

PLANNING COMMISSION

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Second District
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Third District
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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, 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 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 : 5 - Commissioner Alan Bongio, Commissioner Noah Levy, Commissioner Mike L Newman, Commissioner Melanie McCavour and Commissioner Peggy O'Neill
Absent : 2 - Commissioner Brian Mitchell and Commissioner Ronnie Pellegrini

C. AGENDA MODIFICATIONS

*Item E-4: Public Comment
Item E-7: Supplemental Information provided
Item F-1: Public Comment*

D. PUBLIC COMMENTS

E. CONSENT AGENDA

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

A motion was made by Commissioner Levy, seconded by Commissioner McCavour, that the November 19, 2020 Action Summary be approved. The motion carried by the following vote:

Aye: 5 - Commissioner Bongio, Commissioner Levy, Commissioner Newman, Commissioner McCavour and Commissioner O'Neill

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

A motion was made by Commissioner Levy, seconded by Commissioner McCavour, that the December 3, 2020 Action Summary be approved. The motion carried by the following vote:

Aye: 5 - Commissioner Bongio, Commissioner Levy, Commissioner Newman, Commissioner McCavour and Commissioner O'Neill

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

A motion was made by Commissioner Levy, seconded by Commissioner McCavour, that the December 17, 2020 Action Summary be approved. The motion carried by the following vote:

Aye: 5 - Commissioner Bongio, Commissioner Levy, Commissioner Newman, Commissioner McCavour and Commissioner O'Neill

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.

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

Aye: 5 - Commissioner Bongio, Commissioner Levy, Commissioner Newman, Commissioner McCavour and Commissioner O'Neill

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.

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

Aye: 5 - Commissioner Bongio, Commissioner Levy, Commissioner Newman, Commissioner McCavour and Commissioner O'Neill

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).

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

Aye: 5 - Commissioner Bongio, Commissioner Levy, Commissioner Newman, Commissioner McCavour and Commissioner O'Neill

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.

A motion was made by Commissioner Levy, seconded by Commissioner McCavour, that the J and J Family Lot Line Adjustment, Zone Boundary Adjustment and Conditional Use Permit be approved. The motion carried by the following vote:

Aye: 5 - Commissioner Bongio, Commissioner Levy, Commissioner Newman, Commissioner McCavour and Commissioner O'Neill

F. CONTINUED PUBLIC HEARINGS

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.

Meeting went into Recess

Meeting Reconvened

A motion was made by Commissioner Newman, seconded by Commissioner McCavour, that the Rolling Meadow Ranch Conditional Use Permits be approved. The motion carried by the following vote:

Aye: 4 - Commissioner Bongio, Commissioner Levy, Commissioner Newman and Commissioner McCavour

Nay: 1 - Commissioner O'Neill

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.

A motion was made by Commissioner Levy, seconded by Commissioner O'Neill, that the Organic Medicinals Special Permit and Zoning Clearance Certificates be approved. The motion carried by the following vote:

Aye: 5 - Commissioner Bongio, Commissioner Levy, Commissioner Newman, Commissioner McCavour and Commissioner O'Neill

G. ITEMS PULLED FROM CONSENT**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.

A motion was made by Commissioner Newman, seconded by Commissioner Levy, that the Rising

Goat Limited project be continued to the February 4, 2021 Planning Commission meeting. The motion carried by the following vote:

Aye: 5 - Commissioner Bongio, Commissioner Levy, Commissioner Newman, Commissioner McCavour and Commissioner O'Neill

H. ADJOURNMENT

Chair Alan Bongio adjourned the meeting at 9:35 p.m.

I. NEXT MEETINGS: February 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