

**PLANNING COMMISSION**

First District  
Alan Bongio - Chair  
Second District  
Ronnie Pellegrini  
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, October 15, 2020**

**6:00 PM**

**Regular Meeting - Virtual**

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*In accordance with Executive Order N-29-20 the Planning Commission meeting will be held virtually.*

***HOW TO LISTEN OR WATCH THE PLANNING COMMISSION MEETING:***

*Listen or Watch the live stream of the Planning Commission Meeting in three ways:*

- 1. <https://zoom.us/j/92557916988> Password: 200525*
- 2. Call in via telephone at 346 248-7799, enter meeting id 925 5791 6988 Password: 200525*
- 3. Via live stream using the following link: <https://humboldt.legistar.com> or by watching Access Humboldt on cable channel 11*

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

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

**B. COMMISSIONERS PRESENT**

*Commissioner Levy arrived late to the meeting and did not vote on any action items.*

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

**C. AGENDA MODIFICATIONS**

*Item E-8: Continuance to the November 19, 2020 meeting of the Planning Commission.*

*Item E-10: Supplemental Information provided*

*Item E-11: Supplemental Information provided*

*Item E-12: Supplemental Information provided and a continuance requested to a date uncertain with re-noticing provided to the public.*

*Non-Agenda item: Director Ford commented on the letter from Larry Henderson that was provided to the Planning Commission.*

## **D. PUBLIC COMMENTS**

## **E. CONSENT AGENDA**

1. Review and approval of the June 4, 2020 Action Summary.

*A motion was made by Commissioner McCavour, seconded by Commissioner O'Neill, that the June 4, 2020 Action Summary be approved. The motion carried by the following vote:*

Aye: 5 - Commissioner Bongio, Commissioner Newman, Commissioner McCavour,  
Commissioner O'Neill and Commissioner Pellegrini

Not 1 - Commissioner Levy

Present:

2. Review and approval of the June 18, 2020 Action Summary.

*A motion was made by Commissioner McCavour, seconded by Commissioner O'Neill, that the June 18, 2020 Action Summary be approved. The motion carried by the following vote:*

Aye: 5 - Commissioner Bongio, Commissioner Newman, Commissioner McCavour,  
Commissioner O'Neill and Commissioner Pellegrini

Not 1 - Commissioner Levy

Present:

3. Review and approval of the July 23, 2020 Action Summary.

*A motion was made by Commissioner McCavour, seconded by Commissioner O'Neill, that the July 23, 2020 Action Summary be approved. The motion carried by the following vote:*

Aye: 5 - Commissioner Bongio, Commissioner Newman, Commissioner McCavour,  
Commissioner O'Neill and Commissioner Pellegrini

Not 1 - Commissioner Levy

Present:

4. Review and approval of the August 6, 2020 Action Summary.

*A motion was made by Commissioner McCavour, seconded by Commissioner O'Neill, that the August 6, 2020 Action Summary be approved. The motion carried by the following vote:*

Aye: 5 - Commissioner Bongio, Commissioner Newman, Commissioner McCavour,  
Commissioner O'Neill and Commissioner Pellegrini

Not 1 - Commissioner Levy

Present:

5. Review and approval of the August 20, 2020 Action Summary.

***A motion was made by Commissioner McCavour, seconded by Commissioner O'Neill, that August 20, 2020 Action Summary be approved. The motion carried by the following vote:***

Aye: 5 - Commissioner Bongio, Commissioner Newman, Commissioner McCavour,  
Commissioner O'Neill and Commissioner Pellegrini

Not Present: 1 - Commissioner Levy

6. Review and approval of the September 3, 2020 Action Summary.

***A motion was made by Commissioner McCavour, seconded by Commissioner O'Neill, that the September 3, 2020 Action Summary be approved. The motion carried by the following vote:***

Aye: 5 - Commissioner Bongio, Commissioner Newman, Commissioner McCavour,  
Commissioner O'Neill and Commissioner Pellegrini

Not Present: 1 - Commissioner Levy

7. Review and approval of the September 17, 2020 Action Summary.

***A motion was made by Commissioner McCavour, seconded by Commissioner O'Neill, that the September 17, 2020 Action Summary be approved. The motion carried by the following vote:***

Aye: 5 - Commissioner Bongio, Commissioner Newman, Commissioner McCavour,  
Commissioner O'Neill and Commissioner Pellegrini

Not Present: 1 - Commissioner Levy

9. Journey Aquarian, Conditional Use Permit and Special Permits

Record Number PLN-2020-16152

Assessor's Parcel Numbers: 216-081-010, 216-081-013, 216-082-010 (por.) & 216-135-015  
(por.)

