

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, September 17, 2020

6:00 PM

Regular Meeting - Virtual

NOTE: In accordance with Executive Order N-29-20 the Planning Commission meeting will be held virtually.

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/91292308821> Password: 200525
2. Call in via telephone at 346 248-7799, enter meeting id 912 9230 8821 Password: 200525
3. A live stream of the meeting can be found by using the following link:
<https://humboldt.legistar.com> Or while watching Access Humboldt on cable channel 11

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 cellphone 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.

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>

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.

Adesa Organics Appeal provided to the Commissioners for their information by the public.

Attachments: [Public Comments re appeal of Adesa Organics project](#)

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. Blocksburg Family Farms, LLC,
Record Number PLN-10813-CUP
Assessor's Parcel Number 217-401-002-000
850 Sylvan Glade Road, Blocksburg Area

A Conditional Use Permit for 11,650 square feet (sf) of existing outdoor commercial cannabis cultivation with 400 sf ancillary nursery space, and a Special Permit for water diversion and restoration within the Streamside Management Area. The applicant estimates water demand to total approximately 102,500 gallons per year. Irrigation water is provided by one 215,000-gallon rainwater catchment pond, one 260,000-gallon on-stream pond and one spring diversion. Water storage includes the catchment pond, a 20,000-gallon bladder, a 4,000-gallon tank and seven 2,500-gallon tanks, totaling 254,000 gallons. Drying and curing would occur onsite with further processing occurring at a licensed third-party facility. The operation would require a maximum of 6 employees. Electricity would be provided by an onsite solar array with a backup generator.

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 Permits based on evidence in the staff report and approve the proposed Blocksburg Family Farms, LLC project subject to the recommended conditions.

Attachments: [PLN-10813-CUP Staff Report.pdf](#)
[1_Attachment 4.A_10813 LSAA Final 4.24.20.pdf](#)
[1_Attachment 4.B_10813 WRPP 2.13.2019.pdf](#)
[1_Attachment 4.C_10813 Road Evaluation Reports w photos 6.22.18.pdf](#)

2. Him Management Group, LLC, Conditional Use Permit
Record Number PLN-12159-CUP
Assessor Parcel Number (APN) 208-281-026 and 210-191-060
41555 State Hwy 36, Dinsmore area

A Conditional Use Permit for 15,300 square feet of existing outdoor cannabis cultivation operation and a Special Permit to allow restoration of legacy cultivation and onsite relocation within the Streamside Management Area. and a point of diversion for a spring offsite on APN: 210-191-050. The projected annual water usage is approximately 75,000 gallons. Water storage currently consist 130,000 gallons stored in water bladders and hard tanks. The applicant will be replacing the water bladders with hard tanks. Drying will occur onsite and further processing will occur offsite at a licensed facility. No employees are expected for this project. Power to an existing building used for drying and storage will be provided by solar array.

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 Permits based on evidence in the staff report and approve the proposed Him Management Group, LLC project subject to the recommended conditions.

Attachments: [PLN-12159-CUP Staff Report.pdf](#)
[Attachment 4.C Site Management Plan Iveson_008.pdf](#)
[Attachment 4.A Water Resource Protection Plan .pdf](#)
[Attachment 4.B 12159 Biological Report Iveson_008.pdf](#)

F. ITEMS PULLED FROM CONSENT

G. CONTINUED PUBLIC HEARINGS

1. Humboldt County Fair Association, Conditional Use Permit

Case Number PLN-2019-15519

Assessor Parcel Numbers (APNs) 030-071-001, 030-011-003, 030-021-003, 030-112-017,
030-112-020, 030-081-006, and 100-181-003

1250 5th Street, Ferndale area

A Conditional Use Permit to authorize use of the Humboldt County Fairgrounds for a maximum of ten (10) concerts and four (4) motorsports events. All events would be held at the oval racetrack and nearby grandstands located within the southern portion of the Fairgrounds. Events would be pre-scheduled and occur between March and October, excepting a six-week period (August 1st thru September 15th) associated with preparation, operation, and cleanup for the annual Humboldt County Fair. All events would end on or before 10 pm. Concerts would occur from a temporary stage placed directly in front of the grandstands and feature a range of different performance types from amplified music featuring a full band to smaller acoustic events. Motorsports activities include: Tractor Pulls, 4x4 Truck events, Go Carts, Monster Trucks, and Motorcycle Racing. Motorcycle racing events would occur on the dirt oval racetrack and involve up to 18 riders. The permit is being processed along with a request to amend the terms of the lease agreement between the County of Humboldt and the Humboldt County Fair Association (HCFA), a private non-profit organization responsible for management and operation of the Humboldt County Fair and County Fairgrounds.

