



MINUTES

THURSDAY, July 21, 2022

Regular Meeting

The Honorable Planning Commission of the County of Humboldt met in a regular meeting on the above date within the Humboldt County Courthouse, Eureka, California. The minutes of this meeting were approved on Thursday, September 1, 2022, with the vote as shown below.

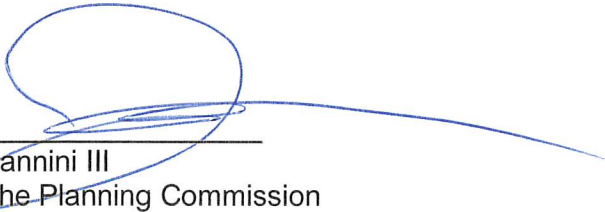
The motion was made by Commissioner Brian Mitchell and seconded by Commissioner Mike Newman.

AYES: Commissioners Melanie McCavour, Alan Bongio, Brian Mitchell, Noah Levy, Mike Newman, Peggy O'Neill

ABSENT: Commissioners Thomas Mulder

ABSTAIN: Commissioners

DECISION: Motion carries 6/1.

  
\_\_\_\_\_  
Trip J. Giannini III  
Clerk of the Planning Commission

  
\_\_\_\_\_  
John H. Ford  
Secretary of the Planning Commission

PLANNING COMMISSION

First District  
Alan Bongio - Chair  
Second District  
Thomas Mulder  
Third District  
Noah Levy - Vice Chair  
Fourth District  
Mike L Newman  
Fifth District  
Peggy O'Neill  
At-Large  
Brian Mitchell  
At-Large  
Melanie McCavour



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, July 21, 2022

6:00 PM

Regular Meeting - Hybrid

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**A. CALL TO ORDER / SALUTE TO FLAG**

*Chair Alan Bongio called the meeting to order at 6:00 p.m.*

**B. COMMISSIONERS PRESENT**

- Present : 6 - Commissioner Alan Bongio, Commissioner Noah Levy, Commissioner Brian Mitchell, Commissioner Mike L Newman, Commissioner Peggy O'Neill and Commissioner Thomas Mulder
- Absent : 1 - Commissioner Melanie McCavour

**C. AGENDA MODIFICATIONS**

**D. PUBLIC COMMENTS**

*Public Comment period was opened and closed.*

**COMMISSIONERS PRESENT**

- Present : 7 - Commissioner Alan Bongio, Commissioner Noah Levy, Commissioner Brian Mitchell, Commissioner Mike L Newman, Commissioner Peggy O'Neill Commissioner Thomas Mulder, and Commissioner Melanie McCavour
- Absent : 0 -

**E. CONSENT AGENDA**

*A motion was made by Commissioner Mitchell, seconded by Commissioner Mulder, that the recommendations be approved. The motion carried by the following vote:*

- Aye: 7 - Commissioner Bongio, Commissioner Levy, Commissioner Mitchell, Commissioner Newman, Commissioner McCavour, Commissioner O'Neill and Commissioner Mulder

2. Baker Creek Quarry Permit Renewal  
Record Number PLN-2021-16985 (filed 02/02/2022)  
Assessor's Parcel Number: 215-192-005  
Whitethorn area

To grant a 15-year renewal of the Baker Creek Quarry Permits (CUP-03-13/SMR-03-02/RP-0302). The project is an existing aggregate quarry that was approved in 2006. No changes to the existing approvals are proposed. The Humboldt County Planning Commission will consider the CEQA MND that was adopted for both the Wilcox Processing Facility, and continued operation of the Baker Creek Quarry, on April 15, 2021.

*A motion was made by Commissioner Mitchell, seconded by Commissioner Mulder, that the Baker Creek Quarry Permit Renewal be continued to a date uncertain. The motion carried by the following vote:*

Aye: 7 - Commissioner Bongio, Commissioner Levy, Commissioner Mitchell, Commissioner Newman, Commissioner McCavour, Commissioner O'Neill and Commissioner Mulder

3. Royal Gold Use Permit for Soil Manufacturing  
Record Number PLN-2021-17077 (filed 03/16/2021)  
Assessor's Parcel Number: 516-101-008  
Fieldbrook area

