

PLANNING COMMISSION

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JOHN H. FORD
Director, Planning and Building

**COUNTY OF HUMBOLDT
PLANNING COMMISSION**

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

AGENDA

Thursday, January 21, 2021

6:00 PM

Regular Meeting - Virtual

NOTE: In accordance with Executive Order N-29-20 the June 04, 2020 Planning Commission meeting will be held virtually.

HOW TO LISTEN OR WATCH THE PLANNING COMMISSION MEETING:

Listen or Watch the live stream of the Planning Commission Meeting in three ways:

- 1. <https://zoom.us/j/9763777152> Password: 200525*
- 2. Call in via telephone at 346 248-7799, enter meeting id 976 3777 7152 Password: 200525*
- 3. A live stream of the meeting can be found by using the following link:
<https://humboldt.legistar.com> or by watching Access Humboldt on cable channel 11*

PUBLIC COMMENT INSTRUCTIONS DURING THE MEETING:

Participate in the public comment period of the meeting in the following two ways:

- 1. Via Computer as an attendee: To raise your hand click the Raise Hand icon on the bottom of the Zoom window. When you click the Raise Hand icon, a hand icon will appear next to your name that will notify the host your hand is raised. You will also see the hand icon turn green. When you want to lower your hand, you can click the hand icon again and your hand will be lowered. When you are called upon to speak the Zoom platform will ask you for permission to unmute your mic. If you encounter any issues, please use the call-in option below.*
- 2. Via phone call using cellphone or landline: When the Planning Commission meeting begins, call in to the conference line. When the Planning Commissioner starts to discuss the item you wish to comment on, Press *9 to raise your hand. When you are called upon to speak, you will be prompted to unmute your mic, press *6 to unmute.*

Please note that each Zoom meeting has a unique meeting ID and password. Any item on this agenda that is continued to a future date will use the meeting ID and password applicable to the date the agenda item is to be heard again. Agendas are posted on the Friday before the meeting at <https://humboldt.legistar.com>

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.

A. CALL TO ORDER / SALUTE TO FLAG**B. COMMISSIONERS PRESENT****C. AGENDA MODIFICATIONS**

D. 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.

E. 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. Review and approval of the November 19, 2020 Action Summary.

Recommendation: Move to approve the November 19, 2020 Planning Commission Action Summary and direct the Secretary of the Planning Commission and the Clerk of the Planning Commission to sign the Minute Sheet.

Attachments: [PC 11.19.20 Action Summary for review.pdf](#)

2. Review and approval of the December 3, 2020 Action Summary.

Recommendation: Move to approve the December 3, 2020 Planning Commission Action Summary and direct the Secretary of the Planning Commission and the Clerk of the Planning Commission to sign the Minute Sheet.

Attachments: [PC 12.03.2020 Action Summary for review.pdf](#)

3. Review and approval of the December 17, 2020 Action Summary.

Recommendation: Move to approve the December 17, 2020 Planning Commission Action Summary and direct the Secretary of the Planning Commission and the Clerk of the Planning Commission to sign the Minute Sheet.

Attachments: [PC 12.17.2020 Action Summary for review.pdf](#)

4. Savage Farms, Conditional Use Permit
Record Number PLN-11994-CUP
Assessor Parcel Number (APN) 220-171-005
655 Eubanks Road, Whitethorn area

An existing 20,300 square foot (SF) outdoor (light deprivation) cultivation that is comprised of 12 greenhouses (GH) and a total of 2,400 SF of ancillary nursery/immature planting areas. Drying would occur onsite in three existing buildings and further processing would occur at a licensed third-party facility. There would be two to three employees active in the cultivation process throughout the year. Power is provided by two gas-powered Honda generators (200 kW and 300 kW). Irrigation water is sourced from two surface water diversion points, as well as a rain catchment pond. Existing onsite water storage totals 233,000 gallons and includes 42 high-density polyethylene (HDPE) hard tanks that vary from 1,500-gallon to 5,000-gallon in size, as well as a 37,000-gallon rain catchment pond. Total water use annually is estimated at 252,250 gallons. Three seasonal employees are needed.

Recommendation: Find that the Commission has considered the addendum to the adopted Mitigated Negative Declaration for the Commercial Medical Land Use Ordinance (CCMLUO) as described by Section 15164 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 adopt the Resolution approving the proposed Savage Farms project subject to the recommended conditions.

Attachments: [PLN-11994-CUP Staff Report 1.21.2021.pdf](#)
[Public Comment](#)

5. Tan Oak Farms, LLC, Conditional Use Permit
Application Number 12022
Case Numbers CUP 16-508
Assessor's Parcel Number (APN) 223-291-002
1411 Sawmill Road, Garberville area

A Conditional Use Permit (CUP-16-508) for an existing 12,200 square foot (SF) outdoor cannabis cultivation operation. Irrigation water is sourced from a permitted groundwater well. Existing available water storage is 6,000 gallons in two (2) hard tanks. Estimated annual water usage is 140,080 gallons (11.4 gal/SF). Processing, including drying and trimming would occur on-site in a proposed 1,104 square foot metal building. No employees will be needed as site will be run by owner/operators. Power is provided by connection to PG&E.

