

PLANNING COMMISSION

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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, December 2, 2021

6:00 PM

Regular Meeting - Virtual

NOTE: In accordance with AB 361 the Planning Commission meeting will be held virtually until further notice.

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 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 Wednesday, November 24, 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. DISCUSSION OF REMOTE MEETINGS:

1. Discussion and Possible Adoption of Resolution No 21-__ Authorizing Remote Teleconference Meetings of the Humboldt County Planning Commission for the period of December 2, 2021, through January 1, 2022, Pursuant to the Ralph M. Brown Act.

Attachments: [PC Resolution 21-xxx County of Humboldt Subsequent Remote Meetings](#)

D. AGENDA MODIFICATIONS

E. PUBLIC COMMENT ON NON-AGENDA ITEMS

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.

F. 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 November 04, 2021, Action Summary

Recommendation: Move to approve the November 04, 2021, Action Summary and direct the Secretary and Clerk of the Planning Commission to sign the minute sheet.

Attachments: [11.04.2021 Action Summary](#)

2. Review and approval of the November 18, 2021, Action Summary

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

Attachments: [11.18.2021 Action Summary](#)

G. ITEMS PULLED FROM CONSENT

H. CANNABIS DISCUSSION

The Planning Commission intends to discuss issues surrounding Cannabis Permitting with the potential to provide a recommendation to the Board of Supervisors.

I. 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. H2 Equity, LLC Conditional Use Permit
Record Number PLN-11248-CUP
Assessor's Parcel Number: 221-021-008
Ettersburg area

A Conditional Use Permit for 49,650 square feet (SF) of existing commercial cannabis cultivation consisting of 8,782 (SF) mixed light and 40,868 (SF) outdoor utilizing light deprivation techniques. The project includes 2,363 (SF) of propagation space. Water for irrigation is sourced from an existing well, a hydrologically connected pond, and rainwater catchment. The projected annual water usage totals 892,176 gallons and existing available water storage totals 416,500 gallons. All processing occurs onsite in an existing structure. Energy is sourced from solar and generators.

Recommendation: Continue the project to a date uncertain.

2. Green Management Group of Humboldt, LLC
Record Number PLN-11713-CUP
Assessor Parcel Number (APN) 223-032-001
Garberville area

A Conditional Use Permit for 17,740 square feet (SF) of existing mixed-light cannabis cultivation with 3,210 SF of ancillary propagation. Irrigation water is sourced from a 150,000-gallon rainwater catchment pond and two (2) spring diversions. Existing water storage is 222,825 gallons. Estimated annual water usage is 222,000 gallons. Drying and bucking occurs onsite in an existing metal building, with all other processing occurring off-site at a licensed processing or manufacturing facility. Power is provided by generators. The proposed project also includes a Special Permit for development within the Streamside Management Area for use and maintenance of the two (2) points of diversion (POD), decommissioning of two additional PODs, culvert replacement and maintenance, and decommissioning of four (4) existing stream crossings and associated restoration.

Recommendation: Adopt the Resolution to 1) find that the Commission has considered the Addendum to the adopted Mitigated Negative Declaration for the Commercial Medical Marijuana Land Use Ordinance (CMMLUO) pursuant to Section 15164 of the State CEQA Guidelines, 2) make all of the required findings for approval of the Conditional Use Permit and Special Permit, and 3) approve the Green Management Group of Humboldt, LLC, project as recommended by staff subject to the recommended conditions.

Attachments: [11713 Green Management Group Executive Summary 12.2.21](#)
[11713 Green Management Group Staff Report 12.2.21](#)

3. Green Crows, LLC

Record Number PLN-11976-CUP

Assessor Parcel Number (APN) 033-120-013

Benbow area

A Conditional Use Permit for 14,814 square feet (SF) of existing outdoor and mixed-light cannabis cultivation, with 1,481 SF of outdoor propagation. The cultivation consists of 11,314 of full sun outdoor, and 3,500 sf of mixed light. Proposed mixed-light cultivation activities are contingent upon Pacific Gas and Electric Company (PG&E) power lines being developed. Annual water use is 163,600 gallons based on existing outdoor cultivation or 229,600 gallons with mixed-light included. Water for irrigation use is provided by a rain catchment system. There are 219,000 gallons of water storage in a series of hard-sided tanks and bladders and 50,000 more gallons of storage are proposed. The applicant is proposing infrastructure replacements/additions, including processing and storage structures, a propagation greenhouse, and a residence which would increase rain capture capacity. A 2,000-watt solar system supplies all power for cultivation activities. Two generators are stored onsite for emergency use only. The parcel is furnished with portable toilets.

Recommendation: Continue the project to December 16, 2021.

