

PLANNING COMMISSION

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**COUNTY OF HUMBOLDT
PLANNING COMMISSION**

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

AGENDA

Thursday, March 5, 2020

6:00 PM

Regular 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.

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 approve the January 23, 2020 Planning Commission Action Summary.

Attachments: [PC Action Summary of 1.23.2020](#)

2. Review and approve the February 20, 2020 Planning Commission Action Summary.

Attachments: [PC 2.20.2020 Action Summary for review and approval.pdf](#)
[Revised PC 2.20.2020 Action Summary for review and approval.pdf](#)

3. Old Goat Farms, LLC Conditional Use Permit
Application Number 11033
Case Numbers CUP 16-132
Assessor's Parcel Number (APN) 531-011-005
15112 Pine Creek Road, Weitchpec area

Project Description: Old Goat Farms, LLC seeks a Conditional Use Permit (CUP-16-132) for an existing 30,000 square foot (SF) cannabis cultivation operation of which 22,000 SF is full-sun outdoor and 8,000 is mixed light in four (4) 2,000 SF deprivation greenhouses. Ancillary propagation occurs in a 1,680 SF greenhouse. Irrigation water is sourced from a permitted groundwater well. Existing available water storage is 23,450 gallons in nine (9) hard tanks and 13,800 gallons in three (3) hard tanks is proposed for a total of 37,250 gallons. Estimated annual water usage is 219,347 gallons (6.9 gal/SF). Drying and bucking occurs onsite and all other processing will occur off site at a licensed processing or manufacturing facility. Up to four (4) employees may be utilized during peak operations. Power is provided by an EPA rated Tier 4 diesel generator.

4. Humboldt Emerald Triangle, LLC, Conditional Use Permit and Coastal Development Permit
Application Number 11065
Record Number CUP16-139
Assessor's Parcel Numbers 308-131-012 and 308-131-020
2121 Table Bluff Road, Loleta area

Project Description: This project is undergoing a change of use from a permitted commercial flower farm (Coastal Development Permit Case No. 80-P-5) to a commercial cannabis cultivation operation: A Conditional Use Permit and Coastal Development Permit for 28,656 square feet of existing mixed light and 9,800 square feet of existing outdoor commercial cannabis cultivation and up to 206,000 gallons of water storage in above-ground tanks. Existing ancillary propagation space consists of 4,140.5. Water for cannabis cultivation irrigation and domestic use is sourced from an existing permitted groundwater well.

Attachments: [CUP-16-139 Staff Report.pdf](#)
[11065_PC Supplemental #1_3.05.2020.pdf](#)
[11065_PC Supplemental #2_3.05.2020.pdf](#)
[11065_PC Supplemental #3_3.05.2020.pdf](#)

5. Born & Raised, LLC, Conditional Use Permits
Record Number PLN-13161-CUP
Assessor's Parcel Number 512-171-023-000
136 Wilson Lane, McKinleyville area

Project Description: A Conditional Use Permit for 10,000 square foot (SF) new outdoor cannabis cultivation operation and a Conditional Use Permit for a 2,000 SF wholesale nursery that is proposed to utilize supplemental lighting. Irrigation and domestic water is sourced from the Fieldbrook Community Service District and administered via drip irrigation. Drying and all other processing will occur off site at a licensed third-party processing facility. Power is provided by PG&E.

Attachments: [PLN-13161-CUP Staff Report](#)

6. Rocci Costa, Conditional Use Permit

Application Number:12176

Record Number: PLN-12176-CUP

Assessor's Parcel Number (APN): 516-211-025

1734 Warren Creek Rd, Blue Lake Area

Project Description: Rocci Costa seeks approval of a Conditional Use Permit for 10,000 square feet of new outdoor cannabis cultivation, and a 1,000 square foot ancillary nursery on a parcel approximately 5 acres in size. The proposed project is for open air cultivation located within the Blue Lake Community Planning Area. The irrigation method is dry farming. The water source for the proposed 1,000 square feet nursery will be rainwater catchment. Processing would not occur onsite. The applicant will acquire no employees. The site is served by PG&E.

Attachments:[PLN-12176-CUP Staff Report](#)[Attachment 4.A 12176 Updated Operations Plan 1.24.20.pdf](#)[Attachment 4.B 12176 Updated Road Evaluation 1.10.20.pdf](#)[12176 Rocci Supplemental #1 3.5.2020.pdf](#)[12176 Rocci Supplemental #2 3.5.2020.pdf](#)**7. Kamino, LLC Conditional Use Permit**

Record Number: PLN-2019-15835

Assessor's Parcel Number (APN): 201-311-016

604 St Hwy 36, Alton area

Project Description: A Conditional Use Permit to expand upon the approved SP-16-503 project which consisted of 9,720 sf of commercial nursery and 9,720 sf of mixed light cultivation in the Hydesville-Carlotta Community Planning Area. The applicant proposes to convert the mixed light cultivation to commercial nursery space and to add 12,960 sf of greenhouse space to reach a total of 32,400 sf. All proposed activities would occur on less than 20% of the prime agricultural soils of the parcel. Water is sourced from a non-hydrologically connected well. Energy would be 100% renewable being sourced from RCEA Repower program with proposed installation of onsite solar. Staff would increase from 2 permanent employees and 10 temporary employees to 19 full-time employees.

Attachments:[PLN-2019-15835 Staff Report.pdf](#)**F. ITEMS PULLED FROM CONSENT****G. PUBLIC WORKSHOP**

1. Public Workshop on the Draft Accessory Dwelling Unit Ordinance

Project Description: Secondary Dwelling Units are now considered Accessory Dwelling Units (ADUs). The State preempted local control of permitting ADUs with changes to state law in 2017 which nullified Humboldt County's second unit ordinance. Further changes to state law in 2019 further relaxed the standards for development of ADUs. The proposed ordinance attempts to clarify the County's standards consistent with state law. This workshop is intended to introduce the Planning Commission to the proposed new ordinance and provide an opportunity for the public to address the Planning Commission on the new ordinance.

Attachments: [Item #8 PC workshop.pdf](#)

H. ADJOURNMENT**I. NEXT MEETINGS**

March 19, 2020