

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, February 20, 2020**

**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**

**D. 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.*

**E. NEW BUSINESS**

1. Election of Officers: Each year the Commission shall elect the Chair and Vice-Chair.

**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. Mad River Horticulture, LLC, Conditional Use Permit & Special Permit  
Application Number 12769  
Assessor's Parcel Number (APN) 208-231-016  
594 River Road, Dinsmore area

Project Description: A Conditional Use Permit to allow the continued operation of an existing 17,600 square foot (SF) commercial cannabis cultivation of which 2,750 SF is mixed light and 14,850 SF is outdoor cannabis cultivation operation utilizing two (2) full sun cultivation areas and five (5) greenhouses. Pursuant to Humboldt County Code Section 314.55.48.6 et seq., the applicant has applied for a Special Permit allowing for a water diversion from the Mad River used for irrigation water.

**Recommendation:** Find that the Planning Commission has considered the Addendum to the adopted Mitigated Negative Declaration for the Commercial Medical Marijuana Land Use Ordinance (CMMLUO) 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 proposed Mad River Horticulture, LLC, project subject to the recommended conditions.

**Attachments:** [PLN-12769-CUP Staff Report.pdf](#)  
[Attachment 4\\_12769.pdf](#)

2. Spruce Grove Farms, LLC, Conditional Use Permit, Special Permit, Lot Line Adjustment and Merger  
Record Numbers.: PLN-12233-CUP & PLN-2019-15778  
Assessor's Parcel Numbers: 216-081-010, 216-081-013, 216-082-002, 216-082-005,  
216-082-006, 216-082-010, 216-134-011, 216-134-013, 216-135-015, 223-011-003 &  
223-012-010  
Alderpoint area

Project Description: A Conditional Use Permit for an existing outdoor cultivation operation totaling 22,000 square feet (sf) in size. A Special Permit for the after-the-fact permitting of instream diversions for irrigation. A Lot Line Adjustment and Merger between 6 legal parcels known as APNs 216-081-010, 216-081-013, 216-082-002, 216-082-005, 216-082-006, 216-082-010, 216-134-011, 216-134-013, 216-135-015, 223-011-003 & 223-012-010 to consolidate parcels into more logical management units following Bell Springs Road, and to facilitate onsite relocation across legal parcel boundaries. The result will be 4 parcels of approximately 400 acres, 385 acres, 220 acres, and 198 acres.

**Recommendation:** Find that the Planning Commission has considered the Addendum to the adopted Mitigated Negative Declaration for the Commercial Medical Marijuana Land Use Ordinance (CMMLUO) as described by Section 15164 of the State CEQA Guidelines, make all of the required findings for approval of the Conditional Use Permit, Special Permit, Lot Line Adjustment and Merger based on evidence in the staff report and adopt the Resolutions approving the Spruce Grove Farms, LLC, Conditional Use Permit, Special Permit, Lot Line Adjustment and Merger as recommended by staff subject to the recommended conditions.

**Attachments:** [PLN-12233-CUP Staff Report.pdf](#)  
[Attachment 4.pdf](#)

**3. Seth Glasson Conditional Use Permit**

Application Number: 10856

Case Number: CUP-16-094

Assessor's Parcel Number (APN): 033-110-003

1897 Red Rock Road, Benbow area

Project Description: A Conditional Use Permit for an existing 15,000 square foot outdoor commercial cannabis cultivation operation and 1,000-square-foot mixed-light nursery. A maximum of two harvests will occur annually. Water for irrigation use is 250,000 gallons annually and sourced from a 280,000-gallon rainwater catchment pond constructed in 2016.

**Recommendation:** Find that the Planning 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 approve the proposed Seth Glasson project subject to the recommended conditions.

**Attachments:** [PLN-10856-CUP Staff Report.pdf](#)  
[Attachment 4.A WRPP.pdf](#)  
[Attachment 4.B Soils Report.pdf](#)

**4. County of Humboldt General Plan Conformance Review**

Case Number PLN-2019-16113

Assessor's Parcel Number 303-012-029

Ridgewood Area

Project Description: A General Plan Conformance review for the County of Humboldt to purchase 197 acres of timberland near the Ridgewood residential neighborhood. This project represents Phase II of the McKay Community Forest and would expand the size of the publicly-owned forest by 20 percent, to nearly 1,200 acres. The project would protect headwaters areas and tributaries to Ryan Creek, a major tributary to Humboldt Bay and a regionally important coho salmon-bearing stream. The property will be managed for multiple purposes including public access and recreation, timber harvest, and watershed and resource conservation. It is expected that the McKay Community Forest Trail Plan will be adopted by the Board of Supervisors spring 2020.

