

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, October 21, 2021

6:00 PM

Regular Meeting - Virtual

NOTE: In accordance with AB 361 the Planning Commission meeting will be held virtually until further notice.

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*

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. Comments received after the agenda is posted on Friday, October 15, 2021, 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.

NOTICE REGARDING PUBLIC COMMENTS:

For items appearing on the agenda, the public is invited to make comments at the time the item comes up for consideration by the Commission. The Chair will call for public comment as each item is heard by the Commission. For items not appearing on the agenda, the public is invited to make comments during the Public Comment period for non-agenda items. All speakers are invited to state and spell their names but are not required to do so.

A. CALL TO ORDER / SALUTE TO FLAG**B. COMMISSIONERS PRESENT****C. AGENDA MODIFICATIONS****D. PUBLIC COMMENTS ON NON-AGENDA ITEMS:**

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. OLD BUSINESS

The projects listed below are items that were not discussed at the last meeting and have been continued.

1. McGuire Coastal Development Permit
Record Number PLN-2021-17292
Assessor's Parcel Number: 306-024-004
Fields Landing area

A Coastal Development Permit for demolition of an existing 1,700 square-foot residence and existing fence, and construction of a new residence. The new 2-story residence would consist of a 788 square foot garage with a 788 square foot 1 bedroom accessory dwelling unit above. This new structure will be built adjoining an existing 960 square-foot garage/shop which will remain on site.

Recommendation: Adopt the resolution to do the following: 1) Find the project exempt from environmental review pursuant to Section 15303(a) of the State CEQA Guidelines, 2) make all of the required findings for approval of the Coastal Development Permit, and 3) approve the McGuire project subject to the recommended conditions.

Attachments: [17292 McGuire Staff Report 10.21.21.pdf](#)

2. Macras Land Company, Conditional Use Permit
Record Number PLN-11099-CUP
Assessor's Parcel Number: 317-033-008
Kneeland Area

A Conditional Use Permit to permit 24,123 square feet (SF) of existing cannabis cultivation, consisting of 17,262 SF outdoor cultivation and 6,861 SF mixed light cultivation. A total of 720 SF of immature/nursery space will be used for propagation. Irrigation water is sourced from two existing groundwater wells and a permitted stream diversion. Annual water use is estimated at 123,840 gallons (12.38 gallons/SF). Water storage totals 25,000 gallons in eight (8) 2,500-gallon containers, and one (1) 5,000-gallon container. Electricity is provided through the one generator, housed in a semi-enclosed structure.

Recommendation: Adopt the Resolution which does the following: 1. Find that the Commission has considered the Addendum to the adopted Mitigated Negative Declaration for the Commercial Medical Land Use Ordinance (CMLUO), as described by Section 15164 of the State CEQA Guidelines; 2. make the required findings for approval of the Conditional Use Permit; and 3. Approves the Macras Land Company, Inc. (10994) Conditional Use Permit as recommended by staff subject to the recommended conditions.

Attachments: [11099 Macras Land Company Staff Report 10.21.21.pdf](#)

3. Aloha Top Shelf, LLC, Conditional Use Permits

Record Number PLN-12333-CUP, PLN 12337-CUP, PLN-12637-CUP

Assessor's Parcel Number: 522-511-016, 522-511-013, 522-511-014 & 522-511-015

Willow Creek area

Three Conditional Use Permit to allow a total of 10,250 sq. ft. of new mixed-light cannabis cultivation and 2,250 square feet of new indoor cultivation on four parcels within the Willow Creek Community Planning Area. Two of the parcels are proposed to be merged into a single parcel, resulting in a total of three parcels proposed for cannabis cultivation permits. An additional Special Permit is being requested to reduce the 600-foot setback to public lands for each of the three operations. Water will be provided by the WCCSD, and a will-serve letter is on-file. A total of 231,800 gallons of water is estimated for annual irrigation needs. There is no existing water storage on-site and no storage is required. Power is sourced by PG&E.

