



MINUTES

THURSDAY, FEBRUARY 20, 2020

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 5, 2020 with the vote as shown below.

The motion was made by Commissioner Levy and seconded by Commissioner Newman.

AYES: Commissioners Bongio, Levy, Newman, McCavour  
ABSTAIN: Commissioner Mitchell  
ABSENT: Commissioner O'Neill  
DECISION: Motion carries 4/0.

Suzanne Lippre  
Deputy Clerk of the Planning Commission

John H. Ford  
Secretary of the Planning Commission

PLANNING COMMISSION

Alan Bongio  
First District - Chair  
Vacant - Second District  
Noah Levy  
Third District  
Mike L Newman  
Fourth District  
Peggy O'Neill  
Fifth District  
Brian Mitchell  
At-Large  
Melanie McCavour  
At-Large



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 20, 2020

6:00 PM

Regular Meeting

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**A. CALL TO ORDER / SALUTE TO FLAG**

*Commissioner Bongio called the meeting to order at 6:00 pm*

**B. COMMISSIONERS PRESENT**

Present : 5 - Commissioner Alan Bongio, Commissioner Noah Levy, Commissioner Mike L Newman,  
Commissioner Melanie McCavour and Commissioner Peggy O'Neill

Absent : 1 - Commissioner Brian Mitchell

**C. AGENDA MODIFICATIONS**

*Item F-1: Supplemental information provided.*

*Item F-2: Supplemental information provided with Revised Conditions of Approval*

*Item H-1: (3) Supplementals provided & Item continued to date uncertain*

*Item H-2: (2) Supplementals provided*

**D. PUBLIC COMMENTS**

**E. NEW BUSINESS**

1. Election of Officers: Each year the Commission shall elect the Chair and Vice-Chair.

*Appointment of Chair*

*A Motion was made by Commissioner Levy and seconded by Commissioner Newman to appoint  
Commissioner Bongio as Chair for 2020. The motion carried by the following vote:*

*Aye: Commissioner Levy, Commissioner Newman, Commissioner McCavour and Commissioner O'Neill.*

*Appointment of Vice-Chair*

*A Motion was made by Commissioner Newman and seconded by Commissioner O'Neill to appoint Commissioner Levy as Vice-Chair for 2020. The motion carried by the following vote:*

*Aye: Commissioner Bongio, Commissioner Newman, Commissioner McCavour and Commissioner O'Neill.*

## F. CONSENT AGENDA

1. Mad River Horticulture, LLC, Conditional Use Permit & Special Permit  
Application Number 12769  
Assessor's Parcel Number (APN) 208-231-016  
594 River Road, Dinsmore area

Project Description: A Conditional Use Permit to allow the continued operation of an existing 17,600 square foot (SF) commercial cannabis cultivation of which 2,750 SF is mixed light and 14,850 SF is outdoor cannabis cultivation operation utilizing two (2) full sun cultivation areas and five (5) greenhouses. Pursuant to Humboldt County Code Section 314.55.48.6 et seq., the applicant has applied for a Special Permit allowing for a water diversion from the Mad River used for irrigation water.

*A motion was made by Commissioner Levy, seconded by Commissioner McCavour, that the Mad River Horticulture, LLC, Conditional Use Permit & Special Permit be approved, with supplemental information provided. The motion carried by the following vote:*

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

2. Spruce Grove Farms, LLC, Conditional Use Permit, Special Permit, Lot Line Adjustment and Merger  
Record Numbers.: PLN-12233-CUP & PLN-2019-15778  
Assessor's Parcel Numbers: 216-081-010, 216-081-013, 216-082-002, 216-082-005, 216-082-006, 216-082-010, 216-134-011, 216-134-013, 216-135-015, 223-011-003 & 223-012-010  
Alderpoint area

Project Description: A Conditional Use Permit for an existing outdoor cultivation operation totaling 22,000 square feet (sf) in size. A Special Permit for the after-the-fact permitting of instream diversions for irrigation. A Lot Line Adjustment and Merger between 6 legal parcels known as APNs 216-081-010, 216-081-013, 216-082-002, 216-082-005, 216-082-006, 216-082-010, 216-134-011, 216-134-013, 216-135-015, 223-011-003 & 223-012-010 to consolidate parcels into more logical management units following Bell Springs Road, and to facilitate onsite relocation across legal parcel boundaries. The result will be 4 parcels of approximately 400 acres, 385 acres, 220 acres, and 198 acres.



