

PLANNING COMMISSION

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Brian Mitchell
At-Large
Melanie McCavour



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, March 17, 2022

6:00 PM

Regular Meeting - Hybrid

A. CALL TO ORDER / SALUTE TO FLAG

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

B. COMMISSIONERS PRESENT

Present : 7 - Commissioner Alan Bongio, Commissioner Noah Levy, Commissioner Brian Mitchell,
Commissioner Mike L Newman, Commissioner Melanie McCavour, Commissioner
Peggy O'Neill and Commissioner Thomas Mulder

Absent : 0

C. AGENDA MODIFICATIONS

Removing Eubanks Farms PLN-12443-CUP and Nava Ranch PLN-2021-17162 from consent.

D. PUBLIC COMMENTS ON NON-AGENDA ITEMS

Public comment period opened and closed

E. CONSENT AGENDA

2. Macras Land Company, Inc.: Conditional Use Permit
Record Number PLN-11099-CUP (Filed 09/02/2016)
Assessor's Parcel Number: 317-033-008
Pilot Ridge area

A Conditional Use Permit to permit a maximum of 19,595 square feet (SF) of cannabis cultivation, consisting of 13,035 SF outdoor cultivation and 6,560 SF mixed light cultivation. A total of 720 SF of immature/nursery space will be used for propagation. Irrigation water is sourced from two existing groundwater wells [Permit Nos. 18/19-0423 (30 gpm) and 18/19-0264 (1 gpm)]. Annual water use is estimated at 429,500 gallons (21.92 gallons/SF). Water storage totals 25,000 gallons in eight (8) 2,500-gallon containers, and one (1) 5,000 gallon container. Electricity is provided through the one (1) Honda EB5000X generator, housed in a semi-enclosed structure, running at 50% load.

A motion was made by Commissioner Levy, seconded by Commissioner Mitchell, that the Macras Land Company project be continued to a date uncertain.. The motion carried by the following vote:

Aye: 7 - Commissioner Bongio, Commissioner Levy, Commissioner Mitchell, Commissioner Newman, Commissioner McCavour, Commissioner O'Neill and Commissioner Mulder

3. Whipsawasons, LLC; Conditional Use Permit
Record Number PLN-12216-CUP (filed 12/22/2016)
Assessor Parcel Number (APN) 217-391-012
Blocksburg area

A Conditional Use Permit for 12,000 square feet (SF) of existing outdoor cannabis cultivation and 1,200 SF of proposed ancillary propagation. Irrigation water is sourced from a 500,000-gallon rainwater catchment pond. Existing available water storage for irrigation is 504,000 gallons. Estimated annual water usage is 137,000 gallons. Drying and bucking occurs onsite, with all other processing currently occurring offsite at a licensed processing or manufacturing facility; however, future onsite processing is proposed. Power is provided by onsite solar panels, with a generator to serve only as backup power.

A motion was made by Commissioner Levy, seconded by Commissioner Mitchell, that the Whipsawasons project be approved as staff recommend. The motion carried by the following vote:

Aye: 7 - Commissioner Bongio, Commissioner Levy, Commissioner Mitchell, Commissioner Newman, Commissioner McCavour, Commissioner O'Neill and Commissioner Mulder

5. Elders Road, LLC: Conditional Use Permit and Special Permit
Record Number PLN-12802-CUP (filed 12/29/2016)
Assessor Parcel Number (APN) 216-271-019
Alderpoint area

A Conditional Use Permit for 17,755 square feet (SF) of existing outdoor cannabis cultivation with 1,775 SF of ancillary propagation. Irrigation water is sourced from a Class II spring diversion. There will be a total of 150,000 gallons of water storage. Estimated annual water usage is 155,000 gallons. Drying, curing, and bucking occurs onsite within a 600 SF building, with all other processing currently occurring off-site at a licensed processing or manufacturing facility; however, onsite processing is anticipated in the future. Power is provided by Pacific Gas and Electric Company (PG&E), with two (2) 3,000-watt generators utilized for backup power only. The proposed project also includes a Special Permit for development within the Streamside Management Area for continued use and maintenance of the point of diversion.