Recommendation: Adopt the Resolutions which does the following: 1) 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, 2) makes all of the required findings for approval of the Conditional Use Permits and Special Permits and 3) approves the Aloha Top Shelf, LLC Conditional Use Permits and Special Permits as recommended by staff subject to the recommended conditions.

Attachments: [12333_12337_12637 Aloha Top Shelf Combined Staff Report 10.21.21.pdf](#)

4. Karina Mata, Conditional Use Permit
Record Number PLN-13037-CUP
Assessor's Parcel Number: 522-171-004
Willow Creek area

A Conditional Use Permit for 17,585 square feet (SF) of existing cannabis cultivation, consisting of 7,705 SF outdoor cultivation and 9,880 SF mixed light cultivation, and a Special Permit to reduce the 600-foot setback from the Six Rivers National Forest. Plants are propagated in three (3) immature plant areas (IPAs) totaling 2,650 SF. Irrigation water is sourced from a permitted groundwater well. Annual water use is estimated at 115,500 gallons. Total water storage is 25,000 gallons and the applicant plans to increase storage to 80,000 gallons by adding more water tanks. Drying and further processing will take place onsite in a 625-SF auxiliary structure until the proposed 1,925-SF barn is permitted and constructed onsite. Power is provided by an onsite Honda Eu7000iS 7kW gasoline generator.

Recommendation: Adopt the Resolution which does the following: 1) Finds that the Commission has considered the Addendum to the adopted Mitigated Negative Declaration (MND) for the Commercial Medical Marijuana Land Use Ordinance (CMMLUO) as described by Section 15164 of the State California Environmental Quality Act (CEQA) Guidelines; 2) makes all of the required findings for approval of the Conditional Use Permit and 3) approves the Karina Mata Conditional Use Permit as recommended by staff subject to the recommended conditions.

Attachments: [13037 Karina Mata Staff Report 10.21.21.pdf](#)

5. Brandon Bilandzija, Conditional Use Permit
Record Number PLN-12730-CUP
Assessor Parcel Number (APN) 216-381-034
Alderpoint area

A Conditional Use Permit for existing 13,350 square feet (SF) of outdoor cannabis cultivation. Irrigation water will be sourced from a proposed groundwater well. Existing available water storage will be 18,000 gallons. Estimated annual water usage is 195,517 gallons. Drying, bucking, and processing occurs onsite. Power for cultivation will be sourced from a proposed PG&E agricultural connection.

Recommendation: Adopt the Resolution to which does the following: 1) Find that the Planning Commission has considered the Addendum to the adopted Mitigated Negative Declaration for the Commercial Medical Marijuana Land Use Ordinance (CMMLUO) pursuant to Section 15164 of the State CEQA Guidelines, 2) make all of the required findings for approval of the Conditional Use Permit and 3) approve the Brandon Bilandzija project as recommended by staff subject to the recommended conditions.

Attachments: [12730 Brandon Bilandzija Staff Report 10.21.21.pdf](#)
[Attachment 3A - 12730 Water Resource Protection Plan.pdf](#)
[Attachment 3B - 12730 Final Road Evaluation.pdf](#)

6. J and R Ranch, Conditional Use Permit and Special Permit

Record Number PLN-11503-CUP

Assessor Parcel Number (APN) 316-015-006

Willow Creek area

Conditional Use Permit for an existing 14,000-square-foot (SF) outdoor cannabis cultivation operation and a 1,400 SF appurtenant nursery. J and R Ranch also seeks a Special Permit for work completed within a Streamside Management Areas (SMA). The project also includes the permitting of existing facilities appurtenant to the cultivation, and relocation and remediation of a historic guerrilla grow area. Irrigation water is sourced from a 295-foot-deep permitted groundwater well. Existing available water storage capacity is 11,500 gallons in five plastic water tanks. Estimated annual water usage is 240,000 gallons (17.1 gallons/SF/year). Drying occurs onsite in an existing shed and processing will occur offsite at a licensed processing or manufacturing facility. Power is sourced from five onsite generators located in two noise containment sheds.

