

PLANNING COMMISSION

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COUNTY STAFF

JOHN H. FORD
Director, Planning and Building

**COUNTY OF HUMBOLDT
PLANNING COMMISSION**

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

AGENDA

Thursday, November 18, 2021

6:00 PM

Regular Meeting - Virtual

NOTE: In accordance with AB 361 the Planning Commission meeting will be held virtually until further notice.

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*

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 cell phone 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. After the Agenda is posted on Friday, November 12, 2021, comments 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.

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. DISCUSSION ON CANNABIS PERMITTING:

1. The Planning Commission intends to discuss issues surrounding Cannabis Permitting with the potential to provide a recommendation to the Board of Supervisors. The discussion will focus on the following topics:
 1. Wells/Water Use
 2. CEQA
 3. Electricity - Generators and Solar Power
 4. Wildlife and habitat connectivity
 5. Roads

Attachments: [Cannabis Permitting Discussion Staff Report 11.18.21](#)

F. CONTINUED PUBLIC HEARINGS

The projects listed below are public hearing items that have been continued from a previous meeting.

1. Big River Farm, LLC; Conditional Use Permit and Special Permit
Record Number PLN-11892-CUP
Assessor's Parcel Number: 108-023-008
Shelter Cove area

A Conditional Use Permit for 22,000 square feet (SF) existing outdoor cannabis cultivation. The project is within 600 feet of public land and requires a Special Permit to reduce the setback to BLM public land to 40 feet. Juvenile plants are propagated on-site in a 2,400 square foot ancillary nursery. Irrigation water is sourced from a groundwater well. The estimated annual irrigation water usage is 208,000 gallons. Water storage totals 69,600 gallons in eight (8) hard tanks. Applicant proposes construction of a 200,000-gallon rainwater catchment pond. Processing, including drying, curing, and trimming, will occur on-site in an existing 2,400 SF facility. Power for the cultivation operation is provided by P.G.&E.

Recommendation: Project to be continued to a date uncertain.

2. Humboldt Kingz, LLC; Conditional Use Permit and Special Permit
Record Number PLN-12125-CUP
Assessor's Parcel Number: 216-136-004 and 216-135-008
New Harris Area

A Conditional Use Permit for 37,250 sq. ft. of existing outdoor cannabis cultivation and a Special Permit for work within a Streamside Management Area (SMA). Propagation is proposed within a proposed 3,700-square-foot greenhouse. Water for irrigation will be provided by a 6-million-gallon on-stream pond and rainwater catchment utilizing the rooftops of the existing structures. The applicant anticipates 600,000 gallons of water will be required annually for irrigation. Water storage onsite totals 6,014,000 gallons. Six million gallons from a 6-million-gallon onstream pond, and 14,000 gallons from hard tanks. Drying and curing is proposed onsite within an existing 1,440-square-foot dry shed. Trimming is proposed offsite at a licensed processing facility. Power for the project will be provided by solar with a backup generator.

Recommendation: Project to be continued to a date uncertain.

3. Whipsawasons, LLC; Conditional Use Permit
Record Number PLN-12216-CUP
Assessor Parcel Number (APN): 217-391-012
Blocksburg area

A Conditional Use Permit for 12,000 square feet (SF) of existing outdoor cannabis cultivation. Annual water use is approximately 137,000 gallons. Water will be provided by an existing groundwater well and a 500,000-gallon rainwater catchment pond. There is 554,000 gallons of water storage. Processing will occur offsite. Power is provided by solar with a generator for emergency use only.

Recommendation: Project to be continued to a date uncertain.

