



MINUTES

THURSDAY, NOVEMBER 18, 2021

Regular Meeting

The Honorable Planning Commission of the County of Humboldt met in a regular meeting on the above date within the Humboldt County Courthouse, Eureka, California. The minutes of this meeting were approved on Thursday, December 02, 2021, with the vote as shown below.

The motion was made by Commissioner Brian Mitchell and seconded by Commissioner Peggy O'Neill.

AYES: Commissioners Alan Bongio, Thomas Mulder, Peggy O'Neill, Brian Mitchell, Melanie McCavour

ABSENT: Commissioners Noah Levy

ABSTAIN: Commissioners Mike Newman

DECISION: Motion carries 5/0.

Laura McClenagan
Deputy Clerk of the Planning Commission

John H. Ford
Secretary of the Planning Commission

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, November 18, 2021

6:00 PM

Regular Meeting - Virtual

NOTE: In accordance with AB 361 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 Melanie McCavour, Commissioner Peggy O'Neill and Commissioner
Thomas Mulder

Absent : 1 - Commissioner Mike L Newman

D. PUBLIC COMMENTS

Public Comment opened

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

Public hearing opened

Meeting went into Recess

Meeting Reconvened

A motion by Commissioner Mulder to recommend to the Board of Supervisors to place a pause on accepting new applications but make no other changes to existing cannabis regulations. Motion failed due to the lack of a second.

A motion was made by Commissioner Mitchell, seconded by Commissioner Levy, to continue the Discussion on Cannabis Permitting to the meeting of December 02, 2021. The motion carried by the following vote:

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

Nay: 1 - Commissioner Mulder

F. CONTINUED PUBLIC HEARINGS

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.

Big River Farm was 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.

Humboldt Kingz was 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.

Whipsawasons was 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.

Eagles Nest Farm was 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.

Terra Organica was 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.

Meyers and Aquarian was 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.

Lost Coast Collective was 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

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 deprivation techniques. The project includes 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.

H2 Equity was continued to a date uncertain.

G. ADJOURNMENT

Chair Alan Bongio adjourned the meeting at 9:42 p.m.

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