

PLANNING COMMISSION

Robert Morris  
Chair - Second District  
David Edmonds  
Vice Chair - At Large  
Alan Bongio  
First District  
Noah Levy  
Third District  
Kevin McKenny  
Fourth District  
Ben Shepherd  
Fifth District  
Brian Mitchell  
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, March 2, 2017

6:00 PM

Regular Meeting

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**CALL TO ORDER / SALUTE TO FLAG**

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

**COMMISSIONERS PRESENT**

Present      6 - Commissioner Robert E. Morris, Commissioner David Edmonds, Commissioner Alan Bongio, Commissioner Kevin McKenny, Commissioner Ben Shepherd, and Commissioner Brian Mitchell  
Absent        1 - Commissioner Noah Levy

**AGENDA MODIFICATIONS**

*Item #4 HMCP Humboldt requests a continuance of their project.  
Item #5 Mercer Fraser Willow Creek CUP and SMP moved to the Consent Agenda.*

**APPROVAL OF ACTION SUMMARY**

*The February 2, 2017 Action Summary was approved with edits to add "Commissioner" to the voting sections for Commissioner Edmonds.*

Aye:            5 - Commissioner Edmonds, Commissioner Bongio, Commissioner McKenny, Commissioner Shepherd, and Commissioner Mitchell  
Abstain:       1 - Commissioner Morris

**PUBLIC COMMENTS****CONSENT AGENDA**

- 1 Baker Parcel Map Subdivision  
Case Numbers PMS-16-010  
Assessor Parcel Number 508-341-036-000  
1151 Boss Road, McKinleyville Area

A Parcel Map Subdivision to create two parcels of 5,519 square feet each. The parcel is currently being developed with a single family residence and attached secondary dwelling unit that will remain on proposed Parcel 2. The parcels will be served with water and sewer by the McKinleyville Community Services District.

***A motion was made by Commissioner Shepherd, seconded by Commissioner Edmonds, to approve Baker Parcel Map Subdivision project subject to the recommended conditions. The motion carried by the following vote:***

Aye: 5 - Commissioner Morris, Commissioner Edmonds, Commissioner Bongio, Commissioner McKenny, and Commissioner Shepherd

Abstain: 1 - Commissioner Mitchell

- 2 Hadley Parcel Map Subdivision Extension  
Case Number PMS-11-001X  
Assessor Parcel Number (APN) 300-201-039-000  
1405 Abram Lane, Eureka area

A two-year extension of a Parcel Map Subdivision (PMS-11-001) originally approved April 3, 2014. The project consisted of a subdivision of an approximately 1.3 acre parcel into two parcels of approximately 21,761 square feet and 35,014 square feet. The parcel is currently developed with a single family residence with an apartment above the attached garage. A portion of the residence was improperly converted into a third dwelling unit which will be rectified through this project. A preliminary plan for a future residence and secondary dwelling unit on proposed Parcel 1 has been submitted. As the secondary dwelling unit would be less than 800 square feet in size and the lot is located within a Housing Opportunity Zone (HOZ), it may qualify as principally permitted upon completion of a road extension and turnaround. Pursuant to Section 325-5 of Humboldt County Code, the applicant requested, and was granted an exception to the lot frontage requirements to utilize an existing 30 foot right of way. The parcels are, or will, be served by Humboldt Community Services District. No change to the original project is proposed. This is the first extension requested and if approved, the extension will expire on April 15, 2018.

***A motion was made by Commissioner Shepherd, seconded by Commissioner Edmonds, to approve the Hadley Parcel Map Subdivision subject to the recommended conditions of approval. The motion carried by the following vote:***

Aye: 5 - Commissioner Morris, Commissioner Edmonds, Commissioner Bongio, Commissioner McKenny, and Commissioner Shepherd

Abstain: 1 - Commissioner Mitchell

- 3** MERCER FRASER COMPANY Coastal Development Permit and Conditional Use Permit  
Case Numbers CDP-17-001 and CUP-17-004  
Assessor Parcel Numbers 517-155-007 and 517-155-008  
Big Lagoon Area

The applicant requests a Coastal Development Permit and Conditional Use Permit for siting a temporary portable asphalt plant on property owned by Green Diamond Company near Big Lagoon in support of a regionally important Caltrans construction project on Highway 101. The proposed location is industrially zoned and has historically been used for heavy industrial activities, including a lumber mill site. The asphalt plant and ancillary equipment includes storage bins, storage piles, and will involve support vehicles such as a loader, water truck, and material transport haul trucks. A one year permit is requested from March 2017 to March 2018 to facilitate completion of the Caltrans paving project within the construction schedule.

