

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, February 6, 2020

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.

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. 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. Review and approve the January 23, 2020 Planning Commission Action Summary.

Recommendation: Move to approve the January 23, 2020 Planning Commission Action Summary and direct the Secretary of the Planning Commission and the Clerk of the Planning Commission to sign the Minute Sheet.

Attachments: [PC Action Summary of 1.23.2020](#)

2. Old Goat Farms, LLC Conditional Use Permit
Application Number 11033
Case Numbers CUP 16-132
Assessor's Parcel Number (APN) 531-011-005
15112 Pine Creek Road, Weitchpec area

Project Description: Old Goat Farms, LLC seeks a Conditional Use Permit (CUP-16-132) for an existing 30,000 square foot (SF) cannabis cultivation operation of which 22,000 SF is full-sun outdoor and 8,000 is mixed light in four (4) 2,000 SF deprivation greenhouses. Ancillary propagation occurs in a 1,680 SF greenhouse. Irrigation water is sourced from a permitted groundwater well. Existing available water storage is 23,450 gallons in nine (9) hard tanks and 13,800 gallons in three (3) hard tanks is proposed for a total of 37,250 gallons. Estimated annual water usage is 219,347 gallons (6.9 gal/SF). Drying and bucking occurs onsite and all other processing will occur off site at a licensed processing or manufacturing facility. Up to four (4) employees may be utilized during peak operations. Power is provided by an EPA rated Tier 4 diesel generator.

Recommendation: 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, make all of the required findings for approval of the Conditional Use Permit based on evidence in the staff report and adopt the Resolution approving the Old Goat Farms, LLC Conditional Use Permit as recommended by staff subject to the recommended conditions.

Attachments: [CUP-16-132 Staff Report.pdf](#)
[Attachment 4a 11033 Cult Ops 1.9.2020.pdf](#)
[Attachment 4b 11033 Site Management Plan 10.24.19.pdf](#)
[Attachment 4c 11033 LSAA 08.30.19.pdf](#)
[Attachment 4d 11033 Biological Assessment 10.24.19.pdf](#)
[Attachment 4e 11033 Ambient Water Quality Report 08.02.19.pdf](#)

3. Humboldt Emerald Triangle, LLC, Conditional Use Permit and Coastal Development Permit
Application Number 11065
Record Number CUP16-139
Assessor's Parcel Numbers 308-131-012 and 308-131-020
2121 Table Bluff Road, Loleta area

Project Description: This project is undergoing a change of use from a permitted commercial flower farm (Coastal Development Permit Case No. 80-P-5) to a commercial cannabis cultivation operation: A Conditional Use Permit and Coastal Development Permit for 28,656 square feet of existing mixed light and 9,800 square feet of existing outdoor commercial cannabis cultivation. Existing ancillary propagation space consists of 4,140.5. Water for cannabis cultivation irrigation and domestic use is sourced from an existing permitted groundwater well.

Recommendation: Find that the project is exempt from environmental review pursuant to Section 15301 of the State CEQA Guidelines, make all of the required findings for approval of the Conditional Use Permit and Coastal Development Permit based on evidence in the staff report and adopt the Resolution approving the Humboldt Emerald Triangle, LLC, Conditional Use Permit and Coastal Development Permit as recommended by staff subject to the recommended conditions.

Attachments: [CUP-16-139 Staff Report.pdf](#)

4. Born & Raised, LLC, Conditional Use Permits
Record Number PLN-13161-CUP
Assessor's Parcel Number 512-171-023-000
136 Wilson Lane, McKinleyville area

Project Description: A Conditional Use Permit for 10,000 square foot (SF) new outdoor cannabis cultivation operation and a Conditional Use Permit for a 2,000 SF wholesale nursery that is proposed to utilize supplemental lighting. Irrigation and domestic water is sourced from the Fieldbrook Community Service District and administered via drip irrigation. Drying and all other processing will occur off site at a licensed third-party processing facility. Power is provided by PG&E.

Recommendation: Find that the Commission has considered the Addendum to the Mitigated Negative Declaration adopted for the Commercial Medical Marijuana Land Use Ordinance pursuant to Section 15164 of the State CEQA Guidelines, make all of the required findings for approval of the Conditional Use Permits based on evidence in the staff report and adopt the Resolution approving the proposed Born & Raised, LLC Conditional Use Permits subject to the recommended conditions.

Attachments: [PLN-13161-CUP Staff Report.pdf](#)

5. Rocci Costa, Conditional Use Permit

Application Number:12176

Record Number: PLN-12176-CUP

Assessor's Parcel Number (APN): 516-211-025

1734 Warren Creek Rd, Blue Lake Area

Project Description: Rocci Costa seeks approval of a Conditional Use Permit for 10,000 square feet of new outdoor cannabis cultivation, and a 1,000 square foot ancillary nursery on a parcel approximately 5 acres in size. The proposed project is for open air cultivation located within the Blue Lake Community Planning Area. The irrigation method is dry farming. The water source for the proposed 1,000 square feet nursery will be rainwater catchment. Processing would not occur onsite. The applicant will acquire no employees. The site is served by PG&E.

