

PLANNING COMMISSION

IVER SKAVDAL
First District
THOMAS MULDER
Second District
NOAH LEVY
Chair - Third District
LONYX LANDRY
Fourth District
PEGGY O'NEILL
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, July 6, 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 Peggy O'Neill, Commissioner Brian Mitchell and Commissioner Sarah
West

Absent : 1 - Commissioner Thomas Mulder

C. AGENDA MODIFICATIONS

Item G-4 Geck-Moeller to be continued to a date uncertain.

*Supplemental information provided for E-4 Cali's Finest Gardens, E-7 New Earth Farms, G-1 /
G-2 Calidro, G-5 Schneider and G-6 Nancy Young projects.*

E. CONSENT AGENDA

1. Review and approval of the June 1, 2023, Action Summary.

Approve the June 1, 2023 Action Summary

2. Mayers Flat Farm, LLC
Record Number PLN-12651-SP

Assessor's Parcel Number (APN) 211-372-006.

Miranda Area

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.

Continue the Mayers Flat Farm Special Permit to the August 17, 2023 meeting.

3. We Are Up

Record Number PLN-2022-18047

Assessor's Parcel Number: 509-191-030-000.

McKinleyville area

A Conditional Use Permit for a Quasi-Public use would include 50 units of housing, a community center with commercial kitchen, a greenhouse, barn, orchard and install associated site improvements, including an access road, walking trails, wetland creation, riparian planting, and community access, and indoor and outdoor events with associated parking.

Continue the We Are Up Conditional Use Permit to a date uncertain.

5. Mitchell Minor Subdivision

Assessor Parcel Number (APN) 511-141-017

Record No.: PLN-2020-16281

McKinleyville area

A Minor Subdivision of an approximately 8.12-acre parcel into 3 parcels ranging from 2.5 to 3.12 acres in size.

Approve the Mitchell Parcel Map Subdivision.

6. Green Diamond, Alto, Suchanek Lot Line Adjustment and Zone Boundary Adjustment

Record Number PLN-2022-17598. Application Date: 1/25/2022. Assessor Parcel Numbers 510-011-013, a portion of 510-011-014 & 511-111-057, and 510-041-022.

Babler Road, McKinleyville Area

A Lot Line Adjustment (LLA) between three legal parcels of 142.57 acres, 16.82 acres, and 16.54 acres, resulting in three parcels of approximately 139.55 (Parcel 1) (Green Diamond lands), 18.84 acres (Parcel 2) (Suchanek lands), and 17.54 acres (Parcel 3) (Alto lands). Parcel 1 is currently zoned TPZ-AP-N-WR (Timberland Production Zone, Airport Safety Review, Noise Impact, Streamside Management Areas and Wetlands); Parcels 2 and 3 are both currently zoned AG-B-5(5)-AP-WR (Agriculture General, minimum size 5 acres, Airport Safety Review, Streamside Management Areas and Wetlands). A Zone Boundary Adjustment (ZBA) is also included to adjust the zone boundaries to follow the new property lines as adjusted by the LLA by rezoning 3.02 acres from TPZ-AP-N-WR to AG-B-5(5)-AP-WR. The ZBA will ensure zoning consistency within the new property boundaries. This LLA will facilitate acquisition of Parcel 1 (lands owned by Green Diamond) into the proposed McKinleyville Community Forest. No development is proposed.

Recommend the Board of Supervisors approve the Green Diamond, Alto, Suchanek Lot Line Adjustment and Zone Boundary Adjustment.

- 8. Riverside Community Services District Community Test Well General Plan Conformance Review
 Assessor Parcel Number: 100-152-027 and 101-131-030 (one separate legal parcel)
 Record Number: PLN-2023-18197
 Ferndale area

A General Plan Conformance Review for the Riverside Community Services District’s proposed development of a test well to determine water availability.

Find the Riverside Community Services District Community Test Well General Plan Conformance Review to be in conformance with the Humboldt County General Plan.

Approval of the Consent Agenda

A motion was made by Commissioner Mitchell, seconded by Commissioner Landry, to approve the Consent Agenda, including items E-1 June 1, 2023 Action Summary, E-2 Mayers Flat Farm, E-3 We Are Up, E-5 Mitchell, E-6 Green Diamond, Alto, Suchanek, and E-8 Riverside CSD as recommended by staff. The motion carried with the following vote:

Aye: 6 - Commissioner Iver Skavdal, Commissioner Noah Levy, Commissioner Lonyx Landry, Commissioner Peggy O’Neill, Commissioner Brian Mitchell and Commissioner Sarah West

Absent: 1 - Commissioner Thomas Mulder

F. ITEMS PULLED FROM CONSENT

- 4. Cali’s Finest Gardens, LLC
 Assessor Parcel Numbers (APN) 210-072-009
 Record No.: PLN-12468-CUP
 Bridgeville area

A Conditional Use Permit for 30,000 square feet (sf) of pre-existing outdoor cannabis cultivation, with 4,110 sf of ancillary propagation. Planning staff is recommending that only 3,000 sf of ancillary propagation be permitted. Cultivation will utilize light-deprivation techniques in greenhouses without the use of supplemental lights. Water is sourced by an existing 345,000-gallon rain catchment pond, and an additional 70,000-gallon rain catchment pond is proposed. Annual water usage is estimated at 200,000 gallons (11 gal/sf/yr). Power is sourced from an existing solar array and three 7kW Honda generators will be on-site for emergency backup purposes. A full processing facility is proposed with ADA bathroom and septic. A total of five employees are used for operations on-site. One residence will be used for on-site employee housing.

