

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 18, 2022

6:00 PM

Regular Meeting - Hybrid

NOTE: The County of Humboldt Planning Commission meeting will be held virtually pursuant to Assembly Bill 361 until further notice.

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/87544807065> Password: 200525*
- 2. Call in via telephone at 346-248-7799, enter meeting id 875 4480 7065 Password: 200525*
- 3. A live stream of the meeting can be found by using the following link: <https://humboldt.legistar.com> or by 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 three ways:

1. In Person: Any person may appear and present testimony in regard to this matter at the hearing located in the Board of Supervisors' Chamber, Humboldt County Courthouse, 825 Fifth Street, Eureka, California. The Planning Commission needs 15 COPIES of any materials submitted at the meeting.

2. 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.

*3. 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, press *6 to unmute.*

Please note that each Zoom meeting has a unique meeting ID and password. Any item on this agenda that is continued to a future date will use the meeting ID and password applicable to the date the agenda item is to be heard again. Agendas are posted on the Friday before the meeting at <https://humboldt.legistar.com>

PUBLIC COMMENT PRIOR TO THE MEETING:

Public comments may be submitted via email to Planningclerk@co.humboldt.ca.us. Please provide the project title, record or case number and date of the hearing. The deadline for submitting written comments is 12:00 p.m. Wednesday, August 17, 2022. After the deadline, written comments may be submitted to the commission in person during the meeting. Verbal comments may be made in person, or on zoom. Comments received after the agenda is posted on Friday, August 12, 2022, can be found at the "Attachments" section of the "Meeting Details" link next to the posted Agenda at: <https://humboldt.legistar.com>, and will be included with the administrative record. If you do not have access to email, contact the Planning Clerk at 707-267-9409.

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. The public is invited to make comments during the Public Comment period for non-agenda items, not appearing on the agenda. All speakers are invited to state and spell their names but are not required to do so.

A. CALL TO ORDER / SALUTE TO FLAG**B. COMMISSIONERS PRESENT**

C. DISCUSSION OF REMOTE MEETINGS

1. Discussion and Possible Adoption of Resolution Authorizing Remote Teleconference Meetings of the Humboldt County Planning Commission for the period of August 12, 2022, through September 11, 2022, Pursuant to the Ralph M. Brown Act.

Attachments: [PC Resolution 22-0XX County of Humboldt Remote Meetings AB-361 08.18.22](#)

D. AGENDA MODIFICATIONS

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. Steve Morris Minor Subdivision;
Record Number PLN-2019-15935 (filed 10/29/2019)
Assessor's Parcel Number: 402-061-012
Eureka/Indianola Area

A Minor Subdivision to divide an approximately 9.47-acre parcel into three parcels. The parcel being divided is currently developed with a residence, barns, and greenhouses which are located towards the rear of the property. All of these improvements will be located within proposed Parcel 3. The two remaining parcels are vacant and proposed to each be 2.50 acres in size. Future residential development of these parcels will require installation of individual on-site waste treatment systems (OWTS) for sewage disposal. The parcel has two (2) wells, located on opposite ends of the property. A recently installed well near the southwest corner of the property is proposed to be used as the water source for the two vacant parcels to be created, as well as planned new residential development on an adjacent vacant parcel to the south (APN 402-061-028). A similar minor subdivision proposal has been submitted on this adjacent parcel (PLN-2019-15937) and proposes division of a 5.27-acre parcel into two parcels. Parcel 3 is already developed with an separate existing well and septic system. Pursuant to Section 325-9 of the Humboldt County Code, an exception to right of way width and improvements has been requested. The project is exempt from environmental review pursuant to Section 15183 of the State CEQA Guidelines, applicable to projects that are consistent with a Community Plan, General Plan, or Zoning.

