

PLANNING COMMISSION

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JOHN H. FORD
Director, Planning and Building

**COUNTY OF HUMBOLDT
PLANNING COMMISSION**

**825 Fifth Street
Board of Supervisors Chambers
Eureka, California**

AGENDA

Thursday, November 21, 2019

4:00 PM

Special Meeting

Notice Regarding Public Comment:

For items appearing on the agenda, the public is invited to make comments at the time the item comes up for consideration by the Commission. The Chair will call for public comment as each item is heard by the Commission. For items not appearing on the agenda, the public is invited to make comments during the Public Comment period for non-agenda items. All speakers are invited to state their names, but are not required to do so.

A. CALL TO ORDER / SALUTE TO FLAG

B. COMMISSIONERS PRESENT

C. AGENDA MODIFICATIONS

D. PUBLIC COMMENTS

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.

E. 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.

Emerald Triangle Group, LLC Co., Special Permits
Record Numbers: PLN-12733-SP and PLN-12747-SP
Assessor's Parcel Number: 032-051-032
829 Redwood Drive, Garberville area

Project Description: This project consists of two applications requesting two permits pursuant to the Commercial Medical Marijuana Land Use Ordinance (CMMLUO). A Special Permit (SP) is requested for a cannabis distribution facility (App #12733), and an SP is requested for a commercial cannabis manufacturing facility (App #12747). Manufacturing involves the use of mechanical machinery and ethanol to extract products such as kief, hash and rosin. No flammable solvent materials are used. The site is currently developed with a three-story commercial building, a two-story concrete building, and a two-story storage facility. Extraction operations will occur on the first floor of the three-story building in the existing retail space. The use of the 2nd floor office space and 3rd floor residence will not change as a result of this project. In addition, flower and pre-rolls will be packaged for distribution. The project proposes to demolish the existing concrete building and construct in its place a 180-square foot metal building to house a closed loop ethanol extraction unit. The storage building will be retrofitted with a walk-in refrigeration unit to store cannabis products for the distribution operation. applicant is requesting a Special Permit for an exception to the size of the loading space requirement described by Humboldt County Code (H.C.C.) Section 109.1. The Planning Commission will also consider approval of the design review study as prepared by the applicant per H.C.C. 314-19.1.3.

Recommendation: Continue the project to the December 5, 2019 Planning Commission hearing.

Jason Miller, Conditional Use Permit and Special Permit
Application Number 11484
Case Numbers CUP16-262 and PLN-11484-SP
Assessor's Parcel Number (APN) 210-144-008
Dinsmore Area

Project Description: A Conditional Use Permit for 18,120 square feet of existing outdoor cannabis cultivation and ancillary processing activity. A Special Permit is also requested for an enforcement within a Streamside Management Area.

Recommendation: Continue the project to the December 5, 2019 Planning Commission hearing.

F. CONTINUED PUBLIC HEARING

Humboldt Wind LLC, Conditional Use Permit and Special Permit.

Case Number: PLN-13999-CUP

Application Number 13999

Assessor Parcel Numbers (APNs): 102-132-004-000; 207-124-005-000; 207-126-004-000; 205-021-005-000; 205-021-006-000; 205-021-014-000; 205-021-015-000; 205-021-017-000; 205-021-019-000; 205-021-021-000; 205-021-022-000; 205-021-023-000; 207-311-002-000; 209-191-001-000; 209-191-002-000; 209-191-003-000; 209-191-012-000; 209-191-013-000; 209-201-002-000; 209-201-003-000; 209-201-007-000; 209-201-008-000; 209-201-010-000; 211-453-002-000; 211-453-003-000; 211-461-001-000; 211-462-004-000; 211-471-001-000; 211-472-001-000; 207-341-001-000; 207-181-005-000; 207-181-016-000; 207-181-019-000; 207-182-009-000; 207-182-011-000; 207-183-003-000; 103-012-004-000; 205-051-001-000; 205-051-008-000; 205-051-009-000; 205-051-010-000; 205-051-011-000; 205-051-012-000; 205-061-002-000; 205-061-007-000; 205-061-011-000; 208-114-002-000; 208-121-001-000; 208-121-007-000; 208-121-010-000; 208-131-006-000; 208-135-001-000; 208-135-003-000; 208-135-004-000; 208-135-005-000; 208-141-001-000; 208-141-011-000; 209-401-001-000; 209-401-002-000; 209-401-010-000; 209-401-015-000; 209-401-016-000; 205-311-002-000; 205-311-004-000; 205-321-032-000; 205-321-033-000; 205-321-034-000; 205-331-003-000; 205-331-006-000; 205-331-007-000; 205-341-006-000; 205-341-008-000; 205-341-011-000; 205-341-013-000; 205-341-018-000; 205-341-019-000; 205-351-012-000; 209-401-023-000; 207-226-001-000; 207-231-003-000; 207-231-007-000; 207-232-001-000; 207-232-002-000; 208-111-009-000; 208-111-014-000; 209-281-004-000; 211-011-004-000; 211-012-002-000; 211-013-001-000; 211-023-002-000; 207-183-004-000; 207-184-004-000; 207-184-006-000; 207-185-002-000; 207-185-003-000; 207-186-005-000; 207-186-007-000; 207-186-009-000; 207-186-013-000; 207-211-001-000; 207-211-002-000; 207-212-002-000; 207-213-001-000; 207-213-002-000; 207-213-003-000; 207-221-001-000; 207-221-003-000; 209-081-022-000; 207-074-027-000; 106-191-010-000; 106-191-011-000; 106-191-012-000; 206-262-007-000; 209-211-008-000; 209-211-009-000; 209-211-010-000; 209-211-011-000; 209-251-002-000; 209-261-002-000; 209-261-003-000; 205-221-001-000; 205-351-026-000; 205-351-030-000; 205-311-001, 205-321-006, 205-051-003, 205-061-004, and 205-341-019.

