



MINUTES

THURSDAY, February 3, 2022

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, March 3, 2022, with the vote as shown below.

The motion was made by Commissioner Brian Mitchell and seconded by Commissioner Melanie McCavour.

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

ABSENT: Commissioners

ABSTAIN: Commissioners

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, February 3, 2022

6:00 PM

Regular Meeting - Virtual

NOTE: In accordance with AB 361 the Planning Commission meeting was held virtually.

A. CALL TO ORDER / SALUTE TO FLAG

Chair Alan Bongio called the meeting to order at 6:02 p.m.

B. COMMISSIONERS PRESENT

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

C. DISCUSSION OF REMOTE MEETINGS

1. Discussion and Possible Adoption of Resolution No 22-014 Authorizing Remote Teleconference Meetings of the Humboldt County Planning Commission for the period of February 3, 2022, through March 5, 2022, Pursuant to the Ralph M. Brown Act.

A motion was made by Commissioner McCavour, seconded by Commissioner Newman, that the Planning Commission will adopt this resolution to meet remotely through February and start live/hybrid meetings March 3, 2022. The motion carried by the following vote:

Aye: 5 - Commissioner Bongio, Commissioner Levy, Commissioner Newman, Commissioner McCavour and Commissioner Mulder

D. AGENDA MODIFICATIONS

*PLN-9902-GPA will be pulled from the consent calendar
PLN-2021-17324 Safe Parking - Safe Shelter Pilot Program and Shelter Crisis Ordinance
continue to a date uncertain.*

E. PUBLIC COMMENTS ON NON-AGENDA ITEMS

Public comment period opened.

F. CONSENT AGENDA

1. City of Arcata General Plan Conformance Review
Case Number PLN-2021-17514
Assessor's Parcel Number 507-131-091
Guintoli Lane/Boyd Road (Arcata) Area

A General Plan Conformance Review for the City of Arcata. The City seeks to acquire 0.66 acres of Assessor's Parcel Number 507-131-091-000 from Eureka Ready Mix at their concrete batch plant on Boyd Road to provide enhanced public access to the Mad River from the City's adjacent Carlson Park. The property encompasses the bed of the Mad River and adjacent riverbank. Eureka Ready Mix will retain the remaining portion of the approximately 8-acre parcel.

A motion was made by Commissioner Levy, seconded by Commissioner McCavour, that the commission finds the project to be in conformance with the General Plan based on findings in the staff report and approve the City of Arcata's General Plan Conformance Review as recommended by staff. The motion carried by the following vote:

Aye: 5 - Commissioner Bongio, Commissioner Levy, Commissioner Newman, Commissioner McCavour and Commissioner Mulder

3. McKinleyville Community Services District (MCSD) Mad River Floodplain Habitat Restoration and Public Access Conditional Use Permit Extension
Record Number PLN-2021-17477
Assessor's Parcel Number: 508-021-007, 508-021-006, 506-341-017, and county road right-of-way.
McKinleyville area

Two-year extension of 15879-CUP for MCSD for habitat restoration and public access improvements. The original project was a Conditional Use Permit for habitat restoration to remove infrastructure in the floodplain and restore a more natural connection to the Mad River and thereby increase the quantity and quality of available salmonid habitat in the Mad River watershed. The project will also establish public access over-looking the Mad River, and trail access to the floodplain and river. No changes to the project are proposed. MCSD is the lead agency under CEQA. GHD on behalf of MCSD prepared an Initial Study/Mitigated Negative Declaration (IS/MND) (SCH #2020039047). The Planning Commission in Resolution 20-75 determined that the IS/MND adequately identified and reduced environmental effects to less than significant and that no further environmental review is required.

A motion was made by Commissioner Levy, seconded by Commissioner McCavour, to approve the McKinleyville Community Services District (MCSD) Mad River Floodplain Habitat Restoration and Public Access Conditional Use Permit Extension as recommended by staff. The motion carried by the following vote:

Aye: 5 - Commissioner Bongio, Commissioner Levy, Commissioner Newman, Commissioner McCavour and Commissioner Mulder

4. Redwood Parks Lodge Co., Inc. Conditional Use, Special, and Coastal Development Permits Extensions
Record Number PLN-2021-17480
Assessor's Parcel Number: 520-142-009
Orick area

