

PLANNING COMMISSION

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Second District
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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 17, 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

Item K. The September 7, 2023 Planning Commission meeting is canceled. The next meeting will be September 21, 2023.

E. CONSENT AGENDA

1. Review and approval of the August 03, 2023, Action Summary.

Action: Approve the August 03, 2023 Action Summary.

2. Ram Ram Bliss 2, LLC Conditional Use Permit
Assessor Parcel Number 216-094-009-000
Record No.: PLN-12987-CUP
Harris Area

A Conditional Use Permit for 11,762 square feet of existing light deprivation and full sun outdoor commercial cannabis cultivation. Approximately 252,000 gallons per year (21.4 gallons per sf) is required for irrigation needs. Water is sourced from three onsite rainwater catchment ponds and stored in the ponds and hard tank storage for a total of 605,400 gallons of water storage. Processing activities including drying, curing, and trimming occur onsite within a 968 square foot building. Power is provided through a mix of solar and generator use.

Action: Continue the Ram Ram Bliss 2, LLC Conditional Use Permit to a date uncertain.

3. Mayers Flat Farm, LLC
Assessor Parcel Numbers (APN) 211-372-006
Record No.: PLN-12651-SP
Myers Flat area

Mayers Flat Farm, LLC., seeks a Special Permit to expand an existing 8,750-square-foot (SF) cannabis cultivation operation consisting of two light-deprivation greenhouses to 41,300 SF of outdoor cultivation in 11 light-deprivation greenhouses. A Special Permit is required for the buffer reduction of the storage pond which is located within the delineated wetland buffers of two ephemeral wetlands.

Action: Continue the Mayers Flat Farm Special Permit to a date uncertain.

4. Blair - Parcel Map Subdivision
Application Number PLN-2022-17614
Assessor Parcel Number (APN) 403-081-023
3706 Pigeon Point Road, Eureka area

A Minor Subdivision of an approximately 20-acre parcel into four parcels of approximately five acres each. The parcel is currently developed with an approximately 3,620 square foot single family residence and accessory structures that will remain on proposed Parcel 2. Community water is provided by Humboldt Community Services District and on-site wastewater treatment systems are proposed. A CALFIRE exception to the dead-end road length and road width has been approved by CALFIRE.

Action: Approve the Blair Parcel Map Subdivision

5. Hooven - Parcel Map Subdivision
Application Number PLN-2022-17660
Assessor Parcel Number (APN) 511-191-003
2190 Hooven Road, McKinleyville area

A Minor Subdivision of an approximately 10-acre parcel into two 5-acre parcels. The parcel is currently developed with a residence, garage/shop, and on-site wastewater treatment system that will remain on proposed Parcel 1. Proposed Parcel 2 will be vacant. There is an existing groundwater well on the developed parcel that both parcels will use for domestic purposes and an on-site wastewater treatment system will serve the vacant parcel. CALFIRE has approved an exception request for the road width and length of the dead-end road. An exception to the minimum required road easement width is also requested, to allow for the existing 20-foot wide road access easement to be utilized.

Action: Approve the Hooven Parcel Map Subdivision

6. Happy Valley Farms, Inc. Conditional Use Permit and Zoning Clearance Certificate
Assessor Parcel Number 210-051-081
Record No.: PLN-12166-CUP

Assessor Parcel Number 210-051-064
Record No.: PLN-12170-ZCC

Bridgeville area

A Conditional Use Permit for 12,500 square feet (SF) of existing Outdoor commercial cannabis cultivation supported by a 1,220 square foot ancillary nursery on APN 210-051-081, and a Zoning Clearance Certificate for 2,500 SF of existing Outdoor commercial cannabis cultivation on APN 210-051-064 and 240 SF ancillary nursery on APN 210-051-081. Water is sourced exclusively from a permitted groundwater well on APN 210-051-064 that has been analyzed for hydrologic connectivity to surface waters and nearby domestic water sources. The annual estimated water budget for both projects is 145,000-gal., and is supported by 180,000-gal. of existing water storage. Additional water storage in the amount of 35,000-gal. will be installed via approved grant funding, bringing the total water storage between the two parcels to 215,000-gal. Processing such as bucking, drying, and curing will take place on APN 210-051-081 in the existing shop building, with any trimming and packaging occurring offsite at a licensed facility. Power is provided by a 6-kW solar system, with a generator utilized for backup. Grant funding has been secured to increase renewable energy capacity and the project is conditioned to provide all of the projects total power demand through renewable energy by January 1, 2026. Three (3) to five (5) employees are needed to support operations.

Action: Approve the Happy Valley Farms, Inc. Conditional Use Permit and Zoning Clearance Certificate

Approval of the Consent Agenda

A motion was made by Commissioner Mulder, seconded by Commissioner Landry, to approve the Consent Agenda, including items E-1 August 03, 2023, Action Summary, E-2 Ram Ram Bliss 2 Conditional Use Permit continuation, E-3 Mayers Flat Farm's Special Permit continuation, E-4 Blair Parcel Map Subdivision, E-5 Hooven Parcel Map Subdivision, and E-6 Happy Valley Farms Conditional Use Permit and Zoning Clearance Certificate. 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

G. ITEMS PULLED FROM CONSENT

H. REPORT FROM PLANNER

I. PLANNING COMMISSION DISCUSSION ITEMS

J. ADJOURNMENT

Chair Noah Levy adjourned the meeting at 6:10 p.m.

K. NEXT MEETING: September 21, 2023 6:00 P.M. Regular Meeting - Hybrid