

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, March 18, 2021

6:00 PM

Regular Meeting - Virtual

NOTE: In accordance with Executive Order N-29-20 the Planning Commission meeting will be held virtually.

HOW TO LISTEN OR WATCH THE PLANNING COMMISSION MEETING:

Listen or Watch the live stream of the Planning Commission Meeting in three ways:

- 1. <https://zoom.us/j/9763777152> Password: 200525*
- 2. Call in via telephone at 346 248-7799, enter meeting id 976 3777 7152 Password: 200525*
- 3. A live stream of the meeting can be found by using the following link: <https://humboldt.legistar.com> or by watching Access Humboldt on cable channel 10*

PUBLIC COMMENT INSTRUCTIONS DURING THE MEETING:

Participate in the public comment period of the meeting in the following two ways:

- 1. Via Computer as an attendee: To raise your hand click the Raise Hand icon on the bottom of the Zoom window. When you click the Raise Hand icon, a hand icon will appear next to your name that will notify the host your hand is raised. You will also see the hand icon turn green. When you want to lower your hand, you can click the hand icon again and your hand will be lowered. When you are called upon to speak the Zoom platform will ask you for permission to unmute your mic. If you encounter any issues, please use the call-in option below.*
- 2. Via phone call using cell phone or landline: When the Planning Commission meeting begins, call in to the conference line. When the Planning Commissioner starts to discuss the item you wish to comment on, Press *9 to raise your hand. When you are called upon to speak, you will be prompted to unmute your mic, press *6 to unmute.*

Please note that each Zoom meeting has a unique meeting ID and password. Any item on this agenda that is continued to a future date will use the meeting ID and password applicable to the date the agenda item is to be heard again. Agendas are posted on the Friday before the meeting at <https://humboldt.legistar.com>

PUBLIC COMMENT PRIOR TO THE MEETING:

Submit public comments via email to Planningclerk@co.humboldt.ca.us and provide the Project title, Record or Case number and date of the hearing. If you do not have access to email, contact the planning clerk at 707-268-3702. The Agenda is posted on the Friday prior to the meeting. Comments received after the agenda has been published can be found at the “Attachments” section of the “Meeting Details” link next to the posted Agenda at: <https://humboldt.legistar.com>. All public comment and supplemental information submitted after Wednesday, February 10, 2021 will be included with the administrative record after the fact.

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.

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

Recommendation: Move to approve the January 7, 2021 Planning Commission Action Summary and direct the Secretary and Clerk of the Planning Commission to sign the minute Sheet.

Attachments: [01.07.2021 Action Summary for review.pdf](#)

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

Recommendation: Move to approve the January 21, 2021 Planning Commission Action Summary and direct the Secretary and Clerk of the Planning Commission to sign the minute Sheet.

Attachments: [01.21.2021 Action Summary for review.pdf](#)

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

Recommendation: Move to approve the February 4, 2021 Planning Commission Action Summary and direct the Secretary and Clerk of the Planning Commission to sign the minute Sheet.

Attachments: [02.04.2021 Action Summary for review.pdf](#)

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

Recommendation: Move to approve the February 18, 2021 Planning Commission Action Summary and direct the Secretary and Clerk of the Planning Commission to sign the minute Sheet.

Attachments: [02.18.2021 Action Summary for review.pdf](#)

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

Recommendation: Move to approve the March 04, 2021 Planning Commission Action Summary and direct the Secretary and Clerk of the Planning Commission to sign the minute Sheet.

Attachments: [03.04.2021 Action Summary for review.pdf](#)

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.

Recommendation: Find that the Commission has considered the Mitigated Negative Declaration of the State CEQA Guidelines, make all the required findings for approval of the Coastal Development Permit and Conditional Use Permit based on evidence in the staff report and adopt the Resolution approving the proposed Keith Forbes - Extension & Modification of a Coastal Development and Conditional Use Permit subject to the recommended conditions.

