

**PLANNING COMMISSION**

First District  
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Second District  
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Third District  
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Mike L Newman  
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At-Large  
Brian Mitchell  
At-Large  
Melanie McCavour



**COUNTY STAFF**

JOHN H. FORD  
Director, Planning and Building

**COUNTY OF HUMBOLDT  
PLANNING COMMISSION**

825 Fifth Street  
Board of Supervisors Chambers  
Eureka, California

**AGENDA**

Thursday, April 1, 2021

6:00 PM

Regular Meeting - Virtual

*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/9763777152> Password: 200525*
- 2. Call in via telephone at 346 248-7799, enter meeting id 976 3777 7152 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*

**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 cell phone 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:**

Submit public comments via email to [Planningclerk@co.humboldt.ca.us](mailto:Planningclerk@co.humboldt.ca.us) and provide the Project title, Record or Case number and date of the hearing. If you do not have access to email, contact the planning clerk at 707-268-3702. After the Agenda is posted on Friday March 26, 2021, comments 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 after the fact.

**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. Review and approval of the March 18, 2021 Action Summary

**Recommendation:** Move to approve the March 18, 2021 Planning Commission Action Summary and direct the Secretary and Clerk of the Planning Commission to sign the minute Sheet.

**Attachments:** [03.18.2021 Action Summary for review.pdf](#)

### 2. Ancient Truth, LLC, Conditional Use Permit

Record Number PLN-12659-CUP

Assessor Parcel Number (APN) 217-401-003-000.

Blocksburg area;

Ancient Truth, LLC seeks approval for a Conditional Use Permit for 11,430 square feet (SF) of existing outdoor light deprivation cultivation and a 375 SF ancillary nursery. The source of water for irrigation is an onsite permitted well (No. 15/16-0474). Total estimated annual water use is 144,450 gallons (12.6 gallons/SF). Drying would occur onsite in a 180-SF drying and storage area, and post-processing activities would occur offsite at a licensed third party facility. Electrical power is provided by one (1) onsite generator (25 kW).

**Recommendation:** Find that the 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 the required findings for approval of the Conditional Use Permit; and approve the Ancient Truth Farms, LLC Conditional Use Permit as recommended by staff subject to the recommended conditions.

**Attachments:** [PLN-2016-12659-CUP Ancient Truth 04.01.21.pdf](#)

3. Alan and Sharon Parks Final Map Subdivision Modification and Extension,  
Record Number PLN-2020-16880  
Assessor's Parcel Numbers 510-193-022, 510-193-023.  
McKinleyville area

A two-year extension and a Modification to a previously approved subdivision. The original project included 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. The Modification will add a Lot Line Adjustment between the two parcels resulting in two parcels of 9,243 square feet and 67,115 square feet. The larger parcel will then be divided into nine lots in three phases - Lot 1, Lots 2-4, and Lots 5-9. No other changes to the approved subdivision are proposed. This is the first extension requested and if approved, the extension will expire on August 21, 2024.

**Recommendation:** Adopt the Addendum to the Mitigated Negative Declaration and make all of the required findings for approval of the Final Map Subdivision Modification and Extension, 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 modification and extension subject to the recommended conditions.

**Attachments:** [PLN-2020-16880 Staff Report 4.1.21.pdf](#)  
[16880 Parks Supplemental-1 3.29.2021.pdf](#)

4. Greentech Industries, LLC;  
Record Number PLN-12823-CUP  
Assessor Parcel Number (APN) 222-222-003.  
Redway area

Greentech Industries, LLC seeks approval for a total of 13,150 square feet (SF) of existing cannabis cultivation that consists of 6,800 SF of mixed light cannabis cultivation and 6,350 SF of outdoor cannabis cultivation. Propagation occurs in a 1,700 SF nursery. Irrigation water is currently sourced from a spring diversion derived from an unnamed Class II watercourse within the project area that is a tributary to the South Fork Eel River. The applicant is proposing the development of a 500,000-gallon rainwater catchment pond to support future irrigation and stormwater management goals. Annual water use is estimated at 155,000 gallons (11.8 gal/SF). Post-cultivation processing activities include drying, trimming and packaging and will occur in a proposed 4,500-SF building onsite. Electricity will be provided by PG&E, and one (1) backup generator (7 kW) is onsite in the event of power outages.

