



MINUTES

THURSDAY, MAY 06, 2021

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 2, 2021, with the vote as shown below.

The motion was made by Commissioner Noah Levy and seconded by Commissioner Mike Newman.

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

ABSENT:

DECISION: Motion carries 7/0.


Laura McClenagan
Deputy 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, May 6, 2021

6:00 PM

Regular Meeting - Virtual

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

A. CALL TO ORDER / SALUTE TO FLAG

Chair Alan 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 Thomas Mulder

C. AGENDA MODIFICATIONS

*Item E-8 Public comment received
Item E-10 Public comment received
Item E-11 Public comment received
Item G-1 Supplemental information provided*

Item G-1 the Accessory Dwelling Units Draft Amendments, Amendments to the Inland Zoning AND Building Regulations and Local Coastal Program [Six Land Use Plans and Coastal Zoning Regulations] was moved to the Consent Agenda.

D. PUBLIC COMMENTS

E. CONSENT AGENDA

1. Greentech Industries, LLC, Conditional Use Permit
Record Number PLN-12823-CUP
Assessor Parcel Number (APN): 222-222-013
Redway area

Greentech Industries, LLC seeks approval for a total of 13,150 square feet (SF) of existing cannabis cultivation that consists of 6,800 SF of mixed light cannabis cultivation and 6,350 SF of outdoor cannabis cultivation. Propagation occurs in a 1,700 SF nursery. Irrigation water is currently sourced from a spring diversion derived from an unnamed Class II watercourse within the project area that is a tributary to the South Fork Eel River. The applicant is proposing the development of a 500,000-gallon rainwater catchment pond to support future irrigation and stormwater management goals. Existing onsite water storage is 77,500 gallons in the following HDPE hard tanks: fourteen (14) 5,000-gallon tanks and three (3) 2,500-gallon tanks. Annual water use is estimated at 155,000 gallons (11.8 gal/SF). Post-cultivation processing activities include drying, trimming and packaging and will occur in a proposed 4,500-SF building onsite. There would be up to five (5) employees during peak harvest. Electricity will be provided by PG&E, and one (1) backup generator (7 kW) is onsite in the event of power outages.

A motion was made by Commissioner McCavour, seconded by Commissioner Levy, that the Greentech Industries, LLC project be continued. 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. Hristo Valchev, Conditional Use Permit
Record Number PLN-11959-CUP
Assessor's Parcel Number: 208-251-016.
Dinsmore area

A Conditional Use Permit for continued cultivation of 13,125 square feet (SF) of outdoor cannabis utilizing light deprivation techniques within three (3) greenhouses. The applicant is proposing to construct a 1,300-square-foot greenhouse for propagation. Irrigation water is sourced from an existing permitted onsite well. Water storage totals 80,000 gallons. Estimated annual water usage is approximately 103,950 gallons. Ancillary activities, including drying and curing, will be performed onsite while, processing activities will be performed offsite. There will be a maximum of three employees on-site during peak operations. Power for the project is sourced from an onsite solar system with supplemental generator use. The proposed project also includes a Special Permit for development within the Streamside Management Area (SMA) for use of a point of diversion utilized for domestic use and for employee drinking water, in addition to former cultivation and relocation of historic cultivation areas out of the SMA.

A motion was made by Commissioner Mitchell, seconded by Commissioner McCavour, that the Hristo Valchev project be approved with conditions. 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

6. Green Sanctuary, Inc. Conditional Use Permit

Record Number PLN-10844-CUP

Assessor's Parcel Numbers: 216-205-011

Blocksburg area

A Conditional Use Permit (PLN-10844-CUP) to allow 39,620 square feet (SF) of cannabis cultivation. Plants are propagated in a 1,920-SF nursery onsite. Irrigation water is sourced from a 400,000-gallon rainwater catchment pond onsite. Water is stored within the rainwater catchment pond, one (1) 20,000-gallon water bladder, two (2) 10,000-gallon water bladders, and thirteen (13) high-density polyethylene (HDPE) tanks: two (2) 5,000-gallon tanks, four (4) 2,500-gallon tanks, two (2) 1,500-gallon tanks, one (1) 500-gallon tank, and four (4) proposed 5,000-gallon tanks, yielding a total onsite storage of 483,500 gallons. Drying would occur onsite in two (2) 800-SF carports, totaling 1,600 SF. Further processing would occur offsite at a licensed third-party facility. The project will require one (1) full time and one (1) part time employee for cultivation activities. Approximately four (4) seasonal workers will be provided by a third-party distribution company to assist with harvesting activities. Power is provided from onsite solar panels with two supporting generators: a 36-kW Honda generator and a 6.5-kW Honda generator.

