

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, September 5, 2019

6:00 PM

Regular Meeting

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**Notice Regarding Public Comment:**

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

**B. COMMISSIONERS PRESENT**

**C. AGENDA MODIFICATIONS**

*12 Supplementals submitted for various items.*

**D. APPROVAL OF ACTION SUMMARY**

1. Review and approve the June 20, 2019 Planning Commission Action Summary.

**Recommendation:** Move to approve the June 20, 2019 Planning Commission Action Summary and direct the Secretary of the Planning Commission and the Clerk of the Planning Commission to sign the Minute Sheet.

**Attachments:** [Item D-1 Action Summary of the Planning Commission on 6.20.19 Action Summary for](#)

2. Review and approve the July 11, 2019 Planning Commission Action Summary.

**Recommendation:** Move to approve the July 11, 2019 Planning Commission Action Summary and direct the Secretary of the Planning Commission and the Clerk of the Planning Commission to sign the Minute Sheet.

**Attachments:** [Item D-2 Action Summary of the Planning Commission on 7.11.19 - for approval.pdf](#)

3. Review and approve the August 1, 2019 Planning Commission Action Summary.

**Recommendation:** Move to approve the August 1, 2019 Planning Commission Action Summary and direct the Secretary of the Planning Commission and the Clerk of the Planning Commission to sign the Minute Sheet.

**Attachments:** [Item D-3 Action Summary of the Planning Commission on 8.1.19 - for review and approval.pdf](#)

## 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. Dias Final Map Subdivision, Coastal Development Permit and Special Permit Modification Extension  
Case Number PLN-2019-15612

Assessor Parcel Numbers (APNs) 017-152-022, 017-152-023, 017-152-024, 402-301-011  
3127 Mitchell Heights Drive, Eureka area

**Project Description:** A third two-year extension of a Major Subdivision, a Coastal Development Permit and a Special Permit Modification last approved on October 18, 2018. The project was extended twice by the applicant and automatically extended by several Assembly Bills. The original project consisted of the subdivision of 33.3 acres into thirteen (13) lots ranging in size from 1.25 to 4.51 acres. The subdivision utilized Lot Size Modification and included an exception to lot frontage requirements and a Special Permit to allow an exception to the lot width to depth ratio. The subdivision was proposed to be developed as Phase 1 (Lots 1 through 3 and Remainder), Phase 2 (Lots 4 through 10 and Remainder) and Phase 3 (Lots 11 through 13). Phase 1 and Phase 2 have already been completed. The previously approved Modification altered the configuration of Lots 11, 12 and 13, the final phase of the subdivision. No change to the modified project is proposed. This is the third extension requested and if approved, the extension will expire on July 17, 2021.

**Recommendation:** Make the required findings, based on evidence in the staff report, and approve the application(s) subject to the recommended conditions of approval

**Attachments:** [PLN-2019-15612 Staff Report.pdf](#)

**2. Beau Pre Heights Final Map Subdivision Extension**

Case Number PLN-2019-15517

Assessor Parcel Numbers (APNs) 510-011-015-000, 511-161-004-000, 510-011-017-000, 511-111-059-000

McKinleyville area, on the north side of Murray Road, approximately 3200 feet east from the intersection of Murray Road and Central Avenue, on the property known as Norton Creek Estates

Project Description: A second two-year extension of a Final Map Subdivision of an approximately 197.3 acre parcel (formerly known as Norton Creek Estates, now termed Beau Pre Heights Subdivision) into 79 residential parcels ranging in size from 1.03 acres - 4.79 acres, and an open space parcel encompassing streamside management areas and wetlands. The Tentative Map will also protect an approximate 36-acre Sitka spruce forest stand deemed a “rare natural community” by the Department of Fish and Wildlife. Pursuant to Section 322.5-1 et seq. H.C.C., an exemption to the solar access standards is requested for all lots based on the fact that all lots in the proposed development are greater than one acre and lot configuration does not constrain solar access. The proposed subdivision would include a small (3.4 acre) community park and series of trails, open to the general public for pedestrian and bicycle use. The project site is accessed from the south via Murray Road and from the north via Norton Road. A portion of the project area is located within the designated Approach Zone (Zone C) for the Arcata-Eureka Airport, however, the proposed densities do not exceed those currently allowed (4 units/acre) for this zone and should not impact the airport in any way. The Arcata-Eureka Airport is located approximately one mile to the northwest of the site. The project includes Street Name Assignments to name the proposed new unnamed access roads that are to serve the proposed subdivision. The project will be served by community water and on-site septic systems. If approved, the extension will extend the life of the tentative map to June 14, 2021.

**Recommendation:** Make the required findings for approval of the Final Map Subdivision Extension, based on evidence in the staff report and adopt the resolution approving the Beau Pre Heights project subject to the recommended conditions of approval.