Attachments: [PLN-5725-CDP Staff Report.pdf](#)

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.

Recommendation: Find the project exempt from environmental review pursuant to Section 15301 of the State CEQA Guidelines, make all of the required findings for approval of the Conditional Use Permit based on evidence in the staff report and any public testimony, and adopt the Resolution approving the proposed The Humboldt County Collective project subject to the recommended conditions.

Attachments: [PLN-2020-16620 Staff Report 3.18.21.pdf](#)
[16620 Supplemental Information 1 - Humboldt County Collective.pdf](#)
[Public Comment.pdf](#)

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.

Recommendation: Adopt the Mitigated Negative Declaration for the project pursuant to Section 15074 of the State CEQA Guidelines, make all the required findings for approval of the Conditional Use Permit and Zoning Clearance Certificate based on evidence in the staff report and adopt the Resolution approving the proposed Maple Creek Ranch Corp. Conditional Use Permit and Zoning Clearance Certificate subject to the recommended conditions.

Attachments: [PLN-12154-CUP and PLN-2018-15197 Staff Report 3.18.21.pdf](#)
[Attachment 2a - MapleCreek_ISMND.pdf](#)
[Attachment 3a - Cultivation and Operations Manual-MCR V.3.pdf](#)
[Attachment 3b - Light Pollution Control Plan 03.2020.pdf](#)
[Attachment 6 - Additional Public Comment.pdf](#)
[Supplemental 1 - 3.18.21 Maple Creek Ranch.pdf](#)

F. ITEMS PULLED FROM CONSENT**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.

Recommendation: Find that the Commission has considered the Addendum to the adopted Mitigated Negative Declaration for Commercial Medical Marijuana Land Use Ordinance (CMMLUO) as described by Section 15164 of the State CEQA Guidelines, make all of the required findings for approval of the Conditional Use Permit and Special Permit based on evidence in the staff report and adopt the Resolution approving the proposed Crossland Management, LLC project subject to the recommended conditions.

Attachments: [PLN-11819-CUP Staff Report 3.18.21 - Copy.pdf](#)
[Attachment 4a Cult & Ops Plan 1.27.21.pdf](#)
[Attachment 4b WRPP.pdf](#)
[Attachment 4c Wetland Delineation 06.21.19.pdf](#)
[Attachment 4d Road Evaluation 06.21.19.pdf](#)

H. PUBLIC HEARINGS

The projects listed below are public hearing items that have generated public comment prior to the hearing date or have other issues related to them that may require discussion

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.

Recommendation: Continuance requested 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

Recommendation: Adopt the Mitigated Negative Declaration for the project pursuant to Section 15074 of the State CEQA Guidelines, make all of the required findings for approval of the Conditional Use Permit and adopt the Resolution approving the Arcata Land Company, LLC Conditional Use Permit as recommended by staff subject to the recommended conditions and the recommended conditions.

Attachments: [PLN-12255-CUP Staff Report.pdf](#)
[Attachment 2a - 12255 IS MND Only.pdf](#)
[Attachment 2b - 12255 IS MND Appendices A-J.pdf](#)
[Attachment 2c - 12255 IS MND Appendices K.pdf](#)
[Attachment 2d - 12255 IS MND Appendices L-O.pdf](#)
[Attachment 2e - 12255 IS MND Appendices P part 1.pdf](#)
[Attachment 2f - 12255 IS MND Appendices P part 2.pdf](#)
[Attachment 2g - 12255 IS MND Appendices Q.pdf](#)
[Attachment 5a - Public Comment CEQA Circulation Period.pdf](#)
[Attachment 5b - Public Comment 10-day PC Noticing Period.pdf](#)
[12255 Supplemental Information 1 - Arcata Land Co.pdf](#)
[Public Comment 3.18.21.pdf](#)

I. ADJOURNMENT

J. NEXT MEETINGS April 1, 2021 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