Project includes: 152-unit transient habitation facility (special occupancy park), to include: a campground, RV Park, Lodge (commercial center), and gas station. The special occupancy park will include 82 RV sites, 48 tent camping sites, 12 park model cabins, 10 cottages, 3 bathhouses, internal trails connecting to the existing Redwood Creek Levee Trail, an open playing field, and a commercial center constructed in a traditional lodge building style. The commercial center will include the resort activity center, administrative offices, a deli and convenience store/gift shop, a touring center, and gas station. An existing residence will remain and be used as a caretaker's residence and office space. A 2,076 square foot maintenance barn will be constructed to the north of the residence and will house the wastewater treatment system operations and maintenance area. The on-site sewage disposal system proposed is an Orenco Advantex Wastewater Treatment system suitable for processing approximately 19,500 gallons of waste per day. The primary leach field will be located near the existing house. Water will be provided by the Orick Community Services District. All utility lines will be underground. The resort will host up to 12 special events per year such as weddings, celebrations, family reunions, school/youth field trips, and small musical productions. Events will generate a maximum of 100 attendees who are not staying on site and may be held between the hours of 12 PM and 9 PM. A Special Permit is included to establish parking for a non-enumerated use. A maximum of 100 additional guests (those not staying overnight at the Resort) will be attending special events. To meet this demand 50 parking spaces are proposed in addition to those required by the other facilities (277 parking spaces). Wetland 1 located at the base of the Redwood Creek Levee is partially located within the Coastal Zone. This wetland will not be altered as a result of the project. Other non-coastal wetlands (2 through 5) on site are NWI wetlands and will be filled to facilitate the project. Wetland fill will be mitigated by wetland creation and enhancement, to be implemented at a 2:1 ratio on the coastal portion of the site adjacent to the existing wetland within the 100-foot wetland setback area. Proposed on-site signage will include up to three monument signs that will be backlit or illuminated with down-shielding lighting. No changes to the project are proposed. The Humboldt County Planning Commission adopted an IS/MND when the project was originally approved and became effective November 6, 2014.

A motion was made by Commissioner Levy, seconded by Commissioner McCavour, to approve the Redwood Parks Lodge Co., Inc. Conditional Use, Special, and Coastal Development Permit Extensions as recommended by staff. The motion carried by the following vote:

Aye: 5 - Commissioner Bongio, Commissioner Levy, Commissioner Newman, Commissioner McCavour and Commissioner Mulder

6. Kofman Realty, LLC, Conditional Use Permit
Record Number PLN-11759-CUP (filed 12/12/2016)
Assessor's Parcel Number: 216-202-010
Alderpoint area

A Conditional Use Permit for 16,100 square feet of existing outdoor cannabis cultivation. The water source is a point of diversion subject to forbearance which will also provide water for a project on the neighboring parcel under the same ownership (APN 216-202-009). Water storage for the forbearance period is comprised of 32,800 gallons of existing water tanks, and 200,000 gallons of proposed water tank storage for a total water storage of 232,800 gallons. Total annual water use across both parcels is expected to be 229,000 gallons annually. Propagation will occur in a 20'x30' (600 square feet) propagation facility on the neighboring parcel. Bucking and drying will take place on the neighboring parcel in existing facilities that serve the project and cultivation on APN 216-202-009, with trimming and further processing occurring off site. The applicant expects a maximum of thirteen employees during peak operations. The applicant proposes generators as the project power source.

A motion was made by Commissioner Levy, seconded by Commissioner McCavour, to approve the Kofman Realty, LLC, Conditional Use Permit as recommended by staff. The motion carried by the following vote:

Aye: 5 - Commissioner Bongio, Commissioner Levy, Commissioner Newman, Commissioner McCavour and Commissioner Mulder

7. Kofman Realty, LLC, Conditional Use Permit
Record Number PLN-11760-CUP (filed 12/12/2016)
Assessor's Parcel Number: 216-202-009
Alderpoint area

A Conditional Use Permit for 37,578 square feet of existing cannabis cultivation. Cultivation is comprised of 30,978 square feet of outdoor cultivation and 6,600 square feet of mixed light cannabis cultivation. The water source for the project is a point of diversion subject to forbearance which will also provide water for a project on the neighboring parcel under the same ownership (APN 216-202-010). Water storage for the forbearance period is comprised of 32,800 gallons of existing water tanks, and 200,000 gallons of proposed water tank storage for a total water storage of 232,800 gallons. Total annual water use across both parcels is expected to be 229,000 gallons annually. Propagation will occur in a 20'x30' (600 square feet) propagation facility. Bucking and drying will take place on site in existing facilities that serve the project and cultivation on the adjacent parcel under the same ownership, with trimming and further processing occurring off site. The applicant expects a maximum of thirteen employees during peak operations. The applicant proposes generators as the project power source.