Recommendation: Find that the Commission has considered the Addendum to the adopted Mitigated Negative Declaration for the Commercial Medical Land Use Ordinance (CCMLUO) as described by Section 15164 of the State CEQA Guidelines, make all of the required findings for approval of the Conditional Use Permit and adopt the Resolution approving the Tan Oak Farms, LLC Conditional Use Permit as recommended by staff subject to the recommended conditions.

Attachments: [PLN-12022-CUP Staff Report 1.21.2021.pdf](#)

6. KMS Farms, LLC; Conditional Use Permits

Record Number PLN-12922-CUP

Assessor Parcel Numbers (APNs) 216-012-007, 216-013-011

Benbow area

KMS Farms seeks Conditional Use Permits (CUP-12-922) to permit a maximum of 18,500 square feet (SF) of existing cannabis cultivation. A propagation facility/nursery totaling 1,850 SF is also proposed. Irrigation water is sourced from an onsite well, which produces 4 gallons/minute (5,680 gallons/day) (permit # WDID -1_12CC429820), and a surface water diversion (SIUR Certificate# H100467) from an unnamed stream. Estimated annual water usage is 244,500 gallons which equates to 13.2 gallons per square foot of cultivation area.

Existing water storage is 119,000 gallons, stored as follows: eight 3,000-gallon High Density Polyethylene plastic (HDPE) tanks (24,000 gallons) and nineteen 5,000-gallon HDPE tanks (95,000 gallons). The onsite well will provide all additional water needed for the remainder of the cultivation season after April 1. The water right to divert water (from an unnamed stream on the property) combined with the water made available by the well yields approximately 480,000 gallons and would allow for full forbearance during the forbearance period. Drying will occur onsite within a dedicated Agriculture drying building, while bucking and further processing would occur at a licensed third party facility. There is an average of 3 employees utilized throughout the year, and up to 4 employees during peak operations. Power is provided by solar and one onsite generator (Honda EU2000 200 kW).

Recommendation: Find that the Commission has considered the Addendum to the adopted Mitigated Negative Declaration for the Commercial Medical Land Use Ordinance (CCMLUO) as described by Section 15164 of the State CEQA Guidelines, make all of the required findings for approval of the Conditional Use Permit and adopt the Resolution approving the KMS Farms, LLC Conditional Use Permits as recommended by staff subject to the recommended conditions.

Attachments: [PLN-12922-CUP Staff Report 1.21.2021.pdf](#)
[3A 12922 WRPP 12.17.2019.pdf](#)
[3B 12922 LSAA 12.17.2019.pdf](#)

7. 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 mixed light cannabis cultivation. The proposed project would be phased to begin outdoor at 10,000 sf and expand to a total of 18,000 sf mixed light 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. Power is provided by generators, which is limited to 20% and a solar system that will provide 80% of power needs. Within two years, solar power will be the main power source and generators will only be used as an emergency power source.

Recommendation: Find that the Planning Commission has considered the Addendum to the Environmental Impact Report for the Commercial Cannabis Land Use Ordinance (CCLUO) pursuant to Section 15164 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 adopt the Resolution approving the proposed Rising Goat Limited project subject to the recommended conditions.

Attachments: [PLN-2020-16188 Staff Report 1.21.2021.pdf](#)
[Attachment 4.A_16188 Operations Plan 01.27.2020 and Addendum.pdf](#)
[Attachment 4.B_Final_Biological Report_Rising Goat.pdf](#)
[Supplemental #1 16188 Rising Goat Limited 01202021.pdf](#)

8. J and J Family, LLC, Lot Line Adjustment, Zone Boundary Adjustment, and Conditional Use Permit
Record Number PLN-2020-16400
Assessor Parcel Numbers (APNs) 015-111-006, 015-111-012, 015-111-013
Eureka area

A Lot Line Adjustment, Minor Zone Boundary Adjustment, and Use Permit to allow a mini storage facility on three parcels. The parcels zoned C-1 (Neighborhood Commercial), with the west half of APN 015-111-012 zoned R-4 (Apartment Professional). A minor adjustment to the zone boundary is requested whereby the R-4 zone will be reduced and the C-1 increased by approximately 9,000 ft². The proposed lot line adjustment is designed to consolidate land for redevelopment separate from already developed areas to be retained and would result in two parcels of approximately 2.1 acres (Parcel A) and 5,500 ft.² (Parcel B). An existing legal non-conforming single-family residence and detached garage located on APN 015-111-006 will occupy the majority of proposed parcel B. Proposed Parcel A is would be the site of the approximately 37,000 square foot mini-storage units with an approximately 1,500 ft.² office building with caretaker's residence or apartment near the southwest corner within the portion of the property zoned R-4. Development of the site will require removal of up to 25 mature redwood trees as well as minor grading and fill.

