

PLANNING COMMISSION

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SARAH WEST
At-Large
LORNA MCFARLANE
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, May 2, 2024

6:00 PM

Regular Meeting - Hybrid

A. CALL TO ORDER / SALUTE TO FLAG

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

B. COMMISSIONERS PRESENT

Present : 6 - Commissioner Iver Skavdal, Commissioner Noah Levy, Commissioner Thomas Mulder, Commissioner Sarah West, Commissioner Jerome Qiriazzi and Commissioner Lorna McFarlane
Absent : 1 - Commissioner Peggy O'Neill

C. AGENDA MODIFICATIONS

*Supplemental Information was supplied for PLN-11682-CUP Kalifornia Green Akers and PLN-2023-18869 I and I Ranch extension.
Public Comment received for PLN-2024-18879 Meserve, PLN-2023-18117 Nathaniel Ludwig, PLN-2023-18708 Strombeck, and Commercial Cannabis Permitting and Acreage and Watershed Distribution planner report
Continuation of the PLN-2022-17700 Geck-Moeller project.*

D. PUBLIC COMMENT ON NON-AGENDA ITEMS:

E. CONSENT AGENDA

1. Review and approval of the November 30, 2023, Action Summary.

Approve the November 30, 2023, Action Summary.

2. Review and approval of the January 18, 2024, Action Summary.

Approve the January 18, 2024, Action Summary.

3. Review and approval of the February 15, 2024, Action Summary.

Approve the February 15, 2024, Action Summary.

4. Eel River Family Farms, LLC, Conditional Use Permit
Assessor's Parcel Numbers: 211-151-017
Record Numbers: PLN-11165-CUP
Myers Flat area

A Conditional Use Permit for 17,996 square feet of existing mixed light cannabis cultivation supported by a 1,275 square foot nursery. Anticipated water use is 204,000 gallons a year and sourced from an existing permitted well. There is 114,000 gallons of existing tank storage and 90,000 gallons proposed for a total of 204,000 gallons of storage. Drying and bucking will occur onsite while all other processing occurring offsite at a licensed facility. Power is sourced from PGE with a generator for emergency backup purposes only.

Continue the Eel River Family Farms, LLC, Conditional Use Permit to the June 6, 2024 meeting.

5. Scott Roberts, Conditional Use Permit
Assessor Parcel Numbers (APN) 107-054-014
Record No.: PLN-11653-CUP
Honeydew area

A Conditional Use Permit for 18,462 square feet existing mixed light commercial cannabis cultivation and 1,840 square feet of ancillary nursery. Estimated annual water usage is 392,260 gallons sourced from rainwater catchment and an existing well. Existing irrigation water storage totals 93,300 gallons. Drying will occur onsite, all other processing activities will be performed offsite by a licensed processor. Electricity is provided by solar panels with a proposed emergency backup generator.

Continue the Scott Roberts, Conditional Use Permit to the June 6, 2024 meeting.

6. Cottrell Ranch, LLC, Zone Reclassification
Assessor Parcel Numbers (APN) 208-163-003-000, 210-072-003-000, 210-072-004-000,
210-073-001-000, 210-105-003-000, 210-105-004-000, 210-106-014-000, 210-106-015-000,
210-106-016-000, 210-121-002-000, 210-122-001-000, 210-122-003-000, 210-122-004-000,
210-126-001-000, 210-250-006-000
Record No.: PLN-2023-18252
Larabee Valley area

A Zone Reclassification (ZR) to rezone approximately 1,557 acres of the Cottrell Ranch into Timberland Production Zone (TPZ). The lands are currently zoned Agriculture Exclusive (AE) and Unclassified (U). These lands have been managed as timberlands and harvested periodically from the late 1950's up to 2017 under various Timber Harvest Plans.

Continue the Cottrell Ranch, LLC, Zone Reclassification to a date uncertain.

