

MINUTES

THURSDAY, APRIL 1, 2021

Regular Meeting

The Honorable Planning Commission of the County of Humboldt met in a regular meeting on the above date within the Humboldt County Courthouse, Eureka, California. The minutes of this meeting were approved on Thursday, September 2, 2021, with the vote as shown below.

The motion was made by Commissioner Noah Levy and seconded by Commissioner Mike Newman.

AYES: Commissioners Alan Bongio, Thomas Mulder, Noah Levy, Mike Newman, Peggy O'Neill, Brian Mitchell, Melanie McCavour

ABSENT:

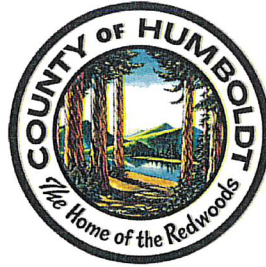
DECISION: Motion carries 7/0.


Laura McClenagan
Deputy Clerk of the Planning Commission


John H. Ford
Secretary of the Planning Commission

PLANNING COMMISSION

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



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, April 1, 2021

6:00 PM

Regular Meeting - Virtual

NOTE: In accordance with Executive Order N-29-20 the Planning Commission meeting was held virtually.

A. CALL TO ORDER / SALUTE TO FLAG

Chair Alan Bongio called the meeting to order at 6:03 p.m.

B. COMMISSIONERS PRESENT

Present : 7 - Commissioner Alan Bongio, Commissioner Noah Levy, Commissioner Brian Mitchell, Commissioner Mike L Newman, Commissioner Melanie McCavour, Commissioner Peggy O'Neill and Commissioner Thomas Mulder

C. AGENDA MODIFICATIONS

*Item E-3 Supplemental information provided for Alan and Sharon Parks PLN-2020-16880
Item G-1 Public Comment provided for Arcata Land Company
Item H-1 Supplemental information and Public Comment provided for Renewable Properties, Hatchery Road Solar Project*

D. PUBLIC COMMENTS

E. CONSENT AGENDA

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

A motion was made by Commissioner McCavour, seconded by Commissioner O'Neill, that the Action Summary for March 18, 2021 be approved. The motion carried by the following vote:

Aye: 7 - Commissioner Bongio, Commissioner Levy, Commissioner Mitchell, Commissioner Newman, Commissioner McCavour, Commissioner O'Neill and Commissioner Mulder

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.

A motion was made by Commissioner McCavour, seconded by Commissioner O'Neill, that the Alan and Sharon Parks project be approved. The motion carried by the following vote:

Aye: 7 - Commissioner Bongio, Commissioner Levy, Commissioner Mitchell, Commissioner Newman, Commissioner McCavour, Commissioner O'Neill and Commissioner Mulder

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.

A motion was made by Commissioner McCavour, seconded by Commissioner O'Neill, that the Greentech Industries, LLC project be approved. The motion carried by the following vote:

Aye: 7 - Commissioner Bongio, Commissioner Levy, Commissioner Mitchell, Commissioner Newman, Commissioner McCavour, Commissioner O'Neill and Commissioner Mulder

F. ITEMS PULLED FROM CONSENT

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).

Meeting went into Recess

Meeting Reconvened

A motion was made by Commissioner Mitchell, seconded by Commissioner McCavour, that the Ancient Truth, LLC project be approved with revised conditions. The motion carried by the following vote:

Aye: 7 - Commissioner Bongio, Commissioner Levy, Commissioner Mitchell, Commissioner Newman, Commissioner McCavour, Commissioner O'Neill and Commissioner Mulder

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

A motion was made by Commissioner McCavour, seconded by Commissioner Newman, that the Arcata Land Company, LLC project be continued to a special meeting on 4.22.2021. The motion carried by the following vote:

Aye: 7 - Commissioner Bongio, Commissioner Levy, Commissioner Mitchell, Commissioner Newman, Commissioner McCavour, Commissioner O'Neill and Commissioner Mulder

H. PUBLIC HEARINGS

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.

A motion was made by Commissioner Mitchell, seconded by Commissioner McCavour, that the Renewable Properties, LLC Hatchery Road Solar project be approved. The motion carried by the following vote:

Aye: 6 - Commissioner Bongio, Commissioner Levy, Commissioner Mitchell, Commissioner McCavour, Commissioner O'Neill and Commissioner Mulder
Nay: 1 - Commissioner Newman

I. ADJOURNMENT

Chair Alan Bongio adjourned the meeting at 8:55 p.m.

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 or the ADA Coordinator at 844-365-0352 or by email at ada@co.humboldt.ca.us