A motion was made by Commissioner Levy, seconded by Commissioner McCavour, to approve the Kofman Realty, LLC, Conditional Use Permit as recommended by staff. The motion carried by the following vote:

Aye: 5 - Commissioner Bongio, Commissioner Levy, Commissioner Newman, Commissioner McCavour and Commissioner Mulder

- 9. Green Flash Farms, LLC, Conditional Use and Special Permits
 Record Number PLN-12366-CUP (filed 12/23/2016)
 Assessor’s Parcel Number: 221-131-001 and 221-121-007
 Miranda area

Conditional Use and Special Permits (2) for 19,780-square-foot (SF) of existing cannabis cultivation on one legal 80-acre parcel. Cultivation would include a total of 6,000 SF of mixed-light and 13,780 SF of outdoor cultivation. The applicant proposes relocation of 10,900 SF of historic “guerilla-grow” cultivation to environmentally superior cultivation locations. Irrigation water is sourced from a 300,000-gallon lined rainwater catchment pond and a spring/small pond, which supports domestic, and cultivation uses during non-forbearance periods. There is 108,500 gallons of water storage tanks. Water is diverted from the spring/small pond only during the non-forbearance period under Small Irrigation Use Registration H503697. Annual estimated water usage is estimated at 261,000 gallons. The applicant is proposing to use a new structure on APN 221-121-007 (once permitted) for drying, processing, and storage. Power for the operation is provided by 10 solar panels and 2 generators for backup. A Special Permit is required for a setback reduction to approximately 50 feet for one of the proposed outdoor cultivation areas on an existing road flat, from public lands managed by the Bureau of Land Management to the west. A second Special Permit is needed for the ongoing use and maintenance of the diversion.

A motion was made by Commissioner Levy, seconded by Commissioner McCavour, to approve the Green Flash Farms, LLC, Conditional Use and Special Permits as recommended by staff. The motion carried by the following vote:

Aye: 5 - Commissioner Bongio, Commissioner Levy, Commissioner Newman, Commissioner McCavour and Commissioner Mulder

- 10. Lance Berry, Conditional Use Permit
 Record Number PLN-12674-CUP (filed 12-28-2016)
 Assessor’s Parcel Number: 208-261-009
 Dinsmore area

A Conditional Use Permit for 20,700 square feet (SF) of outdoor cannabis cultivation and 2,700 SF mixed light cultivation for a total cultivation of 23,400 SF and a 2,340 SF Nursery. Cultivation occurs in 6 different locations on the subject parcel, with five (5) locations being outdoor cultivation and one (1) location for mixed light. Irrigation water is sourced from a 388,000-gallon rain catchment pond. Estimated annual water use is 221,000 gallons (9.44 gal/SF). The primary source of electrical power (propagation lights and pump water) is a Honda EU7000 generator.

A motion was made by Commissioner Levy, seconded by Commissioner McCavour, to approve the Lance Berry, Conditional Use Permit as recommended by staff. The motion carried by the following vote:

Aye: 5 - Commissioner Bongio, Commissioner Levy, Commissioner Newman, Commissioner McCavour and Commissioner Mulder

11. Larabee Valley Family Farms, LLC, Conditional Use Permit
Record Number PLN-13009-CUP (filed 12/29/2016)
Assessor's Parcel Number: 210-250-031
Bridgeville area

A Conditional Use Permit for 15,000-square-foot (SF) of existing outdoor cannabis cultivation occurring on two graded flats on the 147-acre (assessed) parcel. Appurtenant nursery space is 1,500 SF. Irrigation water is sourced from an off-stream rain and seep-fed catchment pond. Existing available water storage is 137,000 gallons in a combination of four 3,000-gallon water tanks and one 125,000-gallon rain catchment pond. Estimated maximum annual water usage is below storage capacity at approximately 120,000 gallons (8 gallons/SF/year). Harvesting and drying will occur in two existing 400-SF structures (totaling 800 SF), and processing would occur offsite at a licensed facility. Three new greenhouses for cultivation and an additional 50,000 gallons of onsite storage are proposed. No employees are utilized on the farm. Power is provided by existing solar power and an emergency backup generator. The parcel is developed with three existing storage buildings totaling 900 SF.