A motion was made by Commissioner Mitchell, seconded by Commissioner McCavour, that the Green Sanctuary, Inc. project be approved with conditions. 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

7. Blocksburg Family Farm, Conditional Use Permit

Record Number PLN-10814-CUP

Assessor's Parcel Numbers: 217-391-015

Blocksburg area

A Conditional Use Permit for a total of 11,910 square feet (SF) of existing outdoor cannabis cultivation and a 400-SF ancillary nursery. The outdoor cultivation area is comprised of two (2) full-term cultivation areas, CA 1 (6,010 SF) and CA 2 (3,900 SF), and one (1) light-deprivation greenhouse (2,000 SF). The source of water for irrigation is an onsite permitted surface water diversion (Registration No. D032806). Total estimated annual water use is 215,700 gallons (18.1 gallons/SF). Water is stored in one (1) 50,000-gallon hard plastic tank and one (1) 590,000-gallon rainwater catchment pond. Total water storage is 640,000 gallons. Drying would occur onsite in a 1,800-SF facility, and further processing would occur at a licensed third party facility offsite. Besides the owner/operators, there would be no additional employees for this project. Electrical power is provided by a solar array, with a Honda 3000w generator to recharge batteries as necessary.

A motion was made by Commissioner Mitchell, seconded by Commissioner McCavour, that the Blocksburg Family Farm project be approved with conditions. 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

- 11. Seeking Roots, LLC, Conditional Use Permit**
Record Number PLN-10871-CUP
Assessor Parcel Number (APN) 223-101-002
Garberville area

A Conditional Use Permit (CUP) for continued cultivation of 28,854 square feet of outdoor cannabis grown using light-deprivation techniques. Ancillary propagation totals 770 square feet. Irrigation water is sourced from a groundwater well and a point of diversion. Annual water usage is 235,000 gallons. Existing water storage is 223,100 gallons in a series of hard-sided tanks and a water bladder. Drying, processing, and storage occur onsite in an existing 2,600-square-foot barn. A maximum of 20 employees may be utilized during peak operations. Power is provided by 35-kilowatt generator and solar array. The project also includes a Special Permit for development within the Streamside Management Area for continued use of the point of diversion.

A motion was made by Commissioner McCavour, seconded by Commissioner Levy, that the Seeking Roots, LLC be continued. 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

- 13. Sunny Valentine Farms, LLC, Conditional Use Permit**
Record Number PLN-11180-CUP
Assessor's Parcel Number: 212-013-021
Miranda area

A Conditional Use Permit for 20,000 square feet (SF) existing outdoor cannabis cultivation of which 18,440 SF is full-sun outdoor and 1,560 SF is uses light deprivation techniques within two (2) greenhouses. Ancillary propagation occurs within two (2) greenhouses totaling 1,910 SF. Irrigation water is sourced from an existing onsite off-stream pond with an estimated capacity of approximately 150,000 gallons. There are additional onsite water storage tanks for a total storage capacity of approximately 198,000 gallons. Estimated annual water usage is 102,500 gallons. Drying is conducted in an 800-square-foot barn. All other processing will occur off site at a licensed processing or manufacturing facility. No employees are required for the operation. Power is provided by an existing 3 kW solar array, with a generator used only as back-up.

A motion was made by Commissioner Mitchell, seconded by Commissioner McCavour, that the Sunny Valentine Farms, LLC project be approved with conditions. 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

14. Coastal Prairie, LLC, Conditional Use Permit
Record Number PLN-11698-CUP
Assessor Parcel Number (APN): 211-362-015.
Myers Flat area

A Conditional Use Permit for 23,700 square feet (SF) of existing outdoor cannabis cultivation utilizing light deprivation techniques within eleven (11) greenhouses. Ancillary propagation occurs in two (2) 1,656 SF greenhouses. Irrigation water is sourced from a permitted 700,000-gallon rainwater catchment pond. Estimated annual water usage is 165,000 gallons. Drying of cannabis will be performed on-site in five (5) 320 SF existing shipping containers. Processing of cannabis will occur offsite at a licensed processing or manufacturing facility. Up to three (3) employees may be utilized during peak operations. Solar panels and battery storage provide the electrical power for all cannabis related power needs, with two onsite backup generators for residential needs. The proposed project also includes a Special Permit for the remediation of two structures currently existing within the Streamside Management Area.