**Attachments:** [PLN-2019-15517 Staff Report.pdf](#)

**3. L & A Enterprises Parcel Map Subdivision**

Application Number 13982

Case Number PMS-18-001

Assessor Parcel Number 508-251-055, 510-133-013

1445 Nursery Way, McKinleyville area

Project Description: A Minor Subdivision of an approximately 16-acre parcel into one parcel of 1.4 acres and a 14.6-acre Remainder Parcel. The parcel is currently developed with a commercial structure that will remain on proposed Parcel 1 with the proposed Remainder remaining vacant. The parcels will be served with community water and sewer provided by the McKinleyville Community Services District.

**Recommendation:** Find the minor subdivision Categorically Exempt from CEQA (15315) and make the required findings, based on evidence in the staff report and approve the application subject to the recommended conditions.

**Attachments:** [PMS-18-001 Staff Report.pdf](#)

**4. Ozanian Parcel Map Subdivision and Special Permit**

Case Number PMS-18-008

Application Number 14126

Assessor Parcel Numbers (APNs) 100-311-019, 101-131-013

1355 Centerville Road, Ferndale area

Project Description: A Minor Subdivision of an approximately 46.5-acre parcel into three parcels of 6.7 acres, 18.2 acres and 21.6 acres. The parcel is currently vacant. A Special Permit is required for minor road improvements within the Streamside Management Area (SMA) of an unnamed watercourse. Water will be provided by a spring diversion and onsite wastewater treatment systems are proposed.

**Recommendation:** Continue to the September 19, 2019 Planning Commission meeting.

5. Town of Scotia LLC Final Map Subdivision and Planned Development Permit Extension  
Case Number FMS-05-001XX and PDP-05-001XXXX; PLN-2019-15713  
Assessor Parcel Number (APN) 205-421-012 and 205-421-013  
Scotia Area

Project Description: A fourth extension of a Planned Development Permit (PDP) approved on November 10, 2009, and a second extension of the Final Map Subdivision approved on 11-10-2009. The original project included a General Plan Amendment, Zone Reclassification, Final Map Subdivision, Planned Development Permit and establishment of urban boundary line for portions of Scotia, with land uses designations of Industrial General, Agricultural General, or Timberland. The General Plan and Zone Amendments have been adopted and are currently in effect. Two phases of the approved tentative map have been recorded to date and approximately half of the town has been subdivided. This request is for a six-year extension of the remaining phase of the Final Map and for the Planned Development Permit (PDP) The PDP modifies development standards of the principal zone district and is applied over existing residentially developed areas of the town to accommodate the proposed subdivision. If approved, the extensions will expire on November 10, 2025.

**Recommendation:** Make the required findings, based on evidence in the staff report, and approve the Town of Scotia project subject to the recommended conditions

**Attachments:** [PLN-2019-15713 Staff Report.pdf](#)

6. Carolan Lot Line Adjustment and Zone Boundary Adjustment  
Application Number 14387  
Case Numbers LLA-18-024, ZBA-18-002  
Assessor's Parcel Numbers 220-271-001, 220-282-012, 220-282-013, 220-301-007  
2800 and 3545 Miller Creek Road and 3480 Elk Ridge Road  
Briceland Area

Project Description: A Lot Line Adjustment (LLA) between three parcels resulting in three parcels of approximately 83 acres, 155 acres and 140 acres. A Zone Boundary Adjustment (ZBA) is also requested to adjust the zone boundary between the Timberland Production Zone (TPZ) and the Forestry Recreation with a 40-acre minimum parcel size (FR-B-5(40)) zone to follow the new property lines. The entirety of APN 220-271-001 will be zoned FR-B-5(40). The project will also remedy a violation of the Subdivision Map Act by merging APN 220-282-012 into 220-282-013 prior to adjustment. The parcels are developed with single family residences and accessory structures. The parcels are served with on-site water and on-site wastewater systems. The purpose of the LLA is to remedy a situation where a home was built across a property line.

**Recommendation:** Make the required findings for approval based on evidence in the staff report and recommend the Board of Supervisors approve the LLA and ZBA subject to the recommended conditions of approval.

**Attachments:** [LLA-18-024 Staff Report.pdf](#)

7. SOUTHERN HUMBOLDT COMMUNITY HEALTHCARE DISTRICT General Plan  
Conformance Review

Case Number PLN-2019-15737

Assessor's Parcel Number 032-091-014

286 Sprowel Creek Road, Garberville Area

**Project Description:** A General Plan Conformance review for the Southern Humboldt Community Healthcare District's (SHCHD) acquisition of APN 032-091-014. The site was developed with a school in 1939 and the most recent use was Redwood Playhouse community theater. The SHCHD proposes to 1) utilize the existing structure for patient care related to psychiatric care and counseling and, 2) construct two (2) buildings and a heliport at the property. The SHCHD operates the Jerold Phelps Community Hospital located in Garberville and the proposed buildings would replace the existing hospital. An airport compatibility analysis was performed to show the project is consistent with the Airport Land Use Compatibility Zone C Regulations. The parcel receives water and sewer services from the Garberville Sanitary District.

