

PLANNING COMMISSION

Robert Morris
Chair - Second District
David Edmonds
Vice Chair - At Large
Alan Bongio
First District
Noah Levy
Third District
Vacant
Fourth District
Ben Shepherd
Fifth District
Brian Mitchell
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, August 2, 2018

6:00 PM

Regular Meeting

CALL TO ORDER / SALUTE TO FLAG

Chair Morris called the meeting to order at 6:00 p.m.

COMMISSIONERS PRESENT

Present 6 - Commissioner Robert E. Morris, Commissioner David Edmonds, Commissioner Alan Bongio, Commissioner Noah Levy, Commissioner Ben Shepherd, and Commissioner Brian Mitchell

AGENDA MODIFICATIONS

Item #2: Request Continuance to Sept 6, 2018 Planning Commission meeting.

Item #3: Removed from Consent to Public Hearing

Item #4: Placed on Consent Agenda

PUBLIC COMMENTS

Kent Swatsky

APPROVAL OF ACTION SUMMARY

PC Action Summary of June 7, 2018 for review and approval.

A motion was made by Commissioner Shepherd, seconded by Commissioner Mitchell, that the June 7, 2018 Planning Commission Action Summary be approved. The motion carried by the following vote:

Aye: 5 - Commissioner Morris, Commissioner Edmonds, Commissioner Bongio, Commissioner Shepherd, and Commissioner Mitchell

Abstain: 1 - Commissioner Levy

PC Action Summary of June 21, 2018 for review and approval.

A motion was made by Commissioner Levy, seconded by Commissioner Edmonds, that the June 21, 2018 Planning Commission Action Summary be approved. The motion carried by the following vote:

Aye: 5 - Commissioner Morris, Commissioner Edmonds, Commissioner Bongio, Commissioner Levy, and Commissioner Shepherd

Abstain: 1 - Commissioner Mitchell

PC Action Summary of July 19, 2018 for review and approval.

A motion was made by Commissioner Shepherd, seconded by Commissioner Levy, that the July 19, 2018 Planning Commission Action Summary be approved. The motion carried by the following vote:

Aye: 6 - Commissioner Morris, Commissioner Edmonds, Commissioner Bongio, Commissioner Levy, Commissioner Shepherd, and Commissioner Mitchell

CONSENT AGENDA

- 1 Brodt Agricultural Preserve
 Application Number 14057
 Case Number AGP-18-001
 Assessor Parcel Numbers (APNs) 106-021-002, 106-021-003, 106-021-007, 106-021-062
 363 Fulmor Road, Ferndale Area

An application to establish a Class “D” Agricultural Preserve and Farmland Security Zone pursuant to the California Land Conservation Act and the Humboldt County Agricultural Preserve Guidelines.

A motion was made by Commissioner Shepherd, seconded by Commissioner Mitchell, that the Brodt Agricultural Preserve application be recommended to the Board of Supervisor's for approval. The motion carried by the following roll call vote:

Aye: 6 - Commissioner Morris, Commissioner Edmonds, Commissioner Bongio, Commissioner Levy, Commissioner Shepherd, and Commissioner Mitchell

- 2** Canal I, LLC, Conditional Use Permit
Application Number 11153
Case Number CUP-16-163
Assessor's Parcel Number (APN) 210-221-008
Private Road in Dinsmore Area of Larabee Valley off State Highway 36

A Conditional Use Permit for an existing 32,440 square feet (SF) of outdoor and 6,720 SF of mixed light cannabis cultivation located on a 40 acre parcel. Irrigation water is from a well that was installed on October 31, 2017. Processing includes drying, trimming, curing, and packaging and will occur inside a planned 2,400 SF metal processing facility with a maximum of five full time employees during peak activities associated with the mixed light cultivation activities that enable up to five annual harvests. Currently, two 7,000 kW gasoline-fueled generators and two 2,000 kW gasoline-fueled generators are used for cultivation and processing activities. The applicant plans to install an off-grid solar system and onsite wastewater treatment system in October 2018.

