

PLANNING COMMISSION

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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, March 18, 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 : 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

D. PUBLIC COMMENTS

E. CONSENT AGENDA

1. Review and approval of the January 7, 2021 Action Summary

A motion was made by Commissioner McCavour, seconded by Commissioner Mitchell, that the January 7, 2021 Action Summary be approved. The motion carried by the following vote:

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

Not Present: 1 - Commissioner Levy

2. Review and approval of the January 21, 2021 Action Summary

A motion was made by Commissioner McCavour, seconded by Commissioner Mitchell, that the January 21, 2021 Action Summary be approved. The motion carried by the following vote:

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

Not Present: 1 - Commissioner Levy

3. Review and approval of the February 4, 2021 Action Summary

A motion was made by Commissioner McCavour, seconded by Commissioner Mitchell, that the February 4, 2021 Action Summary be approved. The motion carried by the following vote:

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

Not Present: 1 - Commissioner Levy

4. Review and approval of the February 18, 2021 Action Summary

A motion was made by Commissioner McCavour, seconded by Commissioner Mitchell, that the February 18, 2021 Action Summary be approved. The motion carried by the following vote:

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

Not Present: 1 - Commissioner Levy

5. Review and approval of the March 04, 2021 Action Summary

The square foot references have been updated to be consistent per Commissioner Brian Mitchell's request.

A motion was made by Commissioner McCavour, seconded by Commissioner Mitchell, that the March 04, 2021 Action Summary be approved. The motion carried by the following vote:

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

Not Present: 1 - Commissioner Levy

6. Keith Forbes - Extension & Modification of a Coastal Development and Conditional Use Permit, Record Number PLN-5725-CDP;
Assessor's Parcel Number is 305-101-053
5667 South Broadway, Spruce Point area

Extension and modification of a Coastal Development Permit and Conditional Use Permit (CDP-06-27/CUP-06-08) which authorized development of a vacant parcel with two (2) commercial buildings totaling approximately 12,700 square feet and operation of a cabinet manufacturing business from the site. The applicant has revised the project design and reduced the development footprint and is seeking to modify the previously approved permits to instead authorize construction of an approximately 6,480 square foot 3-unit commercial building A 1,000 ft.² Caretaker's unit is proposed to occupy the second story of the building. Development will be served by public water and sewer. Extension of the Use Permit is being requested to enable future operation of a cabinet manufacturing business from the site. A total of 16 on-site parking spaces are proposed to be provided and the modification includes a request for an exception to the off-street parking requirements to pre-authorize future commercial uses exceeding available on-site parking capacity by crediting use on-street parking spaces within the project vicinity.

A motion was made by Commissioner McCavour, seconded by Commissioner Mitchell, that the Keith Forbes Extension & Modification of a Coastal Development and Conditional Use Permit be approved. The motion carried by the following vote:

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

Not Present: 1 - Commissioner Levy

7. The Humboldt County Collective; Conditional Use Permit Modification
Record Number PLN-2020-16620
Assessor Parcel Number (APN) 015-011-005
1662 #A Myrtle Avenue, Eureka area;

The Humboldt County Collective (THCC) is applying for a modification to a Conditional Use Permit to expand an existing dispensary to an adjacent storefront on same parcel. THCC proposes to expand thru renovation of the storefront at 1662 A Myrtle Avenue to accommodate patients' and customers' needs, while maintaining operational standards and compliance with the conditions outlined in CUP17-073. Once the renovation is complete, THCC will turn 1670 B Myrtle Avenue into long term non-cannabis storage until the County revisits potential consumption and use regulations. Renovation of 1662 A Myrtle Avenue will include installation of two dividing walls to separate the entry from the lobby, sales room, and restricted areas. The new space will be more than double the current footprint and allow for enhanced social distancing protocols. Staffing will remain at current levels for the expansion needs.

A motion was made by Commissioner McCavour, seconded by Commissioner Mitchell, that The Humboldt County Collective Conditional Use Permit Modification be approved. The motion carried by the following vote:

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

Not Present: 1 - Commissioner Levy

F. ITEMS PULLED FROM CONSENT

8. Maple Creek Ranch Corp., Conditional Use Permit and Zoning Clearance
Record Numbers: PLN-12154-CUP and PLN-2018-15197;
Assessor Parcel Number (APN) 313-145-006
Korbel area

Four Conditional Use Permits for new full sun outdoor commercial cannabis cultivation under the CMMLUO, totaling 4-acres (174,240 square feet) of cultivation on a 420-acre legal parcel in the Korbel area and a Zoning Clearance Certificate under the CCLUO for the relocation of 27,000 square feet of outdoor cannabis from APN 315-011-009, for a combined total of 4.6 acres of full sun outdoor cannabis cultivation. Water will be sourced from an existing and a proposed groundwater well and from rainwater catchment. The power sources for the project are a proposed solar system and 25 kw whisper watt diesel generators. The project includes a proposed ancillary nursery of 6,600 square feet and a proposed ancillary support facility of 4,800 square feet to be used for onsite drying and processing.

A motion was made by Commissioner Mulder, seconded by Commissioner Mitchell, that the Maple Creek Ranch Corp. Conditional Use Permit and Zoning Clearance be continued to a date uncertain with noticing to be provided. The motion carried by the following vote:

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

Not Present: 1 - Commissioner Levy

Abstain: 1 - Commissioner Newman

G. CONTINUED CONSENT ITEMS

1. Crossland Management, LLC; Conditional Use Permit
Record Number PLN-11819-CUP
Assessor Parcel Number (APN) 317-023-010
1910 Gorden Road, Kneeland/Lone Star Junction area

A Conditional Use Permit for 33,237 ft² of existing full sun outdoor cultivation and 6,000 ft² of existing mixed-light cultivation within five (5) 12'x100' hoop houses. Water is sourced from a groundwater well. Estimated annual water usage for irrigation is 225,000 gallons per year (5.7 gallons/square foot/ year). Existing water storage consists of a total of 40,000 gallons in seven (7) 5,000-gallon hard tanks, and two (2) 2,500-gallon hard tanks designated for fire water suppression. Drying will occur on-site within a 40'x100' proposed building, and an additional 40'x80' proposed building. Trimming is proposed to occur within an existing 35'x70' building. A total of three (3) full-time employees and five (5) part-time employees will be required for cultivation related activities. On-site employee housing is proposed in one existing residence, as part of this application. Power is sourced from generators and a solar array is used to power the water pump.

A motion was made by Commissioner McCavour, seconded by Commissioner Mitchell, that this Zoning Item be approved. The motion carried by the following vote:

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

Not 1 - Commissioner Levy

Present:

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.

The Renewable Properties, LLC, Hatchery Road Solar Project was continued to the April 1, 2021 meeting.

2. 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

Meeting went into Recess

Meeting Reconvened

A motion was made by Commissioner Mitchell, seconded by Commissioner Levy, that the Arcata Land Company, LLC, Conditional Use Permit be continued to the April 1, 2021 meeting. 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

I. ADJOURNMENT

Chair Alan Bongio adjourned the meeting at 9:32 p.m.

J. NEXT MEETINGS April 1, 2021 Regular Meeting - Virtual