Recommendation: Find that the Commission has considered the Addendum to the Mitigated Negative Declaration adopted for the Commercial Medical Marijuana Land Use Ordinance pursuant to Section 15164 of the State CEQA Guidelines, make all the required findings for approval of the Conditional Use Permit based on evidence in the staff report and adopt the Resolution approving the proposed Conditional Use Permit subject to the recommended conditions.

Attachments:[PLN-12176-CUP Staff Report PC 2.06.2020.pdf](#)[Attachment 4A-12176 Road Evaluation 12.09.2019.pdf](#)[Attachment 4B 12176 Updated Road Evaluation 1.10.20.pdf](#)[Attachment 4C 12176 Updated Operations Plan 1.24.20.pdf](#)

6. Kamino, LLC Conditional Use Permit
Record Number: PLN-2019-15835
Assessor's Parcel Number (APN): 201-311-016
604 St Hwy 36, Alton area

Project Description: A Conditional Use Permit to expand upon the approved SP-16-503 project which consisted of 9,720 sf of commercial nursery and 9,720 sf of mixed light cultivation in the Hydesville-Carlotta Community Planning Area. The applicant proposes to convert the mixed light cultivation to commercial nursery space and to add 12,960 sf of greenhouse space to reach a total of 32,400 sf. All proposed activities would occur on less than 20% of the prime agricultural soils of the parcel. Water is sourced from a non-hydrologically connected well. Energy would be 100% renewable being sourced from RCEA Repower program with proposed installation of onsite solar. Staff would increase from 2 permanent employees and 10 temporary employees to 19 full-time employees.

Recommendation: Find that the Planning Commission has considered the Addendum to the Environmental Impact Report adopted for the Commercial Cannabis Land Use Ordinance pursuant to Section 15164 of the State CEQA Guidelines, make all of the required findings for approval of the Conditional Use Permit based on the evidence in the staff report and adopt the Resolution approving the proposed Kamino, LLC, project subject to the recommended conditions.

Attachments: [PLN-2019-15835 Staff Report.pdf](#)

7. Benbow Valley Farm Conditional Use Permit and Special Permit

Record Number: PLN-11421-CUP

Assessor's Parcel Number (APN): 033-170-013

Benbow area

Project Description: A Conditional Use Permit for 11,430 square feet of existing outdoor cannabis cultivation contained within greenhouses. There is one 1,300-square-foot greenhouse that will be used for propagation. Water diverted for irrigation is stored in a 750,000-gallon offstream pond. Processing including drying, curing, and trimming occur onsite in an existing structure. No employees are required to meet operational needs. Electricity is sourced from a generator. The project includes a Special Permit for development within the Streamside Management Area (SMA) that would allow for use of a point of diversion in an unnamed water course that is a tributary to Milk Ranch Creek that is used for irrigation.

Recommendation: Find that the Planning 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, make all of the required findings for approval of the Conditional Use Permit and Special Permit based on evidence in the staff report and approve the proposed Benbow Valley Farms project subject to the recommended conditions.

Attachments: [PLN-11421-CUP Staff Report.pdf](#)
[Attachment 4A 11421 WRPP.pdf](#)

8. County of Humboldt General Plan Conformance Review

Case Number PLN-2019-16113

Assessor's Parcel Number 303-012-029

Ridgewood Area

Project Description: A General Plan Conformance review for the County of Humboldt to purchase 197 acres of timberland near the Ridgewood residential neighborhood. This project represents Phase II of the McKay Community Forest and would expand the size of the publicly-owned forest by 20 percent, to nearly 1,200 acres. The project would protect headwaters areas and tributaries to Ryan Creek, a major tributary to Humboldt Bay and a regionally important coho salmon-bearing stream. The property will be managed for multiple purposes including public access and recreation, timber harvest, and watershed and resource conservation. It is expected that the McKay Community Forest Trail Plan will be adopted by the Board of Supervisors spring 2020.

Recommendation: Find the proposed acquisition of Phase II of the McKay Community Forest in conformance with the General Plan based on findings in the staff report and adopt the Record of Action.

Attachments: [PLN-2019-16113 Staff Report.pdf](#)

F. ITEMS PULLED FROM CONSENT**G. ADJOURNMENT****H. NEXT MEETINGS**

February 20, 2020

Persons wishing to file documentation on any agenda item for the official record must submit an original and fourteen (14) copies of each document to the Planning Commission Clerk, 3015 H Street in Eureka.

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 Commission Clerk at 707-445-7541, or 707-268-3792 (fax). Requests for such modifications or accommodations must be made at least three full business days before the start of the meeting.