7. RPCA Solar 5, LLC Conditional Use Permit Extension
Assessor Parcel Numbers (APN) 313-091-019 & 313-091-020
Record No.: PLN-2024-18914
Blue Lake area

A second two-year extension for the approved Hatchery Road Solar Project Conditional Use Permit (PLN-2020-16320). Original permit approval includes a small-scale commercial energy generating facility that would be located on ±26.56 acres of two (2) adjoining parcels (APNs 313-091-019 & -020) that together total ±38 acres of undeveloped land. The Project would generate approximately four (4) megawatts (MW) of alternating current (AC) emission free, clean, renewable power. The Project would interconnect to PG&E's pre-existing electrical distribution system located along Hatchery Road. Power generated by this facility would be sold to the Redwood Coast Energy Authority (RCEA) through a long-term Power Purchase Agreement (PPA). The Project would utilize 14,336 modules and 32 string inverters which convert the sun's energy into usable AC power. Single axis tracking technology would be utilized to allow the modules to efficiently track the sun throughout the day and maximize the efficiency of solar collection. The modules would be mounted on a steel racking system, which would be anchored into the ground using driven steel piers. The overall height of the array would be no more than 8-feet tall as measured from existing grade. If approved, the second extension will expire on April 16, 2026.

Approve the RPCA Solar 5, LLC Conditional Use Permit Extension as recommended by staff, subject to the original conditions of approval.

8. Pastori - Parcel Map Subdivision and Coastal Development Permit
Application Number PLN-2023-18184
Assessor Parcel Number (APN) 302-091-010
1313 Herrick Ave, Pine Hill area

A Minor Subdivision of a 0.95 acre parcel into two parcels of approximately 11,5451 square feet (Parcel 1) and 29,816 square feet (Parcel 2). The parcel is currently developed with a single-family residence and shed that will remain on proposed Parcel 1. Parcel 2 will be vacant and suitable for residential development. The parcel is served with community water and sewer provided by the Humboldt Community Services District. Because the parcel being divided is located within the Coastal Zone, a Coastal Development Permit (CDP) is also requested.

Approve the Pastori, Parcel Map Subdivision and Coastal Development Permit as recommended by staff, subject to the conditions of approval.

9. Strombeck Zone Reclassification and Parcel Map Subdivision
Assessor Parcel Number: 511-491-021
Record Number: PLN-2023-18708
McKinleyville area

A Zone Reclassification to rezone the subject parcel from Agriculture General with a minimum parcel size of 10 acres (AG-B-5(10)) to Agriculture General with a minimum parcel size of 5

acres (AG-B-5(5)). Also included is a Parcel Map Subdivision of the subject parcel to create two parcels of 9.98 acres (Parcel 1) and 5.0 acres (Parcel 2). The parcel is currently developed with a six-bedroom single-family residence, a detached garage and a shop building that will all remain on Parcel 1. The parcel has a General Plan designation of Residential Agriculture specifying a density of 5-20 acres per unit. The applicant plans to construct a three-bedroom residence and an accessory dwelling unit on Parcel 2 in the future. The parcels are served with on-site water (well). An on-site wastewater treatment system exists on Parcel 1, and on-site wastewater treatment systems would be developed on Parcel 2 as part of future development.

Approve the Strombeck Zone Reclassification and Parcel Map Subdivision as recommended by staff, subject to the conditions of approval.

10. Earley Farms, LLC, Conditional Use Permit
Assessor Parcel Numbers (APN's) 217-251-003, 217-244-004, 217-244-007 & 217-225-007
Record No.: PLN-12705-CUP
Blocksburg area

A Conditional Use Permit for authorizing the continued operation of pre-existing commercial cannabis cultivation on a parcel where approximately 68,000 square feet of area was historically used for outdoor cultivation and approximately 4,400 square feet of area was used for mixed light cultivation operated from the property since prior to 2016. Under the Use Permit, one (1) acre of the prior outdoor cultivation is proposed to be continued and the 4,400 square feet of Mixed-Light Cultivation will instead be operated in an Outdoor fashion, for a combined total of approximately 47,560 square feet of outdoor cultivation. Cultivation activities are proposed to be removed and relocated from three existing sites and consolidated within two distinct areas on the property. The three former sites are proposed to be fully remediated following removal of all cultivation infrastructure. Cultivation will continue to occur primarily in pots, within a series of approximately 22 greenhouses, each approximately 20 feet in width and of varying lengths. Light deprivation techniques will be used to induce early flowering and allow for a total of 2 harvests per year in each of the greenhouses. Juvenile cannabis plants will be supplied to the property twice a year delivered from an off-site licensed nursery. Two (2) greenhouses (each approximately 2,000 square feet in size) are proposed to be constructed and will primarily be used as propagation areas to help mature juvenile plants used during the second cultivation cycle. No supplemental lighting or generators are used as part of the cultivation and propagation activities. Annual estimated water usage for cultivation is 687,000 gallons and all water for irrigation is provided by an existing off-stream rainwater catchment pond with approximately 2,000,000 gallons of storage. Initial processing and drying of the harvest occurs within two existing barns and further processing occurs off-site. All cultivation operations are conducted by the property owner and their family.

