

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 3, 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 September 5, 2019 Planning Commission Action Summary.

Recommendation: Move to approve the September 5, 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: [Action Summary of the Planning Commission on 9.5.19 - review and approve.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. Honeydew Ranch, LLC, Conditional Use Permit and Special Permit

Application Number: 12256

Case Numbers: CUP18-030 and SP16-461

Assessor's Parcel Number: 107-272-005

665 Old Hindley Ranch Road, Honeydew area

Project Description: A Conditional Use Permit (CUP) for 16,175 square feet (SF) of existing mixed light cultivation and a Special Permit (SP) for a 14,000-square-foot proposed nursery. The Honeydew Ranch, LLC, project site can facilitate up to 8.0 acres (20% of total) of cultivation under the CMMLUO. The project includes the parcel as a receiving site for a minimum of nine retirement, remediation, and relocation (RRR) cannabis cultivation applications totaling 180,000 square feet of mixed light cultivation area. When fully developed, the total mixed light cultivation area will not exceed 348,480 SF of cultivation area. Additional proposed development includes a 5,000-square-foot, two-story processing facility to be expanded to 10,000 SF in the second phase of project development, and a 3,000,000-gallon rainwater catchment pond capable of providing all irrigation water to the various cultivation operations.

Recommendation: Move to adopt the Mitigated Negative Declaration prepared for this project pursuant Section 15074 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 Honeydew Ranch, LLC, Conditional Use Permit and Special Permit subject to the recommended conditions.

Attachments:

[PLN-12256-CUP Staff Report.pdf](#)

[Attachment 3 12256 Honeydew Ranch ISMND.pdf](#)

[Attachment 4a Cult Ops Plan with Appendix A-E.pdf](#)

[Attachment 4b WRRP.pdf](#)

[Attachment 4c Streambed Alteration Agreement.pdf](#)

[Attachment 4d Biological Resources Technical Report.pdf](#)

[Attachment 4e Preliminary Delineation of Waters and Wetlands.pdf](#)

2. Full Moon Farms MBC Conditional Use Permit and Special Permit

Application Number 11220

Case Number CUP 16-186

Assessor's Parcel Number (APN) 208-271-004

Bear Creek Road, Dinsmore Area

Project Description: A Conditional Use Permit for an existing 13,700 square foot outdoor medical cannabis cultivation operation. A Special Permit is requested for a point of diversion from an unnamed Class II stream to provide irrigation water.

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 based on evidence in the staff report and adopt the Resolution approving the proposed Full Moon Farms MBC project subject to the recommended conditions.

Attachments: [PLN-11220-SP Staff Report.pdf](#)
[Supplemental Information #1 Full Moon Farms 11220.pdf](#)

3. HUMFDC Investment, LLC, Conditional Use Permit

Application Number: 11663

Case Number: CUP16-237

Assessor's Parcel Number (APN): 211-376-037

1425 Felt Road, Miranda Area

Project Description: A Conditional Use Permit for 21,024 square feet (SF) of existing mixed light commercial cannabis cultivation and a planned appurtenant nursery. Processing will occur on site.

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 HUMFDC Investment, LLC, project subject to the recommended conditions.

Attachments: [PLN-11663-CUP Staff Report.pdf](#)

4. The Ganjery, LLC, Conditional Use Permit
Record Number: PLN-2019-15574
Assessor's Parcel Number: 508-242-042-000
1580 Nursery Way, Suite C, McKinleyville area

Project Description: A Conditional Use Permit to operate a Microbusiness on APN 508-242-042. The applicant was previously approved to operate a retail dispensary on the parcel. The applicant proposes to add Manufacturing (Infusion Type N), and Distribution as part of the Microbusiness permit.

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

Attachments: [PLN-2019-15574 Staff Report.pdf](#)
[Supplemental Information #1 Gangery 10.02.19.pdf](#)

5. Jim Furtado Parcel Map Subdivision
Case Number PLN-2019-15514-PMS
Assessor Parcel Number 516-021-009
Fieldbrook area

Project Description: A Minor Subdivision to divide an approximately 20-acre parcel into four parcels utilizing a Planned Development Permit. The parcels will range in size between 2.0 acres and 11.0 acres. The parcel is currently developed with a single-family residence, a manufactured home, a cabin and accessory structures. The parcels will be served with water provided by the Fieldbrook/Glendale Community Services District. On-site wastewater systems are proposed. Pursuant to Section 325-9 an exception is requested to allow a 40-foot right of way to serve the proposed parcels.

Recommendation: Adopt the Mitigated Negative Declaration and make 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 adopt the Resolution approving the Furtado project subject to the recommended conditions.

