

**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 6, 2020**

**6:00 PM**

**Regular Meeting - Virtual**

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*NOTE: In accordance with Executive Order N-29-20 the Planning Commission meeting will be held virtually.*

***HOW TO LISTEN OR WATCH THE PLANNING COMMISSION MEETING:***

*Listen or Watch the live stream of the Planning Commission Meeting in three ways:*

- 1. <https://zoom.us/j/97543247525> Password: 200525*
- 2. Call in via telephone at 346 248-7799, enter meeting id 975-4324-7525 Password: 200525*
- 3. Or while watching Access Humboldt on cable channel 10*

***PUBLIC COMMENT INSTRUCTIONS DURING THE MEETING:***

*Participate in the public comment period of the meeting in the following two ways:*

- 1. Via Computer as an attendee: To raise your hand click the Raise Hand icon on the bottom of the Zoom window. When you click the Raise Hand icon, a hand icon will appear next to your name that will notify the host your hand is raised. You will also see the hand icon turn green. When you want to lower your hand, you can click the hand icon again and your hand will be lowered. When you are called upon to speak the Zoom platform will ask you for permission to unmute your mic. If you encounter any issues, please use the call-in option below.*
- 2. Via phone call using cellphone or landline: When the Planning Commission meeting begins, call in to the conference line. When the Planning Commissioner starts to discuss the item you wish to comment on, Press \*9 to raise your hand. When you are called upon to speak, you will be prompted to unmute your mic.*

***PUBLIC COMMENT PRIOR TO THE MEETING:***

*To submit public comment to the Planning Commission please email [Planningclerk@co.humboldt.ca.us](mailto:Planningclerk@co.humboldt.ca.us) and provide your name, the agenda item number(s) on which you wish to speak. If you do not have access to email, a voicemail may be left at 707 445-7541 and will follow the same procedure as email public comments. All public comment submitted after the agenda has been published will be included with the administrative record after the fact.*

*A live stream of the meeting can be found by using the following link: <https://humboldt.legistar.com>*

**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. 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. Double G, LLC; Conditional Use Permit and Special Permits

Record Number PLN-12051-CUP

Assessor's Parcel Number: 216-023-019

1551 Miller Ranch Road, New Harris area

A Conditional Use Permit for 37,000 square feet of existing outdoor cannabis cultivation. Water for irrigation is sourced from two (2) permitted groundwater wells. Storage capacity totals 15,000 gallons in four (4) hard tanks. The estimated annual water use for irrigation is 240,000 gallons. Processing, including drying and trimming, is done on-site in existing buildings. Electricity is provided by solar, hydroelectric, and supplemental generator use. A Special Permit is included to reduce the setback from the processing building to public lands to 110 feet. A Special Permit is also requested for after-the-fact permitting for work consisting of restoration and a hydroelectric system within the Streamside Management Area.

**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 and Special Permits based on evidence in the staff report and approve the proposed Double G, LLC project subject to the recommended conditions.

**Attachments:** [PLN-12051-CUP Staff Report.pdf](#)

2. HWY 36 Homestead, LLC, Conditional Use Permit and Special Permit  
Record Number PLN-11208-CUP  
Assessor Parcel Number (APN) 210-191-050  
Dinsmore area

A Conditional Use Permit for 17,220 square feet (SF) of existing outdoor cannabis cultivation with appurtenant propagation area and processing facility. The project includes a Special Permit for development within the Streamside Management Area to allow restoration of a pond. The projected annual water usage is approximately 142,005 gallons. Water storage currently consists of two 1,500 gallons of rainwater catchment tanks. A well is also being proposed on the adjacent property APN: 210-191-049 also owned by the applicant; Hwy 36 Homestead, LLC. Drying will occur onsite and further processing will occur offsite at a licensed facility. Two employees are required to meet operational needs. Power is provided by P.G.&E.

**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 and Special Permit based on evidence in the staff report and approve the proposed HWY 36 Homestead, LLC project subject to the recommended conditions.

