

PLANNING COMMISSION

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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, February 18, 2021

6:00 PM

Regular Meeting - Virtual

NOTE: In accordance with Executive Order N-29-20 the Planning Commission meeting was held virtually.

A. CALL TO ORDER / SALUTE TO FLAG

Chair Alan Bongio called the meeting to order at 6:00 p.m.

B. COMMISSIONERS PRESENT

Present : 6 - Commissioner Alan Bongio, Commissioner Noah Levy, Commissioner Mike L Newman, Commissioner Melanie McCavour, Commissioner Peggy O'Neill and Commissioner Thomas Mulder
Absent : 1 - Commissioner Brian Mitchell

C. AGENDA MODIFICATIONS

*General Public Comment provided
Item G-1 Public Comment provided*

D. PUBLIC COMMENTS

General Public Comment Received

E. CONSENT AGENDA

2. Crisp Farms, LLC; Conditional Use Permit
Record Number PLN-11016-CUP
Assessor Parcel Numbers (APNs) 315-092-007
Grouse Creek area

A Conditional Use Permit for an existing 11,300 square foot (SF) outdoor (light deprivation) cultivation that is comprised of two cultivation areas (Cultivation Area 1 is 2,740 SF and Cultivation Area 2 is 8,560 SF). Irrigation water is sourced from two rainwater catchment ponds and one (1) surface water diversion. Drying and further processing activities would occur onsite. Power is provided primarily by solar energy, as well as a single gas-powered Honda generator (600 kW) used only during peak harvest and processing activities (October through November).

A motion was made by Commissioner Levy, seconded by Commissioner McCavour, that the Crisp Farms, LLC; Conditional Use Permit be approved. The motion carried by the following vote:

Aye: 6 - Commissioner Bongio, Commissioner Levy, Commissioner Newman, Commissioner McCavour, Commissioner O'Neill and Commissioner Mulder

F. ITEMS PULLED FROM CONSENT

1. Green Grass Farms LLC; Conditional Use Permit
Record Number PLN-11885-CUP
Assessor Parcel Numbers (APNs) 216-083-003
4244 Bell Springs Road, New Harris area

A Conditional Use Permit (CUP-16-433) for an existing 12,790 square foot (SF) cannabis cultivation operation of which 7,550 SF is full-sun outdoor and 5,240 SF is mixed-light. The applicant also seeks a Special Permit for work within Streamside Management Areas (SMAs) to decommission and restore three (3) road crossings and one (1) instream pond associated with Class III ephemeral drainages. Irrigation water is sourced from two (2) spring diversions and one (1) permitted well, as well as one (1) proposed rain catchment pond. The applicant is in the process of permitting a 30-foot by 80-foot processing building in which all processing activities will occur. Power is sourced from generator power consisting of one (1) Honda EU 2000 generator and one (1) Kubota 11000 generator.

A motion was made by Commissioner Mulder, seconded by Commissioner Levy, that the Green Grass Farms LLC; Conditional Use Permit be approved with revised conditions. The motion carried by the following vote:

Aye: 6 - Commissioner Bongio, Commissioner Levy, Commissioner Newman, Commissioner McCavour, Commissioner O'Neill and Commissioner Mulder

3. Peach Tree Farms LLC; Conditional Use Permit
Record Number PLN-12357-CUP
Assessor Parcel Numbers (APNs) 210-191-008
40102 State Highway 36, Dinsmore area

A Conditional Use Permit for 13,050 square feet (SF) of existing cannabis cultivation, comprised of 7,500 square feet (SF) of mixed light cannabis cultivation and 5,550 SF of outdoor cannabis cultivation. Irrigation water is sourced from an onsite groundwater well (Permit No. 18/19-0237). Post-cultivation processing occurs onsite in a 150-SF processing building and a 3,000-SF propagation and drying shed. Power is provided by an onsite diesel generator (250 kW).

A motion was made by Commissioner Newman, seconded by Commissioner McCavour, that the Peach Tree Farms LLC; Conditional Use Permit be approved with revised conditions. The motion carried by the following vote:

Aye: 6 - Commissioner Bongio, Commissioner Levy, Commissioner Newman, Commissioner McCavour, Commissioner O'Neill and Commissioner Mulder

4. Armco II, LLC; Conditional Use Permit and Special Permit
Record Number PLN-2020-16576
Assessor Parcel Number (APN) 522-143-033
1005 Patterson Road, Willow Creek area

A Conditional Use Permit to expand an existing approved 10,000 square feet of cultivation by adding an additional 22,000 square feet of outdoor cultivation for a canopy total of 32,000 square feet. One additional 20' x 120' nursery greenhouse is proposed. Light deprivation techniques will be utilized to generate two harvests. Cultivation will occur in greenhouses built on-contour with minimal grading. Cultivation will occur in raised beds that are amended before planting. Water for irrigation will be supplied by the Willow Creek Community Service District. No fans or generators will be utilized, and no noise impacts are anticipated. Power is supplied by PG&E. A Special Permit is also requested for an approximately 100-foot reduction to the required 600-foot setback from Six Rivers National Forest for the proposed nursery greenhouse. The CCLUO section 55.4.5.1.4 (a) requires a Conditional Use Permit for any Commercial Cannabis Activity within the Willow Creek Community Planning Area.