444 Harris Road , Harris area

A Special Permit for 10,000 square feet (sf) of existing outdoor cannabis cultivation and 33,560 sf of new outdoor commercial cannabis cultivation, including reconfiguration of the pre-existing site. The project includes facilities for ancillary and commercial nursery, ancillary and commercial processing and distribution. The project includes a Special Permit for restoration activities and temporary use of an agricultural diversion within the Streamside Management Area. The project includes a Conditional Use Permit for the proposed development of commercial support facilities on an unpaved roadway. The water sources for cannabis irrigation would be rainwater collection supplemented by a proposed groundwater well. The proposed power source for the project is renewable grid power through PG&E or RCEA with generator backup, to be used in the event of a power outage event. Harvested cannabis would be dried and processed in the proposed commercial processing facility. Six full time employees and up to 12 seasonal employees would work on site. The project includes 9,300 square feet of cannabis nursery space to be used ancillary to the cultivation and for commercial purposes and a two-story building with a 2,400-square-foot footprint to be used as an ancillary and commercial processing, distribution, and storage facility.

***A motion was made by Commissioner McCavour, seconded by Commissioner O'Neill, that the Journey Aquarian, Conditional Use Permit and Special Permits be approved. The motion carried by the following vote:***

Aye: 5 - Commissioner Bongio, Commissioner Newman, Commissioner McCavour,  
Commissioner O'Neill and Commissioner Pellegrini

Not 1 - Commissioner Levy

Present:

- 10.** Trent Sanders, Conditional Use Permit  
Record Number: PLN-11874-CUP  
Assessor Parcel Number: 223-141-010  
30 Dean Creek Road, Garberville area

A Conditional Use Permit for 20,000 square feet of existing cannabis cultivation consisting of 15,000 square feet of mixed-light and 5,000 square feet of outdoor. Historically, cultivation was located in seven locations throughout the parcel. The proposed project includes relocation of 4 historic cultivation areas; therefore, three cultivation areas will remain. There is 2,960 square feet of propagation located in three distinct areas. Water for irrigation is provided by three off-stream ponds with a capacity of 1,480,000 gallons. There is also 75,200 gallons of water storage in hard-sided tanks for domestic and irrigation purposes. Processing, including drying and trimming occurs in a 880-square-foot processing facility that was constructed in 2016. The applicant states that 8 full time employees are needed for operations that will work on the subject parcel and two adjacent parcels owned by the applicant. Electricity is sourced from P. G. & E. and a solar array. Generator use is limited to emergencies only.

***A motion was made by Commissioner McCavour, seconded by Commissioner O'Neill, that the Trent Sanders, Conditional Use Permit be approved. The motion carried by the following vote:***

Aye: 5 - Commissioner Bongio, Commissioner Newman, Commissioner McCavour,  
Commissioner O'Neill and Commissioner Pellegrini

Not 1 - Commissioner Levy

Present:

- 11.** Trent Sanders, Conditional Use Permit  
Record Number: PLN-11876-CUP  
Assessor Parcel Number: 223-141-008  
35 Dean Creek Road, Garberville area

A Conditional Use Permit for 22,000 square feet of existing cannabis cultivation consisting of 15,760 square feet of outdoor and 6,240 square feet of mixed light. Historically, cultivation was located in three locations throughout the parcel. The proposed project includes relocation of one historic cultivation area and, therefore, two cultivation areas will remain. Cultivation activities extend all year with a maximum of two harvests occurring annually. Annual water usage is 381,000 gallons. Water for irrigation is provided by a groundwater well and an off-stream ponds with a capacity of 250,000 gallons. There is also 12,600 gallons of water storage in hard-sided tanks for domestic and irrigation

purposes. Processing, including drying and trimming, occurs in an 880-square-foot processing facility that was constructed in 2016 located on APN 223-141-010. The applicant may also choose to process at a licensed, off-site processing facility. The applicant states that 8 full time employees are needed for operations that will work on the subject parcel and two adjacent parcels owned by the applicant. Electricity is sourced from generator.