A motion was made by Commissioner Levy, seconded by Commissioner Mitchell, that the Elders Road project be approved as recommended by staff. The motion carried by the following vote:

Aye: 7 - Commissioner Bongio, Commissioner Levy, Commissioner Mitchell, Commissioner Newman, Commissioner McCavour, Commissioner O'Neill and Commissioner Mulder

F. ITEMS PULLED FROM CONSENT

- 1. Krystal Kings Farms, LLC: Conditional Use Permit and Special Permits
 Record Number: PLN-11066-CUP (filed 8/31/2016)
 Assessor’s Parcel Number: 221-011-021
 Miranda area

A Conditional Use Permit for 18,300 square feet (SF) of existing mixed-light cultivation within seven (7) greenhouses and 1,830 SF of ancillary propagation. Estimated annual water usage is 200,000 gallons (11.11 gal/SF). Irrigation water is sourced from one (1) point of diversion on an unnamed Class II tributary of Salmon Creek. A gutter rain catchment system will also be developed to capture rainwater off the 40’x50’ (2,000 SF) barn to reduce reliance on the diversion. Existing available water storage is 15,000 gallons in a series of hard-sided tanks, with an additional 190,000 gallons proposed, for a total of 205,000 gallons of onsite water storage. One (1) 2,500-gallon for fire storage tank is also present on the cultivation site. Drying will occur in an existing a 40’x50’ barn, with all other processing occurring offsite at a licensed processing or manufacturing facility. Power is provided by a generator. A maximum of six (6) employees will be onsite during peak operations. The proposed project also includes Special Permits for development within the Streamside Management Area (SMA) for the continued use and maintenance of the one (1) point of diversion on the project parcel and for removal of portions of existing greenhouses located within the SMA and associated restoration.

Public comment period opened and closed

A motion was made by Commissioner Mitchell, seconded by Commissioner McCavour, that the Krystal Kings Farms project be continued to a date uncertain. The motion carried by the following vote:

Aye: 7 - Commissioner Bongio, Commissioner Levy, Commissioner Mitchell, Commissioner Newman, Commissioner McCavour, Commissioner O'Neill and Commissioner Mulder

- 4. Eubanks Farms, LLC: Conditional Use Permit and Special Permit
 Record Number PLN-12443-CUP (Filed 12/23/2016)
 Assessor’s Parcel Number: 220-081-012
 Whitethorn area

A Conditional Use Permit (PLN-12443-CUP) for 15,600 square feet (SF) of existing outdoor cannabis cultivation in eight (8) greenhouses and one (1) full-sun outdoor cultivation area, and a Special Permit for work within the Streamside Management Area (SMA) for culvert replacement and crossing upgrades, as recommended by the Site Management Plan. Plants are propagated at a licensed nursery offsite. Irrigation water is sourced from a point of diversion on an unnamed spring which is tributary to Eubank Creek (Stafslie Spring #3, or Primary POD). Estimated annual water

use is 162,500 gallons (10.4 gal/SF). Water is stored in twenty (20) 5,000-gallon tanks, six (6) 4,500-gallon tanks, one (1) 2,500-gallon tank, and one (1) 1,350-gallon tank. Total water storage is 130,850 gallons. Drying and processing occur onsite in two sheds (500 SF and 425 SF). Up to five (5) employees will be required for project operations. The primary source of electrical power is a 45-kW generator.

Public comment period opened and closed

A motion was made by Commissioner Mitchell, seconded by Commissioner McCavour, that the Eubanks Farms project be approved with modified conditions. The motion carried by the following vote:

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

Nay: 1 - Commissioner Mulder

Meeting went into Recess

Meeting Reconvened

- 6. Nava Ranch, LLC: Special Permit
 Record Number PLN-2021-17162 (filed 4/15/2021)
 Assessor's Parcel Number (APN) 107-106-006
 Honeydew area