A motion by Commissioner Iver Skavdal, seconded by Commissioner Sarah West to approve the Cali's Finest Gardens Conditional Use Permit with modification to condition 26, requiring active

compliance with the RMA, and a new condition requiring an additional inspection. The motion carried by the following vote:

Aye: 5 - Commissioner Iver Skavdal, Commissioner Noah Levy, Commissioner Lonyx Landry, Commissioner Peggy O'Neill and Commissioner Sarah West

Nay: 1 - Commissioner Brian Mitchell

Absent: 1 - Commissioner Thomas Mulder

7. New Earth Farms, LLC
 Assessor Parcel Numbers (APN) 524-072-010
 Record No.: PLN-2022-18049
 Willow Creek area

The applicant is seeking a Special Permit for 32,500 square feet (SF) of new mixed-light commercial cannabis cultivation, and a Special Permit for a setback reduction to Public Lands, the Six Rivers National Forest. There is an existing approved permit on-site for 10,000 square feet of mixed-light cultivation. The total area of mixed-light cultivation on-site is proposed to be 42,500 SF. A total 3,000 SF ancillary nursery is proposed to support cultivation activities. The applicant projects three (3) harvests annually. Water for irrigation will be supplied by an existing and proposed rainwater catchment system from roof tops with a total capture area of 52,599 square feet. Existing available water storage totals 17,500 gallons and the total water storage proposed is 600,000. Estimated annual water use for the 42,500 SF of cultivation and 3,000 SF of nursery, is approximately 595,000 gallons (13 gal/SF/yr). The applicant is proposing to conduct all trimming and packaging off-site at a licensed processing facility. Drying and curing is proposed to occur in a proposed 2,400 square foot ag-exempt structure. Energy for the operation will be supplied by PG&E renewable sources. There will be up to 7 employees on-site during peak operations.

A motion by Commissioner Brian Mitchell, seconded by Commissioner Lonyx Landry to approve the New Earth Farms Special Permit. The motion carried by the following vote:

Aye: 4 - Commissioner Noah Levy, Commissioner Lonyx Landry, Commissioner Brian Mitchell and Commissioner Sarah West

Nay: 2 - Commissioner Iver Skavdal and Commissioner Peggy O'Neill

Absent: 1 - Commissioner Thomas Mulder

G. PUBLIC HEARINGS

1. CaliDro LLC Conditional Use Permit
 Assessor Parcel Number 208-221-014
 Record No.: PLN-10656-CUP
 Dinsmore Area

A Conditional Use Permit for 17,000 square feet of existing mixed-light commercial cannabis cultivation supported by a 1,700 square foot ancillary nursery. Irrigation water is provided by a well

located on adjacent parcel 208-221-009. Estimated annual water usage is 185,000 gallons supported by 180,000 gallons of water storage consisting of a 30,000 gallon pond and 150,000 gallons of hard tanks. Onsite processing is proposed and electricity is sourced from two generators. The project includes onsite relocation of cultivation and restoration.

A motion by Commissioner Lonyx Landry, seconded by Commissioner Brian Mitchell to approve the CaliDro LLC Conditional Use Permit with an added condition to require an additional annual inspection for a period of 3 years with participation of CDFW. The motion carried by the following vote:

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

Absent: 1 - Commissioner Thomas Mulder

- 2. CaliDro LLC Conditional Use Permit
 Assessor Parcel Number 208-221-013
 Record No.: PLN-10863-SP
 Dinsmore Area

A Special Permit for 5,000 square feet of existing mixed light and 1,500 square feet of existing outdoor commercial cannabis cultivation supported by a 600 square foot ancillary nursery. Irrigation water is provided by a well located on adjacent parcel 208-221-009. Estimated annual water usage is 55,000 gallons supported by 57,000 gallons of water storage consisting of 12,000 gallons of existing hard tanks plus an additional proposed 45,000 gallons of hard tanks. Processing including trimming or packaging is proposed to occur on adjacent parcel 208-221-014. Electricity is sourced from one generator. The Special Permit includes restoration of a stream channel.

