

PLANNING COMMISSION

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Director, Planning and Building

**COUNTY OF HUMBOLDT
PLANNING COMMISSION**

**825 Fifth Street
Board of Supervisors Chambers
Eureka, California**

AGENDA

Thursday, May 17, 2018

6:00 PM

Special Meeting

NOTICE REGARDING PUBLIC COMMENT:

For items appearing on the agenda, the public is invited to make comments at the time the item comes up for consideration by the Commission. The Chair will call for public comment as each item is heard by the Commission. For items not appearing on the agenda, the public is invited to make comments during the Public Comment period for non-agenda items. All speakers are invited to state their names, but are not required to do so.

CALL TO ORDER / SALUTE TO FLAG

COMMISSIONERS PRESENT

AGENDA MODIFICATIONS

APPROVAL OF ACTION SUMMARY

Review and approval of the December 7, 2017 Planning Commission Action Summary.

Attachments: [PC Action Summary 12.07.17 for approval.pdf](#)

Review and approval of the December 14, 2017 Planning Commission Action Summary.

Attachments: [PC Action Summary 12.14.17 for approval.pdf](#)

Review and approval of the January 11, 2018 Planning Commission Action Summary.

Attachments: [PC Action Summary 1.11.18 for approval.pdf](#)

Review and approval of the January 18, 2018 Planning Commission Action Summary.

Attachments: [PC Action Summary 1.18.18 for approval.pdf](#)

PUBLIC COMMENTS

At this time persons may appear before this Commission on any matter pertinent to the Commission's Jurisdiction and that is not on the Agenda. When the Chair asks for public comment, please address the Commission from the microphone. Unless otherwise stated, speakers will have three (3) minutes for public comment. Although the Commission may briefly respond to statements or questions, under state law, matters presented under this item cannot be discussed or acted upon by the Commission at this time.

CONSENT AGENDA

These Public Hearing matters are routine in nature and are usually approved by a single vote. The Chair will poll the audience and members of the Commission to determine if any item on the consent agenda should be pulled for public comment or further discussion.

1 King Range Farms, Inc. Conditional Use Permit and Special Permit
Case Number CUP18-009 and SP16-058
Assessor's Parcel Numbers 108-065-007 and 108-064-005
8900 Wilder Ridge Road, Ettersburg area

A Conditional Use Permit (CUP) for an existing mixed-light commercial cannabis cultivation up to 4,400 square feet, and an existing outdoor commercial cannabis cultivation up to 10,000 square feet, for a total of 14,400 square feet of cannabis cultivation. Water sources on the property include a combination of surface water diversion from a spring, a slow-producing well, and an existing on-site rainwater catchment pond. The applicant will primarily use the rainwater catchment pond for irrigation purposes, which was newly constructed in 2015. The applicant is also authorized to use the surface water diversion for irrigation per a Lakeside Stream Alteration Agreement (LSAA 1600 Permit) with California Fish and Wildlife (CDFW). The applicant estimates 162,000 gallons of water for irrigation is required annually. There are 32,500 gallons of hard-tank water storage and 687,500 gallons of water storage in the rainwater catchment pond, which was entirely filled with rainwater runoff in winter 2016. Processing activities, including drying, trimming, and curing, will occur off site in a licensed, commercial processing facility to be permitted under the same applicant's other project, (SP-17-057). No employees are required to meet operation needs; the on-site residents are operators. Electricity is provided by solar panels and a portable 2000-watt Honda generator. A parcel abutting the south boundary of the subject property is part of the King Range National Conservation Area (NCA), and is owned and managed by the Bureau of Land Management (BLM) for open space and/or wildlife habitat purposes. These public lands are located approximately 490 feet from one of the existing cultivation areas; however, no developed or designated recreational facilities are within 600 feet of any cultivation area. A Special Permit for the allowance for a setback reduction of 600 feet from a public park is requested as part of this project.

Recommendation: Find the project exempt from environmental review pursuant to Section 15301 and 15305 of the State CEQA Guidelines, make all of the required findings for approval of the Special Permit based on evidence in the staff report and any public testimony, and adopt the Resolution approving the proposed King Range Farms, Inc. project subject to the recommended conditions.

Attachments: [CUP 18-009 Staff Report.pdf](#)

2 Dave Thomas, Conditional Use Permit
Case Number CUP-16-402, SP-18-02
Assessor's Parcel Number (APNs) 221-201-021 and 221-171-04
545 Council Madrone Lane, Ettersburg Area

A Conditional Use Permit (CUP) for an existing 14,375 square foot (SF) cannabis cultivation operation consisting of a 5,875-square-foot mixed-light cultivation area in six greenhouses, and a 8,500-square-foot outdoor cultivation area on an approximately 33 acre parcel. The proposed project includes a Special Permit (SP) for operation of two surface water diversions to provide irrigation water. One cultivation area is within a stream setback and will be relocated to an environmentally superior location. Power is provided by PG&E. and supplemented with a generator. The Applicant plans two harvests annually. Water storage is 159,500 gallons in 36 hard-sided tanks. Cultivation materials are stored in a permitted 30 foot by 60 foot steel agricultural building or 4 foot by 4 foot shed. Cannabis plants are dried, cut, and trimmed onsite in the steel agriculture building. A commercial grade processing facility will be constructed and 5-8 employees will be housed in the on-site residence. Two outbuildings on the property will be demolished

Recommendation: Find the project exempt from environmental review pursuant to Sections 15301, 15303, 15304 and Section 15333 of the State CEQA Guidelines make all of the required findings for approval of the Conditional Use Permit and Special Permit based on evidence in the staff report and any public testimony, and adopt the Resolution approving the proposed Dave Thomas project subject to the recommended conditions.

