

PLANNING COMMISSION

First District
Alan Bongio - Chair
Second District
Thomas Mulder
Third District
Noah Levy - Vice Chair
Fourth District
Mike L Newman
Fifth District
Peggy O'Neill
At-Large
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 4, 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 Brian Mitchell,
Commissioner Mike L Newman, Commissioner Melanie McCavour and Commissioner
Thomas Mulder

Absent : 1 - Commissioner Peggy O'Neill

C. AGENDA MODIFICATIONS

Item E-1 Public comment provided for Sierra Mountain Collective, LLC

Item E-2 Public comment provided for I and I Ranch, LLC

Item G-1 Public comment provided for Simply Humboldt, LLC

D. PUBLIC COMMENTS

E. CONSENT AGENDA

1. Sierra Mountain Collective, LLC; Conditional Use Permit and Special Permit

Record Number: PLN-11700-CUP

Assessor's Parcel Number (APN) 208-211-005-000

Dinsmore area

A Conditional Use Permits for 12,300 square feet (sf) existing outdoor commercial cannabis cultivation within hoop-houses. Two cultivation cycles are anticipated per annum. Water is sourced primarily from an on-site groundwater well. Water for irrigation will be sourced from an on-site permitted well. Secondary sources of water include two (2) small springs. Water storage consists of 13 water tanks with a total storage capacity of 33,300 gallons. Annual water use is approximately 195,558 gallons (15.9 gallons per sf). Harvested cannabis will be dried and cured on-site within a 16'x40' existing structure. Processing, including trimming and packaging, will take place at a licensed third-party processing facility. Power for the project is provided by three (3) generators housed within secondary containment and spill-prevention structures. There will be a maximum of four (4) employees during peak operations. The project is accessed by River Road and no additional vehicular traffic is anticipated.

A motion was made by Commissioner Mitchell, seconded by Commissioner Levy, that the Sierra Mountain Collective, LLC Conditional Use Permit and Special Permit be approved. The motion carried by the following vote:

Aye: 6 - Commissioner Bongio, Commissioner Levy, Commissioner Mitchell, Commissioner Newman, Commissioner McCavour and Commissioner Mulder

4. Humboldt Medicinals Cooperative, Inc.; Conditional Use Permit

Record Number PLN-11082-CUP

Assessor Parcel Number (APN) 316-193-009

Kneeland area

A Conditional Use permit for 10,000 ft² of existing full sun outdoor cultivation and 11,520 ft² of existing mixed-light cultivation within six (6) 20'x96' hoop houses. Water is sourced from rainwater catchment and a permitted well. Estimated annual water usage for irrigation is 351,000 gallons per year (15.95 gallons/square foot/ year). Existing water storage consists of a 437,000-gallon rainwater catchment pond and three (3) 500-gallon hard tanks for irrigation, and three (3) 3,500-gallon hard tanks designated for fire water suppression and domestic use, totaling 449,000 gallons of water storage. Harvesting is done by hand, weighed, and prepared for transport where it is transferred to off-site fresh frozen and live rosin manufacturing by a licensed 3rd party. A total of three (3) full-time employees and five (5) part-time employees will be required for cultivation related activities. Power is sourced from four (4) generators and a solar array is proposed to phase into renewable energy within a five-year period.

A motion was made by Commissioner Mitchell, seconded by Commissioner Levy, that the Humboldt Medicinals Cooperative, Inc. Conditional Use Permit be approved. The motion carried by the following vote:

Aye: 6 - Commissioner Bongio, Commissioner Levy, Commissioner Mitchell, Commissioner Newman, Commissioner McCavour and Commissioner Mulder

F. ITEMS PULLED FROM CONSENT**2. I and I Ranch, LLC; Conditional Use Permit**

Record Number PLN-11314-CUP

Assessor's Parcel Number: 214-111-006

Phillipsville area

A Conditional Use Permit to allow the continued operations of an existing 31,920 square foot existing outdoor cannabis operation. Ancillary propagation is proposed off-site at an offsite enclosed nursery located on APN 214-101-008. Water for irrigation will be provided by one permitted well and proposed 1,000,000-gallon rainwater catchment pond. The rainwater catchment pond will be supplemented by a surface diversion from an unnamed spring located on APN 214-112-006. The applicant anticipates a maximum of 945,000 gallons of water will be required for irrigation annually. There will be a total of 1,017,500 gallons of water storage that will occur in two (2) 5,000-gallon tanks, three (3) 2,500-gallon tanks, and one proposed 1,000,000-gallon rainwater catchment pond. Processing such as drying, curing, and trimming is proposed in an existing 40'x60' (2,400 square feet) wood building.

