

PLANNING COMMISSION

IVER SKAVDAL
First District
THOMAS MULDER
Second District
NOAH LEVY
Chair - Third District
LONYX LANDRY
Fourth District
PEGGY O'NEILL
Fifth District
BRIAN MITCHELL
Vice Chair - At-Large
SARAH WEST
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, June 1, 2023

6:00 PM

Regular Meeting - Hybrid

A. CALL TO ORDER / SALUTE TO FLAG

Vice Chair Brian Mitchell called the meeting to order at 6:00 p.m.

B. COMMISSIONERS PRESENT

Present : 6 - Commissioner Iver Skavdal, Commissioner Lonyx Landry, Commissioner Thomas Mulder, Commissioner Peggy O'Neill, Commissioner Brian Mitchell and Commissioner Sarah West

Absent : 1 - Commissioner Noah Levy

C. AGENDA MODIFICATIONS

Item E6 Enchanted Forest received public comment and supplemental information was provided and Item E8 Orick Community Services District received public comment.

E. CONSENT AGENDA

1. Review and approval of the March 2, 2023, Action Summary.
2. Review and approval of the May 18, 2023, Action Summary.
3. Cali's Finest Gardens, LLC Conditional Use Permit
Assessor Parcel Numbers (APN) 210-072-009
Record No.: PLN-12468-CUP

Bridgeville area

A Conditional Use Permit for 30,000 sf of pre-existing outdoor cannabis cultivation, with 4,110 sf of ancillary propagation. Planning staff is recommending that only 3,000 sf of propagation be permitted. Cultivation will utilize light-deprivation techniques in greenhouses without the use of supplemental lights. Water is sourced by an existing 345,000-gallon rain catchment pond, and an additional 70,000-gallon rain catchment pond is proposed. Annual water usage is estimated at 200,000 gallons (11 gal/sf/yr). Power is sourced from an existing solar array and three 7kW Honda generators will be on-site for emergency backup purposes. A full processing facility is proposed with ADA bathroom and septic. A total of five employees are used for operations on-site. One residence will be used for on-site employee housing.

Continue the project to the July 6, 2023 Planning Commission meeting.

4. Peaksview, Inc. Special Permit Modification

Application Number: PLN-2020-16866-MOD01 (filed 04/13/2023)

Assessor's Parcel Number: 216-082-002-000 and 216-082-006-000

Harris Area

A Modification to the approved Special Permit (SP) PLN-2020-16866, to relocate the cultivation area on APN 216-082-002-0002 to an existing natural flat area. The approved SP and ZCC allows operation of up to 43,560 square feet of new mixed-light cannabis cultivation on two contiguous parcels (APN 216-082-002 and APN 216-082-006-200-000) with ancillary propagation facilities. Cultivation takes place in one cultivation area consisting of four mixed-light greenhouses. A 12,960-square-foot immature plant propagation area is adjacent to the greenhouses. The project further proposes relocation of the 9,600-square-foot wholesale nursery from APN 216-082-002-000 to APN 216-082-006-000 and repurposing the 4,440 square-foot immature plant propagation nursery and 8,640 square-foot mixed-light greenhouse on APN 216-082-002-000 for immature plant propagation or wholesale nursery activities. A 1-million-gallon rainwater catchment pond is located in the southeast corner of APN 216-082-006-000. Additional proposed water storage consists of ten (10) 5,000-gallon rainwater catchment storage tanks adjacent to the cultivation areas resulting in a total available water storage of 1.05 million gallons. Estimated annual water usage is approximately 600,000 gallons (13.9 gal/SF). Processing, including drying, curing and trimming, occurs onsite in an existing barn on APN 216-082-006-000. Post-processing activities would occur in a proposed 2,500 SF commercial building on APN 216-082-006-000. Up to 12 employees may be utilized during peak operations. PG&E improvements are proposed to move to grid power. The approved project included a Special Permit for development within the SMA for the use of 8,640 square-foot mixed-light greenhouse on APN 216-082-002-000.

Continue the project to the July 6, 2023 Planning Commission meeting.

5. New Earth Farms, LLC, Special Permit

Assessor Parcel Numbers (APN) 524-072-010

Record No.: PLN-2022-18049

Willow Creek area

The applicant is seeking a Special Permit for 32,500 square feet (SF) of new mixed-light commercial cannabis cultivation, and a Special Permit for a setback reduction to Public Lands, the Six Rivers National Forest. There is an existing approved permit on-site for 10,000 square feet of mixed-light cultivation. The total area of mixed-light cultivation on-site is proposed to be 42,500 SF. A total 3,000 SF ancillary nursery is proposed to support cultivation activities. The applicant projects three (3) harvests annually. Water for irrigation will be supplied by an existing and proposed rainwater catchment system from roof tops with a total capture area of 52,599 square feet. Existing available water storage totals 17,500 gallons and the total water storage proposed is 600,000. Estimated annual water use for the 42,500 SF of cultivation and 3,000 SF of nursery, is approximately 595,000 gallons (13 gal/SF/yr). The applicant is proposing to conduct all trimming and packaging off-site at a licensed processing facility. Drying and curing is proposed to occur in a proposed 2,400 square foot ag-exempt structure. Energy for the operation will be supplied by PG&E renewable sources. There will be up to 7 employees on-site during peak operations.

Continue the project to the July 6, 2023 Planning Commission meeting.

