

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, April 15, 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*
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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 cell phone 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. After the Agenda is posted on Friday April 9, 2021, comments can be found at the “Attachments” section of the “Meeting Details” link next to the posted Agenda at: <https://humboldt.legistar.com>, and 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.

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. Jeff Diehl, Conditional Use Permit
Record Number PLN-12504-CUP
Assessor Parcel Number (APN) 208-341-008.
Dinsmore area

A Conditional Use Permit for continued cultivation of 11,000 square feet (SF) of outdoor cannabis, of which 10,000 SF is full-sun outdoor and 1,000 SF is mixed light in one (1) 1,000 SF greenhouse. Ancillary propagation occurs within the 1,000 SF mixed light greenhouse, which is used as storage space as well. Irrigation water is sourced from an onsite groundwater well. Annual water usage is 46,500 gallons. The proposed project includes a Special Permit to allow a reduction in the 600-foot setback requirement from public lands.

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 and Special Permit and adopt the Resolution approving the Jeff Diehl project as recommended by staff subject to the recommended conditions.

Attachments: [PLN-12504-CUP Jeff Diehl Staff Report 4.15.21.pdf](#)
[Attachment 3A 12504 Road Evaluation 12.10.2019.pdf](#)

2. Salty Dawg, LLC, Conditional Use Permit and Special Permit
Record Number PLN-12129-CUP/SP
Assessor Parcel Number (APN): 210-221-013
Dinsmore area;

A Conditional Use Permit for 10,000 square feet of existing outdoor and 10,000 square feet of existing mixed light commercial cannabis cultivation, as well as a 2,000 square feet of nursery propagation space. Irrigation water is sourced from rainwater catchment. A Special Permit is also being requested for an encroachment and corrective actions within the Streamside Management Area. The projected water usage is roughly about 450,000 gallons a year. Processing will occur offsite, at a licensed processing facility. Power is provided by P.G.& E. and solar array, as well as a backup generator for emergencies only.

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 and adopt the Resolution approving the Salty Dawg, LLC project as recommended by staff subject to the recommended conditions.

Attachments: [PLN-12129-CUP Staff Report 4.15.21 lam.pdf](#)
[Attachment 3A Streambed Alteration Agreement 1600-2018-0679-R1_HUM_MJ_Olive](#)
[Attachment 3B Wetland Delineation.pdf](#)

3. Martin Blue Ray Farms, LLC - Conditional Use Permit & Special Permit
Record Number PLN-12306-CUP
Assessor Parcel Number (APN): 522-034-015.
Willow Creek area

Martin Blue Ray Farms, LLC seeks a Conditional Use Permit for an existing 26,988 square foot outdoor cannabis cultivation within nineteen (19) greenhouses utilizing light-deprivation techniques without use of lights or fans. Ancillary propagation occurs within two (2) greenhouses totaling 2,680 square feet. The applicant is also applying for a Special Permit to reduce the 600 foot setback to Six Rivers National Forest. Water for irrigation is sourced from a rainwater catchment pond, and a permitted water diversion. Estimated annual water usage is 315,000 gallons (11.67 gal/ft²/year). Drying and bucking occurs on-site, and all other processing will occur off-site at a licensed processing or manufacturing facility. Power is provided by Honda EU 3000 Kw generator, but the applicant plans to transition to renewable energy source in the future.

Recommendation: Find that the Commission has considered the Addendum to the adopted Mitigated Negative Declaration for the Commercial Medical 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 Martin Blue Ray Farms, LLC Conditional Use Permit as recommended by staff subject to the recommended conditions.

Attachments: [PLN-12306-CUP Martin Blue Ray Staff Report 4.15.21 lam.pdf](#)
[Attachment 3A 12306 WRPP 08.09.2017.pdf](#)
[Attachment 4A12306_ref_Building Inspection.pdf](#)

4. Forever Honeydew Farms, LLC, Conditional Use Permit
Record Number PLN-11404-CUP
Assessor Parcel Number (APN): 107-096-007.
Honeydew area

A Conditional Use Permit for existing 37,543-square-foot outdoor cannabis cultivation within three distinct cultivation areas with ancillary propagation and drying activities. Irrigation water is sourced from two groundwater wells and a point of diversion. Estimated annual water usage is 882,000 gallons. Processing, including drying, curing, and trimming, occurs in an existing 2,000-square-foot processing facility. Power is provided by 72 solar panels with an automatic backup generator in the event of a power outage. The proposed project includes a Special Permit for development within the Streamside Management Area to allow continued use of a point of diversion located on an unnamed Class II watercourse that is tributary to Squaw Creek then the Mattole River.

