.

Recommendation: Consider the proposed Procedures.

Attachments: [PC Rules Staff Report.pdf](#)

I. CORRESPONDENCE

1. Correspondence from Ana Hamilton

Attachments: [Correspondence from Ana Hamilton 7.25.19.pdf](#)

J. ADJOURNMENT

NEXT MEETINGS

August 22, 2019