Recommendation: Adopt the Resolution to take the following actions: 1) Find the project exempt from further environmental review pursuant to Section 15183 of the State CEQA Guidelines, 2) make all of the required findings for approval of the Parcel Map Subdivision, including the exception request for reduced right-of-way width and improvements, based on evidence in the staff report, 3) and approve the Steve Morris project subject to the recommended conditions.

Attachments: [15935 Steve Morris Executive Summary 08.18.22](#)
[15935 Steve Morris Staff Report 08.18.22](#)

2. Tawnya Morris Minor Subdivision;
Record Number PLN-2019-15937 (filed 10/29/2019)
Assessor's Parcel Number: 402-061-028
Eureka/Indianola Area

A Minor Subdivision to divide an approximately 5.27-acre parcel into two parcels. The parcel being divided is currently vacant and was created through a previous parcel map filed on October 6, 1978. The proposed re-subdivision will result in two parcels of approximately 2.63 and 2.64 acres in size. Installation of individual on-site waste treatment systems (OWTS) for sewage disposal is anticipated to occur during future residential development and an existing well on an adjacent property will serve as the water source for both parcels. Access to proposed Parcel 1 is available from Pomeroy Hollow Road. Access to both parcels will also be provided using an existing private road on the adjacent property to the north (APN 402-061-012), which is proposed to be extended by approximately 250 feet to connect with the parcel being divided. Note: a similar minor subdivision of 9.47-acres has been separately submitted on this parcel (PLN-2019-15935) and proposes division of a 9.47-acre parcel into three parcels. Pursuant to Section 325-9 of the Humboldt County Code, an exception to right of way width and improvements has been requested. The project is exempt from environmental review pursuant to Section 15183 of the State CEQA Guidelines, applicable to projects that are consistent with a Community Plan, General Plan, or Zoning.

Recommendation: Adopt the Resolution to take the following actions: 1) Find the project exempt from further environmental review pursuant to Section 15183 of the State CEQA Guidelines, 2) make all of the required findings for approval of the Parcel Map Subdivision, including the exception request for reduced right-of-way width and improvements, based on evidence in the staff report, 3) and approve the Tawnya Morris project subject to the recommended conditions.

Attachments: [15937 Tawnya Morris Executive Summary 08.18.22](#)
[15937 Tawnya Morris Staff Report 08.18.22](#)

3. Blocksburg Hill Top Organics, LLC; Special Permit
Record Number PLN-2021-17309 (filed 06/17/2021)
Assessor's Parcel Number: 217-411-013
Blocksburg area

A Special Permit for 43,560 square feet of new outdoor commercial cannabis cultivation supported by 4,090 square feet of ancillary nursery. Annual water usage is estimated at 590,000 gallons from rainwater catchment with 735,000 gallons of total storage from a proposed 575,000-gallon pond and 160,000 gallons in tanks. Onsite processing is proposed and power will be provided by a solar array. The Humboldt County Planning Commission will consider an Addendum to a previously adopted Environmental Impact Report and has been prepared for consideration per section 15164 of the State CEQA Guidelines.

Recommendation: Adopt the Resolution to take the following actions: 1) Find that the Planning Commission has considered the Addendum to the adopted Environmental Impact Report for the Commercial Cannabis Land Use Ordinance (CCLUO) as described by Section 15164 of the State CEQA Guidelines, 2) make all required findings for approval of the Special Permit, and 3) approve the Blocksburg Hill Top Organics, LLC Special Permit as recommended by staff subject to the recommended conditions.

