

PLANNING COMMISSION

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COUNTY STAFF

JOHN H. FORD  
Director, Planning and Building

**COUNTY OF HUMBOLDT  
PLANNING COMMISSION**

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

**AGENDA**

**Thursday, February 7, 2019**

**6:00 PM**

**Regular Meeting**

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**Notice Regarding Public Comment:**

*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 their names, but are not required to do so.*

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

**B. COMMISSIONERS PRESENT**

**C. AGENDA MODIFICATIONS**

**D. APPROVAL OF ACTION SUMMARY**

- 1 Action Summary for approval - Meeting of January 24, 2019

*Attachments:*      [PC 1.24.19 Action Summary for approval](#)

## E. 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.*

## F. 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 Dry Creek Gardens, Inc. Conditional Use Permit and Special Permit

Application Number: 11209

Case Numbers: PLN-11209-CUP

Assessor's Parcel Number: 107-234-016

3700 Panther Gap Road, Honeydew Area

A Conditional Use Permit for 13,700 square feet (SF) of existing mixed light commercial cannabis cultivation and a Special Permit to allow removal and remediation of a septic system within a Streamside Management Area and for an agricultural spring diversion that commenced after April 25, 1995.

**Recommendation:** Consider the Addendum to the Mitigated Negative Declaration adopted for the Commercial Medical Marijuana Land Use Ordinance pursuant to Section 15164 of the State CEQA Guidelines, make all of the required findings for approval of the Conditional Use Permit and Special Permit based on evidence in the staff report and any public testimony, and adopt the Resolution approving the proposed Dry Creek Gardens, Inc. project subject to the recommended conditions.

**Attachments:** [PLN-11209-CUP Staff Report](#)

**2** Big Rock Farms, Inc. Conditional Use Permit and Special Permit

Application Number: 11092

Case Number: CUP-17-079 and SP-17-062

Assessor's Parcel Number: 216-107-003, 216-108-004 and 218-161-010

1341 Sesame Loop, Garberville area

A Conditional Use Permit and Special Permit for 3,200 square feet (SF) of existing outdoor cannabis cultivation and 17,750 SF of mixed light cannabis cultivation, and a Special Permit for a stream diversion and restoration within the Streamside Management Area.

**Recommendation:** Consider the Addendum to the Mitigated Negative Declaration adopted for the Commercial Medical Marijuana Land Use Ordinance pursuant to Section 15164 of the State CEQA Guidelines, make all of the required findings for approval of the Conditional Use Permit and Special Permit based on evidence in the staff report and any public testimony, and adopt the Resolutions approving the proposed Big Rock Farms, Inc. Conditional Use Permit and Special Permit subject to the recommended conditions.

**Attachments:** [CUP 17-079 Staff Report](#)  
[PC Supplemental #1 2.7.19 11092.pdf](#)

**3** Pipe Creek Canyon, Inc. Conditional Use Permit

Application Number: 12966

Case Number: PLN-12966-CUP

Assessor's Parcel Number (APN): 218-121-005

838 Lauffer Road, Garberville area

A Conditional Use Permit for 15,000 square feet of existing outdoor, light deprivation cannabis cultivation.

**Recommendation:** Consider the Addendum to the Mitigated Negative Declaration adopted for the Commercial Medical Marijuana Land Use Ordinance 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 any public testimony, and adopt the Resolution approving the proposed Pipe Creek Canyon, Inc. Conditional Use Permit subject to the recommended conditions.

**Attachments:** [PLN-12966-CUP Staff Report](#)  
[PC Supplemental #1 2.7.19 12966.pdf](#)

- 4 Essential Canna, LLC Conditional Use Permit and Special Permit  
Application Number: 11338  
Case Number: CUP16-232  
Assessor's Parcel Number (APN): 223-123-005 and 223-124-001  
2798 Mahan Road, Garberville area

A Conditional Use Permit for 16,200 square feet of existing outdoor and 700 square feet of mixed light cannabis cultivation and a Special Permit to allow a point of diversion located on APN 223-124-001.

**Recommendation:** Consider the Addendum to the Mitigated Negative Declaration adopted for the Commercial Medical Marijuana Land Use Ordinance pursuant to Section 15164 of the State CEQA Guidelines, make all of the required findings for approval of the Conditional Use Permit and Special Permit based on evidence in the staff report and any public testimony, and adopt the Resolution approving the proposed Conditional Use Permit and Special Permit subject to the recommended conditions.

**Attachments:** [CUP 16-232 Staff Report](#)  
[PC Supplemental #1 11338.pdf](#)

## G. CONTINUED PUBLIC HEARINGS

- 1 Sky High Humboldt, LLC  
Application Number: 11921  
Case Number: CUP16-450  
Assessor Parcel Number (APN): 223-271-006  
692 Sawmill Road, Garberville area

A Conditional Use Permit for 10,260-square-feet of existing outdoor and 1,730-square-feet of existing mixed light cannabis cultivation.

**Recommendation:** Consider the Addendum to the Mitigated Negative Declaration adopted for the Commercial Medical Marijuana Land Use Ordinance 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 any public testimony, and adopt the Resolution approving the Sky High Humboldt, LLC, Conditional Use Permit to allow the cultivation in the existing location subject to the recommended conditions

**Attachments:** [CUP-16-450 Staff Report](#)  
[PC Supplemental #1 2.7.19 11921.pdf](#)  
[Item G-1 Emailed continuance request from applicant.pdf](#)

## H. 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** The Bluff Creek Company, Inc. Special Permit

Application Number: 12834

Case Number: SP-16-667

Assessor Parcel Numbers 530-102-004, 530-101-010 &amp; 530-101-009

Weitchpec area

A Special Permit to allow 9,200 square foot (sf) of existing outdoor commercial medical cannabis cultivation and to allow the cultivation area to be setback less than 600 feet from publicly owned lands pursuant to the Commercial Medical Marijuana Land Use Ordinance (CMMULO) 55.4.11(d).

**Recommendation:** Find the project exempt from environmental review pursuant to State CEQA Guidelines Section 15270, make the finding that the applicant cannot meet the required setback to a Tribal Cultural Resource as required by Humboldt County Code §314-55.4.11(d), and adopt the Resolution denying The Bluff Creek Company, Inc. project.

**Attachments:**[SP-16-667 Staff Report](#)[Applicant Submitted Information from PC on 2.07.19 12834.pdf](#)**ADJOURNMENT***February 21, 2019**March 7, 2019*