

PLANNING COMMISSION

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Second District
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Vice Chair - At-Large
MELANIE MCCALOUR
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, November 17, 2022

6:00 PM

Regular Meeting - Hybrid

A. CALL TO ORDER / SALUTE TO FLAG

B. COMMISSIONERS PRESENT

- Present : 5 - Commissioner Noah Levy, Commissioner Mike L Newman, Commissioner Melanie McCavour, Commissioner Peggy O'Neill and Commissioner Thomas Mulder
- Absent : 2 - Commissioner Alan Bongio and Commissioner Brian Mitchell

C. AGENDA MODIFICATIONS

D. PUBLIC COMMENTS

Public Comment was opened and closed

E. CONSENT AGENDA

A motion was made by Commissioner Mulder, seconded by Commissioner McCavour, to approve all remaining items on the Consent Agenda. The motion carried by the following vote:

- Aye: 5 - Commissioner Levy, Commissioner Newman, Commissioner McCavour, Commissioner O'Neill and Commissioner Mulder

1. Review and approval of October 20, 2022, Action Summary;

Approved the October 20, 2022, Action Summary

- Review and approval of November 3, 2022, Action Summary;

Approved the November 3, 2022, Action Summary

- Geck-Moeller Coastal Development Permit
Record Number PLN-2022-17700 (filed 03/30/2022)
Assessor's Parcel Number 308-231-002-000
Loleta Area

A Coastal Development Permit (CDP) for the construction of a new approximately 2,024 SF two-story residence, 984 SF uncovered deck, 40 SF entry deck, gravel driveway, and a detached two-car garage constructed on an existing 25x25-foot concrete slab. The CDP will also authorize brush clearing north of the residence for the planting of fruit trees, logan berries, and a residential garden area. The parcel is currently developed with a well and on-site wastewater treatment system.

Continued the Geck-Moeller Coastal Development Permit to December 1, 2022.

4. Jess Bareilles Conditional Use Permit

- Assessor Parcel Number 201-322-006
- Record No.: PLN-2021-17253
- Fortuna area

A Conditional Use Permit located in the Fortuna Community Planning Area for one acre (43,560 square feet) of new mixed-light commercial cannabis cultivation supported by a 4,360 square foot ancillary nursery. Also proposed is a 2,400 square foot support facility for both offsite processing and distribution. The estimated 535,000 gallons annual irrigation water budget is sourced from rainwater catchment and is supported by 500,000 gallons of water storage tanks. Power is proposed to be provided by PGE.

A motion was made by Commissioner Mulder, seconded by Commissioner McCavour, to approve the Jess Bareilles Conditional Use Permit. The motion carried by the following vote:

Aye: 5 - Commissioner Levy, Commissioner Newman, Commissioner McCavour, Commissioner O'Neill and Commissioner Mulder

F. ITEMS PULLED FROM CONSENT

5. Sand Pointe Subdivision Coastal Development Permit Extension

Assessor Parcel Numbers (APN) 511-471-003, 511-471-004, 511-471-009, 511-471-011, 511-471-012, 511 471-013, 511-471-016, 511-471-017, 511-471-018, 511-471-020, 511-471-021, 511-471-024, 511-471-025, 511-471-026, 511-471-027, 511-471-028, 511-471-030, 511-471-031, 511-471-032, 511-471-033, 511-471-037

Record No.: PLN-2022-17948

McKinleyville Area

A seven-year extension of a Coastal Development Permit (CDP-99-42MM) associated with the Sand Pointe subdivision recorded December 13th, 2001 as Tract 533 in Book 23, pages 6-9. The original project included a blanket Coastal Development Permit for the development of one single family dwelling unit on lots 1 through 37. To date, sixteen (16) of the lots have been developed and twenty-one (21) are currently vacant. The blanket Coastal Development Permit was valid for seven years following the recordation of the tract map and was therefore due to expire on December 13th, 2008. A Modification was approved on December 4th, 2008 which changed the blanket permit validation period from seven (7) years to fourteen (14) years, and a subsequent modification was approved which changed the blanket permit validation from fourteen (14) years to twenty-one (21) years. The current extension request will change the validation period of twenty-one (21) years to twenty-eight (28) years. All parcels will be served by public sewer and water services provided by the McKinleyville Community Services District. There are no changes to the previously approved blanket Coastal Development Permit Modification. As previously approved, structures on Lots 1 through 8, 13, 22 through 29 and 34 through 37 are limited to a maximum of 23 feet tall. If approved, the blanket Coastal Development Permit will expire on December 13, 2029.