4. Eagles Nest Farm, LLC; Conditional Use Permit
Record Number PLN-12490-CUP
Assessor's Parcel Number (APN) 220-191-027
Whitethorn Area

A Conditional Use Permit for 13,350 square feet (SF) of existing commercial cannabis cultivation consisting of 8,830 SF outdoor and 4,520 SF mixed light. The project is supported by 1,340 SF of propagation space. Water for irrigation is sourced from two existing permitted groundwater wells and a 400,000-gallon rainwater catchment pond. The projected annual water usage totals 140,000 gallons and hard tank water storage totals 58,000 gallons. Processing occurs onsite although the applicant may utilize a licensed third-party processing facility. Power for the project will be sourced from a generator although the applicant is actively pursuing solar power. Once installed, solar will be the primary energy source.

Recommendation: Project to be continued to a date uncertain.

5. Terra Organica; Conditional Use Permit
Record Number PLN-11173-CUP
Assessor's Parcel Number: 216-074-022.
Alderpoint area

A Conditional Use Permit for 14,400 square feet (SF) of existing outdoor cannabis cultivation, 11,840 SF will utilize light deprivation techniques to facilitate two harvests annually. The remaining 2,560 (SF) is full sun outdoor. The applicant is also proposing an appurtenant nursery of 1,440 (SF). Water will be provided by an existing permitted well and a registered spring diversion. The applicant anticipates approximately 75,300 gallons of water will be required annually for irrigation. Water will be stored in hard tanks totaling 172,850 gallons. Processing such as drying and curing will occur in a proposed 1,080-(SF) barn. Further processing will occur offsite at a licensed processing facility. The applicant proposes generators and solar power as the power supply.

Recommendation: Project to be continued to a date uncertain.

6. Meyers and Aquarian, LLC, Conditional Use Permit

Record ID PLN-12124-CUP

Assessor's Parcel Number: 216-135-015

New Harris area

A Conditional Use Permit for 24,000 square feet (SF) of existing mixed-light and outdoor cannabis cultivation consisting of 20,800 (SF) mixed light and 3,200 (SF) outdoor. Propagation takes place in one 2,400 (SF) nursery area. Irrigation water is sourced from a permitted well and a surface water diversion. Existing water storage includes 11 onsite water tanks of various capacities that total 24,260 gallons. Proposed additional water storage onsite will be in tanks totaling 335,000 gallons. Estimated water use is 360,000 gallons per year (15 gallons/SF). Drying and processing occur onsite within an existing metal building (1,500 SF). Power is provided by generator. The applicant proposes to transition to PG&E with only backup generator use by January 1, 2024.

Recommendation: Project to be continued to a date uncertain.

7. Lost Coast Collective, Inc. Conditional Use Permit and Special Permit

Record Number PLN-11292-CUP

Assessor's Parcel Number: 221-240-015

Ettersburg area

The applicant is seeking a Conditional Use Permit for 22,000 square feet (SF) of existing commercial cannabis cultivation consisting of 18,500 (SF) mixed light and 3,500 (SF) outdoor. The project is supported by 2,180 (SF) of propagation area. Water for irrigation is sourced from an existing well and two registered spring diversions. Projected annual water usage totals 128,800 gallons and water storage onsite totals 132,950 gallons. All processing will occur onsite. Energy is sourced from solar, hydropower, and generators. The applicant is also seeking a Special Permit for the ongoing use and maintenance of two points of diversion located within the Streamside Management Area.

Recommendation: Project to be continued to a date uncertain.

8. H2 Equity, LLC Conditional Use Permit
Record Number PLN-11248-CUP
Assessor's Parcel Number: 221-021-008
Ettersburg area

The applicant is seeking a Conditional Use Permit for 49,650 square feet (SF) of existing commercial cannabis cultivation consisting of 8,782 (SF) mixed light and 40,868 (SF) outdoor utilizing light depravation techniques. The project is supported by 2,363 (SF) of propagation space. Water for irrigation is sourced from an existing well, a hydrologically connected pond, and rainwater catchment. The projected annual water usage totals 892,176 gallons and existing available water storage totals 416,500 gallons. All processing occurs onsite in an existing structure. Energy is sourced from solar and generators.

Recommendation: Project to be continued to a date uncertain.

G. ADJOURNMENT

H. NEXT MEETINGS: December 02, 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