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 Forever Honeydew Farms, LLC, project as recommended by staff subject to the recommended conditions.

Attachments: [PLN-11404-CUP Forever Honeydew Farms Staff Report 4.15.21.pdf](#)
[Attachment 3A 11404 WRPP.pdf](#)
[Attachment 3B Site Management Plan 2020.pdf](#)
[Attachment 3C Streambed Alt Agreement.pdf](#)
[Attachment 3D 11404 Timber Conversion Report.pdf](#)
[Attachment 4A 11404 Building Referral Comments.pdf](#)

5. Top Choice Organics, LLC, Conditional Use Permit
Record Number PLN-11549-CUP
Assessor Parcel Number (APN): 216-174-010.
Alderpoint area

A Conditional Use Permit for continued cultivation of 49,198 square feet (SF) of cannabis consisting of 9,217 SF mixed-light and 39,981 SF outdoor, of which 16,981 SF is in light-deprivation hoop houses and 23,000 SF is full sun. Irrigation water is sourced from two spring diversions and a groundwater well. Annual estimated water usage is 610,000 gallons. A 2,400-square-foot structure is proposed for drying and storage, a 400-square-foot commercial building is proposed for trimming. Power for the operation is currently provided by small generators (5 x 2,200-watt generators and 1 x 7,500-watt generator), however, within 3 years the operation will be powered primarily by solar and supplemented by the existing generators. The proposed project includes a Special Permit for development in the SMA for two points of diversion used for irrigation and stream remediation to re-align a Class III unnamed watercourse.

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 and Special Permit and adopt the Resolution approving the Top Choice Organics, LLC, project as recommended by staff subject to the recommended conditions.

Attachments: [PLN-11549-CUP Staff Report 4.15.21.pdf](#)
[Attachment A 11549 Graves Conversion Plan.pdf](#)

6. Promethean Industries, LLC, Conditional Use Permit and Special Permit
Record Number PLN-11710-CUP
Assessor Parcel Number (APN): 217-255-002.
Blocksburg area

A Conditional Use Permit (CUP) for an existing 43,560 square foot (SF) cannabis cultivation operation of which 21,560 SF is full-sun outdoor and 22,000 SF is mixed light. Ancillary propagation is proposed in two 2,160-square-foot greenhouses, with housing of genetic stock proposed in another three 2,160-square-foot greenhouses. Irrigation water is sourced from a permitted groundwater well. Estimated maximum annual water usage to support three (3) cycles of cultivation is 2,877,000 gallons (22.0 gal/SF). Drying and storage occurs onsite in two existing 3,000-square-foot buildings. A new 10,000-square-foot processing facility is proposed for all drying, storage, and processing activities. Until the applicant can permit an on-site processing building, the applicant will process cannabis at a licensed off-site processing facility. The applicant is also proposing a 6,000-square-foot structure to be used for employee facilities and storage. Power is provided by three generators. P. G. & E. improvements are proposed to move to grid power in the future. The project includes a Special Permit for development within a Streamside Management Area for remediation of a historic cultivation site as initially authorized by an emergency Special Permit issued in 2019.

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 and Special Permit and adopt the Resolution approving the Promethean Industries, LLC, project as recommended by staff subject to the recommended conditions.