A Conditional Use Permit to authorize an existing soil manufacturing and wholesale distribution facility. Operating year-round, daily activities primarily involve the blending and mixing of potting soils, raw material processing, and shipping and receiving activities. Coco pith is used as the basis for their soil products, though other components include: sawdust, compost, chicken manure, and fish bone. All of the materials used are imported to and processed at the project site. Manufacture of the final soil product requires grinding, screening, sorting, stockpiling, mixing, and packaging of these materials. Operations now span various contiguous parcels on the north side of Glendale Drive, totaling approximately 45.98 acres. Since August 2016, a number of unpermitted improvements have been constructed, including: two new buildings totaling approximately 12,180 ft.<sup>2</sup> as well as an approximately 1,500 ft.<sup>2</sup> addition to the amendment storage building. Other improvements and changes to the project include: installation of two portable office buildings, a fueling station, generators, paving, conversion of wetlands to stormwater detention basins and parking/driveways, construction of berms, security fencing, and a host of various stormwater improvements. Additional new improvements are proposed and include the construction of four new buildings totaling approximately 99,000 ft.<sup>2</sup>, a fueling station, new equipment, additional security fencing, additional security lighting, additional paving, extension of electric utility infrastructure, additional stormwater improvements, conversion of wetlands to stormwater detention features, and incorporation of fertilizer production activities. Stormwater from the central and eastern portions of the property flow to the south through a series of drainage ditches and culverts on adjacent private property before entering into Hall Creek and ultimately the Mad River. In considering the Use Permit, the Planning Commission is being asked to establish appropriate setbacks, lot coverage, and parking requirements for the current use. A Special Permit is also being requested to allow reduction of setbacks to on-site wetlands and riparian areas, filling of on-site wetlands, and conversion of wetlands to stormwater detention features. To

offset these impacts, the project includes the following mitigation measures: construction of a 3.2-acre wetland in the northwest portion of the site, planting of the 50-foot upland buffer for the mitigation wetland with native species, and enhancement of the existing on-site wetlands remaining on the property.

*A motion was made by Commissioner Mitchell, seconded by Commissioner Mulder, that the Royal Gold Use Permit for Soil Manufacturing be continued to a date uncertain. The motion carried by the following vote:*

Aye: 7 - Commissioner Bongio, Commissioner Levy, Commissioner Mitchell, Commissioner Newman, Commissioner McCavour, Commissioner O'Neill and Commissioner Mulder

**F. ITEMS PULLED FROM CONSENT**

- 1. Lost Coast Lady, LLC; Conditional Use Permit and Special Permit  
Record Number PLN-11599-CUP (filed 12/02/2016)  
Assessor's Parcel Number: 105-131-006  
Petrolia area

A Conditional Use Permit for 2,500 square feet of existing outdoor cannabis cultivation, and a Special Permit for development within a Streamside Management Area (SMA). Ancillary propagation, water storage, and drying activities will occur on the neighboring parcel under the same ownership (APN 105-131-005). Propagation, water source and storage, and drying activities are shared with the proposed cannabis operation (PLN-11597-ZCC) on APN 105-131-005. There will be two cultivation cycles occurring annually. All processing, with the exception of drying, will occur offsite at a licensed third-party processing facility. Water for the project will be sourced from a point of diversion on a parcel in the vicinity under separate ownership (APN 104-121-002). The applicant anticipates 66,500 gallons of irrigation water will be required annually for both cannabis projects. There are 6,500 gallons of water storage on site, with 60,000 gallons of additional water storage proposed for the project. There will be a maximum of three employees required for operations. Power will be provided via PG&E with a backup generator for power outages.

*A motion was made by Commissioner Mitchell, seconded by Commissioner Levy, that the recommendations be approved. The motion carried by the following vote:*

Aye: 4 - Commissioner Bongio, Commissioner Levy, Commissioner Mitchell and Commissioner Mulder

Nay: 3 - Commissioner Newman, Commissioner McCavour and Commissioner O'Neill

**G. PUBLIC HEARINGS**

- 1. Ford; Parcel Map Subdivision and Coastal Development Permit  
Record Number PLN-2021-17091 (filed 03/19/2021)  
Assessor's Parcel Number: 511-031-011  
McKinleyville area