Recommendation: Adopt the Resolution which does the following: 1) Finds that the Commission has considered the Addendum to the adopted Mitigated Negative Declaration (MND) for the Commercial Medical Marijuana Land Use Ordinance (CMMLUO) as described by Section 15164 of the State California Environmental Quality Act (CEQA) Guidelines; 2) makes all of the required findings for approval of the Conditional Use Permit and Special Permit and 3) approves the J and R Ranch Conditional Use Permit and Special Permit recommended by staff subject to the recommended conditions.

Attachments: [11503 J & R Ranch Staff Report 10.21.21.pdf](#)

7. Humboldt's Own, Inc. Special Permit
Record Number PLN-2021-11786
Assessor's Parcel Number: 105-071-006
Petrolia area

A Special Permit for 24,800 SF of existing outdoor cannabis cultivation and 9,800 SF of new outdoor cannabis cultivation, and a Special Permit for 30,200 SF of cultivation being transferred from an RRR site to the property. Total permitted cultivation would be 64,800 SF, with appurtenant propagation and drying activities. Propagation is proposed in four (4) 2,496-SF greenhouses, totaling 9,984 SF. The source of water for irrigation is an onsite permitted groundwater well (No. 16/17-0721). Total estimated annual water use is 540,000 gallons. Water storage on-site is proposed to be 50,000 gallons. Drying will occur in a 7,200 SF facility onsite. Further processing occurs offsite at a licensed third-party facility. Electrical power is provided by PG&E and will be provided through the renewable energy program.

Recommendation: Adopt the Resolution which does the following: 1) Finds that the Planning Commission has considered the Addendum to the Commercial Cannabis Land Use Ordinance (CCLUO) as described by Section 15164 of the State CEQA Guidelines, 2) makes all the required findings for approval of the Special Permit and 3) approves the Humboldt's Own, LLC project as recommended by staff subject to the recommended conditions.

Attachments: [11786 Humboldts Own Staff Report 10.21.21.pdf](#)

8. Mad River Family Farms, LLC, Conditional Use Permits and Special permit
Record Number PLN-11727-CUP, PLN-11728-CUP, PLN-11730-CUP
Assessor Parcel Numbers (APNs) 208-221-015, 208-221-016, 208-221-008
Dinsmore area

Three Conditional Use Permits for the operation of existing full sun and light deprivation outdoor cannabis cultivation operations occurring across three adjacent and contiguous parcels, for a total of 63,701 square feet with 6,424 square feet of ancillary propagation, and a Special Permit for work within SMA areas and restoration of SMA areas including the removal of an in-stream pond. A total of 540,000 gallons of water is needed annual for all three projects, sourced from two groundwater wells and a 275,000-gallon rainwater catchment pond. A total of 437,950 gallons of water storage is available over the three properties. Processing activities are performed on APN 208-221-016 in a proposed 2,400-square-foot building or taken to a licensed off-site processing facility. Electricity is sourced from onsite solar and generator power. Access to the site is via West River Road off River Road which runs to the Humboldt/Trinity County Line.

Recommendation: Adopt the Resolutions which do the following: 1) find that the Planning Commission has considered the Addendum to the adopted Mitigated Negative Declaration for the Commercial Medical Marijuana Land Use Ordinance (CMMLUO) pursuant to Section 15164 of the State CEQA Guidelines, 2) make all the required findings for approval of the Conditional Use Permits and Special Permit, and 3) approve the Mad River Family Farms, LLC, projects subject to the recommended conditions.