Attachments: [PLN-11710-CUP Promethean Industries Staff Report 4.15.21.pdf](#)
[Attachment 3A 11710 Water Resource Protection Plan 12.12.2019.pdf](#)
[Attachment 3B 11710 Soils Report 12.12.2019.pdf](#)
[Attachment 3C 11710 Remediation Plan_NRM_Appendix D_for NCRWQCB 12.12.20](#)

7. Greentech Industries, LLC, Conditional Use Permit
Record Number PLN-12823-CUP
Assessor Parcel Number (APN): 222-222-013-000.
Redway area

Greentech Industries, LLC seeks approval for a total of 13,150 square feet (SF) of existing cannabis cultivation consisting of 6,800 SF of mixed light and 6,350 SF of outdoor cannabis cultivation. Propagation occurs in a 1,700 SF nursery. Irrigation water is sourced from a spring diversion from an unnamed onsite Class II watercourse that is a tributary to the South Fork Eel River. Existing onsite water storage is 77,500 gallons in the following HDPE hard tanks: fourteen (14) 5,000-gallon tanks and three (3) 2,500-gallon tanks. Annual water use is estimated at 155,000 gallons (11.8 gal/SF). Post-cultivation processing activities include drying, trimming and packaging and will occur in a proposed 4,500-SF building onsite. Electricity will be provided by PG&E, and one (1) backup generator (7 kW) is onsite in the event of power outages.

Recommendation: Continue this project to the May 6, 2021 Planning Commission hearing.

8. Mermaid Spring Estate, LLC, Conditional Use Permit
Record Number PLN-12471-CUP
Assessor Parcel Number (APN): 216-025-002.
Redway area

A Conditional Use Permit to allow an existing 13,600 square feet of outdoor cannabis cultivation operation. Water for irrigation will be provided by two rainwater catchment ponds located on APN 216-025-009. The northern pond is 965,000 gallons and the southern pond is 200,000 gallons. Water storage is also located on APN 216-025-009. The applicant anticipates 72,000 gallons of water will be required for irrigation annually. Processing such as drying and curing will occur onsite within the existing 816-square-foot barn. Trimming is proposed to occur offsite in a 1,200-square-foot metal building located on APN 216-025-009, which is the adjacent northeast parcel under the same ownership as the applicant, with an approved County cannabis permit (PLN-11102-CUP). The project will be operated by three family members. Cannabis cultivation activities onsite do not require any power.

Recommendation: Find that the Planning 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 Mermaid Spring Estate, LLC, project as recommended by staff subject to the recommended conditions.

Attachments: [PLN-12471-CUP Mermaid Spring Farm Staff Report 4.15.21 lam.pdf](#)
[Attachment 3A 12471_Operations Plan.pdf](#)
[Attachment 3B 12471 WRPP 06.14.2017.pdf](#)
[Attachment 3C Onsite Relocation Letter #12471.pdf](#)
[Attachment 3D Bio Resource Assessment.pdf](#)

9. Open Circle, LLC, Conditional Use Permit
Record Number PLN-13398-CUP
Assessor Parcel Number (APN): 077-202-025.
Redway area

A Conditional Use Permit to convert an existing two-story 4,216-square-foot bar establishment into a cannabis dispensary and a juice bar with an onsite cannabis consumption area. The applicant is also proposing to utilize the existing care takers unit on the second floor of the bar establishment for management staff. Water for the project will be provided by the Redway Community Services District (RCSD). The applicant is proposing a maximum of eight (8) employees. There is a total of twenty-one (21) existing parking spaces onsite. Power for the project will be provided by P.G.&E.

Recommendation: Find that the Planning Commission has considered the project Categorical Exempt (CEQA Exemption Section: 15301- Existing Facilities), make all of the required findings for approval of the Conditional Use Permit and adopt the Resolution approving the Open Circle, LLC Conditional Use Permit as recommended by staff subject to the recommended conditions.

Attachments: [PLN-13398-CUP Open Circle Staff Report 4.15.21 lam.pdf](#)
[Attachment 3A Open Circle \(Operations Plan\).pdf](#)

10. Humboldt's Dankest, LLC, Conditional Use Permit and Special Permit
Record Number: PLN-11878-CUP
Assessor Parcel Numbers (APNs): 081-091-008 and 081-091-009.
Myers Flat area

A Conditional Use Permit for 1,500 square feet of existing outdoor cannabis cultivation and 3,500 square feet of new mixed light cannabis cultivation activities totaling 5,000 square feet of cultivation area. Propagation would occur on-site in a proposed 320-square-foot structure. Irrigation water is provided by Myers Flat Mutual Water System, Inc. Trimming would occur in a proposed 320-square-foot structure while drying and storage occurs in existing structures. Power is provided by P. G. & E. The proposed project includes a Special Permit to reduce the required 600-foot setback from the public lands as the subject parcels are located adjacent to a parcel owned by the California State Parks.

