



MINUTES

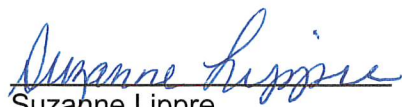
THURSDAY, SEPTEMBER 17, 2020

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, October 15, 2020 with the vote as shown below.

The motion was made by Commissioner McCavour and seconded by Commissioner O'Neill

AYES:	Commissioners Bongio, Pellegrini, Newman, O'Neill, and McCavour
ABSENT:	Commissioners Mitchell
NOT PRESENT:	Commissioners Levy
DECISION:	Motion carries 5/0.


Suzanne Lippre
Deputy Clerk of the Planning Commission


John H. Ford
Secretary of the Planning Commission

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, September 17, 2020

6:00 PM

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

Please note that each Zoom meeting has a unique meeting ID and password. Any item on this agenda that is continued to a future date will use the meeting ID and password applicable to the date the agenda item is to be heard again. Agendas are posted on the Friday before the meeting at <https://humboldt.legistar.com>

A. CALL TO ORDER / SALUTE TO FLAG

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

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 Ronnie Pellegrini

C. AGENDA MODIFICATIONS

Item G-2: Request continuance to November 19, 2020 meeting of the Planning Commission.

Item H-1: Request continuance to a date uncertain.

Item I-2: Request continuance to October 15, 2020.

Note that there will not be a Planning Commission meeting on October 1, 2020.

D. PUBLIC COMMENTS

E. CONSENT AGENDA

2. Him Management Group, LLC, Conditional Use Permit
Record Number PLN-12159-CUP
Assessor Parcel Number (APN) 208-281-026 and 210-191-060
41555 State Hwy 36, Dinsmore area

A Conditional Use Permit for 15,300 square feet of existing outdoor cannabis cultivation operation and a Special Permit to allow restoration of legacy cultivation and onsite relocation within the Streamside Management Area. and a point of diversion for a spring offsite on APN: 210-191-050. The projected annual water usage is approximately 75,000 gallons. Water storage currently consist 130,000 gallons stored in water bladders and hard tanks. The applicant will be replacing the water bladders with hard tanks. Drying will occur onsite and further processing will occur offsite at a licensed facility. No employees are expected for this project. Power to an existing building used for drying and storage will be provided by solar array.

A motion was made by Commissioner Pellegrini, seconded by Commissioner Mitchell, that the Him Management Group, LLC, Conditional Use Permit 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 Pellegrini

F. ITEMS PULLED FROM CONSENT

1. Blocksburg Family Farms, LLC,
Record Number PLN-10813-CUP
Assessor's Parcel Number 217-401-002-000
850 Sylvan Glade Road, Blocksburg Area

A Conditional Use Permit for 11,650 square feet (sf) of existing outdoor commercial cannabis cultivation with 400 sf ancillary nursery space, and a Special Permit for water diversion and restoration within the Streamside Management Area. The applicant estimates water demand to total approximately 102,500 gallons per year. Irrigation water is provided by one 215,000-gallon rainwater catchment pond, one 260,000-gallon on-stream pond and one spring diversion. Water storage includes the catchment pond, a 20,000-gallon bladder, a 4,000-gallon tank and seven 2,500-gallon tanks, totaling 254,000 gallons. Drying and curing would occur onsite with further processing occurring at a licensed third-party facility. The operation would require a maximum of 6 employees. Electricity would be provided by an onsite solar array with a backup generator.

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

G. CONTINUED PUBLIC HEARINGS

1. Humboldt County Fair Association, Conditional Use Permit

Case Number PLN-2019-15519

Assessor Parcel Numbers (APNs) 030-071-001, 030-011-003, 030-021-003, 030-112-017, 030-112-020, 030-081-006, and 100-181-003

1250 5th Street, Ferndale area

A Conditional Use Permit to authorize use of the Humboldt County Fairgrounds for a maximum of ten (10) concerts and four (4) motorsports events. All events would be held at the oval racetrack and nearby grandstands located within the southern portion of the Fairgrounds. Events would be pre-scheduled and occur between March and October, excepting a six-week period (August 1st thru September 15th) associated with preparation, operation, and cleanup for the annual Humboldt County Fair. All events would end on or before 10 pm. Concerts would occur from a temporary stage placed directly in front of the grandstands and feature a range of different performance types from amplified music featuring a full band to smaller acoustic events. Motorsports activities include: Tractor Pulls, 4x4 Truck events, Go Carts, Monster Trucks, and Motorcycle Racing. Motorcycle racing events would occur on the dirt oval racetrack and involve up to 18 riders. The permit is being processed along with a request to amend the terms of the lease agreement between the County of Humboldt and the Humboldt County Fair Association (HCFA), a private non-profit organization responsible for management and operation of the Humboldt County Fair and County Fairgrounds.