Attachments: [11727, 11728, 11730 Mad River Family Farm Staff Report 10.21.21.pdf](#)
[Attachment 3A - 11727 11728 11730 WRPP.pdf](#)
[Attachment 3B - 11727 LSAA 3.13.19.pdf](#)
[Attachment 3C - 11727 11728 11730 Timberland Conversion Report 4.25.2019.pdf](#)
[Attachment 3D - 11727 11728 11730 Biological Report Revised_Mad River Family Fa](#)
[Attachment 3E - 11727 11728 11730 Road Evaluation Report 03.13.2019.pdf](#)

9. The Apartment, LLC, Special Permit and Zoning Clearance Certificates
Record Number PLN-2020-16774
Assessor's Parcel Number's 211-363-012 & 211-362-013
Miranda area

A Special Permit for Non-Flammable Cannabis Manufacturing, and Infusion and two Zoning Clearance Certificates for Distribution and Commercial (off-site) processing activities within two proposed structures totaling 14,000 square feet. Water for the project will be provided by a proposed one-million-gallon rainwater catchment pond and an existing well. The applicant is also proposing to construct a new well. The applicant anticipates 60,000 gallons of water will be required for cannabis activities annually. Water storage onsite totals 30,000 gallons and an additional 2,500-gallon water tank. Power for the project will be provided by solar and wind energy. A backup generator will be onsite for emergency use only. The project involves a Conditional Use Permit for a Labor Camp consisting of a 5,120-square-foot boarding house for employee housing. The site is located on a county-maintained road however a Conditional Use Permit is required for the use of this non-paved access road for cannabis support facilities.

Recommendation: Adopt the Resolution which does the following: 1) Find that the Planning Commission has considered the Addendum to the Environmental Impact Report adopted for the Commercial Cannabis Land Use Ordinance pursuant to Section 15164 of the State CEQA Guidelines, 2) make all of the required findings for approval of the Conditional Use Permit, Special Permit and Zoning Clearance Certificates based on evidence in the staff report and 3) approve The Apartment, LLC project subject to the recommended conditions.

Attachments: [16774 The Apartment Staff Report 10.21.21.pdf](#)

F. 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. Martin; Parcel Map Subdivision
Record Number PLN-2020-16208
Assessor's Parcel Number: 077-331-028
Redway area

A minor subdivision of an approximately 19,460 ft.² parcel into two parcels of 8,925 square feet and 10,535 square feet. The parcel is currently developed with two separate commercial buildings used by different commercial uses. An approximately 2,474 ft.² two-story office building and associated parking lot will be located on proposed parcel 1 and an approximately 985 ft.² existing machine shop and associated parking area will be located on proposed parcel 2. Both buildings currently receive water and sewer service from Redway Community Services District. Rusk Lane crosses through the eastern portion of the property within an existing 25-foot easement and provides access to existing development on proposed parcel 2. An exception pursuant to 325-9 of the county code will be needed to permit further subdivision without enlarging the size of the right-of-way to conform to the standard 50-foot width requirement for a category 4 road. The existing building located on Parcel 1 encroaches into an existing Public Utility Easement, this will need to be resolved prior to the subdivision map being filed with the County Recorder.

Recommendation: Adopt the Resolution that does the following: 1) Find the project is exempt from the California Environmental Quality Act (CEQA) per Section 15061(b)(3), 2) make all of the required findings for approval of the Parcel Map Subdivision, including the exception that is needed to permit further subdivision without enlarging the size of the right-of-way to conform to the standard 50-foot width requirement for a category 4 road., and 3) approve the Martin Parcel Map Subdivision project subject to the recommended conditions.

Attachments: [16208 Martin Staff Report 10.21.21.pdf](#)

2. Hone; Demolition and Coastal Development Permit

Record Number PLN-2021-17105

Assessor's Parcel Number: 511-061-009

3480 Letz Avenue, McKinleyville area

A Coastal Development Permit is being requested to authorize the construction of a 9,800 square foot single family residence, 1,700 square foot garage, 876 square feet of covered porches, 728 square foot port au cochere, 1,340 square foot pool, and 5,000 square foot recreation area (basketball/tennis courts). All existing on-site structures are proposed for demolition. The McKinleyville Community Services District currently provides water and sewer services to the property and is expected to serve the proposed new development. Grading is expected to be less than 50 cubic yards, and no trees will be removed.