A minor subdivision of an approximately 1.17-acre parcel into 4 new parcels with areas of 5,489 sq. ft., 5,228 sq. ft., 5,583 sq. ft., and 5,430 sq. ft. and a remainder parcel of 16,368 sq. ft. The parcel is accessed from Myers Road and Lily Avenue which will continue to serve the remainder parcel. The four new parcels will be served by a proposed 22-foot-wide access road to be developed from Myers Road. Water and sewer service will be provided by the McKinleyville Community Services District. Grading will occur for the new roadway and construction of detention facilities, and a 30-foot pine is proposed for removal in the Public Utility Easement. An Exception Request from the road requirements has been submitted which would allow the current 40 foot wide Meyers Road at the access point to the project parcel to remain without expanding the road width to 50 feet per HCC 324-1(b). The applicant is also asking for an exception to allow the proposed new access road to be 22 feet with no sidewalks as opposed to the required 50-foot right-of-way with sidewalks, curb and gutter. The Planning Department and Public Works Department support the 40 foot right of way on Myers but do not support the exception request to 22 feet for the new access road. Staff is recommending the project be conditioned for the development of two ten-foot travel lanes, curb and gutter with sidewalks and a landscaped strip.

*A motion was made by Commissioner Mitchell, seconded by Commissioner McCavour, that the recommendations be approved. The motion carried by the following vote:*

Aye: 7 - Commissioner Bongio, Commissioner Levy, Commissioner Mitchell, Commissioner Newman, Commissioner McCavour, Commissioner O'Neill and Commissioner Mulder

2. Beere; Minor Subdivision Coastal Development Permit and Special Permit  
 Number PLN-2021-16997 (filed 02/04/2021)  
 Record Assessor's Parcel Number: 510-371-044  
 McKinleyville Area

A minor subdivision of a 1.49-acre parcel into 2 parcels. Proposed Parcel 1 will be 42,489 square feet in size while parcel 2 will be 22,555 ft square feet in size (16,621 ft.<sup>2</sup> net). Parcel 1 is currently developed with an existing residence, detached garage and accessory structure. Parcel 2 is developed with a manufactured home, detached garage, and two sheds. Water and sewer service is provided by the McKinleyville Community Services District and PG&E provides gas and electric service. No additional development is currently proposed. A Special permit is requested for proposed parcel 2 to be below 20,000 square feet in net lot area and for the subdivision to be allowed in an Alquist-Priolo fault hazard zone. An exception to reduce the right-of-way width of Boiler Avenue to 40 feet has been requested as part of the project as well as an exception request to reduce the paving requirement and to eliminate the requirement for curb, gutter and sidewalk. The County Planning and Building Department and Public Works Department support the right-of-way exception request but do not support the other exception requests.

*A motion was made by Commissioner Newman that the recommendations be approved. The motion carried by the following vote:*

Aye: 7 - Commissioner Bongio, Commissioner Levy, Commissioner Mitchell, Commissioner Newman, Commissioner McCavour, Commissioner O'Neill and Commissioner Mulder

3. Mattole Camp and Retreat Center; Special Permit  
Record Number PLN-2021-17495 (filed 10/29/2021)  
Assessor's Parcel Number: 104-301-001  
Petrolia Area

A Special Permit for the demolition of an existing 990 sf (22 ft. by 45 ft.) caretaker's residence and a 480 sf (20 ft. by 24 ft.) garage within a Streamside Management Area of the Mattole River. The structure is currently unusable and unsafe. Construction is proposed for a new 1226 sq ft residence and 352 sq ft garage (16x22 ft) to be constructed within the Streamside Management Area approximately 10 feet northwest of the existing structure to be demolished and further away from the river. The proposed location of the new structure is currently dominated by non-native plant species, and half of the footprint of the new unit will be within the footprint of the existing unit. The parcel is served by an onsite wastewater treatment system, and water is from an existing spring.

*A motion was made by Commissioner Levy, seconded by Commissioner Newman, that the recommendations be approved. The motion carried by the following vote:*

Aye: 7 - Commissioner Bongio, Commissioner Levy, Commissioner Mitchell, Commissioner Newman, Commissioner McCavour, Commissioner O'Neill and Commissioner Mulder

## H. ADJOURNMENT

## I. NEXT MEETING      July 28, 2022      6:00 p.m.      SPECIAL MEETING - HYBRID

*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](mailto:planningclerk@co.humboldt.ca.us) or the ADA Coordinator at 844-365-0352 or by email at [ada@co.humboldt.ca.us](mailto:ada@co.humboldt.ca.us)*