Attachments: [17309 Blocksburg Hilltop Farms LLC Executive Summary 08.18.2022](#)
[17309 Blocksburg Hilltop Farms LLC Staff Report PC 08.18.2022](#)
[Attachment 3A - 17309 Biological Resources Report 07.22.2022](#)
[17309 Blocksburg Hill Top Organics Watershed Map 08.18.22](#)

4. Hunter Ranch LLC Williamson Act Preserve Contract;
Record Number PLN-2022-17674 (filed 03/18/2022)

Assessor's Parcel Number: 315-194-001-000, 315-195-001-000, 315-196-001-000, 315-201-001-000, 315-202-003-000, 315-203-005-000, 315-204-004-000, 315-204-005-000, 315-205-001-000, 315-206-006-000, 315-212-005-000, 315-213-003-000, 315-241-004-000, 315-242-001-000, 315-243-001-000, 315-244-003-000, 315-245-005-000, 315-251-002-000, 315-251-003-000, 315-252-004-000, 315-252-005-000, 315-253-001-000, 317-071-007-000, 317-075-004-000, 317-076-001-000, 317-081-001-000, 317-082-004-000, 317-085-003-000, 317-086-001-000, 317-121-002-000, 317-131-002-000, 317-132-015-000, 317-133-011-000
Korbel Area.

An application to place approximately 14,792 acres of Hunter Ranch into a Class B Grazing Land Agricultural Preserve ("Hunter Ranch Agricultural Preserve") and enter into a Land Conservation Contract pursuant to the California Land Conservation Act, otherwise known as the Williamson Act, and the Humboldt County Agricultural Preserve Guidelines. A Zone Reclassification, of approximately 10 acres from Unclassified to Agriculture Exclusive with a combining zone establishing a 160 acre minimum parcel size, is proposed as part of this preserve application.

Recommendation: Adopt the Resolution to recommend that the Board of Supervisors find the project exempt from environmental review pursuant to Section 15061(b,3) and 15317 of the State CEQA Guidelines, make all of the required findings for approval of the Zone Reclassification, Agricultural Preserve and Land Conservation Contract, and approve the Zone Reclassification and Agricultural Preserve and enter into a Land Conservation Contract with Hunter Ranch LLC.

Attachments: [17674 Hunter Ranch Executive Summary 08.18.22](#)
[17674 Hunter Ranch Staff Report 08.18.22](#)

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. Friends of the Dunes Trail and Habitat Restoration; Amendment to Permit
Record Number PLN-9175-CDP (filed 04/28/2015)
Assessor's Parcel Numbers (APN) 400-011-075, 506-111-004, 506-111-021, 506-111-024,
506-111-025.

Manila area The proposed FOD Trail and Habitat Restoration Project (project) would amend the previously approved 2009 CDP (CDP-06-49MMX) and CUP/SP (CUP-06-14MMX/SP-06-71M), which allows use of a converted residence as the HCNC office/education center, relocation of a parking area, a notice of parcel merger, removal of 19 nonnative trees, and trail establishment and restoration activities on approximately 93 of the total 122 acres of beach and dune habitat in the Manila area of Humboldt County under management by the FOD. The permit amendment based on this subsequent IS/MND prepared for the project would allow trail work, restoration, and related activities on the 3.6-acre former Barr property on Lupin Avenue in Manila and would incorporate these additional 3.6 acres into the previously approved restoration plan. The improvements are intended to minimize impacts on sensitive habitat while allowing continued access by hikers, equestrians, and dog walkers. The Humboldt County Planning Commission intends to adopt a Mitigated Negative Declaration and mitigation Monitoring Reporting Program for the project pursuant to § 15074 and § 15097 of the State CEQA Guidelines.

Recommendation: Adopt the Resolution to take the following actions: 1) Adopt the Mitigated Negative Declaration (MND) prepared for the Friends of the Dunes, Inc., the project pursuant to Section 15074 of the State CEQA Guidelines; and 2) Adopt the Mitigation Monitoring and Reporting program pursuant to Section 15097 of the State CEQA Guidelines; and 3) Make all required findings for approval of the amended CDP and Conditional Use Permit (CUP); 4) Approve the Friends of the Dunes, Inc., amended CDP and CUP Permits subject to the recommended conditions.