Recommendation: Adopt the Resolution that does the following: 1) Find the project exempt from environmental review pursuant to Sections 15303(a) of the State CEQA Guidelines, 2) make all of the required findings for approval of the Coastal Development Permit, based on evidence in the staff report, and 3) adopt the Resolution approving the Hone project subject to the recommended conditions.

Attachments: [17105 Hone SFR Demo Staff Report 10.21.21.pdf](#)

3. Humboldt Holistics, Inc; Zoning Clearance Certificate

Record Number PLN-12901-ZCC

Assessor's Parcel Number: 210-250-021

Bridgeville area

The Planning Department is seeking a recommendation from the Planning Commission to revoke the existing Zoning Clearance Certificate for violations of the permit and County Ordinance. The existing permitted operation consists of 10,000 square feet of outdoor commercial cannabis cultivation in four greenhouses. Water for irrigation is sourced from two wells and the projected annual water usage totals 100,000 gallons. Hard tank water storage totals 15,000 gallons and there is a 200,000-gallon water bladder onsite. All processing occurs onsite, and the applicant may utilize up to 20 employees. Energy for the operation is sourced from solar and generators are onsite to provide supplemental energy. The applicant is also seeking two RRR applications, each for 20,000 square feet, to expand the operation to 50,000 square feet of outdoor commercial cannabis cultivation.

Recommendation: Adopt the Resolution which does the following: 1) Finds the project exempt from environmental review pursuant to State CEQA Guidelines §15321(a), 2) make the finding that the project site is in violation of Humboldt County Code, recommend that the Humboldt County Board of Supervisors revoke the approved Humboldt Holistics, Inc., Zoning Clearance Certificate.

Attachments: [12901 Humboldt Holistics Revocation Staff Report 10.21.21.pdf](#)

4. Christina Giannelli; Conditional Use Permit
Record Number PLN-12087-CUP
Assessor's Parcel Number: 223-072-004
Garberville area

The applicant is seeking a Conditional Use Permit for 31,500 square feet of existing outdoor cultivation. Water for irrigation is sourced from a registered spring diversion. Projected annual water usage totals 284,000 gallons and water storage onsite totals 200,500 gallons in hard tanks and two water bladders. All processing occurs onsite. Energy is supplied by a generator.

Recommendation: Adopt the Resolution which does the following: 1) Finds the project exempt from environmental review pursuant to Section 15270 of the CEQA Guidelines (projects which are disapproved); 2) make the finding that the project site is in violation of Humboldt County Code and 3) denies the Christina Giannelli Conditional Use Permit.

Attachments: [12087 Christina Giannelli Staff Report 10.21.21.pdf](#)

5. Soul Arc Solutions, Inc; Conditional Use Permit
Record Number PLN-11402-CUP
Assessor Parcel Number (APN) 108-012-010
Ettersburg area

A Conditional Use Permit for 18,092 square feet (SF) of existing cannabis cultivation. consisting of 8,000 SF mixed light techniques and 10,092 SF outdoor cultivation. Water for irrigation is sourced from a point of diversion and rainwater catchment pond. Water storage totals 290,000 gallons. Drying and curing would be completed on-site in a proposed 1,000-square-foot facility, with other processing occurring off-site. Electricity is sourced from generator power with solar power proposed.

Recommendation: Adopt the Resolution which does the following: 1) Finds that the Commission has considered the Addendum to the adopted Mitigated Negative Declaration (MND) for the Commercial Medical Marijuana Land Use Ordinance (CMMLUO) as described by Section 15164 of the State California Environmental Quality Act (CEQA) Guidelines; 2) makes all of the required findings for approval of the Conditional Use Permit and 3) approves the Soul Arc Solutions Inc Conditional Use Permit as recommended by staff subject to the recommended conditions.

