

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, March 17, 2022

6:00 PM

Regular Meeting - Hybrid

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/97637777152> 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*

PUBLIC COMMENT INSTRUCTIONS DURING THE MEETING:

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

- 1. In Person: Any person may appear and present testimony in regard to this matter at the hearing located in the Board of Supervisors' Chamber, Humboldt County Courthouse, 825 Fifth Street, Eureka, California. The Planning Commission needs 15 COPIES of any materials submitted at the meeting.*
- 2. 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.*
- 3. 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>

PUBLIC COMMENT PRIOR TO THE MEETING:

Submit public comments via email to Planningclerk@co.humboldt.ca.us and provide the Project title, Record or Case number and date of the hearing. If you do not have access to email, contact the planning clerk at 707-268-3702. Comments received after the agenda is posted on Friday, March 11, 2022, can be found at the "Attachments" section of the "Meeting Details" link next to the posted Agenda at: <https://humboldt.legistar.com>, and will be included with the administrative record after the fact. 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.

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 and spell 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 ON NON-AGENDA ITEMS**

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. 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.

Recommendation: Adopt the Resolution to take the following actions: 1) find that the Commission has considered the Addendum to the adopted Mitigated Negative Declaration for the Commercial Medical Marijuana Land Use Ordinance (CCMLUO) as described by Section 15164 of the State CEQA Guidelines, 2) make all of the required findings for approval of the Conditional Use Permit and Special Permits and 3) approve the Krystal Kings Farms, LLC, project as recommended by staff subject to the recommended conditions.

Attachments: [11066 Krystal Kings Farms Executive Summary 03.17.22](#)
[11066 Krystal Kings Farms Staff Report 03.17.22](#)
[Attachment 3A - 11066 WRPP](#)
[Attachment 3B - 11066 Timber Conversion Mitigation Plan](#)
[Attachment 3C - 11066 Biological Resource Assessment](#)
[11066 Krystal Kings Farms Watershed Map](#)

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.

Recommendation: Continue to a date uncertain.

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.

Recommendation: Adopt the Resolution to take the following actions: 1) find that the Commission has considered the Addendum to the adopted Mitigated Negative Declaration for the Commercial Medical Marijuana Land Use Ordinance (CMMLUO) as described by Section 15164 of the State CEQA Guidelines, 2) make all of the required findings for approval of the Conditional Use Permit and 3) approve the Whipsawasons, LLC, project as recommended by staff subject to the recommended conditions.

Attachments: [12216 Whipsawasons LLC Executive Summary 03.17.22](#)
[12216 Whipsawasons LLC Staff Report 03.17.22](#)
[12216 Whipsawasons LLC Watershed Map](#)

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.

Recommendation: Adopt the Resolution to take the following actions: 1) 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, 2) make the required findings for approval of the Conditional Use Permit; and 3) approve the Eubanks Farms, LLC Conditional Use Permit and Special Permit subject to the recommended conditions.

Attachments: [12443 Eubanks Farms Executive Summary 03.17.22](#)
[12443 Eubanks Farms Staff Report 03.17.22](#)
[12443 Eubanks Farms Watershed Map](#)

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.

Recommendation: Find that the Commission has considered the Addendum to the adopted Mitigated Negative Declaration for the Commercial Medical Marijuana 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 Special Permit and adopt the Resolution approving the Elders Road, LLC, project as recommended by staff subject to the recommended conditions.

Attachments: [12802 Elders Road Executive Summary 03.17.22](#)
[12802 Elders Road Staff Report 03.17.22](#)
[12802 Elders Road Watershed Map](#)

6. Nava Ranch, Inc: 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 expansion of approved project 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 outdoor cultivation, 2,500 square feet of mixed light 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 36,960 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 315,000 gallons (6.83 gal/sq.ft./yr). 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 and up to three (3) additional seasonal employees, totaling four (4) employees. 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.

Recommendation: Find that the Planning Commission has considered the Addendum to the adopted Environmental Impact Report for the Commercial Cannabis Land Use Ordinance (CCLUO) as described by Section 15164 of the State CEQA Guidelines, make all of the required findings for approval of the Special Permit and adopt the Resolution approving the Nava Ranch, Inc Special Permit as recommended by staff subject to the recommended conditions.

Attachments: [17162 Nava Ranch Executive Summary 03.17.22](#)
[17162 Nava Ranch Staff Report 03.17.22](#)
[17162 Nava Ranch Watershed Map](#)

F. ITEMS PULLED FROM CONSENT**G. PUBLIC HEARINGS**

The projects listed below are 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. 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.

Recommendation: Adopt the Resolution finding that 1) the proposed ordinances are exempt from CEQA; and 2) recommend that the Humboldt County Board of Supervisors adopt the Safe Parking - Safe Shelter Pilot Ordinances in Attachments 2 and 3 for the Inland and Coastal Areas; and 3) reaffirm and continue by Resolution the Declaration of a Shelter Crisis in Humboldt County; and adopt the Shelter Crisis Ordinance in Attachment 4 for the unincorporated County pursuant to Government Code Section 8698.4.

Attachments: [17324 Safe Parking Executive Summary 03.17.22](#)
[17324 Safe Parking Staff Report 03.17.22](#)

H. OTHER BUSINESS

1. *Planning Commissioner Seating*
2. *Review of Maps showing Cannabis Cultivation Sites within Watersheds.*

I. ADJOURNMENT**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