Attachments: [9175 Friends of the Dunes Executive Summary 08.18.22](#)
[9175 Friends of the Dunes Staff Report 08.18.22](#)

2. Schneider Coastal Development Permit Modification;
Record Number PLN-17762 (filed 05/12/2022)
Assessor's Parcel Number: 402-171-030, 402-171-029
Eureka/Indianola Area

An application for a Coastal Development Permit and Special Permit Modification for an alteration in the configuration and location of a single-family residence and for the removal of the temporary road installed previously without permits. The residence has been partially constructed in a location not consistent with the approved Coastal Development Permit site plan or building permit site plan and within 100 feet of a one parameter wetland and adjacent to Environmentally Sensitive Habitat areas. The road was installed on both parcels. The CDP modification includes after the fact major vegetation removal for removal of native blackberries within a one parameter wetland and removal of native blackberries and willow and alder trees adjacent to the slough in an Environmentally Sensitive Habitat Area (ESHA). Construction of a wood fence for protection of existing sensitive areas are also proposed. The road and proposed fencing, as well as a portion of the residence are located within 100 feet of a coastal wetland area. The project is exempt from environmental review pursuant to Sections 15301, 15303, 15304 and 15333 of the State CEQA Guidelines.

Recommendation: Adopt the Resolution to take the following actions: 1) Find the project exempt from environmental review pursuant to Section 15301, 15303 15304 and 15333 of the State CEQA Guidelines, 2) make all of the required findings for approval of the Modification to the Coastal Development Permit and Special Permit, and 3) approve the Travis Schneider Coastal Development Permit and Special Permit Modification project subject to the recommended conditions.

Attachments: [17762 Travis Schneider CDP Executive Summary 08.18.22](#)
[17762 Travis Schneider CDP Staff Report 08.18.22](#)

3. AMENDMENTS TO THE INLAND ZONING REGULATIONS, GENERAL PLAN, AND COASTAL ZONING REGULATIONS PERTAINING TO EMERGENCY SHELTERS;

Record Number PLN-2022-17866 (filed 08/25/2022)

Assessor's Parcel Number: 000-000-000

Project area: Countywide

The Humboldt County Planning Commission will consider updates to the inland and coastal zoning codes and the General Plan and Local Coastal Program to conform to state housing law changes regarding emergency shelters codified in Government Code 65582 and 65583. By statute, cities and counties must designate at least one zone where emergency shelters are allowed by right, and may specify limited, objective standards for their development and operation. This item amends the existing Emergency Shelter code, adds Day Shelters and Low Barrier Navigation Centers to the inland ordinance; and adds for the first time a definition and use types for emergency shelters in the Coastal Zone.

Recommendation: Based on evidence in the staff report and public testimony, make all the required findings and adopt the Resolution recommending that the Humboldt County Board of Supervisors find that the proposed amendments are exempt from CEQA pursuant to Section 15269(c), and Section 15061(b)(3) of the CEQA Guidelines, Public Resources Code 21080.5 and 21080.9, and to CEQA Guidelines Sections 15269(c), and 15061(b)(3), and adopt the proposed amendments to the Inland Zoning Regulations and General Plan, and approve the amendments to the Coastal Zoning Regulations (as may be modified by the Planning Commission).

Attachments: [17866 EM Shelter Executive Summary 08.18.22](#)
 [17866 EM Shelter Staff Report 08.18.22](#)

I. ADJOURNMENT

J. NEXT MEETING September 1, 2022 6:00 p.m. Regular meeting - Hybrid

The Chamber is wheelchair accessible, the accessible entrance to the Courthouse is the 4th Street entrance. Accessible parking is available adjacent to the 4th Street entrance and on the 4th Street side of the K Street lot. If you are a person with a qualified disability, and need a modification or accommodation to participate in this meeting, please contact the Planning Commission Clerk at 707-445-7541 or by email planningclerk@co.humboldt.ca.us or the ADA Coordinator at 844-365-0352 or by email at ada@co.humboldt.ca.us.