Attachments: [11402 Soul Arc Solutions Staff Report 10.21.21.pdf](#)

6. Mountain Creek Farms and Research Facility; Conditional Use Permit
Record Number PLN-11806-CUP
Assessor Parcel Number (APN) 217-391-006
Blocksburg area

A Conditional Use Permit for 5,140 square feet (SF) of existing mixed light cannabis cultivation and 17,200 SF of existing outdoor cannabis cultivation. Annual water use is approximately 221,559 gallons. Water for cultivation will be provided by an existing 1,200,000-gallon rainwater catchment pond. Bucking and drying will occur onsite, while other processing will occur offsite. Power is provided by a solar system and generators.

Recommendation: Adopt the Resolution which does the following: 1) Finds that the Commission has considered the Addendum to the adopted Mitigated Negative Declaration (MND) for the Commercial Medical Marijuana Land Use Ordinance (CMMLUO) as described by Section 15164 of the State California Environmental Quality Act (CEQA) Guidelines; 2) makes all of the required findings for approval of the Conditional Use Permit and 3) approves the Mountain Creek Farms and Research Facility Conditional Use Permit as recommended by staff subject to the recommended conditions.

Attachments: [11806 Mountain Creek Farms and Research Staff Report 10.21.21.pdf](#)

7. Big River Farm, LLC; Conditional Use Permit and Special Permit
Record Number PLN-11892-CUP
Assessor's Parcel Number: 108-023-008
Shelter Cove area

Big River Farm, LLC seeks a Conditional Use Permit for 22,000 square feet (SF) existing outdoor cannabis cultivation on a 90-acre parcel. The project is within 600 feet of public land and requires a Special Permit to reduce the setback to BLM public land to 40 feet. Juvenile plants are propagated on-site in a 2,400 square foot ancillary nursery. Irrigation water is sourced from a groundwater well. The estimated annual irrigation water usage is 208,000 gallons (7.7 gal/sf/cycle). Water storage totals 69,600 gallons in eight (8) hard tanks. Applicant proposes construction of a 200,000-gallon rainwater catchment pond. Processing, including drying, curing and trimming, will occur on-site in an existing 2,400 SF facility. Power for the cultivation operation is provided by P.G.&E., and generators will only be used for domestic emergency backup power.

Recommendation: Adopt the Resolution which does the following: 1) Finds that the Commission has considered the Addendum to the adopted Mitigated Negative Declaration (MND) for the Commercial Medical Marijuana Land Use Ordinance (CMMLUO) as described by Section 15164 of the State California Environmental Quality Act (CEQA) Guidelines; 2) makes all of the required findings for approval of the Conditional Use Permit and Special Permit and 3) approves the Big River Farm LLC Conditional Use Permit and Special Permit recommended by staff subject to the recommended conditions.

Attachments: [11892 Big River Farms Staff Report 10.21.21.pdf](#)

8. PACWI, LLC; Conditional Use Permit
Record Number PLN-12049-CUP
Assessor Parcel Number (APN) 216-093-009
Alderpoint area

A Conditional Use Permit for continued cultivation of 16,600 square feet (SF) of existing outdoor cannabis. Ancillary propagation is 1,500 SF. Water for irrigation is sourced from two rainwater catchment ponds. Water storage totals of 519,500 gallons. Estimated annual water use is 392,000 gallons. Drying and curing activities occur on-site while other processing will occur offsite. Power is provided by a generator.

Recommendation: Adopt the Resolution which does the following: 1) Finds that the Commission has considered the Addendum to the adopted Mitigated Negative Declaration (MND) for the Commercial Medical Marijuana Land Use Ordinance (CMMLUO) as described by Section 15164 of the State California Environmental Quality Act (CEQA) Guidelines; 2) makes all of the required findings for approval of the Conditional Use Permit and 3) approves the PACWI, LLC Conditional Use Permit as recommended by staff subject to the recommended conditions.