**Recommendation:** Find the proposed acquisition of Phase II of the McKay Community Forest in conformance with the General Plan based on findings in the staff report and adopt the Record of Action.

**Attachments:** [PLN-2019-16113 Staff Report.pdf](#)

**G. ITEMS PULLED FROM CONSENT**

## 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. Allpoints Outdoor, Inc. Special Permit for Reconstruction of a Legal Nonconforming Billboard Structure  
Record Number PLN-2019-16029  
Assessor Parcel Number 305-031-007  
Eureka Area

**Project Description:** A Special Permit to authorize reconstruction of a legal nonconforming billboard structure that was blown down in November 2019, damaging most of the support posts. The project proposes to reconstruct the billboard in its current location. Reconstruction could involve reattaching the billboard to the existing posts but may require more significant work to remove and replace footings. No changes to the height or width of the billboard is proposed. Because the project is located within a portion of the Coastal Zone where the Coastal Commission retains permit authority, an application for a Coastal Development Permit (CDP) exemption has been filed with the Coastal Commission. The project involves minimal ground disturbance and is considered exempt from further environmental review pursuant to Section 15302 (Replacement or Reconstruction) of the Guidelines to the California Environmental Quality Act (CEQA).

**Recommendation:** Find the project exempt from environmental review pursuant to Sections 15302 of the State CEQA Guidelines, make all of the required findings for approval of the Special Permit for Reconstruction of the Legal Nonconforming Billboard Structure based on evidence in the staff report and any public testimony, and adopt the Resolution approving the Allpoints Outdoor, Inc. project subject to the recommended conditions.

**Attachments:** [PLN-2019-10629 Staff Report.pdf](#)

2. Samoa Pacific Group Final Map Subdivision, Coastal Development Permit, Planned Development Permit

Case Numbers FMS-13-003, CDP-13-030, PDP-13-001

Application Number 8827

Assessor Parcel Numbers 401-031-055 and 401-031-070

Samoa area

**Project Description:** A tentative map subdivision for the phased subdivision of Master Parcels 2 and 3 encompassing approximately 185 acres in the Town of Samoa into 332 parcels. The project includes a Planned Unit Development Permit to establish setbacks from property lines in the existing Samoa townsite based on the locations of existing buildings; minimum lot sizes will be reduced to 2,000 square feet; lot coverage will be increased to 80%, and parking standards will be modified to allow for areas of common parking rather than having all parking either on-site or in front of each residence. Due to dune, wetland and forest Environmentally Sensitive Habitat Areas (ESHAs) and setbacks therefrom, there will be large areas of open space within the proposed development. Parcels will be served by community domestic water supply and sewage disposal systems. Exceptions to solar shading requirements are requested to accommodate the existing developed housing areas and planned unit development standards for new construction. All development will comply with the Samoa Town Master Plan Overlay requirements and the development standards specified for Samoa in the coastal zone ordinance.

**Recommendation:** Make all the required findings for approval of the Final Map Subdivision and Planned Development Permit based on evidence in the staff report and public testimony, and adopt the Resolution approving the Samoa Pacific Group project subject to the recommended conditions.

**Attachments:** [FMS-13-003 Staff Report.pdf](#)  
[Attachment 5 - Final Supplemental MEIR for 2.20.2020 PC.pdf](#)

## I. ADJOURNMENT

## J. NEXT MEETINGS

*March 5, 2020 Regular Meeting*

*Persons wishing to file documentation on any agenda item for the official record must submit an original and fourteen (14) copies of each document to the Planning Commission Clerk, 3015 H Street in Eureka.*

*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 Commission Clerk at 707-445-7541, or 707-268-3792 (fax). Requests for such modifications or accommodations must be made at least three full business days before the start of the meeting.*