***A motion was made by Commissioner McCavour, seconded by Commissioner O'Neill, that the Trent Sanders, Conditional Use Permit be approved. The motion carried by the following vote:***

Aye: 5 - Commissioner Bongio, Commissioner Newman, Commissioner McCavour,  
Commissioner O'Neill and Commissioner Pellegrini

Not Present: 1 - Commissioner Levy

**14. Pettlon Final Map Subdivision and Planned Development Permit Extension**

Case Number PLN-2019-16033

Assessor Parcel Number (APN) 510-121-026

1417 Railroad Drive, McKinleyville area

A two-year extension of a Major Subdivision of an approximately 1.58-acre parcel into seven residential lots utilizing a Planned Unit Development. The Planned Unit Development requests reduced front yard setbacks on proposed Lot 7, a reduced right of way width and a reduced minimum lot width on proposed Lots 1, 2 and 3. The parcel is currently vacant and will be served with community water and sewer by the McKinleyville Community Services District. No change to the original project is proposed. This is the second extension requested and if approved, the extension will expire on December 14, 2021

***A motion was made by Commissioner McCavour, seconded by Commissioner O'Neill, that the Pettlon Final Map Subdivision and Planned Development Permit Extension be approved. The motion carried by the following vote:***

Aye: 5 - Commissioner Bongio, Commissioner Newman, Commissioner McCavour,  
Commissioner O'Neill and Commissioner Pellegrini

Not Present: 1 - Commissioner Levy

**15. Kable Final Map Subdivision and Coastal Development Permit Extension**

Case Number PLN-2019-15998

Assessor Parcel Number 301-111-001

380 Artino Street, Eureka Area

A two-year extension to a previously approved subdivision. The original project included a Final Map Subdivision and Coastal Development Permit to divide an approximately 2.5-acre parcel into five residential parcels ranging in size from 6,080 square feet to 1.75 acres. The parcel is currently developed with one single family residence which will be sited on proposed Parcel 1. The property is served with community water and sewer and proposed access is from Union Street, a paved public road. A portion of proposed Parcel 5 is located within the Coastal Zone. Pursuant to Section 325-9,

the applicant submitted an exception request to reduce the improvement requirements for Union Street. No change to the original project is proposed. This is the first extension requested and if approved, the extension will expire on December 5, 2021.

***A motion was made by Commissioner McCavour, seconded by Commissioner O'Neill, that the Kable Final Map Subdivision and Coastal Development Permit Extension be approved. The motion carried by the following vote:***

Aye: 5 - Commissioner Bongio, Commissioner Newman, Commissioner McCavour,  
Commissioner O'Neill and Commissioner Pellegrini

Not 1 - Commissioner Levy

Present:

## **F. ITEMS PULLED FROM CONSENT**

### **8. Mattole River Farms, LLC, Conditional Use Permit**

Record Number PLN-11752-CUP

Assessor's Parcel Number 108-161-034

569 Huckleberry Lane, Whitethorn area

A Conditional Use Permit for 17,000 square feet existing outdoor cultivation and a 4,800 square foot mixed-light greenhouse. Propagation occurs in a 2,172 square foot nursery. The applicant expects one outdoor harvest and two mixed light harvests annually. Existing cultivation claimed to have occurred between orchard rows would be reorganized into five (5) proposed 3,400 square foot greenhouses (100' x 34'). Irrigation water is provided by a 1-million-gallon off-stream rain catchment pond. An existing water right to the Mattole River would be used for domestic purposes only with no nexus to the cannabis permit. Estimated annual irrigation use is 275,000 gallons. Processing includes drying and trimming and occurs with the existing agricultural building, garage and containers on-site. Power is provided by P.G.&E. and solar panels. Staff is supporting no more than 6,600 square feet of outdoor cultivation and 4,800 square feet of mixed-light cultivation.

