

**PLANNING COMMISSION**

Alan Bongio  
First District - Vice-Chair  
Robert Morris  
Second District - Chair  
Noah Levy  
Third District  
Mike L Newman  
Fourth District  
Peggy O'Neill  
Fifth District  
Brian Mitchell  
At-Large  
Melanie McCavour  
At-Large



**COUNTY STAFF**

JOHN H. FORD  
Director, Planning and Building

**PLANNING COMMISSION  
COUNTY OF HUMBOLDT**

825 Fifth Street  
Board of Supervisors Chambers  
Eureka, California

**ACTION SUMMARY**

Thursday, October 3, 2019

6:00 PM

Regular Meeting

---

**Notice Regarding Public Comment:**

**A. CALL TO ORDER / SALUTE TO FLAG**

*Chair Morris called the meeting to order at 6:00 p.m.*

**B. COMMISSIONERS PRESENT**

Present : 6 - Commissioner Robert Morris, Commissioner Alan Bongio, Commissioner Brian Mitchell, Commissioner Mike L Newman, Commissioner Melanie McCavour and Commissioner Peggy O'Neill

Absent : 1 - Commissioner Noah Levy

**C. AGENDA MODIFICATIONS**

*Item F-1 Pulled from Consent Agenda for full Public Hearing.*

*Item F-3 Pulled from Consent Agenda for full Public Hearing.*

*Item F-4 Pulled from Consent Agenda for full Public Hearing.*

**D. APPROVAL OF ACTION SUMMARY**

1. Review and approve the September 5, 2019 Planning Commission Action Summary.

*A motion was made by Commissioner Mitchell, seconded by Commissioner Newman, to approve the September 5, 2019 Planning Commission Action Summary. The motion carried by the following vote:*

Aye: 5 - Commissioner Bongio, Commissioner Mitchell, Commissioner Newman, Commissioner McCavour and Commissioner O'Neill

Abstain: 1 - Commissioner Morris

## E. PUBLIC COMMENTS

*Kent Swatsky*

*Thomas Mulder*

## F. CONSENT AGENDA

### 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.

***A motion was made by Commissioner Mitchell, seconded by Commissioner McCavour, that the Full Moon Farms MBC Conditional Use Permit and Special Permit be approved with the added condition submitted in Supplemental Information. The motion carried by the following vote:***

Aye: 6 - Commissioner Morris, Commissioner Bongio, Commissioner Mitchell, Commissioner Newman, Commissioner McCavour and Commissioner O'Neill

### 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.

***A motion was made by Commissioner Mitchell, seconded by Commissioner McCavour, that the Jim Furtado Parcel Map Subdivision be approved, . The motion carried by the following vote:***

Aye: 6 - Commissioner Morris, Commissioner Bongio, Commissioner Mitchell, Commissioner Newman, Commissioner McCavour and Commissioner O'Neill

**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.

*A motion was made by Commissioner Mitchell, seconded by Commissioner McCavour, that the County of Humboldt General Plan Conformance Review be approved. The motion carried by the following vote:*

Aye: 6 - Commissioner Morris, Commissioner Bongio, Commissioner Mitchell, Commissioner Newman, Commissioner McCavour and Commissioner O'Neill

**F.2 ITEMS PULLED FROM CONSENT**

**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.

*Meeting went into Recess**Meeting Reconvened*

***A motion was made by Commissioner Newman, seconded by Commissioner Morris, 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, as modified that the project description indicates a cap of 6 (six) acres of cultivation. The motion carried by the following vote:***

Aye: 4 - Commissioner Morris, Commissioner Mitchell, Commissioner Newman and Commissioner McCavour

Nay: 2 - Commissioner Bongio and Commissioner O'Neill

**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.

***A motion was made by Commissioner Mitchell, seconded by Commissioner Newman, that the HUMFDC Investment, LLC, Conditional Use Permit item be continued to a date uncertain. The motion carried by the following vote:***

Aye: 6 - Commissioner Morris, Commissioner Bongio, Commissioner Mitchell, Commissioner Newman, Commissioner McCavour and Commissioner O'Neill

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.

***A motion was made by Commissioner Bongio, seconded by Commissioner McCavour, that the The Ganjery, LLC, Conditional Use Permit be approved. The motion carried by the following vote:***

Aye: 6 - Commissioner Morris, Commissioner Bongio, Commissioner Mitchell, Commissioner Newman, Commissioner McCavour and Commissioner O'Neill

## 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.

***A motion was made by Commissioner Mitchell, seconded by Commissioner Newman, that the Amendment to the Humboldt County Zoning Maps to be consistent with the 2017 Humboldt County General Plan item be continued to the October 17, 2019 meeting of the Planning Commission. The motion carried by the following vote:***

Aye: 6 - Commissioner Morris, Commissioner Bongio, Commissioner Mitchell, Commissioner Newman, Commissioner McCavour and Commissioner O'Neill

## H. PUBLIC HEARINGS

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.

*A motion was made by Commissioner Mitchell, seconded by Commissioner McCavour, that the Samoa Pacific Group Coastal Development Permit and Conditional Use Permit be approved as part of the Consent Agenda. The motion carried by the following vote:*

Aye: 6 - Commissioner Morris, Commissioner Bongio, Commissioner Mitchell, Commissioner Newman, Commissioner McCavour and Commissioner O'Neill

## **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.

## **ADJOURNMENT**

*Chair Morris adjourned the meeting at 9:07 p.m.*