A motion was made by Commissioner Edmonds, seconded by Commissioner Shepherd, that this Zoning Item be continued to September 6, 2018 meeting of the Planning Commission. The motion carried by the following vote:

Aye: 6 - Commissioner Morris, Commissioner Edmonds, Commissioner Bongio, Commissioner Levy, Commissioner Shepherd, and Commissioner Mitchell

- 3** Green Sanctuary, LLC. Conditional Use Permit
Application Number 10844
Case Number CUP-16-090
Assessor's Parcel Number (APNs) 216-205-011
Blocksburg area

A Conditional Use Permit (CUP) for 40,030 square feet (sf) of existing outdoor commercial cannabis cultivation located on a 158 acre parcel. Cultivation consists of three existing cultivation areas (CA): One of the cultivation areas is proposed for relocation out of the 50-foot Streamside Management Area (SMA) of two streams to an environmentally superior location that is devoid of trees. All water for irrigation of cannabis is sourced from a 400,000-gallon rainwater catchment pond and nine hard water tanks that store 23,500 gallons. Projected water use is 261,655 gallons per growing season. Cannabis will be harvested by hand and then dried, machine trimmed, and stored on-site. There will be 6 seasonal employees, in addition to the applicant. Power will be supplied by a generator.

A motion was made by Commissioner Shepherd, seconded by Commissioner Edmonds, that the Green Sanctuary item be continued to the September 20, 2018 meeting of the Planning Commission. The motion carried by the following vote:

Aye: 5 - Commissioner Edmonds, Commissioner Bongio, Commissioner Levy, Commissioner Shepherd, and Commissioner Mitchell

Abstain: 1 - Commissioner Morris

PUBLIC HEARINGS

- 4 County of Humboldt Extraction Review Team (CHERT) Ordinance (Establishing Procedures for Appointment, Duties and Compensation Mechanism for CHERT members)
Application number 14168
Case Number OR 18-002
Unincorporated lands within Humboldt County

The enactment of an Ordinance adding Chapter 2 to Division 9 OF Title III of the Humboldt County Code relating to the County of Humboldt Extraction Review Team. The Ordinance would specify the procedures for appointment of team members, duties and compensation. The provisions of the Ordinance would be applicable throughout the unincorporated area of the County of Humboldt.

A motion was made by Commissioner Shepherd, seconded by Commissioner Bongio, that the CHERT Ordinance be recommended to the Board of Supervisor's for approval. The motion carried by the following roll call vote:

Aye: 6 - Commissioner Morris, Commissioner Edmonds, Commissioner Bongio, Commissioner Levy, Commissioner Shepherd, and Commissioner Mitchell

ADJOURNMENT

Chair Morris adjourned the meeting at 7:13p.m.

NEXT MEETINGS

August 16, 2018 *Special Meeting*
September 6, 2018 *Regular Meeting*
September 20, 2018 *Special Meeting*

Any member of the public wishing to distribute materials to the Planning Commission at least 72 hours prior to a meeting may send them electronically to the Planning Commission Clerk at Planningclerk@co.humboldt.ca.us or fourteen (14) copies may be delivered to the Planning Commission Clerk at 3015 H St., Eureka, CA 95501. If any member of the public wishes to distribute materials during a meeting of the Planning Commission, it is requested that fourteen (14) copies of the materials be given to the Planning Commission Clerk for distribution to the Commission, staff, and the public. Any written materials related to an item on this agenda submitted to the Planning Commission less than 72 hours prior to the meeting, and that are public records subject to the Public Records Act are available for public inspection at the Planning and Building Department located at 3015 H Street, Eureka, California (707-445-7541) during normal business hours. 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 Division at (707) 445-7541, or (707) 268-3792 (fax). Requests for such modifications or accommodations must be made at least two full business days before the start of the meeting. Commission meetings are recorded on both video and audio media. The meetings are broadcast live on cable channel 10 and may be streamed over the internet.