7. Knappek Zone Reclassification

Assessor Parcel Numbers (APN) 107-091-007 and 107-096-002

Record No.: PLN-2022-17796

Honeydew Area

A Zone Reclassification to rezone approximately 75 acres on two properties from Agriculture Exclusive with a 160 acre minimum parcel size (AE-B-5(160)) into Timberland Production Zone (TPZ). The parcels have a total acreage of 115 acres (Parcel 107-091-007 is 75 acres and Parcel 107-096-002 is 40 acres). Presently 35 acres of Assessor's Parcel Number (APN) 107-091-007 is zoned AE-B-5(160) and all of APN 107-096-002 is zoned AE-B-5(160). After the proposed zone reclassification both properties will be fully rezoned TPZ. The rezone is in the public interest and is consistent with General Plan policies. The rezone conforms with the zoning to the existing and intended future land use of timber production. The rezone is consistent with the required findings for the zone reclassification, as well as the findings required under Section 312-50.8, Supplemental Timberland Production Zoning Procedures, and is consistent with the Forest Taxation Reform Act of 1976. The Forestry Review Committee reviewed the project at their meeting on February 8, 2023 and approved the Timber Management Plan by a vote of 4-0. The Timber Management Plan documents how timber operations can be coordinated on the two properties. The Humboldt County Planning staff believes that the project, as conditioned, has no potential for causing a significant effect on the environment. The project can be found statutorily exempt from CEQA pursuant to Section 15264.

Recommend the Board of Supervisors approve the Zone Reclassification.

8. Orick Community Services District Community Tank Replacement Project - Tank 1 Replacement Coastal Development Permit, Conditional Use Permit, General Plan Conformance Review, and Special Permit.

Assessor Parcel Numbers: 520-161-003 and 520-171-005

Record Number: PLN-2023-18133

Orick area

A Coastal Development Permit and Conditional Use Permit including a General Plan Conformance Review for Orick Community Services District to replace an existing 100,000-gallon redwood water tank with a new 100,000-gallon, glass-fused, bolted steel tank with a concrete foundation. The existing redwood water tank is leaking and not designed to withstand a seismic event. The existing tank will be demolished and removed. The new tank will be constructed approximately 15 feet northeast of the original tank footprint and include the replacement of water and electrical lines. A new supervisory control and data acquisition (SCADA) system will be installed on the tank. An overflow outlet is proposed that will require riprap to be installed that will extend approximately six feet onto APN 520-171-005 within an existing drainage easement. A Special Permit is required for Design Review. As lead agency under CEQA, the Orick Community Services District found the project categorically exempt from CEQA per Sections 15301, 15302, and 15303 of CEQA Guidelines.

Approve the Orick Community Services Districts Coastal Development Permit, Conditional Use Permit, General Plan Conformance Review, and Special Permit.

Approval of the Consent Agenda

A motion by Commissioner Thomas Mulder, seconded by Commissioner Sarah West, to approve the Consent Agenda, including items E1 March 2, 2023 Action Summary, E2 May 18, 2023 Action Summary, E3 Cali's Finest Gardens LLC, E4 Peakview, Inc., E5 New Earth Farms, LLC, E7 Knapak, and E8 Orick Community Services District. The motion carried with the following vote:

Aye: 6 - Commissioner Iver Skavdal, Commissioner Lonyx Landry, Commissioner Thomas Mulder, Commissioner Peggy O'Neill, Commissioner Brian Mitchell and Commissioner Sarah West

F. ITEMS PULLED FROM CONSENT

6. Enchanted Forest, LLC, Conditional Use Permit
Assessor Parcel Numbers (APN) 524-114-011
Record No.: PLN-13107-CUP
Willow Creek area

A Conditional Use Permit for 28,348 square feet (SF) of pre-existing outdoor cannabis cultivation with 2,840 SF of ancillary propagation. Irrigation water will be provided from a permitted well on an adjacent parcel, which is under deeded rights. Estimated annual water usage is approximately 399,369 gallons (13 gal/SF/year). The operation will utilize up to three (3) employees for operations. Trimming will occur off-site at a licensed processing facility. A 2000 watt Honda EU low decibel gasoline generator will be operated intermittently, and the applicant is proposing an Ag drop with PG&E through existing power poles. The project will be conditioned to obtain 100% of power from PG&E or other renewable source by 2026, and will utilize the generator for emergency backup purposes only.

A motion by Commissioner Iver Skavdal, seconded by Commissioner Sarah West to approve the Enchanted Forest, LLC, Conditional Use Permit. The motion carried by the following vote:

- Aye: 5 - Commissioner Iver Skavdal, Commissioner Lonyx Landry, Commissioner Thomas Mulder, Commissioner Brian Mitchell and Commissioner Sarah West
- Nay: 1 - Commissioner Peggy O'Neill

G. PUBLIC HEARINGS

1. Public Hearing on the Coastal Accessory Dwelling Unit Ordinance as Modified by the California Coastal Commission; Record # LRP-2019-15873

A motion by Commissioner Sarah West, seconded by Commissioner Iver Skavdal, to recommend approval of the Coastal Accessory Dwelling Unit Ordinance as Modified by the California Coastal Commission to the Board of Supervisors. The motion carried by the following vote:

- Aye: 6 - Commissioner Iver Skavdal, Commissioner Lonyx Landry, Commissioner Thomas Mulder, Commissioner Peggy O'Neill, Commissioner Brian Mitchell and Commissioner Sarah West

J. ADJOURNMENT

Vice Chair Brian Mitchell adjourned the meeting at 7:05 p.m.

K. NEXT MEETINGS: July 6, 2023 6:00 p.m. Regular Meeting - Hybrid