Approve the Earley Farms, LLC, Conditional Use Permit as recommended by staff, subject to the conditions of approval.

12. Big Rock Farms, Inc., Conditional Use Permit
Assessor Parcel Numbers (APN) 217-271-005
Record No.: PLN-12565-CUP
Blocksburg area

A Conditional Use Permit for 6,480 square feet of existing mixed light and 13,950 square feet of existing outdoor for a total of 20,430 square feet of commercial cannabis cultivation. A 2,043 square foot ancillary nursery is also proposed. Estimated annual water usage is 200,000 gallons and sourced from an existing permitted well, for which the applicant has provided an engineer evaluation. There is 35,000 gallons of existing tank storage. Processing will occur onsite in a proposed 3,000 square foot facility. Electricity is provided by PGE, with a generator for emergency backup use.

Approve the Big Rock Farms, Inc., Conditional Use Permit as recommended by staff, subject to the conditions of approval.

13. I and I Ranch, LLC, Special Permit Extension
Assessor Parcel Numbers (APN) 214-112-006
Record No.: PLN-2023-18869
Phillipsville area

A two-year extension for an approved permit (PLN-13324-SP). Original permit includes a Special Permit for one acre of mixed light cannabis cultivation. No changes to the approved project are proposed. If approved, the extension will expire April 4th, 2026.

Approve the I and I Ranch, LLC, Special Permit Extension as recommended by staff, subject to the conditions of approval.

14. Kalifornia Green Akers, Conditional Use Permit
Assessor Parcel Numbers: 216-271-013-000
Record Numbers: PLN-11682-CUP
Alderpoint area

A Conditional Use Permit for 3,000 square feet of existing mixed light and 26,500 square feet of existing outdoor for a total of 29,500 square feet of commercial cannabis cultivation. Estimated annual water usage is 243,000 gallons and sourced from a well and a rainwater catchment pond is proposed. Total water storage is 68,000 gallons in tanks. Drying and processing, including trimming or packaging, will occur onsite. Existing residence is used to house permanent and seasonal employees. Power is provided by PGE with a generator for emergencies only.

Approve the Kalifornia Green Akers, Conditional Use Permit as recommended by staff, subject to the conditions of approval.

E. CONSENT AGENDA VOTE:

A motion was made by Commissioner Noah Levy and seconded by Commissioner Sarah West to approve the Consent Agenda, including Item E-1 Approval of the November 30, 2023, Action Summary, Item E-2 Approval of the January 18, 2024, Action Summary, Item E-3 Approval of the February 15, 2024 Action Summary; Item E-4 11165 Eel River Family Farms Conditional Use Permit continuation, Item E-5 11653 Scott Roberts Conditional Use Permit continuation, and Item E-6 18252

Cottrell Ranch Zone Reclassification continuation, Item E-7 18914 RPCA Solar 5 Conditional Use Permit Extension, Item E-8 18184 Pastori Parcel Map Subdivision and Coastal Development Permit, Item E-9 18708 Strombeck Zone Reclassification and Parcel map Subdivision, Item E-10 12705 Earley Farms Conditional Use Permit, Item E-12 12565 Big Rock Farms Conditional Use Permit, Item E-13 18869 I and I Ranch Special Permit Extension, and Item E-14 11682 Kalifornia Green Akers Conditional Use Permit.

Aye: 6 - Commissioner Iver Skavdal, Commissioner Noah Levy, Commissioner Thomas Mulder, Commissioner Sarah West, Commissioner Jerome Qiriazzi and Commissioner Lorna McFarlane

Absent: 1 - Commissioner Peggy O'Neill

F. NEW BUSINESS

1. Meserve Coastal Development Permit and Special Permit

Record Number: PLN-2024-18879

Assessor Parcel Number: 508-121-055

A Coastal Development Permit for the construction of an approximately 764-square-foot Accessory Dwelling Unit (ADU). A Special Permit is required to allow the ADU to exceed 15 feet in height pursuant to Section 313-69.1.4.2 of Humboldt County Code.

