

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, August 2, 2018

6:00 PM

Regular 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.

APPROVAL OF ACTION SUMMARY

PC Action Summary of June 7, 2018 for review and approval.

Attachments: [6.7.18 PC Action Summary for review and approval.pdf](#)

PC Action Summary of June 21, 2018 for review and approval.

Attachments: [6.21.18 Action Summary for review and approval.pdf](#)

PC Action Summary of July 19, 2018 for review and approval.

Attachments: [7.19.18 PC Action Summary for review and approval.pdf](#)

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 Brodt Agricultural Preserve

Application Number 14057

Case Number AGP-18-001

Assessor Parcel Numbers (APNs) 106-021-002, 106-021-003, 106-021-007, 106-021-062

363 Fulmor Road, Ferndale Area

An application to establish a Class “D” Agricultural Preserve and Farmland Security Zone pursuant to the California Land Conservation Act and the Humboldt County Agricultural Preserve Guidelines.

Recommendation: Make all the required findings, based on evidence in the staff report and public testimony, and recommend the Brodt Agricultural Preserve project to the Board of Supervisors for approval, subject to the recommended conditions of approval.

Attachments: [AGP 18-001 Staff Report.pdf](#)

2 Canal I, LLC, Conditional Use Permit

Application Number 11153

Case Number CUP-16-163

Assessor's Parcel Number (APN) 210-221-008

Private Road in Dinsmore Area of Larabee Valley off State Highway 36

A Conditional Use Permit for an existing 32,440 square feet (SF) of outdoor and 6,720 SF of mixed light cannabis cultivation located on a 40 acre parcel. Irrigation water is from a well that was installed on October 31, 2017. Processing includes drying, trimming, curing, and packaging and will occur inside a planned 2,400 SF metal processing facility with a maximum of five full time employees during peak activities associated with the mixed light cultivation activities that enable up to five annual harvests. Currently, two 7,000 kW gasoline-fueled generators and two 2,000 kW gasoline-fueled generators are used for cultivation and processing activities. The applicant plans to install an off-grid solar system and onsite wastewater treatment system in October 2018.

Recommendation: Find the project exempt from environmental review pursuant to Sections 15303 and 15304 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 Canal I, LLC subject to the recommended conditions.

Attachments: [CUP 16-163 Staff Report.pdf](#)

- 3 Green Sanctuary, LLC. Conditional Use Permit
Application Number 10844
Case Number CUP-16-090
Assessor's Parcel Number (APNs) 216-205-011
Blocksburg area

A Conditional Use Permit (CUP) for 40,030 square feet (sf) of existing outdoor commercial cannabis cultivation located on a 158 acre parcel. Cultivation consists of three existing cultivation areas (CA): One of the cultivation areas is proposed for relocation out of the 50-foot Streamside Management Area (SMA) of two streams to an environmentally superior location that is devoid of trees. All water for irrigation of cannabis is sourced from a 400,000-gallon rainwater catchment pond and nine hard water tanks that store 23,500 gallons. Projected water use is 261,655 gallons per growing season. Cannabis will be harvested by hand and then dried, machine trimmed, and stored on-site. There will be 6 seasonal employees, in addition to the applicant. Power will be supplied by a generator.

Recommendation: Find the project 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 Green Sanctuary, LLC. subject to the recommended conditions.

Attachments: [CUP 16-090 Staff Report.pdf](#)

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

- 4 County of Humboldt Extraction Review Team (CHERT) Ordinance (Establishing Procedures for Appointment, Duties and Compensation Mechanism for CHERT members)
Application number 14168
Case Number OR 18-002
Unincorporated lands within Humboldt County

The enactment of an Ordinance adding Chapter 2 to Division 9 OF Title III of the Humboldt County Code relating to the County of Humboldt Extraction Review Team. The Ordinance would specify the procedures for appointment of team members, duties and compensation. The provisions of the Ordinance would be applicable throughout the unincorporated area of the County of Humboldt.

Recommendation: Move to make all of the required findings, based on evidence in the staff report, and adopt the draft resolution in the staff report recommending the Board of Supervisors adopt the proposed Ordinance establishing procedures for appointment, duties and compensation mechanism for CHERT members.

Attachments: [OR 18-002 Staff Report.pdf](#)

ADJOURNMENT**NEXT MEETINGS**

August 16, 2018 Regular Meeting
September 6, 2018 Special Meeting

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.