***A motion was made by Commissioner O'Neill, seconded by Commissioner Pellegrini, that the Mattole River Farms, LLC, Conditional Use Permit item be continued to the November 19, 2020 meeting of the Planning Commission. The motion carried by the following vote:***

Aye: 5 - Commissioner Bongio, Commissioner Newman, Commissioner McCavour,  
Commissioner O'Neill and Commissioner Pellegrini

Not 1 - Commissioner Levy

Present:

### **12. IXXCO, Inc, Conditional Use Permit Modification**

Record Number PLN-2020-16552

Assessor Parcel Number 522-221-008

39057 State Highway 299, Willow Creek area

A modification to an approved Conditional Use Permit for Nonvolatile Manufacturing and Distribution activities in an existing 4,500 square foot structure. The modification will allow for commercial processing. Water is sourced from the Willow Creek Community Services District. Electricity would

be sourced from PGE, and the project is enrolled in the "Repower+" program to obtain renewable energy. The applicant states that the hours of operation for both activities would be from 6:00 AM to 10:00 PM, Monday through Saturday. The applicant states that four individuals are required for operations, with six required seasonally.

***A motion was made by Commissioner Pellegrini, seconded by Commissioner McCavour, that the IXXCO, Inc, Conditional Use Permit Modification be continued to a date uncertain. The motion carried by the following vote:***

Aye: 5 - Commissioner Bongio, Commissioner Newman, Commissioner McCavour,  
Commissioner O'Neill and Commissioner Pellegrini

Not Present: 1 - Commissioner Levy

- 13.** ABC Farms, Inc., Conditional Use Permit  
Record Number PLN-15976-CUP  
Assessor Parcel Number (APN) 202-171-006  
2901 Loop Road, Fortuna area

A Conditional Use Permit for a Microbusiness for Distribution, Manufacturing, and Farm Based Retail Sales (non-storefront). The farm-based retail sales component is to enable self-distribution and direct sales and no customer traffic to the property will occur as a result of this project. The applicant currently holds an approved Zoning Clearance Certificate (PLN-12156-ZCC) for 7,000 square feet (SF) of mixed light cannabis cultivation and 2,999 SF of outdoor cultivation for a total of 9,999 SF of cannabis cultivation. The Cultivation Activities will be housed in the existing barn. In addition, the applicant seeks a Conditional Use Permit to continue cultivating without enclosing the cultivation per section Pursuant to section 55.4.6.7- Zoning Clearance Certificates for Open Air Cultivation submitted under prior ordinance -Provisions for Neighborhood Compatibility. The Manufacturing aspect of the project will occur in the first floor for of the barn. The applicant will use dry ice methods to separate oils and create Bubble Hash. The applicant will also use hydraulic or pneumatic heated plates to extract cannabis oils and create "Live Rosin." Lastly, the applicant also plans to use ethanol as an extraction medium. Distribution activities will only include products produced onsite. The project also includes a Modification to the approved Zoning Clearance Certificate (PLN-12156-ZCC) to modify the site reconfiguration and change to 5,420 SF of mixed light and 4,579 SF of outdoor cannabis cultivation.

***A motion was made by Commissioner McCavour, seconded by Commissioner Pellegrini, that the ABC Farms, Inc., Conditional Use Permit be approved. The motion carried by the following vote:***

Aye: 5 - Commissioner Bongio, Commissioner Newman, Commissioner McCavour,  
Commissioner O'Neill and Commissioner Pellegrini

Not Present: 1 - Commissioner Levy

## **G. DISCUSSION**

1. Public Works Discussion on measures which can be taken to minimize the cost of improvements.

**H. ADJOURNMENT**

*Chair Bongio adjourned the meeting to order at 7:44 p.m.*

**NEXT MEETINGS**

*November 19, 2020*

***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)***