

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

**COUNTY OF HUMBOLDT
PLANNING COMMISSION**

825 Fifth Street
Board of Supervisors Chambers
Eureka, California

AGENDA

Thursday, February 18, 2021

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/9763777152> Password: 200525***
- 2. Call in via telephone at 346 248-7799, enter meeting id 976 3777 7152 Password: 200525***
- 3. A live stream of the meeting can be found by using the following link: <https://humboldt.legistar.com> or by 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, press *6 to unmute.***

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>.

PUBLIC COMMENT PRIOR TO THE MEETING:

Submit public comments via email to Planningclerk@co.humboldt.ca.us and provide the Project title, Record or Case number and date of the hearing. If you do not have access to email, contact the planning clerk at 707-268-3702. The Agenda is posted on the Friday prior to the meeting. Comments received after the agenda has been published can be found at the "Attachments" section of the "Meeting Details" link next to the posted Agenda at: <https://humboldt.legistar.com>. All public comment and supplemental information submitted after Wednesday, February 10, 2021 will be included with the administrative record after the fact.

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.

General Comment

Attachments: [General Public Comment 2-18-21.pdf](#)

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. Green Grass Farms LLC; Conditional Use Permit
Record Number PLN-11885-CUP
Assessor Parcel Numbers (APNs) 216-083-003
4244 Bell Springs Road, New Harris area

A Conditional Use Permit (CUP-16-433) for an existing 12,790 square foot (SF) cannabis cultivation operation of which 7,550 SF is full-sun outdoor and 5,240 SF is mixed-light. The applicant also seeks a Special Permit for work within Streamside Management Areas (SMAs) to decommission and restore three (3) road crossings and one (1) instream pond associated with Class III ephemeral drainages. Irrigation water is sourced from two (2) spring diversions and one (1) permitted well, as well as one (1) proposed rain catchment pond. The applicant is in the process of permitting a 30-foot by 80-foot processing building in which all processing activities will occur. Power is sourced from generator power consisting of one (1) Honda EU 2000 generator and one (1) Kubota 11000 generator.

Recommendation: Find that the Commission has considered the Addendum to the adopted Mitigated Negative Declaration for the Commercial Medical Marijuana Land Use Ordinance (CMMLUO) 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 and adopt the Resolution approving the proposed Green Grass Farms, LLC Conditional Use Permit and Special Permit as recommended by staff subject to the recommended conditions.

Attachments: [11885 Staff Report 2.18.21.pdf](#)
[Attachment 3.A_11885 Notification of LSAA 8.8.19.pdf](#)
[Attachment 3.B_11885 Timber Conversion Report & Restocking Plan_May 2018.pdf](#)
[Attachment 3.C_11885 WRPP.pdf](#)

2. Crisp Farms, LLC; Conditional Use Permit
Record Number PLN-11016-CUP
Assessor Parcel Numbers (APNs) 315-092-007
Grouse Creek area

A Conditional Use Permit for an existing 11,300 square foot (SF) outdoor (light deprivation) cultivation that is comprised of two cultivation areas (Cultivation Area 1 is 2,740 SF and Cultivation Area 2 is 8,560 SF). Irrigation water is sourced from two rainwater catchment ponds and one (1) surface water diversion. Drying and further processing activities would occur onsite. Power is provided primarily by solar energy, as well as a single gas-powered Honda generator (600 kW) used only during peak harvest and processing activities (October through November).

Recommendation: Find that the Commission has considered the Addendum to the adopted Mitigated Negative Declaration for the Commercial Medical Marijuana Land Use Ordinance (CMMLUO) as described by Section 15164 of the State CEQA Guidelines, make all of the required findings for approval of the Conditional Use Permit and adopt the Resolution approving the Crisp Farms, LLC Conditional Use Permit as recommended by staff, subject to the recommended conditions.

Attachments: [11016 Staff Report 2.18.21.pdf](#)
[Attachment 3a_Cult Ops Plan.pdf](#)
[Attachment 3b_WRPP.pdf](#)
[Attachment 3c_Road Eval.pdf](#)

3. Peach Tree Farms LLC; Conditional Use Permit

Record Number PLN-12357-CUP

Assessor Parcel Numbers (APNs) 210-191-008

40102 State Highway 36, Dinsmore area

A Conditional Use Permit for 13,050 square feet (SF) of existing cannabis cultivation, comprised of 7,500 square feet (SF) of mixed light cannabis cultivation and 5,550 SF of outdoor cannabis cultivation. Irrigation water is sourced from an onsite groundwater well (Permit No. 18/19-0237). Post-cultivation processing occurs onsite in a 150-SF processing building and a 3,000-SF propagation and drying shed. Power is provided by an onsite diesel generator (250 kW).

Recommendation: Find that the Commission has considered the Addendum to the adopted Mitigated Negative Declaration for the Commercial Medical Marijuana Land Use Ordinance (CMMLUO) as described by Section 15164 of the State CEQA Guidelines, make all of the required findings for approval of the Conditional Use Permit and adopt the Resolution approving the Peach Tree Farms, LLC Conditional Use Permit as recommended by staff subject to the recommended conditions.