4. Ocean West Manufactured Home Park Expansion

Record Number: PLN-14268-CUP

Assessor's Parcel Numbers: 510-171-039, 510-171-040, 510-171-060

McKinleyville area

Proposed expansion of Ocean West Manufactured Home Park. The Lot Merger portion of the proposed project consists of the merging of two vacant 4.5 acre and 0.57-acre parcels into the 25.32 acre developed manufactured home park for a total of 30.4 acres. The merger would allow expansion of 25 spaces for a total of 155 units. 22 spaces are proposed on the western 4.5 acre parcel and 3 spaces are proposed on the eastern .57 acre parcel. The Conditional Use Permit is required to expand the existing manufactured home park in the C-1 Neighborhood Commercial zoning district. A Special Permit is requested to allow the proposed road connecting the proposed western expansion to the rest of the park and a proposed recreation path along the creek resulting in approximately 209 sq ft of one-parameter wetland fill and 4,261 sq ft of encroachment into the Streamside Management Area (SMA) of Widow White Creek. Mitigation measures are proposed and will be required to reduce the potentially significant impact to wetlands, the SMA, water quality, and to habitats. Mitigation measures include invasive and non-native vegetation and tree removal, native planting within the restoration area, 630 sq ft of wetland restoration, and 18,750 sq ft of riparian restoration. 51 trees are proposed for removal and 232 trees will be planted. Approximately 30,000 sq ft of additional recreational space is proposed to meet requirements for the expansion of manufactured home park. This will include a dog park, trails throughout the park, community garden, and picnic areas.

Recommendation: Adopt the resolution to take the following actions: 1) Find that there is no substantial evidence that the project will have a significant impact on the environment and adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program pursuant to Section 15074 and 15097 of the CEQA Guidelines, 2) make all of the required findings for approval of the Ocean West Manufactured Home Park Expansion, and 3) approve the project subject to the recommended conditions.

Attachments: [14268 Ocean West Executive Summary 12.2.21](#)
[14268 Ocean West Staff Report 12.2.21](#)

5. RAINBOW SELF STORAGE Coastal Development Permit and Conditional Permit
Record Number PLN-2021-17222
Assessor's Parcel Numbers (APNs) 016-231-025, -026, and -027
Eureka Area

A Coastal Development Permit and Conditional Use Permit to convert the former McKenny's Do It Best building center and lumber yard into the Rainbow Self-Storage facility. The project area is comprised of three (3) APNs (016-231-025, 016-231-026, and 016-231-027) with a total area of 1.84 acres. The proposal is to enlarge an existing structure with second story additions that will increase the total square footage of the structure from 30,816 square feet to 41,374 square feet. In addition, two new buildings are proposed. The first building will be a 24,000 square foot, two-story self-storage unit; the second building will be a one-story, 6,500 square foot self-storage unit. The entire site is either developed with existing structures or paved. The applicant proposes to address run-off from storm water via the installation of a 2,635 square foot gravel retention area.

Recommendation: Continued project to the December 16, 2021 meeting.

6. Brosgart, Special Permit Extensions
Record Number: PLN-2021-17435
Assessor's Parcel Number: 516-111-064
Glendale area

A two-year extension Special Permits for the construction and usage of a multi-use commercial cannabis facility consisting of Volatile Manufacturing (PLN-13319-SP), Non-Volatile Manufacturing (PLN-13328-SP), Distribution (PLN-13339-SP), and Processing (PLN-13346-SP). The proposed building area is approximately 37,858 square feet (SF) in three (3) new buildings, one of which will be two-story, on a 72,230 SF (1.75 acres) parcel. Estimated water usage is roughly 371,520 gallons per year (30,960 gallons per month or 1,032 gallons per day). Water and sewer are to be provided by the Fieldbrook-Glendale Community Service District. Power is provided by PG&E and installation of solar panels on all available rooftops is proposed. 23 employees are expected for operations 7 am to 7 pm, Monday - Saturday; deliveries will only be made 8 am to 6 pm, Monday - Friday. All employees will use Exit 4 off State Route 299 for Glendale Drive. Two (2) loading spaces and 38 parking spaces, three (3) of which will be ADA compliant, are proposed. A stormwater retention area is proposed, and remaining areas will be landscaped. No changes to the original project are proposed.

Recommendation: Adopt the Resolution which makes all of the required findings for approval of the Extension based on the evidence in the staff report and approves the Michael and Arielle Brosgart Special Permit extensions subject to the original conditions.

Attachments: [17435 Brosgart Executive Summary 12.2.21](#)
[17435 Brosgart Staff Report 12.2.21](#)

J. ADJOURNMENT

NEXT MEETINGS: **December 16, 2021, 6:00 p.m. Regular meeting - Virtual**
 January 06, 2022, 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