**Attachments:** [PLN-11208-CUP Staff Report.pdf](#)  
[Attachment 4.A\\_11208 Operation Plan updated 4.27.20.pdf](#)  
[Attachment 4.B\\_11208 WRPP.pdf](#)  
[Attachment 4.C\\_11208\\_ref Road Eval 5-14-2018.pdf](#)  
[Attachment 4.D\\_11208 Wetland Deneliation 2.6.2020.pdf](#)  
[Attachment 4.E\\_11208 Biological Assesstment.pdf](#)

3. Humboldt Leaf, Inc, Conditional Use Permit  
Record Number PLN-12601-CUP  
Assessor Parcel Number (APN) 211-371-007  
Miranda area

A Conditional Use Permit for an existing 43,100 square feet of outdoor cannabis cultivation. Cultivation activities will extend from February to November. The applicant anticipates two cultivation cycles. Water for irrigation is sourced from one on-site well and two proposed wells. Water storage onsite includes ten 3,000-gallon hard tanks and four 5,000-gallon tanks for a total of 50,000 gallons of water storage for cultivation activities. Processing such as drying and curing will be performed onsite in a proposed 3,240-square-foot facility and an existing 2,100-square-foot facility. Further processing such as trimming will be performed offsite at a licensed third-party processor. There will be a maximum of 13 employees during peak operations. Electricity is sourced from solar and a generator.

**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 Humboldt Leaf, Inc project subject to the recommended conditions.

**Attachments:** [PLN-12601-CUP Staff Report.pdf](#)  
[Attachment 4.A\\_12601 CULT OPS PLAN \(1\).pdf](#)  
[Attachment 4.B\\_Road Evaluation.pdf](#)  
[Attachment 4.C\\_Relocation Recommendation.pdf](#)  
[Attachment 4.D\\_Site Management Plan.pdf](#)  
[Attachment 4.E\\_Biological Assessment.pdf](#)

4. Indra Valley Strategic Marketing Group, LLC, Conditional Use Permit and Special Permit  
Record Number PLN-11122-CUP  
Assessor's Parcel Numbers 314-201-001, 314-143-006 and 314-153-005  
Kneeland Area

A Conditional Use Permit for an existing commercial medical cannabis cultivation operation consisting of an 11,000-square-foot (sf) outdoor cultivation area and a 21,500 SF mixed-light cultivation area. Outdoor cultivation is consolidated in one area including two existing greenhouses on APN 314-153-005. The mixed light cultivation area is contained within 10 existing greenhouses and the Applicant proposes to reconfigure into five greenhouses total. Also, a Special Permit to allow a cultivation area setback of less than 600-feet from the adjacent National Forest lands south of the property. The Applicant proposes one ancillary propagation area in a 2,100-square-foot greenhouse. In addition to the indoor propagation area, the proposed 2,400 SF ancillary processing building will house a drying room, a trimming room, and an ADA-compliant bathroom. Annual projected water use is 375,000 gallons (1.15 acre-feet) and is sourced from the permitted on-site well. Water storage capacity on the property is 70,300 gallons in twelve (12) hard-sided tanks including two 20,000-gallon bladders that are to be removed, plus one 2,600-gallon tank which is available for fire protection use only. Power for the cultivation operations is provided by a generator: for supplemental lighting in greenhouses, for water pumps, and for backup. Fertilizers, soil amendments, and pesticides are secured on-site in a metal shipping container.

**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 and Special Permit based on evidence in the staff report and approve the proposed Indra Valley Strategic Marketing Group, LLC project subject to the recommended conditions.

**Attachments:** [PLN-11122-CUP Staff Report.pdf](#)  
[Attachment 4.A 11122 Road Eval & Hydrologic Assessment 01.28.2019.pdf](#)

5. Tim and Kathleen Ryan, Parcel Map Subdivision and Special Permit  
Record Number PLN-2019-15819  
Assessor Parcel Number (APN) 516-061-008  
1357 Fieldbrook Road, Fieldbrook area

A Minor Subdivision of an approximately 10-acre parcel into two parcels of approximately 2.5 acres and 7.5 acres. A Special Permit is required to allow Lot Size Modification to create a parcel below the 5-acre minimum pursuant to Section 314-99.1 H.C.C. The parcel is developed with a single-family residence, accessory structures and an on-site wastewater treatment system which will remain on proposed Parcel 1. Proposed Parcel 2 will be vacant and suitable for residential development. An exception request to allow a 20-foot setback to the barn on proposed Parcel 1 has been reviewed and approved by CAL FIRE. Both parcels will be served with water provided by the Fieldbrook-Glendale Community Services District and on-site wastewater treatment systems.