*A motion was made by Commissioner Shepherd, seconded by Commissioner Edmonds, to approve the Mercer Fraser Company Coastal Development Permit subject to the conditions of approval.*

*The motion carried by the following vote:*

Aye: 5 - Commissioner Morris, Commissioner Edmonds, Commissioner Bongio, Commissioner McKenny, and Commissioner Shepherd

Abstain: 1 - Commissioner Mitchell

## CONTINUED PUBLIC HEARINGS

- 4** HMCP Humboldt, LLC Special Permit  
Case Number SP-16-011  
Assessor Parcel Number 511-131-016-000  
3445 Central Avenue, McKinleyville area

A Special Permit for Commercial Cannabis manufacturing. Manufacturing will include food-based cannabis products as well as solvent-based products including but not limited to co2 and butane extraction. The facility will utilize approximately 800 square feet within an existing approximately 3,000 square foot shop building. The site is home to Hooven and Company and contains a shop as well as office space and contractor yard. The parcel is served by public water and sewer by the McKinleyville Community Services District.

*A motion was made by Commissioner Shepherd, seconded by Commissioner McKenny, that the HMCP Humboldt project be continued to date uncertain. The motion carried by the following vote:*

Aye: 6 - Commissioner Morris, Commissioner Edmonds, Commissioner Bongio, Commissioner McKenny, Commissioner Shepherd, and Commissioner Mitchell

## PUBLIC HEARINGS

- 5** Mercer Fraser Conditional Use Permit, Surface Mining Permit, Special Permit, and Reclamation Plan Approval  
Case Numbers SMP-16-002, CUP-16-013, RP-16-002, SP-16-024  
Assessor Parcel Number (APN) 522-142-010  
Willow Creek Area

Renewal of a Conditional Use Permit, Special Permit, Reclamation Plan, and review of financial assurance cost estimates for an existing surface mining and processing operation and modification of the Conditional Use Permit to allow for the siting and operation of a concrete batch plant. A 15-year permit term renewal is requested. The project involves the extraction of 40,000 cubic yards of sand and gravel from Trinity River gravel bars. Aggregate materials are temporarily stockpiled and loaded onto trucks or off-road haulers and then transported to the existing adjacent processing site or to off-site locations. Processing operations involve material crushing and/or sorting, onsite storage of materials, production of asphalt, and weighing and hauling by truck. Site improvements existing at the southern portion of the processing area include a hot mix asphalt plant, rock crusher, screen, settling basin, gate, office and scales. A new concrete batch plant is proposed. Under the current permit, hours of operation are restricted to daylight hours Monday through Saturday, generally 7:00 am to 6:00 pm.

*A motion was made by Commissioner Shepherd, seconded by Commissioner Edmonds, that the Mercer Fraser Willow Creek projects be approved subject to the recommended conditions. The motion carried by the following vote:*

Aye: 5 - Commissioner Morris, Commissioner Edmonds, Commissioner Bongio, Commissioner McKenny, and Commissioner Shepherd

Abstain: 1 - Commissioner Mitchell

## **NEW BUSINESS**

- 6** Election of Officers

*A motion was made by Commissioner McKenny, seconded by Commissioner Shepherd, to approve that the Commissioners residing in the Chair and Vice-Chair positions remain the same. The motion carried by the following vote:*

Aye: 6 - Commissioner Morris, Commissioner Edmonds, Commissioner Bongio, Commissioner McKenny, Commissioner Shepherd, and Commissioner Mitchell

- 7** Planning and Building Departmental Report

## **CORRESPONDENCE**

- 8** Correspondence from McCullough

## **ADJOURNMENT**

*Meeting adjourned at 6:43 pm*

**NEXT MEETINGS**

*April 6, 2017 Regular Meeting*

*May 4, 2017 Regular Meeting*

*June 1, 2017 Regular Meeting*

*I, SUZANNE LIPPRE, Planning Commission Clerk, County of Humboldt, State of California, do hereby certify the foregoing to be a full, true, and correct original record of the above entitled meeting of the Humboldt County Planning Commission held in Eureka, California.*

*SUZANNE LIPPRE*

*Planning Commission Clerk of the County of Humboldt, State of California.*