A motion was made by Commissioner Mitchell, seconded by Commissioner Newman, that the Humboldt County Fair Association Conditional Use Permit 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 Pellegrini

2. Rolling Meadow Ranch, LLC, Conditional Use Permits

Record Number PLN-12529-CUP

Assessor Parcel Numbers (APNs) 217-201-001, 217-181-027, 217-181-028, 217-182-001, 217-024-011, 217-024-006, 217-024-010, 217-024-003, 217-025-001

2189 & 2487 McCann Road and the properties in the Blocksburg/Myers Flat area

Six Conditional Use Permits for 5.77 acres of mixed light cultivation and processing facilities located in five distinct cultivation areas. The proposed cannabis operation will be primarily located on APNs 217-181-002 and 217-201-001. Cultivation would occur in 16 greenhouses. Operations would occur year-round and there will be a maximum of four cultivation cycles annually. Annual water use is approximately 4,628,200 gallons. Water will be provided by three existing wells. There will be 320,000 gallons of hard-sided tank storage that will store rain from rooftop runoff. Processing, including drying, curing and trimming, will take place on site within 5 proposed processing structures totaling 33,750 square feet. There will be a maximum of 30 employees during peak operations. The proposed project includes development of power from P. G. & E. The overall development will total 7.04 acres. The project is accessed by McCann Road using the McCann Bridge. Approximately 5 miles of private ranch roads will be used to access cultivation areas. At the property entrance, employees will park their vehicles and an electric bus or similar type vehicle will be used to transport

employees to the cultivation and processing areas. Secondary access through Alderpoint Road will be utilized during the rainy season when the low-water bridge is not in use.

A motion was made by Commissioner Pellegrini, seconded by Commissioner Newman, that the Rolling Meadow Ranch, LLC, Conditional Use Permits item be continued to the November 19, 2020 meeting of the Planning Commission. The motion carried by the following vote:

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

H. PUBLIC HEARINGS

1. Humboldt Packaging, LLC,
Record Number PLN-12163-CUP
Assessor's Parcel Number 515-111-079-000
144 Bauder Lane, Trinidad Area

A Conditional Use Permit and Special Permit for 620 square feet of existing and 6,580 square feet of new mixed light commercial cannabis cultivation in two (2) 3,600 square foot greenhouses. The applicant proposes three (3) cultivation cycles per annum, March through the end of October. Water is proposed to be sourced from an existing rainwater catchment pond. Projected water use for irrigation is estimated to be approximately 68,000 gallons per annum. On-site water storage includes three (3) 5,000-gallon water storage tanks in addition to the existing 150,000 gallon rainwater catchment pond. Cannabis processing is proposed to occur off-site at a third-party licensed processing facility. Two (2) full time and two (2) part time employees are proposed. Power is delivered by P.G.&E. with 100% renewable energy purchased through the Redwood Coast Energy Authority RePower+ program. The Planning Commission will consider adoption of a finding that the project is exempt from environmental review pursuant to Section 15270 of the CEQA Guidelines (Projects which are disapproved).

A motion was made by Commissioner Pellegrini, seconded by Commissioner Newman, that the Humboldt Packaging, LLC, Conditional Use Permit item 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 Pellegrini

I. DISCUSSION

1. Consider sending letter to Board of Supervisors disallowing the use of generators. Discuss use of generators and the impacts on the environment and consider sending a letter to the Board of Supervisors requesting a policy change to disallow the use of generators.
No action came from this discussion.
2. Public Works Discussion on measures which can be taken to minimize the cost of improvements (This item is being continued to the Meeting of October 1, 2020).

A motion was made by Commissioner Newman, seconded by Commissioner McCavour, that the Public Works Discussion be continued to the October 15, 2020 meeting of the Planning

Commission. The motion carried by the following vote:

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

J. ADJOURNMENT

Chair Bongio adjourned the meeting at 9:00 p.m.

K. NEXT MEETING: October 15, 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 or the ADA Coordinator at 844-365-0352 or by email at ada@co.humboldt.ca.us