A motion was made by Commissioner Mulder, seconded by Commissioner Newman, that the recommendations be approved. The motion carried by the following vote:

Aye: 5 - Commissioner Levy, Commissioner Newman, Commissioner McCavour, Commissioner O'Neill and Commissioner Mulder

G. PUBLIC HEARINGS**1. Cisco Farms, Inc.**

Assessor Parcel Number(s) (APN) 105-101-011, 104-232-005, and 104-191-001

Record No.: PLN-2021-17384

Petrolia area

A Conditional Use Permit for 5 acres of new cannabis cultivation, appurtenant drying facilities, commercial processing, and a community propagation center. Of the 5 acres being applied for, 3 acres will be full sun outdoor, 1 acre will be light deprivation outdoor in traditional greenhouses, and 1 acre will be mixed-light cultivation in gutter connect greenhouses. Cultivation will result in 1-3 harvests annually. Nursery areas will consist of 40,320 SF in greenhouses, 6,000 SF of indoor/enclosed nursery, 21,440 SF of nursery gutter connect greenhouses, for a total of 67,760 SF of propagation space. Processing includes 19,200 SF of dry space. The applicant proposes to construct a 3,000 square foot processing facility to process cannabis produced on site, as well as cannabis produced off site by other cultivators. The applicant proposes to utilize a groundwater well and rainwater catchment to supply water for the project. A total of 2,840,000 gallons of water storage are proposed for irrigation storage, consisting of 2,650,000 gallon rainwater catchment pond and 38 -5,000 gallon hard tanks (190,000 gallons of hard tank storage). Annual water usage for cannabis cultivation is estimated at 2,154,095 gallons (7.54 gallons/SF/yr). Power will be provided by PG&E, which includes a proposed upgrade, and solar panels. There will be a maximum of 34 employees at peak of season with 12 employees anticipated as permanent employees. 1,280 SF farmhouse/employee housing is proposed for up to 12 employees. Water for domestic use and cannabis processing will be sourced from rainwater catchment and bottled water, and septic system associated with the farmworker housing and processing facility will be installed. The site will be accessed via Chambers Rd. A transport-only self-distribution license will be sought at the state level to satisfy operational logistics. The Humboldt County Planning Commission will consider adoption of a Mitigated Negative Declaration that has been prepared for the project pursuant to State CEQA Guidelines. The project is located in the Petrolia Area, on Chambers Road, approximately 1 mile east of the intersection of Chambers Road and Mattole Road, on the property identified as 1414 Chambers Road.

A motion was made by Commissioner McCavour, seconded by Commissioner Mulder, to approve The Cisco Farm's with clarification to condition A11. A modification to condition B2 stating structures shall be enclosed between 60 minutes prior to sunset and 60 minutes after sunrise to prevent disruption to crepuscular wildlife. An additional condition A13 to require applicant to adhere to engineer recommendations found in the Road System Evaluation Report. The motion carried by the following vote:

Aye: 5 - Commissioner Levy, Commissioner Newman, Commissioner McCavour, Commissioner O'Neill and Commissioner Mulder

- 2. Appointment Term and Removal of Planning Commissioners
 Countywide
 Record No.: PLN-2022-17995

Amendment to the Section 312.1.3 of the Zoning Ordinance to modify the term of Planning Commissioners appointed at large and to create provisions for removal of Planning Commissioners by the Board of Supervisors

A motion was made by Commissioner Mulder, seconded by Commissioner Newman, to approve Planning Commission recommendations to the Amendment to the Zoning Ordinance and forward the Appointment Term and Removal of Planning Commissioners to the Board of Supervisors. The motion carried by the following vote:

Aye: 5 - Commissioner Levy, Commissioner Newman, Commissioner McCavour, Commissioner O'Neill and Commissioner Mulder

H. PLANNING COMMISSION DISCUSSION ITEMS

Planning Commission directs staff to return with a status report on large cultivation permit caps.

Director Ford assured the Commission he will bring back a report on the Planning and referral process.

Director Ford urged the Commission to rescind their cancellation of the December 15, 2022 Planning Commission meeting and Chair Levy accepted.

Director Ford assured Chair Levy that he will present The Planning Commission Rules and Procedures at the December 1, 2022, Planning Commission meeting

I. ADJOURNMENT

NEXT MEETING December 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 Clerk of the Board at (707) 476-2384, or (707) 445-7299 (fax). Requests for such modifications or accommodations must be made at least three full business days before the start of the meeting.