

PLANNING COMMISSION

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LORNA MCFARLANE
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 6, 2024

6:00 PM

Regular Meeting - Hybrid

A. CALL TO ORDER / SALUTE TO FLAG

Vice Chair Iver Skavdal called the meeting to order at 6:00 p.m.

B. COMMISSIONERS PRESENT

Present : 5 - Commissioner Iver Skavdal, Commissioner Noah Levy, Commissioner Peggy O'Neill,
Commissioner Jerome Qiriazzi and Commissioner Lorna McFarlane
Absent : 2 - Commissioner Thomas Mulder and Commissioner Sarah West

C. AGENDA MODIFICATIONS

Item E8 Mikes Farm Conditional Use Permit was removed from Consent to be continued and re-noticed.

D. PUBLIC COMMENT ON NON-AGENDA ITEMS:

E. CONSENT AGENDA

1. Review and approval of the April 04, 2024, Action Summary.

Approval of the April 04, 2024 Action Summary

2. Review and approval of the April 18, 2024, Action Summary.

Approval of the April 18, 2024 Action Summary

3. Geck-Moeller; Coastal Development Permit

Record Number: PLN-2022-17700(filed 03/30/2022)

Assessor Parcel Numbers (APN) 308-231-002

12 Hawks Hill Road, Loleta area

A Coastal Development Permit (CDP) for construction of a new 2,024 SF two-story residence (1,012 SF ground footprint)

Continue the Geck-Moeller; Coastal Development Permit to a date uncertain.

Aye: 5 - Commissioner Iver Skavdal, Commissioner Noah Levy, Commissioner Peggy O'Neill, Commissioner Jerome Qiriazzi and Commissioner Lorna McFarlane

Absent: 2 - Commissioner Thomas Mulder and Commissioner Sarah West

4. RPL Investors, LLC; Coastal Development Permit, Conditional Use Permit, and Special Permit Extension

Record Number: PLN-2024-18906

Assessor Parcel Number: 520-142-009

Orrick area

A fifth two-year extension of a permitted Coastal Development Permit, Conditional Use Permit and Special Permit (CDP-14-016) for a 152-unit transient habitation facility (special occupancy park), to include: a campground, RV Park, Lodge (commercial center), and gas station. The special occupancy park will include 82 RV sites, 48 tent camping sites, 12 park model cabins, 10 cottages, 3 bathhouses, internal trails connecting to the existing Redwood Creek Levee Trail, an open playing field, and a commercial center constructed in a traditional lodge building style. The commercial center will include the resort activity center, administrative offices, a deli and convenience store/gift shop, a touring center, and gas station. An existing residence will remain and be used as a caretaker's residence and office space. A 2,076 square foot maintenance barn will be constructed to the north of the residence and will house the wastewater treatment system operations and maintenance area. The on-site sewage disposal system proposed will be suitable for processing approximately 19,500 gallons of waste per day. The primary leach field will be located near the existing house. Water will be provided by the Orrick Community Services District. All utility lines will be underground. The resort will host up to 12 special events per year such as weddings, celebrations, family reunions, school/youth field trips, and small musical productions. Events will generate a maximum of 100 attendees who are not staying on site and may be held between the hours of 12 PM and 9 PM. To meet this demand 50 parking spaces are proposed in addition to those required by the other facilities (277 parking spaces). A Special Permit is included to establish parking for a non-enumerated use. Wetland 1 located at the base of the Redwood Creek Levee is partially located within the Coastal Zone. This wetland will not be altered as a result of the project. Other non-coastal wetlands (2 through 5) on site are NWI wetlands and will be filled to facilitate the project. Wetland fill will be mitigated by wetland creation and enhancement, to be implemented at a 2:1 ratio on the coastal portion of the site adjacent to the existing wetland within the 100-foot wetland setback area. Proposed on-site signage will include up to three monument signs that will be backlit or illuminated with down- shielding lighting. No changes to the project are proposed. If approved, the Coastal Development Permit, Conditional Use Permit, and Special Permit will expire on November 6, 2025.

Approve the RPL Investors, LLC; Coastal Development Permit, Conditional Use Permit, and Special Permit Extension as recommended by staff, subject to the conditions of approval.

6. Eel River Family Farms, LLC; Conditional Use Permit
Assessor's Parcel Numbers: 211-151-017, 211-151-018
Record Numbers: PLN-11165-CUP
Myers Flat area

A Conditional Use Permit for 17,996 square feet of existing mixed light cannabis cultivation supported by a 1,275 square foot nursery. Anticipated water use is 204,000 gallons a year and sourced from an existing permitted well. There is 114,000 gallons of existing tank storage and 90,000 gallons proposed for a total of 204,000 gallons of storage. Drying and bucking will occur onsite while all other processing occurring offsite at a licensed facility. Power is sourced from PGE with a generator for emergency backup purposes only. The project proposes a designated fire turn-around and pull-out area for emergency vehicles and one (1) 2,500-gallon water tank dedicated to SRA emergency response.

