



MINUTES

THURSDAY, March 3, 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, August 4, 2022, with the vote as shown below.

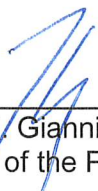
The motion was made by Commissioner Melanie McCavour and seconded by Commissioner Mike Newman.

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

ABSENT: Commissioners Brian Mitchell

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, March 3, 2022

6:00 PM

Regular Meeting - Hybrid

A. CALL TO ORDER / SALUTE TO FLAG

Chair Alan Bongio called the meeting to order at 6:01

B. COMMISSIONERS PRESENT

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

Absent : 0

C. AGENDA MODIFICATIONS

Item #E-7 BCRD, LLC is continued to a date uncertain.

Item #H-1 Blocksburg Family Farms is continued to date uncertain.

A motion was made by Commissioner Mitchell, seconded by Commissioner Levy, that the agenda modification 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

E. PUBLIC COMMENT

Public comment period opened and close

F. CONSENT AGENDA

1. Review and approval of the February 3, 2022, Action Summary

A motion was made by Commissioner Mitchell, seconded by Commissioner McCavour, to approve the February 3, 2022, Action Summary. 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. Review and approval of the February 17, 2022, Action Summary

A motion was made by Commissioner Mitchell, seconded by Commissioner McCavour, to approve the February 17, 2022, Action Summary. 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

5. Lost Coast Collective, Inc. Conditional Use Permit and Special Permit
 Record Number PLN-11292-CUP
 Assessor's Parcel Number: 221-240-015
 Ettersburg area

A Conditional Use Permit for 22,000 square feet of existing commercial cannabis cultivation of which 18,500 square feet is mixed light cultivation and 3,500 is outdoor cultivation. The project is supported by 2,180 square feet of propagation space. Water for irrigation is sourced from an existing well and two registered spring diversions. Projected annual water usage totals 128,800 gallons and water storage onsite totals 90,000 gallons. All processing will occur onsite. Energy is sourced from solar, hydropower, and generators. The applicant is also seeking a Special Permit for the ongoing use and maintenance of two points of diversion located within the Streamside Management Area.

A motion was made by Commissioner Mitchell, seconded by Commissioner McCavour, that the Lost Coast Collective, Inc. Conditional Use Permit and Special Permit is 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

G. ITEMS PULLED FROM CONSENT

3. 5 Star Cali, LLC: Conditional Use Permit
 Record Number PLN-11181-CUP (filed 9/16/2016)
 Assessor's Parcel Number: 208-271-010
 Dinsmore area

A Conditional Use Permit for 17,100-square-foot (SF) of existing cannabis cultivation consisting of 9,600 SF of mixed-light occurring in eight greenhouses, and 7,500 SF of outdoor in an area to be relocated on the 40-acre (assessed) parcel. Three existing nursery buildings will support 1,300 SF of ancillary plant propagation. Irrigation water is sourced from an existing 255,000-gallon rain catchment pond. An additional seven onsite high-density polyethylene storage tanks with a capacity of 28,000 gallons bring the existing available water storage to 283,000 gallons. An estimated 250,000 gallons of water will be used per growing season for irrigation. Drying will occur in an existing onsite structure and processing would occur offsite at a licensed facility. Power is provided by two onsite generators,

but an alternative energy system is to be developed to partially eliminate reliance on generator electricity.

Public comment period opened and closed

A motion was made by Commissioner Mitchell, seconded by Commissioner Newman, that the 5 Star Cali, LLC: Conditional Use Permit be approved as modified by adding that the energy plan shall be developed and implemented by 3.3.2026 and are required to form a Road Maintenance Association. 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

- 4. Nikolai Erickson; Conditional Use Permit
Record Number PLN-11219-CUP (filed 09/23/2016)
Assessor's Parcel Number (APN) 208-201-020
Dinsmore area

A Conditional Use Permit for 22,649 square feet of pre-existing outdoor cannabis cultivation, and 2,200 square feet of ancillary propagation. Water for irrigation is provided by rain catchment from rooftops of three existing structures on-site. The applicant anticipates using 100,000 gallons of water per year (4.02 gal/sq.ft./yr.), and the applicant utilizes several water conservation methods on-site. A total of 160,000 gallons of water storage exists on-site in thirty-six hard sided tanks. Processing at the site includes drying and curing, and trimming will occur off-site at a licensed processing facility. There will be 2 employees on site for cultivation activities. Power is provided by two portable generators and will transition to full renewable energy sources by 2026. The Humboldt County Planning Commission will consider an Addendum to a previously adopted MND and has been prepared for consideration per §15164 of the State CEQA Guidelines.

Public comment period opened and closed

A motion was made by Commissioner Newman, seconded by Commissioner Mulder, that the MDRV Realty Holdings, LLC: Conditional Use Permit and Special Permit be continued to a date uncertain. The motion carried by the following vote:

Aye: 5 - Commissioner Bongio, Commissioner Levy, Commissioner Newman, Commissioner McCavour and Commissioner Mulder

Nay: 2 - Commissioner Mitchell and Commissioner O'Neill

Meeting went into Recess

Meeting Reconvened

- 6. Vasi Ray Farms, LLC: Conditional Use Permit and Special Permit
Record Number PLN-11775-CUP (filed 12/13/2016)
Assessor Parcel Number (APN) 219-061-013.
Salmon Creek area

A Conditional Use Permit for 15,900 square feet (SF) of existing cultivation with 1,400 SF of ancillary

propagation. Irrigation water is sourced from rainwater catchment. Existing available water storage is 623,000 gallons in a 600,000-gallon pond and a series of hard-sided tanks. Estimated annual water usage is 112,000 gallons. Drying and curing occurs onsite within the existing residence, with all other processing occurring offsite at a licensed facility. Power is provided by 3 generators. A Special Permit is also requested for relocation of an existing greenhouse located within a Streamside Management Area (SMA) outside of the riparian buffer.