Project Description: A conditional use permit to allow electrical transmission lines and electrical power generation in the Agricultural Exclusive and Timber Production Zone and a Special Permit to allow work within a streamside management area (stream crossings) and work within other wet areas for a project consisting of the following:

Up to 60 wind turbine generators (WTGs) and associated infrastructure with a nameplate generating capacity (theoretical maximum energy generation) of up to 155 MW. The exact footprint of individual WTGs within the project site would be determined during final engineering design but would generally be placed along Monument and Bear River ridges. Turbine heights could reach up to 600 feet tall, with a rotor diameter of 492 feet.

In addition to the wind turbines and transformers, the project includes ancillary facilities such as temporary staging areas, access roads, 34.5-kilovolt (kV) collection lines (referred to in this EIR as the "collection system"), operations and maintenance (O&M) facility, a substation, a modified utility switchyard, and an approximately 25 mile long 115 kV gen-tie along Shively Ridge.

The project's point of interconnection with the Pacific Gas and Electric Company (PG&E) transmission grid would be PG&E's Bridgeville Substation.

The project would include the following components:

- ? Up to 60 turbines (capable of generating 2-5 MW of electricity each) erected on tubular steel towers set on concrete foundations, as well as the associated turbine pads, temporary staging areas, and transformers;
- ? construction of access roads;
- ? an approximately 25-mile, 115 kV gen-tie, including crossing of the Eel River, following Shively Ridge and ultimately connecting to the existing PG&E transmission system;
- ? a project substation located on-site;
- ? an underground electrical collection system linking turbines to each other and to the project substation;
- ? an underground communication system (fiber optic cable) adjacent to the collection system;
- ? a Supervisory Control and Data Acquisition (SCADA) system between each turbine and the substation and between the project substation and the Bridgeville Substation to monitor and control project output and the transmission of energy into the system;
- ? an up to 5-acre O&M facility, including an operations building, a parking area, and an outdoor storage area with perimeter fencing;
- ? a 10-acre temporary staging area and a construction trailer and parking area located within the O&M facility;
- ? a component offloading location at Fields Landing;
- ? two temporary bypasses off U.S. 101 (Hookton Overpass and 12th Street Bypass) for transporting oversize loads;
- ? up to six permanent meteorological towers;
- ? three 5-acre, temporary staging areas distributed throughout the project site, one of which would include one temporary cement batch plant on Monument Ridge; and
- ? up to 17 miles of new 24-foot access roads.

Recommendation: Move to make all the required findings, based on the evidence in the staff report and after receiving public testimony, certify the Environmental Impact Report, adopt Statements of Overriding Considerations for the indicated project, adopt findings that the project is consistent with applicable policies and regulations, adopt a mitigation monitoring and reporting plan and approve the project as revised in the FEIR, subject to the conditions of approval.

Attachments: [CUP-18-002 Staff Report PC 11.21.19.pdf](#)
[PC Supplemental 4 - Public Comments.pdf](#)

G. ADJOURNMENT**H. NEXT MEETINGS**

Persons wishing to file documentation on any agenda item for the official record must submit an original and fourteen (14) copies of each document to the Planning Commission Clerk, 3015 H Street in Eureka.

The Chamber is wheelchair accessible, and disabled parking is available in the lot on K Street, between Fourth and Fifth Streets. If you are a person with a disability, and you need disability-related modifications or accommodations to participate in this meeting, please contact the Planning Commission Clerk at 707-445-7541, or 707-268-3792 (fax). Requests for such modifications or accommodations must be made at least three full business days before the start of the meeting.

I, SUZANNE LIPPRE, Planning Commission Clerk, County of Humboldt, State of California, do hereby certify the foregoing to be a full, true, and correct original record of the above entitled meeting of the Humboldt County Planning Commission held in Eureka, California.

SUZANNE LIPPRE

Planning Commission Clerk of the County of Humboldt, State of California.