A motion was made by Commissioner Levy, seconded by Commissioner McCavour, to approve the Larabee Valley Family Farms, LLC, Conditional Use Permit as recommended by staff. The motion carried by the following vote:

Aye: 5 - Commissioner Bongio, Commissioner Levy, Commissioner Newman, Commissioner McCavour and Commissioner Mulder

G. ITEMS PULLED FROM CONSENT

2. North McKay Ranch Subdivision Project, Development Agreement
Record Number PLN-9902-GPA (filed 07/06/2015)
Assessor's Parcel Numbers 017-032-003, 017-071-004, 017-071-009, 017-072-002,
017-072-003, 017-073-007, 017-073-009 and 303-012-020
Cutten area

A Development Agreement pursuant to Section 65864 et seq. of the Government Code between Kramer Properties, Inc. and the County of Humboldt for development consistent with the North McKay Subdivision Project. The Development Agreement provides the developer with greater certainty in the development approval process by vesting certain development rights and by avoiding future conflicting enactments that would limit or reduce density or expand developer's obligations. In return, the developer has committed to certain public benefits. On January 6, 2022, the Humboldt County Planning Commission approved Resolutions No. 22-002 and 22-003 recommending the Board of Supervisors adopt an environmental impact report (EIR) for the North McKay Ranch Subdivision Project, PLN-9902-GPA, and approve the project.

Staff presentation of project.

Public comment period opened.

A motion was made by Commissioner Newman, seconded by Commissioner Levy, that the North McKay Ranch Subdivision Project Development Agreement be recommended to the Board of

Supervisors for approval advising that the Board of Supervisors take a look at and plan how the project will be maintained and patrolled. The motion carried by the following vote:

Aye: 4 - Commissioner Bongio, Commissioner Levy, Commissioner Newman and Commissioner Mulder

Abstain: 1 - Commissioner McCavour

- 5. Lacks Creek Ventures, LLC, Conditional Use Permit
Record Number PLN-10430-CUP (filed 08/24/2016)
Assessor Parcel Number (APN) 521-123-005
Redwood Creek area

A Conditional Use Permit for 17,380 square feet (SF) of existing mixed light cultivation and outdoor cultivation utilizing light deprivation techniques, including 1,700 SF of ancillary propagation. Irrigation water is sourced from rainwater catchment. Existing and proposed water storage is 196,000 gallons. Estimated annual water usage is 80,000 gallons. Drying and processing occurs onsite in an existing 1,500 SF building. Power is provided by three (3) generators; however, there are plans to convert to solar and wind energy by 2026.

Staff presentation of project.

Public comment period opened.

A motion was made by Commissioner Newman, seconded by Commissioner Mulder, that the Lacks Creek Ventures, LLC, Conditional Use Permit be approved as recommended by staff. The motion carried by the following vote:

Aye: 5 - Commissioner Bongio, Commissioner Levy, Commissioner Newman, Commissioner McCavour and Commissioner Mulder

- 8. Enchanted Earth, LLC, Conditional Use Permit
Record Number PLN-12190-CUP (filed 12/21/2016)
Assessor's Parcel Number: 524-201-022
Willow Creek area

A Conditional Use Permit for 2,995 square feet (SF) of outdoor commercial cannabis cultivation and 300 SF of ancillary propagation within the Willow Creek Community Planning Area. Water for irrigation is sourced from the Willow Creek Community Services District. There is no water storage on-site and none is required. Projected annual water usage is 78,000 gallons (23.7 gal/SF/year). Processing is proposed on-site, and trimming is proposed in the residence. The farm is owner-operated, and power is sourced by PG&E. A Special Permit to allow up to 3,000 SF of cultivation area on parcels between 1 and 5 acres, and a Special Permit for a setback reduction to public lands of less than 600 feet from the cultivation area.

Staff presentation of project.

Public comment period opened.

