

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

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