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 and Special Permit and adopt the Resolution approving the Humboldt's Dankest, LLC, project as recommended by staff subject to the recommended conditions.

Attachments: [PLN-11878-CUP Humboldts Dankest Staff Report 4.15.21.pdf](#)

11. Emerald Dragonfly Farms, LLC, Conditional Use Permit

Record Number PLN-2020-16168

Assessor Parcel Number (APN): 206-191-019-000.

Carlotta area

Emerald Dragonfly Farms seeks a Conditional Use Permit (PLN-2020-16168) for an additional 5,000 square foot (SF) outdoor commercial cannabis cultivation to a previously permitted 10,000 sf commercial cannabis operation (PLN-10329-ZCC). Ancillary propagation occurs in a 960 SF existing greenhouse. Irrigation water is currently sourced from a well. Proposed water storage is 135,000 gallons in 27 5,000-gallon hard tanks. Estimated annual water usage is 130,800 gallons (8.7 gal/SF). Drying and processing of harvested cannabis is proposed within the building referred to on the site plan as processing building. Up to eight (8) employees are proposed. Power is provided by PG&E.

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 based on evidence in the staff report, and adopt the Resolution approving the proposed Emerald Dragonfly Farms, LLC project subject to the recommended conditions.

Attachments: [PLN-16168-CUP Emerald Dragonfly Farms LLC Staff Report 4.15.21 - lam.pdf](#)
[Attachment 3A 16168 Operations Plan 01-14-20.pdf](#)

12. Moser Properties - Final Map Subdivision Extension

Record Number PLN-2020-16784

Assessor Parcel Number (APN): 511-461-015, 511-461-016.

McKinleyville area

A two-year extension to an approved Final Map Subdivision for the creation of 12 commercial lots within the Airport Business Park. The lots will be created from the two Remainder Parcels from the original subdivision and range in size between 30,310 and 61,230 square feet. The parcels will be served by community water and sewer. Note: This Final Map Subdivision and Mitigated Negative Declaration were previously approved and certified by the Planning Commission on June 7, 2007 under FMS-05-10, SCH# 2007052016. Subsequently, the tentative map expired, and this is the reapplication of the same map to which there have been no changes in the design of the map or any conditions of approval for this project. No change to the original project is proposed. This is the first extension requested and if approved, the extension will expire on February 5, 2023.

Recommendation: Make all of the required findings, based on evidence in the staff report, and approve the Moser Properties - Final Map Subdivision Extension subject to the recommended conditions of approval.

Attachments: [PLN-2020-16784 Moser Staff Report 4.15.21.pdf](#)

13. Hand to Land Group, LLC, Conditional Use Permit and Special Permit

Record Number PLN-11632-CUP

Assessor Parcel Number (APN): 223-123-001.

Garberville area

A Conditional Use Permit for an existing 21,150 square feet (SF) of outdoor cannabis cultivation of which 7,790 SF is full-sun outdoor and 13,360 SF is outdoor that is cultivated using light deprivation techniques. Ancillary propagation occurs from March to May within 2,000-square-foot of an existing greenhouse. Irrigation water is sourced from deeded access to a spring on APN 222-124-001, and a permitted groundwater well on the subject parcel. Estimated annual water usage is 140,000 gallons. Drying, bucking and processing occurs onsite. Power is provided by a permitted solar system, with a supplemental generator utilized as a backup power source. The proposed project also includes a Special Permit for development within the Streamside Management Area for use of a point of diversion located on APN 222-124-001 and restocking and remediation of retired cultivation areas within the Streamside Management Area.

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 and Special Permit and adopt the Resolution approving the Hand to Land Group, LLC, project as recommended by staff subject to the recommended conditions.

Attachments: [PLN-11632-CUP Hand To Land Staff Report 4.15.21.pdf](#)

14. Top Camp, LLC, Conditional Use Permit and Special Permit

Record Number PLN-12947-CUP

Assessor Parcel Number (APN): 210-131-021.

