

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



JOHN H. FORD
Director, Planning and Building

**825 Fifth Street
Board of Supervisors Chambers
Eureka, California**

Special Meeting

Page 1

Aye: 4 - Commissioner Edmonds, Commissioner Bongio, Commissioner Levy, and Commissioner Shepherd

Review and approval of the December 14, 2017 Planning Commission Action Summary.

A motion was made by Commissioner Shepherd, seconded by Commissioner Levy, that the December 14, 2017 Action Summary be approved. The motion carried by the following vote:

Aye: 4 - Commissioner Edmonds, Commissioner Bongio, Commissioner Levy, and Commissioner Shepherd

Review and approval of the January 11, 2018 Planning Commission Action Summary.

A motion was made by Commissioner Shepherd, seconded by Commissioner Levy, that the January 11, 2018 Action Summary be approved. The motion carried by the following vote:

Aye: 4 - Commissioner Edmonds, Commissioner Bongio, Commissioner Levy, and Commissioner Shepherd

Review and approval of the January 18, 2018 Planning Commission Action Summary.

A motion was made by Commissioner Shepherd, seconded by Commissioner Levy, that the January 18, 2018 Action Summary be approved. The motion carried by the following vote:

Aye: 4 - Commissioner Edmonds, Commissioner Bongio, Commissioner Levy, and Commissioner Shepherd

PUBLIC COMMENTS

CONSENT AGENDA

- 1** King Range Farms, Inc. Conditional Use Permit and Special Permit
Case Number CUP18-009 and SP16-058
Assessor's Parcel Numbers 108-065-007 and 108-064-005
8900 Wilder Ridge Road, Ettersburg area

A Conditional Use Permit (CUP) for an existing mixed-light commercial cannabis cultivation up to 4,400 square feet, and an existing outdoor commercial cannabis cultivation up to 10,000 square feet, for a total of 14,400 square feet of cannabis cultivation. Water sources on the property include a combination of surface water diversion from a spring, a slow-producing well, and an existing on-site rainwater catchment pond. The applicant will primarily use the rainwater catchment pond for irrigation purposes, which was newly constructed in 2015. The applicant is also authorized to use the surface water diversion for irrigation per a Lakeside Stream Alteration Agreement (LSAA 1600 Permit) with California Fish and Wildlife (CDFW). The applicant estimates 162,000 gallons of water for irrigation is required annually. There are 32,500 gallons of hard-tank water storage and 687,500 gallons of water storage in the rainwater catchment pond, which was entirely filled with rainwater runoff in winter 2016. Processing activities, including drying, trimming, and curing, will occur off site in a licensed, commercial processing facility to be permitted under the same applicant's other project, (SP-17-057). No employees are required to meet operation needs; the on-site residents are operators. Electricity is provided by solar panels and a portable 2000-watt Honda generator. A parcel abutting the south boundary of the subject property is part of the King Range National Conservation Area (NCA), and is owned and managed by the Bureau of Land Management (BLM) for open space and/or wildlife habitat purposes. These public lands are located approximately 490 feet from one of the existing cultivation areas; however, no developed or designated recreational facilities are within 600 feet of any cultivation area. A Special Permit for the allowance for a setback reduction of 600 feet from a public park is requested as part of this project.

A motion was made by Commissioner Shepherd, seconded by Commissioner Levy, that the King Range Farms project be approved. The motion carried by the following vote:

Aye: 3 - Commissioner Bongio, Commissioner Levy, and Commissioner Shepherd

Nay: 1 - Commissioner Edmonds

- 2** Dave Thomas, Conditional Use Permit
Case Number CUP-16-402, SP-18-02
Assessor's Parcel Number (APNs) 221-201-021 and 221-171-04
545 Council Madrone Lane, Etersburg Area

A Conditional Use Permit (CUP) for an existing 14,375 square foot (SF) cannabis cultivation operation consisting of a 5,875-square-foot mixed-light cultivation area in six greenhouses, and a 8,500-square-foot outdoor cultivation area on an approximately 33 acre parcel. The proposed project includes a Special Permit (SP) for operation of two surface water diversions to provide irrigation water. One cultivation area is within a stream setback and will be relocated to an environmentally superior location. Power is provided by PG&E. and supplemented with a generator. The Applicant plans two harvests annually. Water storage is 159,500 gallons in 36 hard-sided tanks. Cultivation materials are stored in a permitted 30 foot by 60 foot steel agricultural building or 4 foot by 4 foot shed. Cannabis plants are dried, cut, and trimmed onsite in the steel agriculture building. A commercial grade processing facility will be constructed and 5-8 employees will be housed in the on-site residence. Two outbuildings on the property will be demolished