**Recommendation:** Adopt the Mitigated Negative Declaration and make all of the required findings for approval of the Parcel Map Subdivision and Special Permit based on evidence in the staff report and public testimony, and adopt the Resolution approving the Ryan project subject to the recommended conditions.

**Attachments:** [PLN-2019-15819 Staff Report.pdf](#)

6. Alan and Sharon Parks Final Map Subdivision  
Record Number PLN-2019-15467  
Assessor Parcel Numbers (APNs) 510-193-022, 510-193-023  
2416 and 2422 McKinleyville Avenue, McKinleyville area

A Major Subdivision of two parcels totaling approximately 1.75 acres into ten lots between 5,002 square feet (net) and 7,728 square feet (net). The site is developed with two single family residences that will remain on proposed Lots 1 and 2, respectively. Pursuant to Section 325-9 of the Subdivision Regulations, an exception request has been submitted to allow a reduced right of way width. 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 Final 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 Parks project subject to the recommended conditions.

**Attachments:** [PLN-2019-15467 Staff Report.pdf](#)

**7. Garrelts Parcel Map Subdivision and Special Permit**

Record Number PLN-2019-15813

Assessor Parcel Number 303-111-019

1470 Ridgewood Drive, Eureka Area

A Minor Subdivision of an approximately 1.89-acre parcel to create two parcels of approximately 0.94 acres and 0.95 acres. A Special Permit is required pursuant to Section 314-99.1 to utilize Lot Size Modification to allow the created parcels to exceed the maximum lot depth. The parcel is currently developed with two single-family residences which will be sited on individual parcels. Additionally, an exception request pursuant to Section 325-9 was submitted to eliminate the frontage improvement requirements. The parcel is served with community water and sewer provided by the Humboldt Community Services District.

**Recommendation:** Move to find the project exempt per Sections 15315 and 15183 of the CEQA Guidelines, make all of the required findings for approval of the Parcel Map Subdivision and Special Permit, including the exception request to eliminate the sidewalk requirement, based on evidence in the staff report and public testimony, and adopt the Resolution approving the Garrelts project subject to the recommended conditions.

**Attachments:** [PLN-2019-15813 Staff Report.pdf](#)

**F. ITEMS PULLED FROM CONSENT****G. CONTINUED HEARING ITEMS**



**1. The Hills, LLC Conditional Use Permits and Special Permits**

Record Numbers: PLN-11638-CUP and PLN-11643-CUP

Assessor Parcel Numbers (APNs) 223-061-038, 223-061-043, 223-073-004, 223-073-005

960 Shadow Light Ranch Road and Section 19 of Township 04 South, Range 04 East, Humboldt Base & Meridian, Garberville area

Project Description: Two Conditional Use Permits to allow continued cultivation of 60,940 square feet of existing outdoor and mixed light cannabis cultivation. There is 22,200 square feet of existing outdoor cultivation on APN 223-061-043 grown in 23 greenhouses. There is 38,740 square feet of cultivation on APNs 223-061-038, 223-073-004 and 223-073-005 that consists of 32,500 square feet of existing outdoor and 6,240 square feet of mixed light cultivation grown in 22 greenhouses. The proposed project includes relocation of five historic cultivation areas to environmentally superior locations on the subject parcels. Water is provided by an on-site well and a 2,800,000-gallon rain catchment pond. Processing, including drying, curing and trimming, will occur on APN 223-073-005 in three proposed structures as follows: (1) one-story, 1,200-square-foot warehouse; (1) one-story, 5,050-square-foot processing facility; (1) two-story, 7,592-square-foot processing facility and office uses (footprint = 4,776 square feet); and associated parking facilities. The proposed project also includes a Special Permit for a 10,080-square-foot wholesale nursery on APNs 223-061-038, 223-073-004 and 223-073-005. A maximum of 11 employees will be on-site during peak operations. Two Special Permits for Development within the Streamside Management Area are also a part of the proposed project. The Special Permits would allow for 9 remediation projects required by the California Department of Fish and Wildlife to resolve a Notice of Violation on the subject parcels. There are 22 other projects (total of 31) require by CDFW for resolution of the of Violation that are for the replacement and/or maintenance of stream crossings.

