

PLANNING COMMISSION

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At-Large
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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, February 4, 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 6:00 p.m.

B. COMMISSIONERS PRESENT

Present : 6 - Commissioner Alan Bongio, Commissioner Noah Levy, Commissioner Mike L Newman, Commissioner Melanie McCavour, Commissioner Peggy O'Neill and Commissioner Thomas Mulder
Absent : 1 - Commissioner Brian Mitchell

C. AGENDA MODIFICATIONS

*Item E-1 Public comment provided
Item E-2 Public comment provided
Item E-3 Supplemental information and public comment provided
Item G-1 Supplemental information and public comment provided*

D. PUBLIC COMMENTS

E. CONSENT AGENDA

1. Simply Humboldt, LLC Conditional Use Permit and Zoning Clearance Certificate
Record Numbers: PLN-11787-CUP and PLN-2020-16849
Assessor's Parcel Number (APN) 104-321-010 and 104-131-016 (retiring parcel)
37577 Mattole Road, Petrolia

An application for a Conditional Use Permit for 57,000 square feet of outdoor cannabis cultivation, consisting of 37,000 square feet of existing cultivation, and 20,000 square feet of new as a result of a Retirement, Remediation, and Relocation (RRR). The applicant proposes to relocate and reorganize existing cultivation away from watercourses to an environmentally superior location in the center of the parcel. The proposed consolidated operation would occur in nineteen (19) 30' X 100' greenhouses. Propagation occurs onsite in 5,760 SF of immature plant greenhouses. Estimated annual water use for the operation is 423,680 gallons (7.5 gal/sf). Water for irrigation is sourced from a permitted groundwater well. The project proposes to construct a 1,000,000-gallon off-stream rainwater catchment pond. Processing, including drying and trimming, occurs on-site in an existing processing facility. Applicant is also proposing to construct a 7,200 SF processing/drying building. 15 employees would be necessary at peak operations. Electricity is sourced from P.G.&E. A propane generator is onsite for backup power in the case of emergency.

A motion was made by Commissioner Newman, seconded by Commissioner Levy, that the Simply Humboldt, LLC. Conditional Use Permit be continued to the March 4, 2021 meeting. The motion carried by the following vote:

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

2. Sage Koenig, Conditional Use Permits
Record Numbers PLN-11295-CUP and PLN-11277-CUP
Assessor Parcel Numbers (APNs) 108-011-026 and 221-171-029
140 Country Lane, Ettersburg area and 400 Country Lane, Honeydew area

The applicant requests approval of two conditional use permits to total 28,800 square feet of pre-existing cannabis cultivation. PLN-11295 is for 3,300 square feet of outdoor full season and 9,600 square feet of mixed light cannabis cultivation. PLN-11277 is for 15,900 square feet of outdoor cultivation to occur in hoop houses using light deprivation. The cultivation areas will be supported by a proposed 3,024-square-foot ancillary nursery. The project includes a merger of APNs 108-011-026 and 221-171-029, which are adjacent parcels. The project includes a Special Permit for work within the SMA to support the relocation of a cultivation area and the restoration an area located in the SMA. Water for cannabis cultivation will be provided by a permitted agricultural well. A rainwater catchment pond is proposed for the site and will provide 800,000 gallons of irrigation water storage. Processing, including drying, curing and trimming, will take place on site within a proposed 20' X 25' processing structure totaling 500 square feet and a proposed 1,500 square feet commercial processing structure. All power to the site will be provided by P. G. & E and no generators will be used on site in association with commercial cannabis activities.

A motion was made by Commissioner McCavour, seconded by Commissioner Levy, that the Sage Koenig, Conditional Use Permits be approved. The motion carried by the following vote:

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

4. Verdant Futures, LLC, Conditional Use Permits and Special Permits

Record Number: PLN-12933-CUP

Assessor Parcel Number (APN) 223-171-001

1560 Redwood Drive, Garberville area

A Conditional Use Permit for a commercial cannabis nursery to take place in four greenhouses totaling 7,920 sq. ft., Special Permits for a cannabis processing facility and a cannabis manufacturing facility in two proposed buildings, 6,000 sq. ft. and 4,000 sq. ft. The proposed 6,000 sq. ft. building will enclose 4,500 sq. ft. of commercial cannabis processing area, and 1,500 sq. ft. of clone rooting space. The 4,000 sq. ft. building will enclose approximately 2,000 sq. ft. of commercial cannabis manufacturing area, and approximately 2,000 sq. ft. dedicated to cold storage of fresh frozen cannabis flower. An Onsite Wastewater Treatment System (OWTS) will be constructed to serve these buildings. Water will be supplied by Garberville community Service District. Water storage onsite currently consists of two 300-gallon mixing tanks. Proposed is an additional 50,000 gallons of storage in the form of ten 5,000-gallon poly tanks. This additional storage is in anticipation of projected water shutoff for AG projects by Garberville Sanitary District when river flows drop below the allowable threshold. There a maximum of 24 employees anticipated for operations. Minimal grading and tree removal were performed without authorization in 2019 to facilitate the construction of these structures, and as a result, remediation and restoration work is included within the requested project. Special Permits are requested for restoration work and minor development within a Streamside Management Area.