A motion was made by Commissioner Shepherd, seconded by Commissioner Levy, that the Dave Thomas project be approved. The motion carried by the following vote:

Aye: 4 - Commissioner Edmonds, Commissioner Bongio, Commissioner Levy, and Commissioner Shepherd

- 3** Talking Trees Farms - Conditional Use Permit
Case Number CUP-16-349/SP-18-067
Assessor's Parcel Number (APN) 522-174-005
Willow Creek area

A Conditional Use Permit (CUP) for approximately 24,000 square feet of existing outdoor cannabis cultivation. Processing is proposed on site and there will be an average of 6 employees. Power will be supplied by a 45-kilowatt (kw) ultra-silent MQ diesel generator. The applicant will begin the permitting process for a 20-kw solar system upon approval of this CUP. Water is provided by wells and a rainwater catchment pond. The total available water storage on the project site will be approximately 2,042,650 gallons stored in tanks and a large pond. Approximately 108,000 gallons of water is used for irrigation annually. Domestic water will be provided by the existing permitted wells. For wastewater, the applicant is applying for an additional permit to build a secondary septic system with an ADA-compliant bathroom outside the metal buildings. A Special Permit (SP) is required to allow for a setback reduction from public lands.

A motion was made by Commissioner Shepherd, seconded by Commissioner Bongio, that the Talking Trees Farms project be continued to the June 7, 2018 meeting of the Planning Commission. The motion carried by the following vote:

Aye: 4 - Commissioner Edmonds, Commissioner Bongio, Commissioner Levy, and Commissioner Shepherd

PUBLIC HEARINGS

- 4** White Farms, LLC, Conditional Use Permit
Case Number: CUP-16-562
Assessor's Parcel Number (APN:) 209-291-021
331 Holmes Flat Road, Pepperwood Area

A Conditional Use Permit (CUP) for the White Farms, LLC, Medical Cannabis Cultivation Project consisting of approximately 5,000 square feet (sf) of new cannabis cultivation a new 2,516-square-foot appurtenant nursery. Cultivation activities extend from March through November annually. Water for irrigation purposes is sourced from an existing unpermitted well. Currently, water use varies throughout the year with peak usage of 9,000 gallons per month occurring from May to October. Water use from November through April is estimated to be approximately 500 gallons per month. The plants will be irrigated and fertilized by hand. There will be a maximum of four (4) employees on-site during peak operations. Plants will be harvested, dried onsite, and then transported off-site to a licensed processing facility. Power is provided by PG & E.

A motion was made by Commissioner Levy, seconded by Commissioner Bongio, that the White Farms project be approved. The motion carried by the following vote:

Aye: 4 - Commissioner Edmonds, Commissioner Bongio, Commissioner Levy, and Commissioner Shepherd

- 5** Talking Trees Farms - Conditional Use Permit
Case Number CUP-16-1038/SP-18-066
Assessor's Parcel Number (APN) 522-174-009
Willow Creek area

A Conditional Use Permit for 23,095 square feet of existing outdoor cannabis cultivation. This cultivation area is less than the 35,656 square feet requested in the application but reflects the maximum square footage that could be confirmed through the County's cultivation area verification process. Processing is done off- site at a licensed processing facility. Water used for irrigation is supplied by an existing permitted well on the property. The applicant has 35,325 gallons of hard tank water storage. Approximately 155,400 gallons of water is required for irrigation annually. An average of 3 employees is needed for the operation. Off-grid power is supplied by a solar array and a generator. A Special Permit is required for a setback reduction to public lands.

A motion was made by Commissioner Shepherd, seconded by Commissioner Bongio, that the Talking Trees Farms item be continued to a date uncertain. The motion carried by the following vote:

Aye: 4 - Commissioner Edmonds, Commissioner Bongio, Commissioner Levy, and Commissioner Shepherd

DEPARTMENT REPORT

6 List of Applications for Cannabis and Current Planning**NEW BUSINESS**

Commissioner Levy shared information regarding his recent attendance at the Planning Commissioner's Conference that was held in Redding California.

ADJOURNMENT

Vice Chair Edmonds adjourned the meeting at 7:23 p.m.

NEXT MEETINGS

June 7, 2018 Regular Meeting

June 21, 2018 Special 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.