A motion was made by Commissioner Iver Skavdal, seconded by Commissioner Sarah West to adopt the Resolution 24-026 which finds the proposed project complies with the McKinleyville Area Plan and Zoning Ordinance; and finds the project exempt from CEQA pursuant to Section 15303 of the CEQA Guidelines, and that there is no substantial evidence that the project will have a significant effect on the environment; and approves the Coastal Development Permit and Special Permit subject to the conditions of approval.

Aye: 6 - Commissioner Iver Skavdal, Commissioner Noah Levy, Commissioner Thomas Mulder, Commissioner Sarah West, Commissioner Jerome Qiriazzi and Commissioner Lorna McFarlane

Absent: 1 - Commissioner Peggy O'Neill

2. Nathaniel Ludwig, Special Permit

Assessor's Parcel Numbers: 311-221-026

Record Numbers: PLN-2023-18117

Loleta Area

A Special permit to resolve violations associated with unpermitted development within a Streamside Management Area. The project includes revegetation, building removal, a reduction to the Streamside Management Area setback around the residences and paved areas, and after the fact approval of various activities.

A motion by Commissioner Iver Skavdal, seconded by Commissioner Lorna McFarlane to adopt the resolution (Resolution 24-027) which finds the project is exempt from environmental review per Section 15304 and 15333 of the CEQA Guidelines; and finds the project complies with the General Plan and Zoning Ordinance; and approves the Nathaniel Ludwig Special Permit subject to the conditions of approval with addition to Condition 4 requiring additional evaluation of the concrete driveway removal and restoration.

Aye: 6 - Commissioner Iver Skavdal, Commissioner Noah Levy, Commissioner Thomas Mulder, Commissioner Sarah West, Commissioner Jerome Qiriazzi and Commissioner Lorna McFarlane

Absent: 1 - Commissioner Peggy O'Neill

3. 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 construction of a new 2,024 SF two-story residence (1,012 SF ground footprint).

The Geck-Moeller; Coastal Development Permit was continued to the June 6, 2024 meeting.

G. ITEMS PULLED FROM CONSENT

11. Mattole Valley Farms Business Support Services LLC, Conditional Use and Special Permits
Assessor Parcel Number (APN) 221-011-021
Record No.: PLN-11066-CUP
Miranda area

A Conditional Use Permit for 18,300 square feet existing outdoor commercial cultivation with 1,800 square feet of nursery space. Estimated annual irrigation water usage is 200,000 gallons. Rainwater catchment will provide 11,000 gallons and a point of diversion will provide 190,000 gallons. Water storage is 71,000 gallons of existing tanks, with an additional 130,000 gallons proposed for a total of 201,000 gallons of storage. Power is provided by solar with no generator. Drying and curing will occur onsite and additional processing such as trimming will occur offsite. The project includes a Special Permit for the point of diversion.

A motion was made by Commissioner Sarah West, seconded by Commissioner Noah Levy to adopt the resolution (Resolution 24-028) which finds that the Planning Commission has considered the Mitigated Negative Declaration previously adopted for the Commercial Medical Marijuana Land Use Ordinance and the Addendum that was prepared for the Mattole Valley Farms Business Support Services, LLC project (Attachment 3); and finds that the proposed project complies with the General Plan and Zoning Ordinance; and approves the Mattole Valley Farms Business Support Services LLC, Conditional Use and Special Permits subject to the conditions of approval.

Aye: 6 - Commissioner Iver Skavdal, Commissioner Noah Levy, Commissioner Thomas Mulder, Commissioner Sarah West, Commissioner Jerome Qiriazzi and Commissioner Lorna McFarlane

Absent: 1 - Commissioner Peggy O'Neill

H. REPORT FROM PLANNER

1. Review of Commercial Cannabis Permitting and Acreage and Watershed Distribution

Planning Commissioners received the report.

I. PLANNING COMMISSION DISCUSSION ITEMS

J. ADJOURNMENT

Chair Thomas Mulder adjourned the meeting 7:59

K. NEXT MEETING: May 16, 2024 6:00 p.m. Regular Meeting