A motion by Commissioner Lonyx Landry, seconded by Commissioner Brian Mitchell to approve the CaliDro LLC Conditional Use Permit with an added condition to require an additional annual inspection for a period of 3 years with participation of CDFW. The motion carried by the following vote:

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

Absent: 1 - Commissioner Thomas Mulder

- 3. Peakview, Inc. Special Permit Modification
 Application Number: PLN-2020-16866-MOD01 (filed 04/13/2023)
 Assessor's Parcel Number: 216-082-002-000 and 216-082-006-000
 Harris Area

A Modification to the approved Special Permit (SP) PLN-2020-16866, to relocate the existing approved cultivation area on APN 216-082-002-0002 to different location on the property. The approved SP allows operation of 8,640 square feet of existing mixed-light and 34,920 square feet of

new mixed-light cannabis cultivation, for a total of up to 43,560 square feet mixed-light cannabis cultivation on two contiguous parcels (APN 216-082-002 and APN 216-082-006-200-000) with ancillary propagation facilities. Cultivation takes place in one cultivation area consisting of four mixed-light greenhouses. A 12,960-square-foot immature plant propagation area is adjacent to the greenhouses. The project further proposes relocation of the permitted 9,600-square-foot wholesale nursery from APN 216-082-002-000 to APN 216-082-006-000 and repurposing the 4,440 square-foot immature plant propagation nursery and 8,640 square-foot mixed-light greenhouse on APN 216-082-002-000 for immature plant propagation or wholesale nursery activities. A 1-million-gallon rainwater catchment pond is located in the southeast corner of APN 216-082-006-000. Additional proposed water storage consists of ten (10) 5,000-gallon rainwater catchment storage tanks adjacent to the cultivation areas resulting in a total available water storage of 1.05 million gallons. Estimated annual water usage is approximately 600,000 gallons (13.9 gal/SF). Processing, including drying, curing and trimming, occurs onsite in an existing barn on APN 216-082-006-000. Post-processing activities would occur in a proposed 2,500 SF commercial building on APN 216-082-006-000. Up to 12 employees may be utilized during peak operations. PG&E improvements are proposed to move to grid power. The approved project included a Special Permit for development within the SMA for the use of 8,640 square-foot mixed-light greenhouse on APN 216-082-002-000.

A motion by Commissioner Iver Skavdal, seconded by Commissioner Peggy O'Neill to approve the Peaksview Special Permit Modification. The motion carried by the following vote:

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

Absent: 1 - Commissioner Thomas Mulder

4. Geck-Moeller; Coastal Development Permit
Record Number: PLN-2022-17700(filed 03/30/2022)
Assessor Parcel Numbers (APN) 308-231-002
12 Hawks Hill Road, Loleta area

A Coastal Development Permit (CDP) for the construction of a new approximately 2,024 SF two-story residence, 984 SF uncovered deck, 40 SF entry deck, gravel driveway with paved apron, a detached two-car garage constructed on an existing 25x25-foot concrete slab, and retroactive permitting of an existing well. The CDP will also authorize brush clearing for the home site and north of the residence for the planting of fruit trees, logan berries, and a residential garden area. The parcel is currently developed with a well and on-site wastewater treatment system. The Humboldt County Planning Commission will consider an approval of the Coastal Development Permit per §15303 of the State CEQA Guidelines.

A motion was made by Commissioner Brian Mitchell, seconded by Commissioner Iver Sdavdal to continue the Geck-Moeller Coastal Development Permit to a date uncertain. The motion carried by the following vote:

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

Absent: 1 - Commissioner Thomas Mulder

5. Schneider Coastal Development Permit and Special Permit Modification and Lot Line Adjustment

Assessor Parcel Numbers: 402-171-029, 402-171-030

Record Number: PLN-2022-17662

Indianola area

A Modification to an approved Coastal Development Permit to remove the entitlement for construction of an 8,000 square foot single family residence with an attached 1,000 square foot cellar, and four car garage and 1,500 cubic yards of grading and to allow removal of an existing 21,000 square foot structure, removal of 15,000 cubic yards of fill material, restoration of the site to natural grade, restoration of Environmentally Sensitive Habitat Area and installation of protective fencing and a Lot Line Adjustment to adjust the lot lines between two parcels resulting in two vacant parcels of 2.45 acres and 3.65 acres.

A motion by Commissioner Peggy O'Neill, seconded by Commissioner Iver Skavdal to approve the Schneider Coastal Development Permit, Special Permit Modification and Lot Line Adjustment.

The motion carried by the following vote:

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

Absent: 1 - Commissioner Thomas Mulder

6. Nancy Young Special Permit

Assessor Parcel Number: 304-231-019

Record Number: PLN-2022-17962

Elk River area

A Special Permit to allow operation of a bed & breakfast-type establishment using an existing single-family residence and a detached cottage. A maximum of two bedrooms will be made available for nightly accommodation serving no more than four (4) guests at a time. Breakfast will not be served to guests.

A motion by Commissioner Brian Mitchell, seconded by Commissioner Iver Skavdal to continue the Nancy Young Special Permit to the July 20, 2023 meeting. The motion carried by the following vote:

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

Absent: 1 - Commissioner Thomas Mulder

J. ADJOURNMENT

Chair Noah Levy adjourned the meeting at 9.38 p.m.

K. NEXT MEETINGS: July 20, 2023 6:00 p.m. Regular Meeting - Hybrid