Attachments: [12049 PACWI Staff Report 10.21.21.pdf](#)
[Attachment 3A - 12049 Site Management Plan 02.09.2021.pdf](#)

9. Humboldt Kingz, LLC; Conditional Use Permit and Special Permit
Record Number PLN-12125-CUP
Assessor's Parcel Number: 216-136-004 and 216-135-008
New Harris Area

Humboldt Kingz, LLC seeks a Conditional Use Permit for 37,250 sq. ft. of existing outdoor cannabis cultivation. The project involves a Special Permit for work within a Streamside Management Area (SMA). Propagation is proposed within a proposed 3,700-square-foot greenhouse. Water for irrigation will be provided by a 6-million-gallon on-stream pond and rainwater catchment utilizing the rooftops of the existing structures. The applicant anticipates 600,000 gallons of water will be required annually for irrigation. Water storage onsite totals 6,014,000 gallons whereas 6 million gallons is from a 6-million-gallon onstream pond, and 14,000 gallons is sourced from hard tanks. Processing such as drying and curing is proposed onsite within an existing 1,440-square-foot dry shed. Further processing such as trimming is proposed offsite at a licensed processing facility. Power for the project will be provided by solar with a backup generator.

Recommendation: Adopt the Resolution which does the following: 1) Finds that the Commission has considered the Addendum to the adopted Mitigated Negative Declaration (MND) for the Commercial Medical Marijuana Land Use Ordinance (CMMLUO) as described by Section 15164 of the State California Environmental Quality Act (CEQA) Guidelines; 2) makes all of the required findings for approval of the Conditional Use Permit and Special Permit and 3) approves the Humboldt Kingz, LLC Conditional Use Permit and Special Permit recommended by staff subject to the recommended conditions.

Attachments: [12125 Humboldt Kingz Staff Report 10.21.21.pdf](#)

10. Whipsawasons, LLC; Conditional Use Permit

Record Number PLN-12216-CUP

Assessor Parcel Number (APN): 217-391-012

Blocksburg area

A Conditional Use Permit for 12,000 square feet (SF) of existing outdoor cannabis cultivation. Annual water use is approximately 137,000 gallons. Water will be provided by an existing groundwater well and a 500,000-gallon rainwater catchment pond. There is 554,000 gallons of water storage.

Processing will occur offsite. Power is provided by solar with a generator for emergency use only.

Recommendation: Adopt the Resolution which does the following: 1) Finds that the Commission has considered the Addendum to the adopted Mitigated Negative Declaration (MND) for the Commercial Medical Marijuana Land Use Ordinance (CMMLUO) as described by Section 15164 of the State California Environmental Quality Act (CEQA) Guidelines; 2) makes all of the required findings for approval of the Conditional Use Permit and 3) approves the Whipsawasons, LLC Conditional Use Permit as recommended by staff subject to the recommended conditions.

Attachments: [12216 Whipsawasons LLC Staff Report 10.21.21.pdf](#)

11. Redwood Valley Farms, LLC; Conditional Use Permit and Special Permit

Record Number PLN-12310-CUP

Assessor Parcel Number (APN) 316-174-010

Titlow Hill area

A Conditional Use Permit for an existing 14,180 square foot (SF) outdoor cannabis cultivation with 660 SF of ancillary propagation. Irrigation water is sourced from a stream diversion and a rainwater catchment pond. Processing occurs onsite within an existing 1,000 SF agricultural barn. Power is provided by solar, with two (2) generators utilized for drying, curing, and supplemental domestic uses. The proposed project also includes a Special Permit for the use of the point of diversion.