Approve the Eel River Family Farms, LLC; Conditional Use Permit as recommended by staff, subject to the conditions of approval.

7. Scott Roberts; Conditional Use Permit
Assessor Parcel Numbers (APN) 107-054-014
Record No.: PLN-11653-CUP
Honeydew area

A Conditional Use Permit for 18,462 square feet existing mixed light commercial cannabis cultivation and 1,840 square feet of ancillary nursery. Estimated annual water usage is 392,260 gallons sourced from rainwater catchment and an existing well. Existing irrigation water storage totals 93,300 gallons. Drying will occur onsite, all other processing activities will be performed offsite by a licensed processor. Electricity is provided by solar panels with a proposed emergency backup generator.

Approve the Scott Roberts; Conditional Use Permit as recommended by staff, subject to the conditions of approval.

CONSENT AGENDA VOTE:

A motion was made by Commissioner Noah Levy and seconded by Commissioner Jerome Qiriazzi to approve the Consent Agenda, including Item E-1 Approval of the April 04, 2024, Action Summary, Item E-2 Approval of the April 18, 2024 Action Summary, Item E-3 Continuation of the Geck-Moeller Coastal Development Permit, Item E-4 Approval of the RPL Investors Coastal Development Permit, Conditional Use Permit, and Special Permit Extension, Item E-6 Approval of the Eel River Family Farms Conditional Use Permit, and Item E-7 Approval of the Scott Roberts Conditional Use Permit.

Aye: 5 - Commissioner Iver Skavdal, Commissioner Noah Levy, Commissioner Peggy O'Neill, Commissioner Jerome Qiriazzi and Commissioner Lorna McFarlane

Absent: 2 - Commissioner Thomas Mulder and Commissioner Sarah West

F. PUBLIC HEARINGS

1. Humboldt Heritage Farm Management, LLC Special Permits, Zoning Clearance Certificates, and Conditional Use Permit
Assessor Parcel Number 216-281-015
Record Numbers: PLN-11809-SP, PLN-2018-15238, PLN-2018-15242, and PLN-2018-15264
Alderpoint Area

A combination of permits totaling 82,500 SF of mixed-light cannabis cultivation in hoop greenhouses, in addition to an 8,000 SF commercial cannabis nursery. This includes a Special Permit for 10,000 square feet (SF) of existing mixed-light cannabis cultivation, two Zoning Clearance Certificates for a total of 38,940 SF of mixed-light cannabis cultivation under the Retirement, Remediation, and Relocation (RRR) program, a Special Permit for 33,560 SF of new mixed-light cannabis cultivation, and a Conditional Use Permit for the 8,000 square-foot commercial nursery. There will also be 8,000 SF of propagation space to support onsite operations. Drying and processing will be done on-site in an existing 4,680 square-foot building. There will be a maximum of six employees. A two-story 4,800 square-foot employee bunkhouse is proposed to house employees on site. The farm will use approximately 1.2 million gallons of irrigation water annually sourced from rain catchment and an existing non-diversionary well on site, to be stored in tanks totaling 837,556 gallons. Solar arrays will be the primary source of power until renewable PG&E power becomes available, with a generator as back-up only. Mixed-light cultivation will not occur until renewable PG&E power is secured. Outdoor light-deprivation techniques will be utilized in the interim.

A motion was made by Commissioner Noah Levy, seconded by Commissioner Peggy O'Neill to adopt Resolution 24-034 which finds the Planning Commission has considered the adopted Environmental Impact Report for the Commercial Cannabis Land Use Ordinance and the Addendum that was prepared for the project; and finds the proposed project complies with the General Plan and Zoning Ordinance; and approves the Special Permits, Zoning Clearance Certificates, and Conditional Use Permit subject to the conditions of approval, with removal of condition A-15.

Aye: 5 - Commissioner Iver Skavdal, Commissioner Noah Levy, Commissioner Peggy O'Neill, Commissioner Jerome Qiriazzi and Commissioner Lorna McFarlane

Absent: 2 - Commissioner Thomas Mulder and Commissioner Sarah West

G. ITEMS PULLED FROM CONSENT

5. Cottrell Ranch, LLC Zone Reclassification
Assessor Parcel Numbers (APN) 208-163-003-000, 210-072-003-000, 210-072-004-000, 210-073-001-000, 210-105-003-000, 210-105-004-000, 210-106-014-000, 210-106-015-000, 210-106-016-000, 210-121-002-000, 210-122-001-000, 210-122-003-000, 210-122-004-000, 210-126-001-000, 210-250-006-000
Record No.: PLN-2023-18252
Larabee Valley area
A Zone Reclassification (ZR) to rezone approximately 1,557 acres of the Cottrell Ranch into Timberland Production Zone (TPZ). The lands are currently zoned Agriculture Exclusive (AE) and Unclassified (U). These lands have been managed as timberlands and harvested periodically from the late 1950's up to 2017 under various Timber Harvest Plans.

