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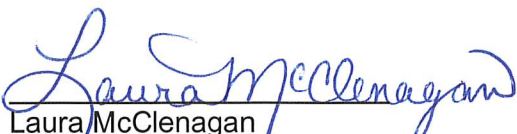
THURSDAY, OCTOBER 21, 2021

Regular Meeting

The Honorable Planning Commission of the County of Humboldt met in a regular meeting on the above date within the Humboldt County Courthouse, Eureka, California. The minutes of this meeting were approved on Thursday, November 04, 2021, with the vote as shown below.

The motion was made by Commissioner Noah Levy and seconded by Commissioner Brian Mitchell.

AYES: Commissioners Alan Bongio, Thomas Mulder, Noah Levy, Peggy O'Neill, Brian Mitchell  
ABSENT: Commissioners Mike Newman, Melanie McCavour  
ABSTAIN: Commissioners  
DECISION: Motion carries 5/0.

  
\_\_\_\_\_  
Laura McClenagan  
Deputy Clerk of the Planning Commission

  
\_\_\_\_\_  
John H. Ford  
Secretary of the Planning Commission

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

**PLANNING COMMISSION  
COUNTY OF HUMBOLDT**

825 Fifth Street  
Board of Supervisors Chambers  
Eureka, California

**ACTION SUMMARY**

Thursday, October 21, 2021

6:00 PM

Regular Meeting - Virtual

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*NOTE: In accordance with AB 361 the Planning Commission meeting was held virtually.*

**A. CALL TO ORDER / SALUTE TO FLAG**

*Chair Alan Bongio called the meeting to order at 6:00 p.m.*

**B. COMMISSIONERS PRESENT**

Present : 6 - Commissioner Alan Bongio, Commissioner Brian Mitchell, Commissioner Mike L Newman, Commissioner Melanie McCavour, Commissioner Peggy O'Neill and Commissioner Thomas Mulder

Absent : 1 - Commissioner Noah Levy

**C. AGENDA MODIFICATIONS**

*Item F-3 Humboldt Holistics PLN-12901-ZCC, PLN-12726-ZCC, and PILN-12731-ZCC Withdrawn request received.*

*Item F-5 Soul Arc Solution PLN-11402-CUP Supplemental information provided requesting a continuance.*

*Item F-7 Big River Farms PLN-11892-CUP Supplemental information provided requesting continuance to the November 04, 2021 meeting.*

*Item F-11 Redwood Valley Farms PLN-12310-CUP Supplemental information and public comment provided.*

*Item E-1 McGuire PLN-2021-17292 Supplemental information provided to revise the conditions of approval to clarify demolition time line requirement.*

*Item E-3 Aloha Top Shelf PLN-12333-CUP, PLN-12337-CUP, PLN-12637-CUP Revised Agenda for incorrect description.*

**D. PUBLIC COMMENTS ON NON-AGENDA ITEMS:**

*Public Hearing Opened*

**E. OLD BUSINESS**

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.

*Public Hearing Opened*

***A motion was made by Commissioner Mitchell, seconded by Commissioner McCavour, that the McGuire Coastal Development Permit be approved with conditions as modified (clarify demolition time line requirement). The motion carried by the following vote:***

Aye: 6 - Commissioner Bongio, Commissioner Mitchell, Commissioner Newman, Commissioner McCavour, Commissioner O'Neill and Commissioner Mulder

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 429,500 gallons. Water storage totals 25,000 gallons in eight (8) 2,500-gallon containers, and one (1) 5,000-gallon container. Electricity is supplied by generator.

***A motion was made by Commissioner McCavour, seconded by Commissioner Mitchell, that the Macras Land Company, Conditional Use Permit be continued to the November 04, 2021 meeting. The motion carried by the following vote:***

Aye: 6 - Commissioner Bongio, Commissioner Mitchell, Commissioner Newman, Commissioner McCavour, Commissioner O'Neill and Commissioner Mulder

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 Permits 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.

*Public Comment Open*

***A motion was made by Commissioner Mitchell, seconded by Commissioner Mulder, that the Aloha Top Shelf, LLC, Conditional Use Permits, Special Permit and Notice of Merger be approved with conditions as recommended. The motion carried by the following vote:***

Aye: 6 - Commissioner Bongio, Commissioner Mitchell, Commissioner Newman, Commissioner McCavour, Commissioner O'Neill and Commissioner Mulder

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.

*Meeting went into Recess*

*Meeting Reconvened*

*Public Comment Opened*

***A motion was made by Commissioner Newman, seconded by Commissioner McCavour, that the Karina Mata, Conditional Use Permit be approved with conditions as recommended. The motion carried by the following vote:***

Aye: 6 - Commissioner Bongio, Commissioner Mitchell, Commissioner Newman, Commissioner McCavour, Commissioner O'Neill and Commissioner Mulder

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

A Conditional Use Permit for 13,350 square feet (SF) of existing 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.