A motion was made by Commissioner Mitchell, seconded by Commissioner McCavour, that the Coastal Prairie, LLC project be approved with conditions. 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

15. Theresa Martin, Lot Line Adjustment
Record Number PLN-2020-16327
Assessor's Parcel Numbers: 211-302-001, 217-191-003.
Myers Flat area

A Lot Line Adjustment (LLA) between two parcels resulting in two parcels of approximately 31.6 acres and 1.4 acres. Also included in the project is a Zone Boundary Adjustment to adjust the zone boundary between U and TPZ to follow the adjusted parcel lines. The purpose of the LLA is to remedy a long-lasting encroachment of a residence and curtilage area on the Humboldt Redwood property. No development is proposed.

A motion was made by Commissioner Mitchell, seconded by Commissioner McCavour, that the Theresa Martin Lot Line Adjustment be approved with conditions. 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

17. Nash, Parcel Map Subdivision Extension

Record Number PLN-2020-16898

Assessor Parcel Number 306-381-011

Eureka area

The original project involved a Minor Subdivision of a 1.19-acre parcel into two (2) parcels of 11,750 square feet (net) and 34,207 square feet (net), respectively. Proposed Parcel 1 is developed with a single-family residence and proposed parcel 2 is developed with a 785 sq. ft. second dwelling unit above a detached garage and workshop. The project includes an Ultimate Development Plan (UDP) which depicts future subdivision of the site. New building development will be required to locate on the building sites depicted on the UDP so as to maintain consistency with the Housing Element. The project also includes an exception request per Section 325-9 of the Subdivision Regulations for a reduction of the required 40-foot road with to a 25 foot wide access width. Both parcels are and will be served with community water and sewer by the Humboldt Bay Community Services District. No change to the original project is proposed. This is the first extension requested and if approved, the extension will expire on December 27, 2022.

A motion was made by Commissioner Mitchell, seconded by Commissioner McCavour, that the Nash, Parcel Map Subdivision Extension be approved with conditions. 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

1. Accessory Dwelling Units Draft Amendments

Amendments to the Inland Zoning AND Building Regulations and Local Coastal Program
[Six Land Use Plans and Coastal Zoning Regulations]

This proposal contains two parts. First, the text amendments to the Inland Accessory Dwelling Unit (ADU) Ordinance consist of non-controversial corrections and text changes to the zoning ordinance that was adopted by the Board of Supervisors on September 1, 2020. The proposed changes clarify ADU and junior accessory dwelling unit (JADU) size and height limits, and clean up and amend zoning tables. These amendments also modify the recently approved Building Regulations to allow for an ADU built under alternative owner-builder regulations to be permitted concurrently with a primary AOB residence, notwithstanding the ‘one permit every two year’ restriction. The complete amendments can be found in Attachment 1.

The second part proposes amendments to the six Coastal Land Use Plans (the Humboldt Bay Area Plan, North Coast Area Plan, South Coast Area Plan, Trinidad Area Plan, McKinleyville Area Plan, and Eel River Area Plan), and to the Coastal Zoning Regulations that make up the Humboldt County Local Coastal Program (hereafter referred to as “LCP amendment”). The LCP amendment amends certain policies, land use designations, and zoning code adopted on September 1, 2020, and repeals Ordinance 2651 in order to accommodate recommendations of the California Coastal Commission. The complete LCP amendment is included in Attachments 2 and 3; Coastal Commission correspondence is included as Attachment 4.

A motion was made by Commissioner Mitchell, seconded by Commissioner McCavour, that the Accessory Dwelling Units Draft Amendments, Amendments to the Inland Zoning AND Building Regulations and Local Coastal Program [Six Land Use Plans and Coastal Zoning Regulations] be recommended for approval. 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

2. Jeff Diehl, Conditional Use Permit
Record Number PLN-12504-CUP
Assessor Parcel Number 208-341-008
Dinsmore area

A Conditional Use Permit for 11,000 square feet of existing cannabis cultivation, of which 10,000 SF is full-sun outdoor and 1,000 SF is mixed. Ancillary propagation occurs within the 1,000 SF mixed light greenhouse. Irrigation water is sourced from an onsite groundwater well. Annual water usage is 95,000 gallons. Existing water storage totals 11,250 gallons. An additional 3,000-gallon water tank is proposed. Drying occurs onsite with all other processing at an off site licensed processing or manufacturing facility. A maximum of four people will be on-site during peak operations. Power is provided by two generators. The proposed project includes a Special Permit to allow a reduction in the 600-foot setback requirement from public lands. Access to the site is via a driveway off Cobb Road via Rattlesnake Bridge Road off State Highway 36.

