

PLANNING COMMISSION

Robert Morris
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Vice Chair - At Large
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First District
Noah Levy
Third District
Kevin McKenny
Fourth District
Ben Shepherd
Fifth District
Brian Mitchell
At Large



COUNTY STAFF

JOHN H. FORD
Director, Planning and Building

**PLANNING COMMISSION
COUNTY OF HUMBOLDT**

825 Fifth Street
Board of Supervisors Chambers
Eureka, California

ACTION SUMMARY

Thursday, April 19, 2018

6:00 PM

Special Meeting

CALL TO ORDER / SALUTE TO FLAG

Chair Morris called the meeting to order at 6:00 PM

COMMISSIONERS PRESENT

Present 7 - Commissioner Robert E. Morris, Commissioner David Edmonds, Commissioner Alan Bongio, Commissioner Noah Levy, Commissioner Kevin McKenny, Commissioner Ben Shepherd, and Commissioner Brian Mitchell

AGENDA MODIFICATIONS

PUBLIC COMMENTS

CONSENT AGENDA

- 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.

A motion was made by Commissioner Shepherd, seconded by Commissioner Mitchell, that this Zoning Item be continued to a date uncertain. The motion carried by the following vote:

Aye: 7 - Commissioner Morris, Commissioner Edmonds, Commissioner Bongio, Commissioner Levy, Commissioner McKenny, Commissioner Shepherd, and Commissioner Mitchell

- 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.

A motion was made by Commissioner Levy, seconded by Commissioner Shepherd, that this zoning item be approved. The motion carried by the following vote:

Aye: 7 - Commissioner Morris, Commissioner Edmonds, Commissioner Bongio, Commissioner Levy, Commissioner McKenny, Commissioner Shepherd, and Commissioner Mitchell

- 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
Myrtle town 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.

A motion was made by Commissioner Mitchell, seconded by Commissioner Shepherd, that this Zoning Item be approved. The motion carried by the following vote:

Aye: 6 - Commissioner Morris, Commissioner Bongio, Commissioner Levy, Commissioner McKenny, Commissioner Shepherd, and Commissioner Mitchell

Nay: 1 - Commissioner Edmonds

ADJOURNMENT

Chair Morris adjourned the meeting at 7:16 PM

NEXT MEETINGS

May 17, 2018 Special meeting

June 7, 2018 Regular meeting

I, SUZANNE LIPPRE, Planning Commission Clerk, County of Humboldt, State of California, do hereby certify the foregoing to be a full, true, and correct original record of the above entitled meeting of the Humboldt County Planning Commission held in Eureka, California.

SUZANNE LIPPRE

Planning Commission Clerk of the County of Humboldt, State of California.