

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, December 2, 2021

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

B. COMMISSIONERS PRESENT

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

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.

A motion was made by Commissioner Newman, seconded by Commissioner O'Neill, that the Resolution authorizing Remote Teleconference meetings for the period of December 2, 2021 - January 1, 2022 be adopted. The motion carried by the following vote:

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

Not Present: 1 - Commissioner Mitchell

D. AGENDA MODIFICATIONS**E. PUBLIC COMMENT ON NON-AGENDA ITEMS****F. CONSENT AGENDA**

A motion was made by Commissioner Mitchell, seconded by Commissioner O'Neill, that the Consent Agenda Items be approved. The motion carried by the following vote:

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

Abstain: 1 - Commissioner Newman

1. Review and approval of the November 04, 2021, Action Summary
2. Review and approval of the November 18, 2021, Action Summary

I. PUBLIC HEARINGS

1. 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.

The H2 Equity project was continued 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.

A motion was made by Commissioner Newman, seconded by Commissioner Mulder, that this Zoning Item be approved. The motion failed 2/4.

A motion was made by Commissioner Mitchell that the Green Management Group of Humboldt project be approved as modified by removal of generator by 2025 and 80% of energy sourced from renewable sources. The motion failed for a lack of second.

A motion was made by Commissioner Mitchell, seconded by Commissioner Newman, that the Green Management Group of Humboldt project be continued to the 12.16.21. The motion carried by the following vote:

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

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 for mixed-light. Water for irrigation 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. A 2,000-watt solar system supplies all power for cultivation activities. Two generators are stored onsite for emergency use only.

The Green Crows project was continued 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.

A motion was made by Commissioner O'Neill, seconded by Commissioner Newman, that The Ocean West Manufactured Home Park Expansion was continued to December 16, 2021. The motion carried by the following vote:

- Aye: 5 - Commissioner Bongio, Commissioner Newman, Commissioner McCavour,
 Commissioner O'Neill and Commissioner Mulder
- Not Present: 1 - Commissioner Mitchell

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 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.

The Rainbow Self Storage project was continued to December 16, 2021.

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.

A motion was made by Commissioner Mitchell, seconded by Commissioner McCavour, that the Brosgart project be approved as recommended by staff. The motion carried by the following vote:

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

H. CANNABIS DISCUSSION

Commission directed John Ford, Director of the Humboldt County Planning and Building Department to draft a letter to the Board of Supervisors regarding Generators (energy plans), Road Conditions (certifications) and Water Storage (irrigation plan) policy guidance.

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