Recommendation: Continue to a date uncertain.

F. CONTINUED PUBLIC HEARINGS

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

1. Rolling Meadow Ranch, LLC, Conditional Use Permits

Record Number PLN-12529-CUP

Assessor Parcel Numbers (APNs) 217-201-001, 217-181-027, 217-181-028, 217-182-001,
217-024-011, 217-024-006, 217-024-010, 217-024-003, 217-025-001

Blocksburg/Myers Flat area

Six Conditional Use Permits for 5.77 acres of mixed light cultivation and processing facilities located in five distinct cultivation areas. The proposed cannabis operation will be primarily located on APNs 217-181-002 and 217-201-001. Cultivation would occur in 16 greenhouses. Operations would occur year-round and there will be a maximum of four cultivation cycles annually. Annual water use is approximately 4,628,200 gallons. Water will be provided by three existing wells. There will be 320,000 gallons of hard-sided tank storage that will store rain from rooftop runoff. Processing, including drying, curing and trimming, will take place on site within 5 proposed processing structures totaling 33,750 square feet. There will be a maximum of 30 employees during peak operations. The proposed project includes development of power from P. G. & E. The overall development will total 7.04 acres. The project is accessed by McCann Road using the McCann Bridge. Approximately 5 miles of private ranch roads will be used to access cultivation areas. At the property entrance, employees will park their vehicles and an electric bus or similar type vehicle will be used to transport employees to the cultivation and processing areas. Secondary access through Alderpoint Road will be utilized during the rainy season when the low-water bridge is not in use.

Recommendation: Adopt the Resolution to do the following: Adopt the Mitigated Negative Declaration prepared for the Rolling Meadow Ranch, LLC, project pursuant to Section 15074 of the State CEQA Guidelines, make all of the required findings for approval of the Conditional Use Permits to approve the proposed Rolling Meadow Ranch, LLC, project subject to the recommended conditions.

Attachments: [PLN-12529-CUP Staff Report 1.21.2021.pdf](#)
[Attachment 2 - 12529 ISMND.pdf](#)
[Attachment 2 - 12529 Appendixes A to H](#)
[Attachment 2 - 12529 Appendixes I to N](#)
[Attachment 5 - Public Comments.pdf](#)
[Supplemental \(Public Comment #2\) for 12529 Rolling Meadows 01202021.pdf](#)
[Public Comment #3 for 12529 Rolling Meadows 01202021.pdf](#)

2. Organic Medicinals, Inc.; Special Permit and Zoning Clearance Certificates

Record Numbers: PLN-2019-15602, PLN-11660-ZCC; PLN-12945-ZCC, PLN-11567-ZCC;
PLN-11333-ZCC; PLN-12560-ZCC

Assessor's Parcel Number: 209-191-018

125 Shively Flat Road, Shively area

A Special Permit for 33,560 square feet of new outdoor cannabis cultivation. A previous permit (APPS #12134) authorized 10,000 square feet on the parcel. This application brings the total permitted cultivation area up to one (1) acre. The site will also be the host site for a total of 92,000 square feet of cultivation from five (5) Retirement, Restoration and Relocation (RRR) projects. The action includes approval of these Zoning Clearance Certificates. In sum, the total cultivation will be 135,560 square feet (3.1 acres). All commercial cultivation is full-sun outdoor and dry farmed in native soil. No irrigation water is used in cultivation. Ancillary propagation will occur in 7,400 square feet of temporary hoop houses. The applicant is also seeking a Zoning Clearance Certificate for a 10,000 square foot commercial nursery that will conduct genetic research and development and produce seed stock and starts for use on-site and for sale at a licensed off-site location. Water use for the combined nursery is approximately 20,000 gallons. The water source is rainwater catchment and a permitted groundwater well. Water storage totals 8,000 gallons. Drying will occur in the propagation hoop houses and storage of harvested cannabis will occur in shipping containers. Processing will occur offsite. Power to the site is 100% renewable energy from RePower+ and existing solar panels for well pump. Seasonal laborers are hired from an employment agency and carpool to the site.

Recommendation: Find that the Planning Commission has considered the Addendum to the Environmental Impact Report adopted for the Commercial Cannabis Land Use Ordinance pursuant to Section 15164 of the State CEQA Guidelines, make all of the required findings for approval of the Special Permit and Zoning Clearance Certificates based on evidence in the staff report and approve the proposed Organic Medicinals, Inc., project subject to the recommended conditions.

Attachments: [PLN-2019-15602 Staff Report PC 1.21.2021.pdf](#)
[4.A 15602 Biological Survey 05-28-19.pdf](#)

G. ITEMS PULLED FROM CONSENT**H. ADJOURNMENT****I. NEXT MEETINGS**

February 4, 2021

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