A motion was made by Commissioner Peggy O'Neill, seconded by Commissioner Lorna McFarlane

to adopt Resolution 24-032 which makes all the required findings for approval based on evidence in the staff report and public testimony; and recommends the Board of Supervisors approve the Zone Reclassification.

Aye: 5 - Commissioner Iver Skavdal, Commissioner Noah Levy, Commissioner Peggy O'Neill, Commissioner Jerome Qiriazzi and Commissioner Lorna McFarlane

Absent: 2 - Commissioner Thomas Mulder and Commissioner Sarah West

8. Mikes Farm, LLC; Conditional Use Permit
Assessor Parcel Numbers (APN) 221-021-003
Record No.: PLN-11002-CUP
Ettersburg area

The applicant seeks a Conditional Use Permit for an existing 19,026 square foot outdoor light deprivation cannabis cultivation operation. Cultivation includes 2 harvest cycles per year. Irrigation water is sourced from an off-stream rainwater catchment pond. Total water storage for the project is 291,715 gallons, including the 273,715 gallon capacity pond and 18,000 gallons of hard tank storage. Annual water use is estimated to be 155,500 gallons (8.17 gallons per square foot per year). The applicant is proposing to dry and cure cannabis onsite, with all further processing proposed off site at a third-party licensed processing facility until the proposed processing building has been constructed to commercial standards. Energy is provided by a 45kw generator and a 25kw generator. The applicant has proposed to install a solar system to supply 13kw of electricity for the project and retaining a generator on site for as needed emergency use.

A motion was made by Commissioner Peggy O'Neill, seconded by Commissioner Noah Levy to continue Mikes Farm, LLC; Conditional Use Permit to a date uncertain.

Aye: 5 - Commissioner Iver Skavdal, Commissioner Noah Levy, Commissioner Peggy O'Neill, Commissioner Jerome Qiriazzi and Commissioner Lorna McFarlane

Absent: 2 - Commissioner Thomas Mulder and Commissioner Sarah West

H. REPORT FROM PLANNER

1. Cooks Valley Special Events (2023-2027)
Mateel Community Center, Inc.; Conditional Use Permit and Annual Monitoring Report
Application Number PLN-2023-18108
Cooks Valley area

Assessor's Parcel Number(s): (APN's): (Humboldt County): 033-271-007, 033-271-009, 033-271-008, 033-271-004, 033-271-005, and 033-271-015
(Mendocino County): 053-020-011, 053-020-010, 053-020-012, 053-020-013, 053-020-014, 053-020-016, 053-020-015

Review of the Annual Report for the approved Conditional Use Permit authorizing events held by the Mateel Community Center (MCC) in 2023 at the County Line Ranch (formerly Dimmick) in the Cooks Valley area. The permit allows two music festivals to be held annually. Both events feature live music, camping and various vendors, including cannabis-related

concessions and consumption within discrete areas on the properties. One event is the Summer Arts and Music Festival which occurs over two days and is ordinarily held during the third weekend in June. The second event is Reggae on the River, which ordinarily occurs over three days during the first weekend in August. The Summer Arts and Music Festival was held on June 24th and 25th, 2023 and was the only event operated by the Mateel in Cooks Valley in 2023. The Reggae on the River event has not occurred since 2018 and is planned to next be held on August 2,3 and 4 of 2024. The Use Permit was approved by the Planning Commission in 2023 and requires the Mateel Community Center to submit a monitoring report to the Planning Commission for review on an annual basis. During review, the Commission is authorized to amend conditions or operational requirements if needed to better mitigate potential impacts or control public nuisance -the Commission may also adjust attendance levels under the permit based on annual performance.

The Planning Commission received the annual post event report.

2. Analysis of Wells
Assessor Parcel Numbers (APN) 000-000-000
Countywide

Discussion of County Well Permitting and County Practice of Reviewing Existing and Proposed Wells

The Planning Commission received the Analysis of Wells report.

I. PLANNING COMMISSION DISCUSSION ITEMS

J. ADJOURNMENT

Vice Chair Iver Skavdal adjourned the meeting at 7:30 p.m.

K. NEXT MEETINGS: June 27, 2024 6:00 p.m. Special Meeting