A motion was made by Commissioner Mitchell, seconded by Commissioner McCavour, that the Jeff Diehl project be approved with conditions. 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. DSCD Holdings, LLC, Conditional Use Permit
Record Number PLN-11844-CUP
Assessor Parcel Number: 210-071-007.
Larabee Valley area

A Conditional Use Permit for 14,322 square feet (SF) of existing cannabis cultivation of which 5,514 SF is full-sun outdoor and 8,808 SF is mixed-light in six (6) greenhouses. Ancillary propagation occurs in six (6) distinct areas totaling 2,670 SF. Irrigation water is sourced from a permitted groundwater well. Existing available water storage is 28,310 gallons in 13 hard poly tanks, with an additional 18,000 gallons of water storage proposed, which would increase the total available water storage onsite to 46,310 gallons. Estimated annual water usage is 531,500 gallons. Drying, curing, and machine trimming occurs onsite in an existing 900 SF shop and an 834 SF drying facility. All other processing will occur off-site at a licensed processing or manufacturing facility. The operation generally requires two (2) employees; however, up to eight (8) employees may be utilized during peak operations. Power is provided by a generator.

A motion was made by Commissioner Newman, seconded by Commissioner Mulder, that the DSCD Holdings, LLC project be approved with conditions. The motion carried by the following vote:

Aye: 6 - Commissioner Bongio, Commissioner Levy, Commissioner Mitchell, Commissioner Newman, Commissioner O'Neill and Commissioner Mulder

Not Present: 1 - Commissioner McCavour

5. Lucy Gulch, LLC, Conditional Use Permit
Record Number PLN-11459-CUP
Assessor's Parcel Number: 317-063-006
Hyampom area

A Conditional Use Permit for 34,300 square feet of pre-existing outdoor and 4,800 square feet of pre-existing mixed-light commercial cannabis cultivation, as well as 2,900 square feet of nursery propagation space. Irrigation water is sourced a permitted well on-site, and supplemental water is sourced from a permitted water diversion. A 1,000,000-gallon rainwater catchment pond is proposed to support future irrigation needs. Total annual water demand for the project is 550,000 gallons per year, and there is a total of 60,500 gallons of existing water storage on-site. Drying and curing will occur within the existing Drying Building and Cannabis Support Facility. Trimming packaging and labeling will occur within the Cannabis Support Facility. All processing will be performed by the applicant and up to six (6) employees during peak season. Power is currently sourced by four generators on-site, and the applicant plans to include solar panels with a battery bank to offset future generator use.

A motion was made by Commissioner Mitchell, seconded by Commissioner McCavour, that the Lucy Gulch, LLC project be approved with conditions. The motion carried by the following vote:

Aye: 6 - Commissioner Bongio, Commissioner Levy, Commissioner Mitchell, Commissioner Newman, Commissioner O'Neill and Commissioner Mulder

Not Present: 1 - Commissioner McCavour

8. Old Goat farms, LLC, Conditional Use Permit
Record Number: PLN-11033-CUP
Assessor Parcel Number (APN) 531-011-005.
Weitchpec Area

A Conditional Use Permit for an existing 30,000 square foot (SF) cannabis cultivation operation of which 22,000 SF is full-sun outdoor and 8,000 is mixed light in four (4) 2,000 SF deprivation greenhouses. Ancillary propagation occurs in a 1,680 SF greenhouse. Irrigation water is sourced from a permitted well. Existing available water storage is 23,450 gallons in nine (9) hard tanks and 13,800 gallons in three (3) hard tanks is proposed for a total of 37,250 gallons. Estimated annual water usage is 219,347 gallons (6.9 gal/SF). Drying and bucking occurs onsite and all other processing will occur off site at a licensed processing or manufacturing facility. Power is provided by an EPA Tier 4 diesel generator.