Public comment period opened and closed

A motion was made by Commissioner Mitchell, seconded by Commissioner Levy, that the Vasi Ray Farms, LLC: Conditional Use Permit and Special Permit be approved as modified by requiring 80% renewable energy within 5 years. The motion carried by the following vote:

Aye: 5 - Commissioner Bongio, Commissioner Levy, Commissioner Mitchell, Commissioner McCavour and Commissioner O'Neill

Nay: 2 - Commissioner Newman and Commissioner Mulder

- 7. BCRD LLC: Conditional Use Permit(filed 12/22/2016)
Record Number PLN-12765-CUP
Assessor's Parcel Number: 314-224-003
Kneeland area

A Conditional Use Permit for 18,283 square feet (SF) of cannabis cultivation, consisting of 5,323 SF outdoor cultivation and 12,960 SF mixed light cultivation. A total of 4,500 SF of immature/nursery space is requested for approval for propagation. Irrigation water is sourced from existing groundwater wells [Permit Nos. 17/18-1659 (10 gpm)]. Annual water use is estimated at 187,500 gallons (10.25 gallons/SF). Water storage totals 41,020 gallons in seventeen (17) poly tanks [eleven (11) 2,600-gallon tanks; two (2) 2,500-gallon tanks; one (1) 1,320-gallon tank; one (1) 1,500-gallon tank; one (1) 1,600-gallon tank; and one (1) 3,000-gallon tank]. A 1,800 square foot commercial structure is proposed to be built to support onsite processing. Electricity is provided by a 2.5kw solar array with two (2) 6000kw inverters and 23kw of battery storage. A backup diesel generator (MQ Whisperwatt 2500) will be onsite and used when required or if energy needs exceed the solar input.

Public comment period opened and closed

A motion was made by Commissioner Mitchell, seconded by Commissioner Levy, that the BCRD LLC: Conditional Use Permit 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

H. OLD BUSINESS

- 1. PROPOSED COMMUNICATIONS FACILITIES ORDINANCE:
Case Number PLN-2021-17452
Humboldt County

The proposed ordinance affects all unincorporated areas of Humboldt County. The purpose and intent of this Telecommunications Ordinance is to provide a uniform and comprehensive set of

standards for the development, siting and installation of wireless telecommunications facilities. These standards do all the following: protect and promote the public health, safety and welfare of the residents of the unincorporated areas of Humboldt County; protect aesthetic values in accordance with the guidelines and intent of the Telecommunications Act of 1996; encourage siting in preferred locations to help preserve the County's rural character, including the protection of scenic, natural and cultural resources; and minimize the intrusion of these uses into residential areas. The proposed ordinance uses a tiered approach to permitting communication facilities: the lowest tier ("Tier 1") applies a streamlined permit process to easily allow telecommunication facilities least likely to have any impacts. Conversely, the highest tier ("Tier 3") requires a public review process through conditional use permits for projects most likely to have impacts. Since this is a public workshop, no action will be taken by the Planning Commission. Instead, the Planning Commission will be asked to take public comment and provide informal feedback that will be used to develop a public hearing draft for review by the Planning Commission at a later date.

Public comment period opened and closed

A motion was made by Commissioner Mitchell, seconded by Commissioner Mulder, that the PROPOSED COMMUNICATIONS FACILITIES ORDINANCE:be continued to the April 7, 2022 meeting. 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

I. PUBLIC HEARINGS

1. Blocksburg Family Farm, LLC: Conditional Use Permit
Record Number: PLN-12265-CUP (filed 12/22/2016)
Assessor's Parcel Number (APN): 217-471-001
Blocksburg area

A Conditional Use Permit for 6.39 acres of outdoor cultivation including 16,800 sf of existing cannabis authorized under interim permit, on a parcel of approximately 1,221 acres. The proposed six acres of new will comprise of three acres full term outdoor and three acres of Light Deprivation, and with ancillary facilities, will be developed in four phases over four years. Water would be provided by an onsite well, a 2.2-million-gallon rain catchment pond, and a one-million-gallon rainwater catchment tank. Total irrigation demand by Phase IV is anticipated to be approximately 3.1 million gallons per year, with the rain catchment pond being the primary source of water by Phases II and III. The project includes 8,000 sf of proposed and 2,000 sf of existing ancillary nursery space. Processing would occur onsite in a proposed 7,200 sf multi-use building in the footprint of a burned down barn. Power is proposed to be provided principally by a generator for Phase I and Phase II (staff is recommending a condition of approval for renewable energy to be established before any new expansion of cultivation). By Phase III, a solar array would provide the power, with generators retained for backup use only. Phase I of the project would require approximately six employees. Phases II & III would require a maximum of twenty-five employees and incorporates a vanpool.

Public comment period opened and closed

A motion was made by Commissioner Mitchell, seconded by Commissioner Levy, that the Blocksburg Family Farms, LLC: Conditional Use Permit and Special Permit 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

J. OTHER BUSINESS

- 1. Report - Old Arcata Road Project:
Old Arcata Road Area

The Planning Commission requested an update of the status of the Old Arcata Road improvement Project being undertaken by the City of Arcata and partially within the County. Staff will provide a brief presentation of the project and status.

Public comment period opened and closed

K. ADJOURNMENT

A motion was made by Commissioner Newman, seconded by Commissioner Levy, that the meeting be adjourned at 9:40 p.m.. 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

L. NEXT MEETINGS March 17, 2022 6:00pm Regular 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 or the ADA Coordinator at 844-365-0352 or by email at ada@co.humboldt.ca.us