A Special Permit for the expansion of an approved cultivation site (PLN-12657-SP). The project will consist of 43,560 square feet (SF) of mixed light cultivation in twelve (12) greenhouses and 2,500 SF of indoor cultivation in a converted barn. The original project consisted of 6,600 square feet of mixed light cultivation, 2,700 square feet of outdoor cultivation, and 2,500 square feet of indoor cultivation. The outdoor cultivation will be converted to mixed light and the total mixed light cultivation area will be expanded to one acre. This represents a total increase of 34,260 SF of cultivation area. The applicant hopes to achieve up to three (3) harvests annually. All water will be sourced by rainwater catchment from an existing pond, a proposed pond, and an existing rooftop rainwater catchment system. The estimated water needed annually for irrigation is approximately 550,000 gallons (11.94 gal/sq.ft./yr). Please note that this estimate may change to be more accurate prior to the hearing. The ponds will total approximately 1,050,000 gallons of storage, and twelve (12) 5,000 gallon tanks are proposed, for a total of 1,110,000 gallons of water storage. There is also one separate 5,000 gallon tank designated for fire suppression. Drying, trimming, and processing will occur onsite in the existing 900 SF storing, processing, and packaging building. Operations will utilize one (1) full-time employee, up to three (3) additional seasonal employees, and up to four (4) family members, totaling eight (8) laborers, designated for fire suppression.

Drying, trimming, and processing will occur onsite in the existing 900 SF storing, processing, and packaging building. Operations will utilize one (1) full-time employee, up to three (3) additional seasonal employees, and up to four (4) family members, totaling eight (8) laborers. There is a portable restroom facility on site for employees, and a cannabis support building is proposed with an additional septic system. Power is sourced from PG&E via a green energy program and there is an existing solar array onsite featuring six (6) panels with outputs of 235 watts each. There is a 25 kilowatt (kW) Whisperwatt generator kept onsite for emergency use only. This project is within 600 feet of Kings Range National Conservation Area, but the parcel has already been issued a setback reduction for cultivation and the setback would not require further reduction.

Public comment period opened and closed

A motion was made by Commissioner Levy, seconded by Commissioner Newman, that the Nava Ranch be continued to the April 21, 2021 meeting. The motion carried by the following vote:

Aye: 7 - Commissioner Bongio, Commissioner Levy, Commissioner Mitchell, Commissioner Newman, Commissioner McCavour, Commissioner O'Neill and Commissioner Mulder

G. PUBLIC HEARINGS

1. SAFE PARKING - SAFE SHELTER PILOT PROGRAM AND SHELTER CRISIS

ORDINANCE: Safe Shelter Pilot Program and Shelter Crisis Ordinance

Case Number PLN-2021-17324.

Humboldt County

Amend the Zoning Ordinance (Section 61.05 of Chapter 4 of Division 1 of Title III of the Humboldt County Code) to add Safe Shelter Pilot Program to that will expire in 18 months, and will provide safe, temporary shelter sites that accommodate vehicles, tents, or other approved structures for people who are experiencing homelessness while they seek permanent housing. Approved Safe Parking - Safe Shelter sites would operate as a type of emergency shelter, allowed by right in the same zone districts as emergency shelters. Any government agency, religious institution, non-profit charitable organization, or private non-profit organization may operate a Safe Parking - Safe Shelter site. The type and number of vehicles, the participants' length of stay, hours of site operation, and level of services provided are all described in the required management plans. Other parts of the proposed ordinance for both Inland and Coastal areas would set definitions, site standards, and provisions for site management.

Public comment period opened and closed

A motion was made by Commissioner Newman, seconded by Commissioner Levy, that the Safe Parking - Safe Shelter Pilot Program and Shelter Crisis Ordinance be recommended for adoption by the Board of Supervisors. The motion carried by the following vote:

Aye: 7 - Commissioner Bongio, Commissioner Levy, Commissioner Mitchell, Commissioner Newman, Commissioner McCavour, Commissioner O'Neill and Commissioner Mulder

H. OTHER BUSINESS

1. *Planning Commissioner Seating*

2. *Review of Maps showing Cannabis Cultivation Sites within Watersheds.*

Other Business was continued to the April 7, 2022 meeting and will be placed at the beginning of the Agenda.

I. ADJOURNMENT

Chair Alan Bongio adjourned the meeting at 9:45 p.m.

J. NEXT MEETINGS April 7, 2022 6:00 p.m. Regular Meeting - Hybrid

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