A motion was made by Commissioner McCavour, seconded by Commissioner Levy, that the Verdant Futures, LLC, Conditional Use Permits and Special Permits be approved. The motion carried by the following vote:

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

5. The George Steven Lewis Trust; Parcel Map Subdivision Extension
Record Number PLN-2020-16413
Assessor Parcel Number (APN) 511-031-036
1161 Gassaway Road, McKinleyville area

A two-year extension to a previously approved subdivision. The original project, approved on June 21, 2018, included a Minor Subdivision of a 21,977 square foot parcel into two parcels of 10,110 square feet (net) and 7,420 square feet (net). The parcel is developed with a single-family residence that will remain on proposed Parcel 1. Pursuant to County Code Section 325-9, the applicant has submitted an exception request for a reduced right-of-way width for Hazel Avenue. Water and sewer are provided by the McKinleyville 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 July 3, 2022.

A motion was made by Commissioner McCavour, seconded by Commissioner Levy, that The George Steven Lewis Trust; Parcel Map Subdivision Extension be approved. The motion carried by the following vote:

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

F. ITEMS PULLED FROM CONSENT

3. Bellis Heritage Farms, LLC. Conditional Use Permit
Record Number PLN-11744-CUP
Assessor's Parcel Number: 216-072-010
4808 Bell Springs Road, Garberville area

A Conditional Use Permit for an existing 4,488 square feet of mixed light and 15,640 square feet of outdoor commercial cannabis cultivation. Drying, curing and storage will occur in existing structures on the subject parcel. Irrigation water is sourced from a well and a rainwater catchment system and hard tanks are utilized for water storage. There is 74,100 gallons of water storage onsite and the applicant is proposing to add 48,400 gallons for a total of 122,500 gallons of water storage. Additional processing, such as trimming, will occur off-site at a licensed facility. Power for this project is sourced from P.G. & E. The Planning Commission will consider an addendum to a previously adopted Mitigated Negative Declaration. The project is in Humboldt County, in the New Harris area, on the west side of Bell Springs Road, approximately 0.65 miles southwest from the intersection of Belles Road and Bell Springs Road, on the property known as Specific questions regarding the proposed project may be directed to Abbie Strickland, Planner, at (707) 445-7541 or astrickland@co.humboldt.ca.us <<mailto:astrickland@co.humboldt.ca.us>>.

A motion was made by Commissioner Mulder, seconded by Commissioner O'Neill, that the Bellis Heritage Farms, LLC. Conditional Use Permit be approved with revised conditions. The motion carried by the following vote:

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

G. CONTINUED PUBLIC HEARINGS

Meeting went into Recess

Meeting Reconvened

1. Rising Goat Limited, Special Permit
Record Number PLN-2020-16188
Assessor's Parcel Number: 223-101-004
1400 Ross Road, Garberville area

A Special Permit for 18,000 square feet (sf) of new mixed light cannabis cultivation. The proposed project would be phased to begin outdoor at 10,000 sf and expand to a total of 18,000 sf mixed light cultivation within two years. Annual water use is estimated at 366,660 gallons. The irrigation source is a permitted groundwater well and rainwater catchment. Processing, such as trimming, will occur at an off-site licensed processing facility. There will be a maximum of 3 employees during peak operations. Solar power will be required to be the main power source and generators will only be used as an emergency power source.

A motion was made by Commissioner Newman, seconded by Commissioner Mulder, that the Rising Goat Limited, Special Permit be continued to February 18, 2021. The motion carried by the following vote:

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

H. NEW BUSINESS

1. McGuire, Jerry; Coastal Development Permit
Record Number PLN-2019-15773
Assessor Parcel Number (APN) 306-024-004
6766 West Avenue, Fields Landing area

Application for an after-the-fact Coastal Development Permit (CDP) for unpermitted development associated with construction of a single-family residence. The residence is two story and approximately 1,700 sq. ft. on a 4,791 sq. ft. corner lot in Fields Landing. The site plan shows the residence encroaching into the rear, front, and exterior side yard setbacks.

A motion was made by Commissioner Mulder, seconded by Commissioner Levy, that the Jerry McGuire, Coastal Development Permit be approved for denial as recommended by staff. The motion carried by the following vote:

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

Nay: 1 - Commissioner Newman

I. ADJOURNMENT

Chair Alan Bongio adjourned the meeting at 9:31 p.m.

NEXT MEETINGS February 18, 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