

PLANNING COMMISSION

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Director, Planning and Building

**COUNTY OF HUMBOLDT
PLANNING COMMISSION**

825 Fifth Street
Board of Supervisors Chambers
Eureka, California

AGENDA

Thursday, April 19, 2018

6:00 PM

Special 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.

CALL TO ORDER / SALUTE TO FLAG

COMMISSIONERS PRESENT

AGENDA MODIFICATIONS

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.

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 Emerald Lion Medicinals, Conditional Use Permit and Special Permit

Case Number CUP-16-440, SP-18-004

Assessor's Parcel Number (APNs) 524-016-002

Willow Creek Area

A Conditional Use Permit for 20,000 square feet (SF) of existing outdoor cannabis cultivation and 2,000 SF of appurtenant nursery facilities located on Assessor's Parcel Number (APN) 524-016-002, a parcel of approximately 160 acres in size. Processing is to occur offsite at a licensed third-party facility until a permitted processing facility can be constructed. Cultivation will occur in four locations, each containing between four to five greenhouses, and one full sun outdoor location. The greenhouses enable covering to control plant growth stage through light-deprivation. The applicant uses a permitted solar-powered well with a back-up generator as the source of irrigation water. Water movement, nursery lighting, and general electricity are provided to each of the four main cultivation sites using quiet Honda GX200 portable generators with an unshielded audible rating of 58 dB. Each generator is housed within a sound attenuating structure that reduces noise levels to less than 30 dB. The applicant's cultivation methodology includes using a drip irrigation system linked to 13 different storage tanks totaling 18,800 gallons of storage. The applicant estimates the total project uses 225,000 gallons of water per year. Per the applicant, there will be up to 3 permanent and 10 seasonal employees during peak phases (harvest) of the cultivation. There are three travel trailers and three tent sites spread across the parcel but no permanent residences. The applicant will have to seek permits for agricultural employee housing independently from this permit. There are two appurtenant hoop house nurseries and a drying structure. There is a septic system associated with one of the trailers. The applicant agrees that employee sewage disposal will be provided by on-site portable toilets equipped with hand-washing stations for cultivation activities.

Recommendation: Find the project exempt from environmental review pursuant to Sections 15301, 15303, 15304, and 15333 of the State CEQA Guidelines, make all of the required findings for approval of the Conditional Use Permit and Special Permit based on evidence in the staff report and any public testimony, and adopt the Resolution approving the proposed Emerald Lion Medicinals project subject to the recommended conditions.

Attachments: [CUP 16-440 Staff Report.pdf](#)

- 2 Bear Butte Farms, LLC Conditional Use Permit
Case Numbers CUP 16-330
Assessor's Parcel Numbers (APN) 221-230-003
600 F Street, Suite 3 #523, Arcata area

A Conditional Use Permit for an existing 21,780 square foot (sf) outdoor commercial medical cannabis cultivation, and relocation of approximately 9,000 sf of outdoor cultivation to a more environmentally suitable location outside of the streamside management area is planned. This project includes a Special Permit for the remediation of these relocated areas within a Streamside Management area. All water used for cultivation of cannabis is sourced from a 300,000 gallon rainwater catchment pond on the 51.7 acre parcel. The applicant estimates that a maximum of 200,000 gallons of water are needed for cultivation activities during the growing season (March to October) and 70,000 gallons of water are used annually in the existing single-family residence. Water is stored during the forbearance period in the 300,000 gallon rainwater catchment pond and 88,500 gallons across eleven storage tanks (single 1,000, 2,500, and 45,000 gallon tanks as well as eight 5,000 gallon tanks). The onsite water storage capacity of 388,500 gallons exceeds annual demand by 100,000 gallons. Appurtenant drying of cannabis product grown on-site occurs inside an existing 480 sf barn, all other processing will occur off-site at a licensed facility. There will be a total of two full time family member employees and an additional two employees during peak periods. Electricity is provided from an onsite solar power system with generators available for backup use. The existing single-family residence is served by on-site water and sewage disposal systems.

Recommendation: Find the project Categorically Exempt from environmental review pursuant to Sections 15301, 15304, and 15333 of the State CEQA Guidelines, make all of the required findings for approval of the Conditional Use Permit based on evidence in the staff report and any public testimony, and adopt the Resolution approving the proposed Bear Butte Farms, LLC Conditional Use Permit subject to the recommended conditions.

Attachments: [CUP 16-330 Staff Report.pdf](#)

3 Strombeck Parcel Map Subdivision, Variance and Coastal Development Permit

Case Numbers PMS-17-016, VAR-17-002, CDP-17-061

Assessor Parcel Number 016-093-013-000

Myrtletown Area

A Minor Subdivision of a 0.33 acre parcel to create two parcels of 5,886 square feet and 5,033 square feet. The parcel is currently developed with a single family residence and a detached garage. The applicant is also applying for a Variance to allow proposed Parcel 1 to be developed at 40% lot coverage instead of the 35% required by the Residential Single Family (RS) zone. An exception is also requested to allow access from a 30 foot wide right of way which is less than the 50 foot standard under the subdivision regulations. The parcel is located within the Coastal Zone and requires a Coastal Development Permit for the subdivision. Both resultant parcels will be served with community water and sewer by the Humboldt Community Services District. Note: this project was approved under PMS-13-013, however, that approval has expired.

Recommendation: Consider the previously adopted Mitigated Negative Declaration adopted on September 4, 2014 for the project, make all of the required findings for approval of the Parcel Map Subdivision, Variance and Coastal Development Permit, including the exception request to allow a reduced right-of-way based on evidence in the staff report and public testimony, and adopt the Resolution approving the Strombeck project subject to the recommended conditions.

Attachments: [PMS 17-016 Staff Report.pdf](#)

ADJOURNMENT**NEXT MEETINGS**

Any member of the public wishing to distribute materials to the Planning Commission at least 72 hours prior to a meeting may send them electronically to the Planning Commission Clerk at Planningclerk@co.humboldt.ca.us or fourteen (14) copies may be delivered to the Planning Commission Clerk at 3015 H St., Eureka, CA 95501. If any member of the public wishes to distribute materials during a meeting of the Planning Commission, it is requested that fourteen (14) copies of the materials be given to the Planning Commission Clerk for distribution to the Commission, staff, and the public. Any written materials related to an item on this agenda submitted to the Planning Commission less than 72 hours prior to the meeting, and that are public records subject to the Public Records Act are available for public inspection at the Planning and Building Department located at 3015 H Street, Eureka, California (707-445-7541) during normal business hours. The Chamber is wheelchair accessible, and disabled parking is available in the lot on K Street, between Fourth and Fifth Streets. If you are a person with a disability, and you need disability-related modifications or accommodations to participate in this meeting, please contact the Planning Division at (707) 445-7541, or (707) 268-3792 (fax). Requests for such modifications or accommodations must be made at least two full business days before the start of the meeting. Commission meetings are recorded on both video and audio media. The meetings are broadcast live on cable channel 10 and may be streamed over the internet.