Dinsmore area

A Conditional Use Permit for continued cultivation of 12,700 square feet (SF) outdoor cannabis. Ancillary propagation occurs in a 1,000-square-foot greenhouse. Estimated annual water usage is 130,254 gallons. Irrigation water is sourced from a 165,000-gallon on-stream pond constructed on a tributary to Dairy Creek and the Little Van Duzen River. Processing activities including drying and trimming will occur onsite in a 512-square-foot existing barn. Power is provided by a generator and solar. The proposed project includes a Special Permit for development within the Streamside Management Area, which includes after-the-fact permitting for the pond developed between 2010 - 2012 and the proposed expansion of the pond to 280,000 gallons.

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 and Special Permit and adopt the Resolution approving the Top Camp, LLC, project as recommended by staff subject to the recommended conditions.

Attachments: [PLN-12947-CUP Top Camp LLC Staff Report 4.15.21.pdf](#)
[Attachment 3A 1600-2018-0068-R1 HUM MJ Hawj Stream Crossings and Water Dive](#)
[Attachment 3B 12947 WRPP 12.12.18.pdf](#)
[Attachment 3C 12947 Geologic Report 12.12.18.pdf](#)
[Attachment 3D 12947 Grading and Erosion Control Plan 12.12.18.pdf](#)
[Attachment 3E 12947 Road Evaluation 10.01.19.pdf](#)

15. Mystic Mountain Farms, LLC Conditional Use Permit

Record Number PLN-12024-CUP

Assessor Parcel Number (APN): 217-381-001.

Blocksburg area

A Conditional Use Permit to allow 15,440 square feet (SF) of existing cannabis cultivation, consisting of 10,695 SF of outdoor and 4,745 SF of mixed light cultivation. Irrigation water is sourced from an onsite well and a 500,000-gallon rainwater catchment pond. Drying and further processing activities would occur onsite in a proposed 2,400-SF building (40' x 60'). Power is provided primarily by four onsite generators; two (2) Honda EU2000 (2,000 watts) to run the pumps and lights, and two (2) Honda 7000 (7,000 watts) generators used to run de-humidifiers and well pumps.

Recommendation: Adopt the Resolution to: 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 the required findings for approval of the Conditional Use Permit; and approve the Mystic Mountain Farms Conditional Use Permit as recommended by staff subject to the recommended conditions.

Attachments: [PLN-12024-CUP Mystic Mountain Staff Report 4.15.21.pdf](#)

16. Kings Peak Farms, LLC, Conditional Use Permit

Record Number PLN-12188-CUP

Assessor Parcel Number (APN): 108-024-008.

Garberville area

A Conditional Use Permit to allow 10,770 square feet (SF) of existing medical cannabis cultivation, consisting of 6,045 SF outdoor cultivation and 4,725 SF mixed light cultivation. A propagation facility/nursery totaling 480 SF is also proposed. Water for irrigation is currently sourced from a surface water diversion (SIUR Certificate# H100544) from a Class II spring/seep. Estimated annual water use is 162,000 gallons, which equates to 15 gallons per SF of cultivation area. Drying will occur onsite within 1,950-SF workshop. Further processing would occur at a licensed third-party facility. There is an average of four (4) employees utilized throughout the year, and up to six (6) employees during peak operations. Electricity is provided by PG&E and two onsite generators: a Multiquip Whisperwatt 70 kVA generator is used to power the nursery and an Isuzu 25 kW diesel generator is used for domestic purposes and backup power source.

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 the required findings for approval of the Conditional Use Permit; and Approve the Kings Peak Farms, LLC Conditional Use Permit as recommended by staff subject to the recommended conditions.