A motion was made by Commissioner Levy, seconded by Commissioner McCavour, that the Enchanted Earth, LLC, Conditional Use Permit be approved as recommended. The motion carried by the following vote:

Aye: 5 - Commissioner Bongio, Commissioner Levy, Commissioner Newman, Commissioner McCavour and Commissioner Mulder

- 12. Brodt At the Bluff Farm-Stay, Conditional Use Permit and Coastal Development Permit Modification
Record Number PLN-2021-17197 (filed 05/06/2021)
Assessor’s Parcel Number: 106-111-004
Ferndale Area

A Conditional Use Permit and modification of an existing Coastal Development Permit to establish a Farm-Stay within an existing farmhouse. The property is primarily used on a seasonal basis for the production and harvest of silage to support dairy activities on nearby ranches. During the off season, when silage is not produced, a barn on the site is utilized as an event venue for weddings/funerals/birthday party events. This seasonal use was established as a Temporary Use under a previously approved Special Permit and Coastal Development Permit CDP-18-013, app no. 14105. The proposed Farm-Stay would be used in combination with the event venue and separate from the event venue as necessary. The property is developed with a second residence which was conditionally approved under CDP-18-024, app no. 14156, the second residence will not be used as part of the Farm-Stay. Only the Farm-Stay guests will be served food from the kitchen located within the existing farmhouse as part of their visitation. The Farm-Stay proposes to use four (4) bedrooms for guests, averaging one-three (1-3) days per visitation for a maximum of eight (8) guests at one time. The owner/operator resides year-round on the premises. No new development is proposed.

*Staff presentation of project.
Public comment period opened.*

A motion was made by Commissioner McCavour, seconded by Commissioner Newman, that the Brodt At the Bluff Farm-Stay, Conditional Use Permit and Coastal Development Permit Modification be approved as recommended by staff. The motion carried by the following vote:

Aye: 5 - Commissioner Bongio, Commissioner Levy, Commissioner Newman, Commissioner McCavour and Commissioner Mulder

H. PUBLIC HEARINGS

Meeting went into Recess / Meeting Reconvened

- 1. Conklin Creek Farms, Inc.
Record Number PLN-2021-17034
Assessor’s Parcel Numbers (APNs) 105-042-002; 105-111-001; 105-071-005; and 105-101-006.
Petrolia Area,

A Special Permit for 43,560 square feet (one acre) of new mixed light cultivation. Four Zoning Clearance Certificates for 5,000 square feet of indoor cultivation; 23,500 square feet of enclosed wholesale nursery; offsite processing; and distribution. Power is provided by PGE and solar. Irrigation water is provided by a 2.6-million-gallon rainwater catchment pond. Annually water usage is estimated at 655,000 gallons. The indoor cultivation is associated with a 500 square foot ancillary nursery. The mixed light cultivation is associated with a 4,360 square foot ancillary nursery.

*Staff presentation of project.
Public comment period opened.*

A motion was made by Commissioner Levy, seconded by Commissioner Mulder, that the Conklin Creek Farms, Inc. Special Permit and Four(4) Zoning Clearance Certificates be approved as recommended by staff. The motion carried by the following vote:

Aye: 4 - Commissioner Bongio, Commissioner Levy, Commissioner Newman and Commissioner Mulder

Recused: 1 - Commissioner McCavour

- 2. H2 Equity, LLC Conditional Use Permit
Record Number PLN-11248-CUP)
Assessor’s Parcel Number: 221-021-008
Salmon Creek area

A Conditional Use Permit for 49,650 square feet of existing commercial cannabis cultivation of which 8,782 square feet is mixed light cultivation and 40,868 square feet is outdoor cultivation utilizing light deprivation techniques. The project is supported by 2,363 square feet 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.

*Staff presentation of project.
Public comment period opened.*

A motion was made by Commissioner Levy, seconded by Commissioner McCavour, that the H2 Equity, LLC Conditional Use Permit be approved for DENIAL as recommended by staff. The motion carried by the following vote:

Aye: 5 - Commissioner Bongio, Commissioner Levy, Commissioner Newman, Commissioner McCavour and Commissioner Mulder

- 3. Humboldt Hempire Farms, LLC
Record No. PLN-2020-16602
APN 223-061-011
Garberville Area

A Special Permit for 14,400 square feet of new mixed light cannabis cultivation (originally noticed for 43,560 square feet). Water for irrigation will be provided by rainwater catchment. There is an approved land use permit on the subject parcel that allows for a business engaged in the collection, storage, delivery, and sale of non-potable water to residents in the Southern Humboldt area for primarily agricultural use (e.g., irrigation). The applicant will utilize water from this onsite business to support the cultivation. The applicant anticipates approximately 145,000 gallons of water will be required annually for irrigation. There is 3,360,000 gallons of water storage onsite. Processing such as drying and curing will occur in a 5,060-square-foot structure. Further processing will occur offsite at a licensed processing facility. Power of the project will be provided by PG&E.