*Public Comment Opened*

*A motion was made by Commissioner Newman, seconded by Commissioner Mulder, that the Brandon Bilandzija, Conditional Use Permit be approved with conditions as recommended. The motion failed by the following vote:*

*Aye: 2 - Commissioner Newman and Commissioner Mulder*

*Nay: 4 - Commissioner Bongio, Commissioner Mitchell, Commissioner McCavour and Commissioner O'Neill*

*A motion was made by Commissioner Mitchell, seconded by Commissioner McCavour, that the Brandon Bilandzija, Conditional Use Permit be continued to a date uncertain. The motion failed by the following vote:*

*Aye: 2 - Commissioner Newman, Commissioner Mitchell and Commissioner McCavour*

*Nay: 4 - Commissioner Bongio, Commissioner Mulder and Commissioner O'Neill*

*A motion was made by Commissioner Mitchell, seconded by Commissioner McCavour, that the Brandon Bilandzija, Conditional Use Permit be continued to the November 04, 2021 with the intent to deny. The motion carried by the following vote:*

*Aye: 4 - Commissioner Bongio, Commissioner Mitchell, Commissioner McCavour and Commissioner O'Neill*

*Nay: 2 - Commissioner Newman and Commissioner Mulder*

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.

*Public Comment Opened*

***A motion was made by Commissioner Mulder, seconded by Commissioner Newman, that the J and R Ranch, Conditional Use Permit and Special Permit be approved with conditions as recommended. The motion carried by the following vote:***

Aye: 6 - Commissioner Bongio, Commissioner Mitchell, Commissioner Newman, Commissioner McCavour, Commissioner O'Neill and Commissioner Mulder

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.

*Public Comment Opened*

***A motion was made by Commissioner Mitchell, seconded by Commissioner McCavour, that the Humboldt's Own, Inc. Special Permit be approved with conditions as modified (50% of water use for new portion and RRR portion come from rainwater catchments). The motion carried by the following vote:***

Aye: 6 - Commissioner Bongio, Commissioner Mitchell, Commissioner Newman, Commissioner McCavour, Commissioner O'Neill and Commissioner Mulder

- 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.

*Public Comment Opened*

***A motion was made by Commissioner Mulder, seconded by Commissioner Newman, that the Mad River Family Farms, LLC, Conditional Use Permits and Special permit be approved with conditions as recommended. The motion carried by the following vote:***

- Aye: 4 - Commissioner Newman, Commissioner McCavour, Commissioner O'Neill and Commissioner Mulder
- Nay: 2 - Commissioner Bongio and Commissioner Mitchell



- 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.

*Public Comment Opened*

***A motion was made by Commissioner McCavour, seconded by Commissioner Newman, that the The Apartment, LLC, Special Permit and Zoning Clearance Certificates be approved as modified (remove "or Engineer" from Condition #10). The motion carried by the following vote:***

Aye: 5 - Commissioner Bongio, Commissioner Mitchell, Commissioner Newman, Commissioner McCavour and Commissioner O’Neill

Nay: 1 - Commissioner Mulder

**F. PUBLIC HEARINGS**

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 square foot 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 square foot two-story office building and associated parking lot will be located on proposed parcel 1 and an approximately 985 square foot 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 is needed to approve the subdivision without enlarging the size of the right-of-way to conform to the standard 50-foot width requirement for a category 4 road.

***A motion was made by Commissioner Mitchell, seconded by Commissioner McCavour, that the Martin; Parcel Map Subdivision be continued to the November 04, 2021 meeting. The motion carried by the following vote:***

Aye: 6 - Commissioner Bongio, Commissioner Mitchell, Commissioner Newman, Commissioner McCavour, Commissioner O'Neill and Commissioner Mulder

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 motion was made by Commissioner Mitchell, seconded by Commissioner McCavour, that the Hone Demolition and Coastal Development Permit be continued to the November 04, 2021 meeting. The motion carried by the following vote:***

Aye: 6 - Commissioner Bongio, Commissioner Mitchell, Commissioner Newman, Commissioner McCavour, Commissioner O'Neill and Commissioner Mulder

3. Humboldt Holistics, Inc; Zoning Clearance Certificate  
Record Number PLN-12901-ZCC  
Assessor's Parcel Number: 210-250-021  
Bridgeville area

The Panning 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.

***Request received at 4:26 p.m. on 10.21.21, by applicant to withdraw applications PLN-12901-ZCC, PLN-12726-ZCC, and PLN-12731-ZCC.***

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

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. Electricity is supplied by a generator.

***A motion was made by Commissioner Mitchell, seconded by Commissioner McCavour, that the Christina Giannelli Conditional Use Permit be continued to the November 04, 2021 meeting. The motion carried by the following vote:***

Aye: 6 - Commissioner Bongio, Commissioner Mitchell, Commissioner Newman, Commissioner McCavour, Commissioner O'Neill and Commissioner Mulder

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 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 supplied by generator with solar power proposed.