Meeting went into Recess

Meeting Reconvened

A motion was made by Commissioner Mulder, seconded by Commissioner Newman, that the Old Goat farms, LLC project be approved with conditions. The motion carried by the following vote:

Aye: 6 - Commissioner Bongio, Commissioner Levy, Commissioner Mitchell, Commissioner Newman, Commissioner McCavour and Commissioner Mulder

Nay: 1 - Commissioner O'Neill

9. Georgi Aleksandrov, Conditional Use Permit

Record Number PLN-11293-CUP

Assessor Parcel Number (APN) 108-065-013 and 108-062-019

Shelter Cove area

A Conditional Use Permit (CUP-16-218) for an existing 18,775 square feet (SF) of cannabis cultivation consisting of 14,560 SF of mixed-light cannabis in four greenhouses and 4,215 SF of outdoor cultivation in two locations on the parcel. An ancillary nursery of 1,050 SF is also proposed. A Special Permit is also requested for setback reductions from Public Lands on the adjacent parcel to the north. Drying of harvested cannabis occurs in an existing 1,040-SF utility building. Processing will be performed offsite at a third-party permitted processing facility. Power is provided by an 80-kilowatt generator. Irrigation water for the property is sourced from an off-stream rain catchment pond that is approximately 544,000 gallon rain catchment pond. Estimated annual water usage is 170,500 gallons.

A motion was made by Commissioner Levy, seconded by Commissioner McCavour, that the Georgi Aleksandrov project be approved with conditions. 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

10. Chronic Creek, LLC, Special Permit

Record Number PLN-16103-SP

Assessor's Parcel Number: 223-231-012

Garberville area

A Special Permit for 22,000 square feet of existing and new mixed light and outdoor cannabis cultivation consisting of 3,500 square feet of existing mixed light and 3,500 square feet of outdoor cannabis cultivation and 13,700 square feet of new mixed light cannabis cultivation and 1,300 square feet of new outdoor cannabis cultivation. Water is sourced from three existing permitted wells. The anticipated maximum water usage is 178,600 gallons. During peak operation a maximum of 6 employees will be on-site to assist with cultivation activities. Processing such as drying, curing, trimming and packaging is proposed to occur onsite inside of a 576-square-foot shop building and two proposed 1,800-square-foot barns. Power will be provided by P.G.&E.

A motion was made by Commissioner Levy, seconded by Commissioner McCavour, that the Chronic Creek, LLC project be approved with conditions. 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

12. Cut Creek Farms, LLC, Conditional Use Permit

Record Number PLN-12570-CUP

Assessor's Parcel Numbers: 218-091-009.

Garberville area

A Conditional Use Permit to allow 15,200 square feet (SF) of cannabis cultivation. Water for irrigation is sourced from an onsite 1,000,000-gallon rainwater catchment pond. Water is stored in the pond and in three (3) 5,000-gallon hard plastic tanks and one (1) 2,800-gallon hard plastic tank. Total water storage is 1,017,800 gallons. Estimated annual water use is 314,690 gallons, which equates to 21 gallons per SF of cultivation area. Drying and packaging occurs onsite in a 1,280-SF shed. There is an average of four (4) employees utilized throughout the year with up to eight (8) employees during peak harvest. Power is provided to the site by PG&E.

A motion was made by Commissioner Mitchell, seconded by Commissioner Levy, that the Cut Creek Farms, LLC project be approved with conditions. 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

16. Humboldt Hill Land & Cattle Co., Parcel Map Subdivision and Lot Line Adjustment Extension

Record Number PLN-2020-16881

Assessor's Parcel Numbers: 307-031-024, 307-031-052, 307-041-007

Humboldt Hill area

A two-year extension to an approved Parcel Map Subdivision and Lot Line Adjustment. The Lot Line Adjustment will adjust the boundaries between three parcels resulting in three parcels (Parcel A, Parcel B and Parcel C). Proposed Parcel A will be approximately 91 acres in size and utilized for agricultural purposes. The majority of Parcel A is located within the Coastal Zone; however, no line is being added in the Coastal Zone. Therefore, no Coastal Development Permit (CDP) is required. Proposed Parcel B will be divided into four parcels and a Remainder ranging in size between 16 acres and 22 acres. The parcels will be served with community water and sewer provided by the Humboldt Community Services District. A Fault Evaluation Report has been prepared and approved by the County's consulting geologist. An exception request to the maximum length of a dead-end road has been submitted to and approved by Calfire. Proposed Parcel C will be approximately 40 acres in size and may be divided in the future, however, no application has been submitted. No change to the original project is proposed. This is the first extension requested and if approved, the extension will expire on December 27, 2022.

A motion was made by Commissioner Mitchell, seconded by Commissioner McCavour, that the Humboldt Hill Land & Cattle Co. project be approved with conditions. 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

Chair Alan Bongio adjourned the meeting at 9:16 p.m.

I. NEXT MEETINGS May 20, 2021 6:00 PM Regular Meeting - Virtual

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