Attachments: [CUP 16-402 Staff Report.pdf](#)

3 Talking Trees Farms - Conditional Use Permit
Case Number CUP-16-349/SP-18-067
Assessor's Parcel Number (APN) 522-174-005
Willow Creek area

A Conditional Use Permit (CUP) for approximately 24,000 square feet of existing outdoor cannabis cultivation. Processing is proposed on site and there will be an average of 6 employees. Power will be supplied by a 45-kilowatt (kw) ultra-silent MQ diesel generator. The applicant will begin the permitting process for a 20-kw solar system upon approval of this CUP. Water is provided by wells and a rainwater catchment pond. The total available water storage on the project site will be approximately 2,042,650 gallons stored in tanks and a large pond. Approximately 108,000 gallons of water is used for irrigation annually. Domestic water will be provided by the existing permitted wells. For wastewater, the applicant is applying for an additional permit to build a secondary septic system with an ADA-compliant bathroom outside the metal buildings. A Special Permit (SP) is required to allow for a setback reduction from public lands.

Recommendation: Find the project exempt from environmental review pursuant to Sections 15301, 15303, and 15304 of the State CEQA Guidelines, make all of the required findings for approval of the Conditional Use Permit based on evidence in the staff report and any public testimony, and adopt the Resolution approving the proposed Talking Trees Farms project subject to the recommended conditions.

Attachments: [CUP 16-349 Staff Report.pdf](#)

PUBLIC HEARINGS

The projects listed below are public hearing items that have generated public comment prior to the hearing date or have other issues related to them that may require discussion

4 White Farms, LLC, Conditional Use Permit

Case Number: CUP-16-562

Assessor's Parcel Number (APN:) 209-291-021

331 Holmes Flat Road, Pepperwood Area

A Conditional Use Permit (CUP) for the White Farms, LLC, Medical Cannabis Cultivation Project consisting of approximately 5,000 square feet (sf) of new cannabis cultivation a new 2,516-square-foot appurtenant nursery. Cultivation activities extend from March through November annually. Water for irrigation purposes is sourced from an existing unpermitted well. Currently, water use varies throughout the year with peak usage of 9,000 gallons per month occurring from May to October. Water use from November through April is estimated to be approximately 500 gallons per month. The plants will be irrigated and fertilized by hand. There will be a maximum of four (4) employees on-site during peak operations. Plants will be harvested, dried onsite, and then transported off-site to a licensed processing facility. Power is provided by PG & E.

Recommendation: Find the project exempt from environmental review pursuant to Sections 15303 and 15304 of the State CEQA Guidelines, make all of the required findings for approval of the Conditional Use Permit based on evidence in the staff report and any public testimony, and adopt the Resolution approving the proposed White Farms, LLC, project subject to the recommended conditions.

Attachments: [CUP 16-562 Staff Report.pdf](#)

5 Talking Trees Farms - Conditional Use Permit

Case Number CUP-16-1038/SP-18-066

Assessor's Parcel Number (APN) 522-174-009

Willow Creek area

A Conditional Use Permit for 23,095 square feet of existing outdoor cannabis cultivation. This cultivation area is less than the 35,656 square feet requested in the application but reflects the maximum square footage that could be confirmed through the County's cultivation area verification process. Processing is done off- site at a licensed processing facility. Water used for irrigation is supplied by an existing permitted well on the property. The applicant has 35,325 gallons of hard tank water storage. Approximately 155,400 gallons of water is required for irrigation annually. An average of 3 employees is needed for the operation. Off-grid power is supplied by a solar array and a generator. A Special Permit is required for a setback reduction to public lands.

Recommendation: Find the project exempt from environmental review pursuant to Sections 15301, of the State CEQA Guidelines, make all of the required findings for approval of the Conditional Use Permit based on evidence in the staff report and any public testimony, and adopt the Resolution approving the proposed Talking Trees Farms project subject to the recommended conditions.

Attachments: [CUP 16-1038 Staff Report.pdf](#)

DEPARTMENT REPORT**6 List of Applications for Cannabis and Current Planning**

Attachments: [Item #6 Department Report on Lists of Active Projects.pdf](#)

ADJOURNMENT**NEXT MEETINGS**

June 7, 2018 Regular Meeting

June 21, 2018 Special Meeting

Any member of the public wishing to distribute materials to the Planning Commission at least 72 hours prior to a meeting may send them electronically to the Planning Commission Clerk at Planningclerk@co.humboldt.ca.us or fourteen (14) copies may be delivered to the Planning Commission Clerk at 3015 H St., Eureka, CA 95501. If any member of the public wishes to distribute materials during a meeting of the Planning Commission, it is requested that fourteen (14) copies of the materials be given to the Planning Commission Clerk for distribution to the Commission, staff, and the public. Any written materials related to an item on this agenda submitted to the Planning Commission less than 72 hours prior to the meeting, and that are public records subject to the Public Records Act are available for public inspection at the Planning and Building Department located at 3015 H Street, Eureka, California (707-445-7541) during normal business hours. The Chamber is wheelchair accessible, and disabled parking is available in the lot on K Street, between Fourth and Fifth Streets. If you are a person with a disability, and you need disability-related modifications or accommodations to participate in this meeting, please contact the Planning Division at (707) 445-7541, or (707) 268-3792 (fax). Requests for such modifications or accommodations must be made at least two full business days before the start of the meeting. Commission meetings are recorded on both video and audio media. The meetings are broadcast live on cable channel 10 and may be streamed over the internet.