Attachments: [PLN-12188-CUP Kings Peak Staff Report 4.15.21.pdf](#)
[Attachment 3A Cultivation and Operations Plan.pdf](#)
[Attachment 3B 12188_WRPP.pdf](#)
[Attachment 3C 12188 3 acre timber conversion mitigation plan 2-14-2018.pdf](#)

17. JMP Ranch, LLC, Conditional Use Permit

Record Number PLN-10678-CUP

Assessor Parcel Number (APN): 314-193-008

Kneeland area

JMP seeks a Conditional Use Permit for continued cultivation of 21,100 square feet of mixed-light cannabis. The proposed project includes replacement of the existing hoop houses with one (1) 22,000-square-foot greenhouse. There will be a 2,110-square-foot propagation area. Irrigation water is sourced from an existing 400,000-gallon off-stream pond. Annual water usage 243,750 gallons. Drying, harvest storage, processing, and packing will occur onsite in a proposed 2,500-square-foot metal barn. Power will be provided by two generators.

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 and adopt the Resolution approving the JMP Ranch, LLC, project as recommended by staff subject to the recommended conditions.

Attachments: [PLN-10678-CUP JMP Ranch Staff Report 4.15.21.pdf](#)
[Attachment 3A 10678 Site Management Plan 09.15.2020.pdf](#)

F. ITEMS PULLED FROM CONSENT**G. 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. Maple Creek Ranch Corp., Conditional Use Permits and Zoning Clearance Certificate
Record Numbers: PLN-12154-CUP and PLN-2018-15197
Assessor Parcel Number (APN) 313-145-006.
Korbel area

Four Conditional Use Permits for new outdoor commercial cannabis cultivation under the CMMLUO, totaling 4-acres (174,240 square feet) of cultivation on a 420-acre legal parcel in the Korbel area. Water will be sourced from a groundwater well and from rainwater catchment. The total existing and proposed water storage capacity on the parcel will be 250,000 gallons. Water will be delivered to the cannabis plants using a pump-driven drip irrigation system with adjustable emitters and in-line meters. The applicant's estimated annual water use is 800,000 gallons. The power sources for the project are a proposed solar system and 25 kw whisper watt diesel generators. The project includes a proposed ancillary nursery of 6,600 square feet and a proposed ancillary support facility of 4,800 square feet to be used for onsite drying and processing. Four full time and a maximum of 10 seasonal employees will work on the site. Additionally, a Zoning Clearance Certificate under the CCLUO is sought for the relocation of 27,000 square feet of outdoor cannabis from APN 315-011-009.

Recommendation: The Planning Commission will consider the adoption of a Mitigated Negative Declaration for the Maple Creek Ranch project pursuant to Section 15074 of the State CEQA Guidelines, make all of the required findings for approval of the Conditional Use Permits and Zoning Clearance Certificate; and approve the Maple Creek Ranch Conditional Use Permit and Zoning Clearance Certificate as recommended by staff subject to the recommended conditions.

Attachments: [PLN-12154-CUP and PLN-2018-15197 Staff Report 4.15.21.pdf](#)
[Attachment 2a MapleCreek_DRAFT ISMND.pdf](#)
[Attachment 3a - Cultivation and Operations Manual-MCR V.3.pdf](#)
[Attachment 3b - Light Pollution Control Plan 03.2020.pdf](#)

H. GENERAL PLAN CONFORMANCE REVIEW

1. County of Humboldt and Loleta Community Services District.

A General Plan Conformance review for the County of Humboldt and Loleta Community Services District (“LCSD”) for the conveyance of real property from the County to the LCSD. The real property to be conveyed is approximately 0.80 acres in size and is excess right-of-way. The property will be used by the LCSD for the future installation of two new water storage tanks that will replace their existing water storage tank located o APN 309-042-025. All permits required for the decommission of the existing tank, and the development, installation and operation of the new water tanks shall be sought under a separate and future application. The project site is located in the Coastal Zone.

Recommendation: Find project to be in conformance with the General Plan based on findings in the staff report.

Attachments: [PLN-2021-17081 Staff Report 4.15.21.pdf](#)

INFORMATION REPORTS

1. Humboldt County’s 2020 General Plan and Housing Element Annual Progress Reports

Attachments: [PLN-2020-16742 Staff Report 4-15-21.pdf](#)

I. ADJOURNMENT

J. NEXT MEETINGS	April 22, 2021	6:00 p.m.	Special Meeting - Virtual
	May 6, 2021	6:00 p.m.	Regular Meeting - Virtual

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