**Recommendation:** Continue the request to a Date Uncertain.

**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. Maple Creek Investments, LLC  
Record Number: PLN-2018-15197  
Assessor's Parcel Number (APN): 315-011-009,  
Butler Valley Road, Maple Creek area

A Special Permit for an new commercial medical cannabis cultivation operation consisting of an 27,025-square-foot (sf) outdoor cultivation area. Outdoor cultivation is consolidated in one area on 315-011-009. The outdoor cultivation is carried out in native soils. The Applicant proposes to acquire seeds and clones from a licensed nursery. The proposed 2,000 SF ancillary processing building will house a drying room, a trimming room, and an ADA-compliant bathroom. Annual projected water use is 200,000 gallons (.61 acre-feet) and is sourced from the proposed on-site rainwater catchment tanks. Water storage capacity currently on the property is 14,000 gallons in hard-sided tanks including one 2,500-gallon tank which is available for fire protection use only. Power for the cultivation operations is provided by a PG&E: for the ancillary processing. Fertilizers, soil amendments, and pesticides are secured on-site in a contained storage shed.

**Recommendation:** Find that the Planning Commission has considered the Addendum to the Environmental Impact Report adopted for the Commercial Cannabis Land Use Ordinance pursuant to Section 15164 of the State CEQA Guidelines, make all of the required findings for approval of the Special Permit based on the evidence in the staff report, and adopt the Resolution approving the proposed Maple Creek Investments, LLC, project subject to the recommended conditions.

**Attachments:** [PLN-2018-15197 Staff Report.pdf](#)  
[Attachment 4A - 15197 Cult Ops and Addendum.pdf](#)  
[Attachment 4B - 15197 WRPP.pdf](#)  
[Attachment 4C - 15197 LSAA.pdf](#)  
[Attachment 4D - 15197 Wetland Delineation 08.28.19.pdf](#)

**2. Adesa Organic, LLC, Conditional Use Permits**

Record Number PLN-11923-CUP

Assessor's Parcel Numbers (APNs) 315-145-002, 315-211-003 and 315-211-004

23550 Maple Creek Road, Korbel, Maple Creek area

Conditional Use Permits to allow 86,400 square feet of new mixed-light cannabis cultivation, a drying facility, a storage facility, associated cloning/propagation facilities (not to exceed 8,640 square feet) and other improvements in accordance with Humboldt County Code Section 314-55.4 of Chapter 4 of Division I of Title III, Commercial Medical Marijuana Land Use Ordinance (CMMLUO). The business is proposed to operate on one legal parcel consisting of three APNs (315-145-002, 315-211-003 and 315-211-004) and totaling 443 acres. A total of four permits are being requested in accordance with the parcel size allowances specified in section 55.4.8.2.1.1 of the CMMLUO (parcels 320 acres or larger in size). Electrical power will be generated by a combination of on-site solar power and diesel generators. A total of approximately 20 employees are proposed. Processing will occur off-site.

**Recommendation:** Adopt the Mitigated Negative Declaration prepared for the Adesa Organics LLC project pursuant to Section 15074 of the State CEQA Guidelines, make all of the required findings for approval of the Conditional Use Permits based on evidence in the staff report and adopt the Resolution approving the proposed Adesa Organic, LLC project subject to the recommended conditions.

**Attachments:** [PLN-11923-CUP Staff Report.pdf](#)  
[Attachment 3 Adesa ISMND with Attachments.pdf](#)

**I. ADJOURNMENT****J. NEXT MEETINGS***August 20, 2020 Regular Meeting*

***The County of Humboldt is committed to providing equal access to all county programs, services and activities through the provision of accommodations for individuals with disabilities as required under the Americans with Disabilities Act (ADA). With 72 hours prior notice, a request for reasonable accommodation or modification can be made. Please contact the Planning Commission Clerk at 707-445-7541 or by email [planningclerk@co.humboldt.ca.us](mailto:planningclerk@co.humboldt.ca.us) or the ADA Coordinator at 844-365-0352 or by email at [ada@co.humboldt.ca.us](mailto:ada@co.humboldt.ca.us)***