Recommendation: Adopt the Mitigated Negative Declaration prepared for the proposed project pursuant to Section 15074 of the State CEQA Guidelines, and 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 Humboldt County Fair Association project subject to the recommended conditions.

Attachments: [PLN-2019-15519 Staff Report 9-03-20.pdf](#)
[Attachment 4 - Draft ISMND with appendices.pdf](#)
[Attachment 6 - Public Comments Received.pdf](#)
[15519 PC Supplemental #1 HCFA.pdf](#)
[15519 HCFA PC Supplemental #2.pdf](#)
[15519 PC Supplemental #3.pdf](#)
[Public Comment](#)

2. Rolling Meadow Ranch, LLC, Conditional Use Permits

Record Number PLN-12529-CUP

Assessor Parcel Numbers (APNs) 217-201-001, 217-181-027, 217-181-028, 217-182-001,
217-024-011, 217-024-006, 217-024-010, 217-024-003, 217-025-001

2189 & 2487 McCann Road and the properties in the Blocksburg/Myers Flat area

Six Conditional Use Permits for 5.77 acres of mixed light cultivation and processing facilities located in five distinct cultivation areas. The proposed cannabis operation will be primarily located on APNs 217-181-002 and 217-201-001. Cultivation would occur in 16 greenhouses. Operations would occur year-round and there will be a maximum of four cultivation cycles annually. Annual water use is approximately 4,628,200 gallons. Water will be provided by three existing wells. There will be 320,000 gallons of hard-sided tank storage that will store rain from rooftop runoff. Processing, including drying, curing and trimming, will take place on site within 5 proposed processing structures totaling 33,750 square feet. There will be a maximum of 30 employees during peak operations. The proposed project includes development of power from P. G. & E. The overall development will total 7.04 acres. The project is accessed by McCann Road using the McCann Bridge. Approximately 5 miles of private ranch roads will be used to access cultivation areas. At the property entrance, employees will park their vehicles and an electric bus or similar type vehicle will be used to transport employees to the cultivation and processing areas. Secondary access through Alderpoint Road will be utilized during the rainy season when the low-water bridge is not in use.

Recommendation: Continue the Rolling Meadow Ranch project to the October 1, 2020 Planning Commission agenda.

H. 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

1. Humboldt Packaging, LLC,
Record Number PLN-12163-CUP
Assessor's Parcel Number 515-111-079-000
144 Bauder Lane, Trinidad Area

A Conditional Use Permit and Special Permit for 620 square feet of existing and 6,580 square feet of new mixed light commercial cannabis cultivation in two (2) 3,600 square foot greenhouses. The applicant proposes three (3) cultivation cycles per annum, March through the end of October. Water is proposed to be sourced from an existing rainwater catchment pond. Projected water use for irrigation is estimated to be approximately 68,000 gallons per annum. On-site water storage includes three (3) 5,000-gallon water storage tanks in addition to the existing 150,000 gallon rainwater catchment pond. Cannabis processing is proposed to occur off-site at a third-party licensed processing facility. Two (2) full time and two (2) part time employees are proposed. Power is delivered by P.G.&E. with 100% renewable energy purchased through the Redwood Coast Energy Authority RePower+ program. The Planning Commission will consider adoption of a finding that the project is exempt from environmental review pursuant to Section 15270 of the CEQA Guidelines (Projects which are disapproved).

Recommendation: Continue the Humboldt Packaging, LLC project to the October 1, 2020 Planning Commission agenda.

Attachments: [Public Comments.pdf](#)

I. DISCUSSION

1. Consider sending letter to Board of Supervisors disallowing the use of generators. Discuss use of generators and the impacts on the environment and consider sending a letter to the Board of Supervisors requesting a policy change to disallow the use of generators.
2. Public Works Discussion on measures which can be taken to minimize the cost of improvements (This item is being continued to the Meeting of October 1, 2020).

J. ADJOURNMENT

K. NEXT MEETING: October 15, 2020

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