Attachments: [12357 Staff Report 2.18.21.pdf](#)
[Attachment 3.A_12357 DEH Worksheet Material Safety Data.pdf](#)
[Attachment 3.B_12357 LSAA.pdf](#)
[Attachment 3.C_12357 WRPP.pdf](#)

4. Armco II, LLC; Conditional Use Permit and Special Permit
Record Number PLN-2020-16576
Assessor Parcel Number (APN) 522-143-033
1005 Patterson Road, Willow Creek area

A Conditional Use Permit to expand an existing approved 10,000 square feet of cultivation by adding an additional 22,000 square feet of outdoor cultivation for a canopy total of 32,000 square feet. One additional 20' x 120' nursery greenhouse is proposed. Light deprivation techniques will be utilized to generate two harvests. Cultivation will occur in greenhouses built on-contour with minimal grading. Cultivation will occur in raised beds that are amended before planting. Water for irrigation will be supplied by the Willow Creek Community Service District. No fans or generators will be utilized, and no noise impacts are anticipated. Power is supplied by PG&E. A Special Permit is also requested for an approximately 100-foot reduction to the required 600-foot setback from Six Rivers National Forest for the proposed nursery greenhouse. The CCLUO section 55.4.5.1.4 (a) requires a Conditional Use Permit for any Commercial Cannabis Activity within the Willow Creek Community Planning Area.

Recommendation: Find that the Planning Commission has considered the Addendum to the Environmental Impact Report for the Commercial Cannabis Land Use Ordinance (CCLUO) pursuant to 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 adopt the Resolution approving the proposed Armco II, LLC Conditional Use Permit and Special Permit as recommended by staff subject to the recommended conditions.

Attachments: [16576 Staff Report 2.18.21.pdf](#)
[Attachment 3.A - 7 16576 NOA 08.07.2020.pdf](#)
[Attachment 3.B - 13 16576 Less than three acre conversion 08.07.2020.pdf](#)
[Attachment 3.C - 22 16576 WRPP.pdf](#)

5. BB Ranch, LLC; Conditional Use Permit and Special Permit

Record Number PLN-12584-CUP

Assessor Parcel Number (APN) 522-073-002

4056 Beebe Ranch Road, Willow Creek area

A Conditional Use Permit for 14,100 square feet of existing mixed-light, 5,872 square feet of existing outdoor cannabis cultivation and 2,507 square feet of accessory nursery area. The Applicant projects two harvests per year for mixed-light cultivation and one harvest per year for outdoor cultivation. Irrigation water is sourced from an existing on-site well. Water is stored in four hard tanks totaling 11,000 gallons. Drying and curing occurs within the Dry Barn on-site, and trimming will occur off-site at a permitted third-party processing facility. Electricity is sourced from generator power. This application includes a Special Permit for a setback reduction to the public lands adjacent to the property.

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

Attachments: [12584 Staff Report 2.18.21.pdf](#)
[Attachment 4.A_12584 Cult Ops Plan.pdf](#)
[Attachment 4.B_12584 Site Management Plan 10.14.19.pdf](#)
[Attachment 4.C_12584 WRPP.pdf](#)

6. Rising Sun Ranch, LLC; Conditional Use Permit
Record Number PLN-11745-CUP
Assessor Parcel Numbers (APNs) 316-331-012
Redwood Valley area

A Conditional Use Permit for Rising Sun Ranch Farms, Inc. seeks a Conditional Use Permit (CUP) for an existing 13,048 square foot (SF) outdoor cannabis cultivation operation. Irrigation water is sourced from a permitted groundwater well. Existing available water storage is 5,500 gallons in two (2) hard tanks. Estimated annual water usage is 235,200 gallons (18 gal/SF). Drying and bucking occurs onsite. Until the applicant can permit an on-site processing building, the applicant will process cannabis at a licensed off-site processing facility. Power is provided by three (3) generators and a solar array.

Recommendation: Find that the Commission has considered the Addendum to the adopted Mitigated Negative Declaration for the Commercial Medical Marijuana Land Use Ordinance (CMMLUO) as described by Section 15164 of the State CEQA Guidelines, make all of the required findings for approval of the Conditional Use Permit and adopt the Resolution approving the Rising Sun Ranch Farms, Inc. Conditional Use Permit as recommended by staff subject to the recommended conditions.

Attachments: [11745 Staff Report 2.18.21.pdf](#)
[Attachment 3.A - 11745 Site Management Plan.pdf](#)

F. ITEMS PULLED FROM CONSENT

G. CONTINUED PUBLIC HEARINGS

The projects listed below are public hearing items that were continued from a previous hearing to this meeting and have generated public comment prior to the hearing date or have other issues related to them that may require discussion.

1. Rising Goat Limited, Special Permit
Record Number PLN-2020-16188
Assessor's Parcel Number: 223-101-004
1400 Ross Road, Garberville area

A Special Permit for 18,000 square feet (sf) of new commercial cannabis cultivation. The proposed project would be phased to begin outdoor at 10,000 sf and expand to a total of 18,000 sf of cultivation within two years. Annual water use is estimated at 366,660 gallons. The irrigation source is a permitted groundwater well and rainwater catchment. Processing, such as trimming, will occur at an off-site licensed processing facility. There will be a maximum of 3 employees during peak operations. Solar power will be required to be the main power source and generators will only be used as an emergency power source.

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

Attachments: [16188 Staff Report 2.18.21.pdf](#)
[Attachment 4.A.1_16188 Operations Plan 01.27.2020 and Addendum.pdf](#)
[Attachment 4.A.2 - 16188 Operations Plan Revised 2.10.2020.pdf](#)
[Attachment 4.B_Final_Biological Report_Rising Goat.pdf](#)
[Public Comment - 16188 Rising Goat.pdf](#)
[Public Comment - Lauris Phillips - 16188 Rising Goat.pdf](#)

H. DEPARTMENTAL REPORT

Ad-Hoc Committee on Street Improvements

I. ADJOURNMENT

NEXT MEETINGS

March 4, 2021

March 18, 2021

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