A motion was made by Commissioner Newman, seconded by Commissioner McCavour, that the I and I Ranch, LLC Conditional Use 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 Mitchell

3. Crossland Management, LLC; Conditional Use Permit

Record Number PLN-11819-CUP

Assessor Parcel Number (APN) 317-023-010

1910 Gorden Road, Kneeland/Lone Star Junction area

A Conditional Use Permit for 33,237 ft² of existing full sun outdoor cultivation and 6,000 ft² of existing mixed-light cultivation within five (5) 12'x100' hoop houses. Water is sourced from a groundwater well. Estimated annual water usage for irrigation is 225,000 gallons per year (5.7 gallons/square foot/ year). Existing water storage consists of a total of 40,000 gallons in seven (7) 5,000-gallon hard tanks, and two (2) 2,500-gallon hard tanks designated for fire water suppression. Drying will occur on-site within a 40'x100' proposed building, and an additional 40'x80' proposed building. Trimming is proposed to occur within an existing 35'x70' building. A total of three (3) full-time employees and five (5) part-time employees will be required for cultivation related activities. On-site employee housing is proposed in one existing residence, as part of this application. Power is sourced from generators and a solar array is used to power the water pump.

A motion was made by Commissioner Mitchell, seconded by Commissioner Newman, that the Crossland Management, LLC Conditional Use Permit be continued to March 18, 2021. The motion carried by the following vote:

Aye: 6 - Commissioner Bongio, Commissioner Levy, Commissioner Mitchell, Commissioner Newman, Commissioner McCavour and Commissioner Mulder

G. CONTINUED ITEMS

1. Simply Humboldt, LLC Conditional Use Permit and Zoning Clearance Certificate
Record Numbers: PLN-11787-CUP and PLN-2020-16849
Assessor's Parcel Number (APN) 104-321-010 and 104-131-016 (retiring parcel)
37577 Mattole Road, Petrolia

An application for a Conditional Use Permit for 57,000 square feet of outdoor cannabis cultivation, consisting of 37,000 square feet of existing cultivation, and 20,000 square feet of new as a result of a Retirement, Remediation, and Relocation (RRR). The applicant proposes to relocate and reorganize existing cultivation away from watercourses to an environmentally superior location in the center of the parcel. The proposed consolidated operation would occur in nineteen (19) 30' X 100' greenhouses. Propagation occurs onsite in 5,760 SF of immature plant greenhouses. Estimated annual water use for the operation is 423,680 gallons (7.5 gal/sf). Water for irrigation is sourced from a permitted groundwater well. The project proposes to construct a 1,000,000-gallon off-stream rainwater catchment pond. Processing, including drying and trimming, occurs on-site in an existing processing facility. Applicant is also proposing to construct a 7,200 SF processing/drying building. 15 employees would be necessary at peak operations. Electricity is sourced from P.G.&E. A propane generator is onsite for backup power in the case of emergency.

A motion was made by Commissioner Levy, seconded by Commissioner Mitchell, that the Simply Humboldt, LLC Conditional Use Permit and Zoning Clearance Certificate be approved with revised conditions. The motion carried by the following vote:

Aye: 6 - Commissioner Bongio, Commissioner Levy, Commissioner Mitchell, Commissioner Newman, Commissioner McCavour and Commissioner Mulder

H. PUBLIC HEARINGS

1. Winzler and Slack - Major Subdivision
Record Number PLN-10797-FMS
Assessor's Parcel Number is 304-071-018
Eureka area

A Tentative Final Subdivision Map to divide an existing 44.2-acre parcel into five lots between 5.1 and 16.6 acres in size. An exception request was granted by CalFire to exceed the maximum length of a dead-end road by providing emergency access via Eggert Road to the north. The parcels will be served with community water provided by Humboldt Community Services District and on-site wastewater treatment systems. The site is undeveloped and predominantly under tree canopy. The site slopes upwards towards the east generally at approximately 20%, with steeper portions towards the center of the property. The project site is located in the Eureka area, on the east side of Elk River Road, approximately 1,200 feet south of the intersection of Elk River Road and Showers Road. Specific questions regarding this project can be directed to Brian Millar, Contract Planner, at (530) 902-9218 or via email at brian@landlogistics.com <<mailto:brian@landlogistics.com>>

The Winzler and Slack - Major Subdivision was continued to a date uncertain and will be re-noticed at that time.

I. ADJOURNMENT

Chair Alan Bongio adjourned the meeting at 7:50 p.m.

J. NEXT MEETINGS March 18, 2021 6:00 PM 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