**Recommendation:** This project is being re-noticed for the April 15, 2021 meeting.

**F. ITEMS PULLED FROM CONSENT****G. CONTINUED PUBLIC HEARINGS**

1. Arcata Land Company, LLC, Conditional Use Permit  
Record Number: PLN-12255-CUP  
Assessor Parcel Numbers (APNs) 506-231-021 and 505-151-011.  
Arcata area

A Conditional Use Permit for 22.9 acres of new commercial cannabis cultivation. The Project will also include ancillary support features, such as an administrative building (21,000 square feet), propagation and office building (39,500 square feet), utility building (1,600 square feet), new onsite wastewater treatment system, two unpaved parking areas (one on the parcel to the southwest under the same ownership), security fencing, and storm water management features (e.g., detention basins). An existing agricultural well will provide irrigation water for the Project, while an existing potable water supply line that serves the Site will be utilized to supply drinking water

**Recommendation:** Adopt the Mitigated Negative Declaration for the project pursuant to Section 15074 of the State CEQA Guidelines, make all of the required findings for approval of the Conditional Use Permit and adopt the Resolution approving the Arcata Land Company, LLC Conditional Use Permit as recommended by staff subject to the recommended conditions and the recommended conditions.

**Attachments:** [PLN-12255-CUP Staff Report.pdf](#)  
[Attachment 2a - 12255 IS MND Only.pdf](#)  
[Attachment 2b - 12255 IS MND Appendices A-J.pdf](#)  
[Attachment 2c - 12255 IS MND Appendices K.pdf](#)  
[Attachment 2d - 12255 IS MND Appendices L-O.pdf](#)  
[Attachment 2e - 12255 IS MND Appendices P part 1.pdf](#)  
[Attachment 2f - 12255 IS MND Appendices P part 2.pdf](#)  
[Attachment 2g - 12255 IS MND Appendices Q.pdf](#)  
[Attachment 5a - Public Comment CEQA Circulation Period.pdf](#)  
[Attachment 5b - Public Comment 10-day PC Noticing Period.pdf](#)  
[12255 Supplemental Information 1 - Arcata Land Co.pdf](#)  
[Public Comment 3.18.21.pdf](#)  
[Public Comment 3.18 - 4.1.21.pdf](#)  
[Public Comment 3.18.21 - 3.30.21.pdf](#)  
[Combined Public Comment 3.18.21 - 3.30.21.pdf](#)  
[4.1.21 Public Comments.pdf](#)

## 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. Renewable Properties, LLC, Hatchery Road Solar Project,  
Record Number PLN-2020-16320  
Assessor's Parcel Numbers 313-091-019 and 313-091-020  
Blue Lake area;

The proposed project (Project) is a small-scale commercial energy generating facility that would be located on ±26.56 acres of two (2) adjoining parcels that together total ±38 acres of undeveloped land. The Project would generate approximately four (4) megawatts (MW) of alternating current (AC) emission free, clean, renewable power. The Project would interconnect to PG&E's pre-existing electrical distribution system located along Hatchery Road. Power generated by this facility would be sold to the Redwood Coast Energy Authority (RCEA) through a long-term Power Purchase Agreement (PPA). The Project would utilize 14,336 modules and 32 string inverters which convert the sun's energy into usable AC power. Single axis tracking technology would be utilized to allow the modules to efficiently track the sun throughout the day and maximize the efficiency of solar collection. The modules would be mounted on a steel racking system, which would be anchored into the ground using driven steel piers. The overall height of the array would be no more than 8-feet tall as measured from existing grade.

**Recommendation:** Adopt the Mitigated Negative Declaration prepared for the project in compliance with CEQA Guidelines, make all of the required findings for approval of the Conditional Use Permit and approve the Renewable Properties, LLC Conditional Use Permit subject to the recommended conditions.

**Attachments:** [PLN-2020-16320 Staff Report 4.1.21.pdf](#)  
[Attachment 3 RPCA Hatchery Road CEQA Initial Study 01.11.21.pdf](#)  
[Attachment 5 RPCA Hatchery Road Public Comments.pdf](#)  
[16320 PC Supplemental #1 4.1.21.pdf](#)  
[16320 Public Comment 4.1.21.pdf](#)

## I. ADJOURNMENT

**J. NEXT MEETING      April 15, 2021      6:00 p.m.      Regular Meeting - Virtual**

*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)*