*Staff presentation of project.
Public comment period opened.*

A motion was made by Commissioner Newman, seconded by Commissioner Mulder, that the Humboldt Hempire Farms, LLC, Special Permit be approved as recommended by staff. The motion carried by the following vote:

Aye: 3 - Commissioner Newman, Commissioner McCavour and Commissioner Mulder
Nay: 2 - Commissioner Bongio and Commissioner Levy

- 4. Golden Bud, LLC Special Permit
Record Numbers: PLN-11439-SP and PLN-2020-16911
Assessor’s Parcel Number: 218-031-008
Palo Verde area

A Special Permit for 7,700 square feet (SF) of existing cultivation and 35,860 SF of new cultivation. Ancillary propagation will occur in a 960 SF greenhouse. Irrigation water will be sourced from a rainwater catchment system. Estimated annual water usage is currently 282,000 gallons and is anticipated to be 607,200 gallons at full project build-out. There will be a total of 607,200 gallons of water storage onsite. Processing will occur in a proposed 1,334-square-foot structure. Power will be provided by solar and wind, with PG&E to offset any additional needs.

A motion was made by Commissioner Newman, seconded by Commissioner Levy, that the Golden Bud, LLC Special Permit be continued to the 2.17.22 meeting. The motion carried by the following vote:

Aye: 5 - Commissioner Bongio, Commissioner Levy, Commissioner Newman, Commissioner McCavour and Commissioner Mulder

- 5. PROPOSED COMMUNICATIONS FACILITIES ORDINANCE; Case Number PLN-2021-17452. The proposed ordinance affects all unincorporated areas of Humboldt County. The purpose and intent of this Telecommunications Ordinance is to provide a uniform and comprehensive set of standards for the development, siting and installation of wireless telecommunications facilities. These standards do all the following: protect and promote the public health, safety and welfare of the residents of the unincorporated areas of Humboldt County; protect aesthetic values in accordance with the guidelines and intent of the Telecommunications Act of 1996; encourage siting in preferred locations to help preserve the County’s rural character, including the protection of scenic, natural and cultural resources; and minimize the intrusion of these uses into residential areas. The proposed ordinance uses a tiered approach to permitting communication facilities: the lowest tier (“Tier 1”) applies a streamlined permit process to easily allow telecommunication facilities least likely to have any impacts. Conversely, the highest tier (“Tier 3”) requires a public review process through conditional use permits for projects most likely to have impacts. Since this is a public workshop, no action will be taken by the Planning Commission. Instead, the Planning Commission will be asked to take public comment and provide informal feedback that will be used to develop a public hearing draft for review by the Planning Commission at a later date.

A motion was made by Commissioner Newman, seconded by Commissioner Levy, that the Proposed Communications Facilities Ordinance be continued to the 2.17.22 meeting. The motion carried by the following vote:

Aye: 5 - Commissioner Bongio, Commissioner Levy, Commissioner Newman, Commissioner McCavour and Commissioner Mulder

- 6. **SAFE PARKING - SAFE SHELTER PILOT PROGRAM AND SHELTER CRISIS ORDINANCE:** Case Number PLN-2021-17324. This item comprises two actions. First, it adds allowance for a Safe Parking - Safe Shelter Pilot Program to the Zoning Ordinance (Section 61.05 of Chapter 4 of Division 1 of Title III of the Humboldt County Code) that will expire in 18 months, and will provide safe, temporary shelter sites that accommodate vehicles, tents, or other approved structures for people who are experiencing homelessness while they seek permanent housing. Approved Safe Parking - Safe Shelter sites would operate as a type of emergency shelter, allowed by right in the same zone districts as emergency shelters. Any government agency, religious institution, non-profit charitable organization, or private non-profit organization may operate a Safe Parking - Safe Shelter site. The type and number of vehicles, the participants' length of stay, hours of site operation, and level of services provided are all described in the required management plans. Other parts of the proposed ordinance for both Inland and Coastal areas would set definitions, site standards, and provisions for site management.

A motion was made by Commissioner Newman, seconded by Commissioner Mulder, that the Safe Parking - Safe Shelter Pilot Program and Shelter Crisis Ordinance be continued to a date uncertain. The motion carried by the following vote:

Aye: 5 - Commissioner Bongio, Commissioner Levy, Commissioner Newman, Commissioner McCavour and Commissioner Mulder

J. ADJOURNMENT

Chair Alan Bongio adjourned the meeting at 10:20 p.m.

K. NEXT MEETINGS: February 17, 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