Attachments: [PLN-2019-15514 Staff Report.pdf](#)
[Supplemental Information #1 Furtado.pdf](#)

6. County of Humboldt General Plan Conformance Review

Case Number PLN-2019-15821

Assessor Parcel Number 015-111-008

2769 Lucas Street, Eureka Area

Project Description: A General Plan Conformance review for the County of Humboldt's disposal of APN 015-111-008. The site is currently undeveloped and is located within a forested, greenway gulch area known as "Third Slough.". The subject parcel has frontage on Lucas Street, a County maintained paved road. The parcel is in the Humboldt Community Services District water and sewer service area.

Recommendation: Find the project to be in conformance with the General Plan based on the findings in the staff report.

Attachments: [PLN-2019-15821 Staff Report.pdf](#)

G. CONTINUED PUBLIC HEARINGS**1. Amendment to the Humboldt County Zoning Maps to be consistent with the 2017 Humboldt County General Plan**

Project Description: Humboldt County Zoning Maps are proposed to be amended to be consistent with the 2017 Humboldt County General Plan. The following Zoning Districts are proposed to be applied: 1) Mixed Use Zones will be applied to areas with MU - Mixed Use, VC - Village Center, or RCC - Rural Community Center General Plan designations, 2) an "RR - Railroad" Combining Zone will be applied to railroad rights of way held by the North Coast Railroad Authority, and those along the former Annie and Mary Railroad rail corridor between Arcata and Blue Lake, 3) a "MR - Mineral Resources" Combining Zone will be applied to parcels with permitted surface mining operations; 4) a "TL - Tribal Land" Zone will be applied to the areas with a "TTL - Tribal Trust Lands" or a "TL - Tribal Lands" Land Use designation that are not zoned "TPZ"; and 5) a "WR - Streamside Management Areas and Wetlands" Combining Zone will be applied to properties designated by the General Plan as Streamside Management Areas and/or Wetlands. In addition, specific zones are proposed to be assigned to all areas currently zoned "U - Unclassified". Other minor changes to the Zoning Maps are also proposed to be consistent with the General Plan. The rezoned properties occur throughout the non-coastal areas of unincorporated Humboldt County.

Recommendation: Continue the item to the meeting of October 17, 2019 to allow additional time for public notice of the public hearing to discuss the proposed zoning map changes.

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. Samoa Pacific Group Coastal Development Permit and Conditional Use Permit
Record Number PLN-2019-15309
Assessor Parcel Numbers 401-112-021, 401-112-029, 401-112-30, 401-031-071
Samoa Area

Project Description: A Coastal Development Permit and Conditional Use Permit for extension of a treated effluent sewer transmission line from the boundary of the Samoa Pacific Group property to the ocean outfall line on the Harbor District property. The project includes certification of a Supplemental Master Environmental Impact Report (SMEIR) which addresses utilization of Harbor District's Redwood Marine Terminal II Ocean Outfall line for disposal of treated sewage effluent. The SEIR also addresses other aspects of the Samoa Town Master Plan which will be the subject of future permit actions.

Recommendation: Move to certify the Supplemental Master EIR adopt the resolution to adopt the Statement of Overriding Considerations, make findings for approval of Samoa Pacific Group Coastal Development Permit and Conditional Use Permit project subject to the recommended conditions.

Attachments: [PLN-2019-15309 Staff Report .pdf](#)
[Attachment 4 Appendix A- Merged 2013 2018 NOP and Comment Letters Recieved.pdf](#)
[Attachment 4 Appendix B - Outbuilding Study Updated Jan 2013 complete.pdf](#)
[Attachment 4 Appendix C - 2018 Updated STMP Biological Resource Study & Wetl](#)
[Attachment 4 Appendix D - Samoa GHG Emissions Report Jan. 14 2014 Illingworth&F](#)
[Attachment 4 Appendix E - W-trans memo Samoa Ind. Waterfront Transp Access Plan J](#)
[Attachment 4 Appendix F - Merged Site Plans and Checklists.pdf](#)
[Attachment 4 Appendix G - FMEIR Recirc 3 Chapter 3 Mitigation Monitor Table.pdf](#)

I. PUBLIC WORKSHOP

1. Industrial Hemp Ordinance Workshop
Case # PLN-2019-15590

Project Description: This item is a Planning Commission workshop to discuss and receive public comments on proposed zoning ordinance amendments to allow cultivation of Industrial Hemp and other Industrial Hemp activities in Humboldt County. The proposed zoning ordinance amendments would establish the types, location and performance standards for all Industrial Hemp activities in the unincorporated areas of Humboldt County, including the Coastal Zone.

Recommendation: Receive a staff report and public testimony, deliberate on the proposed ordinance in a public workshop format, provide direction to staff on suggested modifications to the ordinance and continue the item to the meeting of October 17, 2019 for further action.

Attachments: [PLN-2019-15590 Hemp Workshop Staff Report.pdf](#)
[Public Comments from Terra Carver re Hemp OR.pdf](#)
[Public Comments HBMWD letter submitted at meeting 10.03.19.pdf](#)
[Public Comments submitted at meeting 10.03.19.pdf](#)

ADJOURNMENT

October 17, 2019 Regular Meeting