*A motion was made by Commissioner Levy, seconded by Commissioner McCavour, that the Spruce Grove Farms, LLC, Conditional Use Permit, Special Permit, Lot Line Adjustment and Merger be approved, with supplemental information provided. The motion carried by the following vote:*

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

3. Seth Glasson Conditional Use Permit  
Application Number: 10856  
Case Number: CUP-16-094  
Assessor's Parcel Number (APN): 033-110-003  
1897 Red Rock Road, Benbow area

Project Description: A Conditional Use Permit for an existing 15,000 square foot outdoor commercial cannabis cultivation operation and 1,000-square-foot mixed-light nursery. A maximum of two harvests will occur annually. Water for irrigation use is 250,000 gallons annually and sourced from a 280,000-gallon rainwater catchment pond constructed in 2016.

*A motion was made by Commissioner Levy, seconded by Commissioner McCavour, that the Seth Glasson Conditional Use Permit be approved. The motion carried by the following vote:*

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

4. County of Humboldt General Plan Conformance Review  
Case Number PLN-2019-16113  
Assessor's Parcel Number 303-012-029  
Ridgewood Area

Project Description: A General Plan Conformance review for the County of Humboldt to purchase 197 acres of timberland near the Ridgewood residential neighborhood. This project represents Phase II of the McKay Community Forest and would expand the size of the publicly-owned forest by 20 percent, to nearly 1,200 acres. The project would protect headwaters areas and tributaries to Ryan Creek, a major tributary to Humboldt Bay and a regionally important coho salmon-bearing stream. The property will be managed for multiple purposes including public access and recreation, timber harvest, and watershed and resource conservation. It is expected that the McKay Community Forest Trail Plan will be adopted by the Board of Supervisors spring 2020.

*A motion was made by Commissioner Levy, seconded by Commissioner McCavour, that the County of Humboldt General Plan Conformance Review be recommended for approval. The motion carried by the following vote:*

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

## **G. ITEMS PULLED FROM CONSENT**

## **H. PUBLIC HEARINGS**

1. Allpoints Outdoor, Inc. Special Permit for Reconstruction of a Legal Nonconforming Billboard Structure  
 Record Number PLN-2019-16029  
 Assessor Parcel Number 305-031-007  
 Eureka Area

Project Description: A Special Permit to authorize reconstruction of a legal nonconforming billboard structure that was blown down in November 2019, damaging most of the support posts. The project proposes to reconstruct the billboard in its current location. Reconstruction could involve reattaching the billboard to the existing posts but may require more significant work to remove and replace footings. No changes to the height or width of the billboard is proposed. Because the project is located within a portion of the Coastal Zone where the Coastal Commission retains permit authority, an application for a Coastal Development Permit (CDP) exemption has been filed with the Coastal Commission. The project involves minimal ground disturbance and is considered exempt from further environmental review pursuant to Section 15302 (Replacement or Reconstruction) of the Guidelines to the California Environmental Quality Act (CEQA).

*Meeting went into Recess*

*Meeting Reconvened*

***A motion was made by Commissioner Levy, seconded by Commissioner McCavour, that the Allpoints Outdoor, Inc. Special Permit be continued to a date uncertain. The motion carried by the following vote:***

Aye: 4 - Commissioner Levy, Commissioner Newman, Commissioner McCavour and Commissioner O'Neill

Nay: 1 - Commissioner Bongio

2. Samoa Pacific Group Final Map Subdivision, Coastal Development Permit, Planned Development Permit  
 Case Numbers FMS-13-003, CDP-13-030, PDP-13-001  
 Application Number 8827  
 Assessor Parcel Numbers 401-031-055 and 401-031-070  
 Samoa area

Project Description: A tentative map subdivision for the phased subdivision of Master Parcels 2 and 3 encompassing approximately 185 acres in the Town of Samoa into 332 parcels. The project includes a Planned Unit Development Permit to establish setbacks from property lines in the existing Samoa townsite based on the locations of existing buildings; minimum lot sizes will be reduced to 2,000 square feet; lot coverage will be increased to 80%, and parking standards will be modified to allow for areas of common parking rather than having all parking either on-site or in front of each residence. Due to dune, wetland and forest Environmentally Sensitive Habitat Areas (ESHAs) and setbacks therefrom, there will be large areas of open space within the proposed development. Parcels will be served by community domestic water supply and sewage disposal systems. Exceptions to solar

shading requirements are requested to accommodate the existing developed housing areas and planned unit development standards for new construction. All development will comply with the Samoa Town Master Plan Overlay requirements and the development standards specified for Samoa in the coastal zone ordinance.

*A motion was made by Commissioner McCavour, seconded by Commissioner Newman, that the Samoa Pacific Group Final Map Subdivision, Coastal Development Permit, Planned Development Permit be approved subject to the revised recommended conditions provided in the supplemental information. The motion carried by the following vote:*

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

Nay: 1 - Commissioner O'Neill

## **I. ADJOURNMENT**

*Chair Bongio adjourned the meeting at 8:15 pm*

## **J. NEXT MEETINGS**

*March 5, 2020 Regular Meeting*