Recommendation: Adopt the Resolution which does the following: 1) Finds that the Commission has considered the Addendum to the adopted Mitigated Negative Declaration (MND) for the Commercial Medical Marijuana Land Use Ordinance (CMMLUO) as described by Section 15164 of the State California Environmental Quality Act (CEQA) Guidelines; 2) makes all of the required findings for approval of the Conditional Use Permit and Special Permit and 3) approves the Redwood Valley Farms, LLC Conditional Use Permit and Special Permit as recommended by staff subject to the recommended conditions.

Attachments:

[12310 Redwood Valley Farms LLC Staff Report 10.21.21.pdf](#)

[Attachment 3A - 12310 WRPP 2016.pdf](#)

[Attachment 3B - 12310 Less Than 3 Acre Conversion.pdf](#)

[Attachment 3C - 12310 Road Evaluation.pdf](#)

[Attachment 3D - 12310 Septic Site Suitability Analysis 9.14.18.pdf](#)

12. Eagles Nest Farm, LLC: Conditional Use Permit
Record Number PLN-12490-CUP
Assessor's Parcel Number (APN) 220-191-027
Whitethorn Area

The applicant is seeking a Conditional Use Permit for 13,350 square feet of existing commercial cannabis cultivation of which 8,830 square feet is outdoor cultivation and 4,520 square feet is mixed light cultivation. The project is supported by 1,340 square feet of propagation space. Water for irrigation is sourced from two existing permitted groundwater wells and a 400,000-gallon rainwater catchment pond. The projected annual water usage totals 140,000 gallons and hard tank water storage totals 58,000 gallons. Processing occurs onsite although the applicant may utilize a licensed third-party processing facility. Energy for the project will be sourced from a generator although the applicant is actively pursuing solar power. Once installed, solar will be the primary energy source.

Recommendation: Adopt the Resolution which does the following: 1) Finds that the Commission has considered the Addendum to the adopted Mitigated Negative Declaration (MND) for the Commercial Medical Marijuana Land Use Ordinance (CMMLUO) as described by Section 15164 of the State California Environmental Quality Act (CEQA) Guidelines; 2) makes all of the required findings for approval of the Conditional Use Permit and 3) approves the Eagles Nest Farm, LLC Conditional Use Permit recommended by staff subject to the recommended conditions.

Attachments: [12490 Eagles Nest Staff Report 10.21.21.pdf](#)
[Attachment 3A - 12490 Site Management Plan 5.27.21.pdf](#)

13. Fertila, LLC; Conditional Use Permit and Special Permit

Record Number PLN-13180-CUP

Assessor Parcel Number (APN) 221-202-001

Ettersburg area

Fertila, LLC seeks a Conditional Use Permit for an 18,200-square-foot (SF) cannabis cultivation consisting of 14,560 SF of existing outdoor light-deprivation cannabis cultivation and 3,640 SF of existing mixed-light cannabis cultivation. An existing 3,200-SF barn would be used for drying, once permitted, and a second new 3,400-SF building is proposed for processing and use as an ancillary nursery. The project includes a Special Permit for maintenance of an encroachment point of diversion historically used for cannabis irrigation. A 730,000-gallon rainwater catchment pond system (with 42,000 SF of catchment area) was constructed to allow forbearance from summertime diversions. Electricity is sourced from Pacific Gas and Electric Company through the solar choice program and an emergency backup generator.

Recommendation: Adopt the Resolution which does the following: 1) Finds that the Commission has considered the Addendum to the adopted Mitigated Negative Declaration (MND) for the Commercial Medical Marijuana Land Use Ordinance (CMMLUO) as described by Section 15164 of the State California Environmental Quality Act (CEQA) Guidelines; 2) makes all of the required findings for approval of the Conditional Use Permit and Special Permit, and 3) approves the Fertila, LLC Conditional Use Permit and Special Permit as recommended by staff subject to the recommended conditions.

Attachments: [13180 Fertila Staff Report 10.21.21.pdf](#)
[Attachment 3A - 13180 WRPP.pdf](#)

G. ADJOURNMENT

H. NEXT MEETINGS: November 04, 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