

PLANNING COMMISSION

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Second District
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Fourth District
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Fifth District
BRIAN MITCHELL
Vice Chair - At-Large
SARAH WEST
At-Large



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, August 3, 2023

6:00 PM

Regular Meeting - Hybrid

A. CALL TO ORDER / SALUTE TO FLAG

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

B. COMMISSIONERS PRESENT

Present : 6 - Commissioner Iver Skavdal, Commissioner Noah Levy, Commissioner Lonyx Landry, Commissioner Thomas Mulder, Commissioner Peggy O'Neill and Commissioner Sarah West

Absent : 1 - Commissioner Brian Mitchell

C. AGENDA MODIFICATIONS

E. CONSENT AGENDA

1. Review and approval of the July 20, 2023, Action Summary

Approve the August 03, 2023, Action Summary.

2. Carlotta Gardens, LLC Conditional Use Permit Modification
Record Number PLN-2022-17611-MOD01 (filed 05/03/2023)
Assessor's Parcel Number 206-331-028-000
6287 State Highway 36, Carlotta, CA

Conditional Use Permit (CUP) Modification to approved project PLN-2022-17611 for a 200 SF

portable farm stand for the sale of Farm Based Retail products including cannabis grown on site. All cannabis products are tested, packaged, and handled by a licensed distributor prior to sale. The modification will allow the farm stand to permanently remain in the proposed location on the southeast corner of the project parcel rather than being stowed in a barn after business hours as required under the original permit approval. The farm stand will be staffed by one employee during the hours of operation. Customer traffic will occur on-site during the operating hours, which will be limited to 9AM - 6PM, Monday through Sunday. Hours and days of operation may vary depending on weather conditions and holidays. Power is provided by PG&E.

Approve the Carlotta Gardens, LLC Conditional Use Permit Modification.

- 3. Lucas & Myrtle Mini Storage Center Conditional Use Permit Modification
 Assessor Parcel Numbers (APN) 015-111-006, 015-111-012, 015-111-013
 Record No.: PLN-16400-CUP-MOD1
 Myrtle town area

The proposed Lucas & Myrtle Mini-Storage Center project would modify an approved Conditional Use Permit to alter the configuration of one of the approved mini-storage buildings, which will reduce the wetland buffer from 100 feet to approximately 80 feet for a small portion of the buffer length. As part of the buffer reduction a wetland buffer replanting plan is proposed that has been developed in consultation with the California Department of Fish and Wildlife. The approved Conditional Use Permit is for a mini-storage center with an overall footprint of approximately 37,000 sf. which includes an office/caretaker building with 1,800 square feet on the first floor and 1,800 square feet on the second floor.

Approve the Lucas & Myrtle Mini Storage Center Conditional Use Permit Modification.

Approval of the Consent Agenda

A motion was made by Commissioner Thomas Mulder, seconded by Commissioner Lonyx Landry to approve the Consent Agenda, including items E-1 July 20, 2023 Action Summary, E-2 Carlotta Gardens, E-3 Lucas & Myrtle Mini Storage Center as recommended by staff. The motion carried with the following vote:

Aye: 6 - Commissioner Iver Skavdal, Commissioner Noah Levy, Commissioner Lonyx Landry, Commissioner Thomas Mulder, Commissioner Peggy O'Neill and Commissioner Sarah West

Absent: 1 - Commissioner Brian Mitchell

F. PUBLIC HEARINGS

- 1. Humboldt Reserve, LLC
 Assessor Parcel Numbers: 204-121-005; 204-121-006; and 204-251-001
 Record No.: PLN-2022-17649
 Hydesville area

Conditional Use Permits for 235,008 square feet (5.39 acres) of enclosed indoor commercial cannabis cultivation, 44,064 square feet (1.01 acres) of enclosed commercial nursery, and a 2,400 square foot distribution facility. Three new commercial buildings are proposed. Building 1 will be 61,344 square feet, building 2 will be 62,208 square feet, and building 3 will be 181,440 square feet. All three building will include indoor cultivation, commercial nursery, and drying space. A total of 25,920 square feet of ancillary drying space is proposed across the three new buildings. The distribution facility will occur in a proposed expansion to an existing building. Ancillary onsite processing is proposed in an existing 4,800 square foot building and a proposed 40' x 60' building expansion. Irrigation water will be sourced from rainwater catchment and reclaimed water from dehumidifiers installed in the proposed buildings. Rainwater will supply approximately 65% of irrigation demand, and reclaimed water from dehumidifiers will supply approximately 35% of irrigation demand. Annual water usage for the entire project is estimated at 4.2 million gallons. Water storage will consist of a proposed 3.12-million-gallon catchment pond. The project will require 25 year-round employees and an additional 49 seasonal laborers during peak operations for a total of up to 74 employees. Electricity will be sourced from an eligible renewable energy program through PGE from an existing power drop from a dedicated substation with a backup generator for emergency purposes only. Including all proposed improvements, the proposed project comprises approximately 381,087 square feet (8.7 acres) on a previously developed 33-acre former mill site.

A motion was made by Commissioner Thomas Mulder, seconded by Sarah West to adopt the resolution (Resolution 23-075). (Attachment 1) which adopts the Mitigated Negative Declaration prepared for the Humboldt Reserve, LLC project pursuant to section 15074 of the State CEQA guidelines and finds the proposed project complies with the General Plan and Zoning Ordinance; and Approves the Conditional Use Permit subject the conditions of approval (Attachment 1A) and adopts the Mitigation Monitoring Report (Attachment 1B). The motion carried by the following vote:

Aye: 6 - Commissioner Iver Skavdal, Commissioner Noah Levy, Commissioner Lonyx Landry, Commissioner Thomas Mulder, Commissioner Peggy O'Neill and Commissioner Sarah West

Absent: 1 - Commissioner Brian Mitchell

G. ITEMS PULLED FROM CONSENT

H. REPORT FROM PLANNER

I. PLANNING COMMISSION DISCUSSION ITEMS

J. ADJOURNMENT

Chair Noah Levy adjourned the meeting at 7:58 p.m.

K. NEXT MEETINGS: August 17, 2023 6:00 p.m. Regular Meeting - Hybrid