***The Soul Arc Solutions, Inc; Conditional Use Permit was continued to a date uncertain.***

- 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 22,340 square feet of existing cultivation consisting of 5,140 square feet (SF) mixed light cultivation and 17,200 SF outdoor 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.

*A motion was made by Commissioner Mitchell, seconded by Commissioner McCavour, that the Mountain Creek Farms and Research Facility; Conditional Use Permit be continued to the November 04, 2021 meeting. The motion carried by the following vote:*

Aye: 6 - Commissioner Bongio, Commissioner Mitchell, Commissioner Newman, Commissioner McCavour, Commissioner O'Neill and Commissioner Mulder

- 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

A Conditional Use Permit for 22,000 square feet (SF) existing outdoor cannabis cultivation. 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. 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.

*A motion was made by Commissioner Mitchell, seconded by Commissioner McCavour, that the Big River Farm, LLC; Conditional Use Permit and Special Permit be continued to the November 04, 2021 meeting. The motion carried by the following vote:*

Aye: 6 - Commissioner Bongio, Commissioner Mitchell, Commissioner Newman, Commissioner McCavour, Commissioner O'Neill and Commissioner Mulder

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.

*A motion was made by Commissioner Mitchell, seconded by Commissioner McCavour, that the PACWI, LLC; Conditional Use Permit be continued to the November 04, 2021 meeting. The motion carried by the following vote:*

Aye: 6 - Commissioner Bongio, Commissioner Mitchell, Commissioner Newman, Commissioner McCavour, Commissioner O'Neill and Commissioner Mulder

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. Six million gallons from a 6-million-gallon onstream pond, and 14,000 gallons from hard tanks. Drying and curing is proposed onsite within an existing 1,440-square-foot dry shed. Trimming is proposed offsite at a licensed processing facility. Power for the project will be provided by solar with a backup generator.

*A motion was made by Commissioner Mitchell, seconded by Commissioner McCavour, that the Humboldt Kingz, LLC; Conditional Use Permit and Special Permit be continued to the November 04, 2021 meeting. The motion carried by the following vote:*

Aye: 6 - Commissioner Bongio, Commissioner Mitchell, Commissioner Newman, Commissioner McCavour, Commissioner O'Neill and Commissioner Mulder

- 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.

***A motion was made by Commissioner Mitchell, seconded by Commissioner McCavour, that the Whipsawasons, LLC Conditional Use Permit be continued to the November 04, 2021 meeting. The motion carried by the following vote:***

Aye: 6 - Commissioner Bongio, Commissioner Mitchell, Commissioner Newman, Commissioner McCavour, Commissioner O'Neill and Commissioner Mulder

- 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 14,180 square feet (SF) of existing 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.

***A motion was made by Commissioner Mitchell, seconded by Commissioner McCavour, that the Redwood Valley Farms Conditional Use Permit and Special Permit be continued to the November 04, 2021 meeting. The motion carried by the following vote:***

Aye: 6 - Commissioner Bongio, Commissioner Mitchell, Commissioner Newman, Commissioner McCavour, Commissioner O'Neill and Commissioner Mulder

- 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 (SF) of existing commercial cannabis cultivation consisting of 8,830 SF outdoor and 4,520 SF mixed light. The project is supported by 1,340 SF 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. Power 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.

***A motion was made by Commissioner Mitchell, seconded by Commissioner McCavour, that the Eagles Nest Farm, LLC: Conditional Use Permit be continued to the November 04, 2021 meeting. The motion carried by the following vote:***

Aye: 6 - Commissioner Bongio, Commissioner Mitchell, Commissioner Newman, Commissioner McCavour, Commissioner O’Neill and Commissioner Mulder

- 13. Fertilia, LLC; Conditional Use Permit and Special Permit  
 Record Number PLN-13180-CUP  
 Assessor Parcel Number (APN) 221-202-001  
 Ettersburg area

Fertilia, LLC seeks a Conditional Use Permit for 8,200-square-foot (SF) of existing cannabis cultivation consisting of 14,560 (SF) outdoor light-deprivation and 3,640 (SF) mixed-light. An existing 3,200-SF barn will be used for drying, once permitted, and a new 3,400-SF building is proposed for processing and 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 was constructed to allow forbearance from summertime diversions. Electricity provided by Pacific Gas and Electric Company through the solar choice program and an emergency backup generator.

***A motion was made by Commissioner Mitchell, seconded by Commissioner McCavour, that the Fertilia, LLC; Conditional Use Permit and Special Permit be continued to the November 04, 2021 meeting. The motion carried by the following vote:***

Aye: 6 - Commissioner Bongio, Commissioner Mitchell, Commissioner Newman, Commissioner McCavour, Commissioner O’Neill and Commissioner Mulder

**G. ADJOURNMENT**

*Chair Alan Bongio adjourned the meeting at 9:45 p.m.*

**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](mailto:planningclerk@co.humboldt.ca.us) or the ADA Coordinator at 844-365-0352 or by email at [ada@co.humboldt.ca.us](mailto:ada@co.humboldt.ca.us)*