Meeting went into Recess

Meeting Reconvened

A motion was made by Commissioner Levy, seconded by Commissioner Mulder, that the Armco II, LLC; Conditional Use Permit and Special Permit be approved with revised conditions. The motion carried by the following vote:

Aye: 6 - Commissioner Bongio, Commissioner Levy, Commissioner Newman, Commissioner McCavour, Commissioner O'Neill and Commissioner Mulder

5. BB Ranch, LLC; Conditional Use Permit and Special Permit
Record Number PLN-12584-CUP
Assessor Parcel Number (APN) 522-073-002
4056 Beebe Ranch Road, Willow Creek area

A Conditional Use Permit for 14,100 square feet of existing mixed-light, 5,872 square feet of existing outdoor cannabis cultivation and 2,507 square feet of accessory nursery area. The Applicant projects two harvests per year for mixed-light cultivation and one harvest per year for outdoor cultivation. Irrigation water is sourced from an existing on-site well. Water is stored in four hard tanks totaling 11,000 gallons. Drying and curing occurs within the Dry Barn on-site, and trimming will occur off-site at a permitted third-party processing facility. Electricity is sourced from generator power. This application includes a Special Permit for a setback reduction to the public lands adjacent to the property.

A motion was made by Commissioner Mulder, seconded by Commissioner Levy, that the BB Ranch, LLC; Conditional Use Permit and Special Permit be approved. The motion carried by the following vote:

Aye: 6 - Commissioner Bongio, Commissioner Levy, Commissioner Newman, Commissioner McCavour, Commissioner O'Neill and Commissioner Mulder

6. Rising Sun Ranch, LLC; Conditional Use Permit
Record Number PLN-11745-CUP
Assessor Parcel Numbers (APNs) 316-331-012
Redwood Valley area

A Conditional Use Permit for Rising Sun Ranch Farms, Inc. seeks a Conditional Use Permit (CUP) for an existing 13,048 square foot (SF) outdoor cannabis cultivation operation. Irrigation water is sourced from a permitted groundwater well. Existing available water storage is 5,500 gallons in two (2) hard tanks. Estimated annual water usage is 235,200 gallons (18 gal/SF). Drying and bucking occurs onsite. Until the applicant can permit an on-site processing building, the applicant will process cannabis at a licensed off-site processing facility. Power is provided by three (3) generators and a solar array.

A motion was made by Commissioner Newman, seconded by Commissioner McCavour, that the Rising Sun Ranch, LLC; Conditional Use Permit be approved. The motion carried by the following vote:

Aye: 6 - Commissioner Bongio, Commissioner Levy, Commissioner Newman, Commissioner McCavour, Commissioner O'Neill and Commissioner Mulder

G. CONTINUED PUBLIC HEARINGS

1. Rising Goat Limited, Special Permit
Record Number PLN-2020-16188
Assessor's Parcel Number: 223-101-004
1400 Ross Road, Garberville area

A Special Permit for 18,000 square feet (sf) of new commercial cannabis cultivation. The proposed project would be phased to begin outdoor at 10,000 sf and expand to a total of 18,000 sf of cultivation within two years. Annual water use is estimated at 366,660 gallons. The irrigation source is a permitted groundwater well and rainwater catchment. Processing, such as trimming, will occur at an off-site licensed processing facility. There will be a maximum of 3 employees during peak operations. Solar power will be required to be the main power source and generators will only be used as an emergency power source.

A motion was made by Commissioner Levy, seconded by Commissioner McCavour, that the Rising Goat Limited, Special Permit be approved. The motion carried by the following vote:

Aye: 5 - Commissioner Bongio, Commissioner Levy, Commissioner Newman, Commissioner McCavour and Commissioner Mulder

Nay: 1 - Commissioner O'Neill

H. DEPARTMENTAL REPORT

I. ADJOURNMENT

Chair Alan Bongio adjourned the meeting at 9:07 p.m.

NEXT MEETINGS: March 4, 2021 6:00 p.m. Regular Meeting - Virtual

The County of Humboldt is committed to providing equal access to all county programs, services and activities through the provision of accommodations for individuals with disabilities as required under the Americans with Disabilities Act (ADA). With 72 hours prior notice, a request for reasonable accommodation or modification can be made. Please contact the Planning Commission Clerk at 707-445-7541 or by email planningclerk@co.humboldt.ca.us or the ADA Coordinator at 844-365-0352 or by email at ada@co.humboldt.ca.us