**Recommendation:** Find project to be in conformance with the General Plan based on findings in the staff report. Adopt Planning Division's recommendation.

**Attachments:** [PLN-2019-15737 Staff Report.pdf](#)

8. SWCO, Inc., DBA Satori Wellness Café & Lounge

Application Number: PLN-2019-15348

Assessor's Parcel Number: 508-251-054-000

1551 Nursery Way, Unit C, McKinleyville, CA95519

**Project Description:** The Applicant is seeking a Conditional Use Permit to allow onsite cannabis consumption café and lounge as an accessory use to an approved Dispensary and Distribution facility. This use would occur within a portion of the existing building on the property.

**Recommendation:** Find the project exempt from environmental review pursuant to Section 15301 of the State CEQA Guidelines, make the required findings for approval of the Conditional Use Permit based on evidence in the staff report and adopt the Resolution approving the proposed SWCO Inc., DBA Satori Wellness Café & Lounge Conditional Use Permit subject to the recommended conditions.

**Attachments:** [PLN-2019-15348 Staff Report.pdf](#)  
[Supplemental #1 15348 08.27.19.pdf](#)  
[Item F-8 - 15348 Supplemental #2.pdf](#)

**9. Skylar Giordano, Conditional Use Permit**

Application Number 10679

Case Number CUP-16-050

Assessor's Parcel Number (APN) 315-011-012

8900 Butler Valley Road, Korbel Area

Project Description: A Conditional Use Permit (CUP16-050) for an existing 17,000 square foot (SF) outdoor cannabis cultivation operation and a 1,920 SF ancillary nursery on a 30-acre parcel. A Special Permit is requested for work within the Streamside Management Area (SMA) in order to make improvements and remove infrastructure associated with the existing Point of Diversion (POD) in Boulder Creek.

**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 Special Permit based on evidence in the staff report, and adopt the Resolution approving the proposed Skylar Giordano project subject to the recommended conditions.

**Attachments:** [PLN-10679-CUP Staff Report.pdf](#)

**10. Armco II LLC Conditional Use Permit**

Record Number PLN-2019-15365

Assessor's Parcel Numbers (APN) 522-143-033

1005 Patterson Road (Private Drive off of Patterson Road), Willow Creek Area

Project Description: A Conditional Use Permit for a Distribution Facility incidental to an existing, approved commercial cannabis cultivation activity (ZCC-16-142) occurring on the subject parcel in accordance with Section 314-55.4 of Chapter 4 of Division 1 of Title III of the Commercial Cannabis Land Use Ordinance (CCLUO). The distribution activity will occur in a portion of an existing 1,920 square foot commercial building utilized for processing and storage activities. Product will be transported off-site to other licensed vendors once it has passed state testing. The CCLUO section 55.4.5.1.4 (a) requires a Conditional Use Permit for any Commercial Cannabis Activity within the Willow Creek Community Planning Area.

**Recommendation:** Find that the Commission has considered the Addendum to the adopted Environmental Impact Report for 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 based on evidence in the staff report and adopt the Resolution approving the proposed Armco II, LLC project subject to the recommended conditions.

**Attachments:** [PLN-2019-15365 Staff Report.pdf](#)  
[Item F-10 PC Supplemental #1 Armco II 15365.pdf](#)



**11. Bandwagon Gardens, LLC, Conditional Use Permit**

Record Number: PLN-11738-CUP

Case Number: CUP16-368

Assessor's Parcel Number (APN): 522-032-007-000

5555 Old Three Creeks Road, Blue Lake (Willow Creek Area)

Project Description: A Conditional Use Permit for an existing 18,776 square foot (SF) outdoor cannabis cultivation operation within 17 greenhouses with one (1) 1,800 SF ancillary propagation greenhouse. Drying occurs on-site in the existing barn or shed and all other processing will occur offsite at a licensed facility. A Special Permit is requested for development within a Streamside Management Area (SMA) including continued operation and maintenance of a surface water diversion and restoration work associated with proposed onsite relocation of pre-existing cultivation out of a SMA to an environmentally superior location.

**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 based on evidence in the staff report and adopt the Resolution approving the Bandwagon Gardens, LLC Conditional Use Permit and Special Permit as recommended by staff subject to the recommended conditions.

**Attachments:** [PLN-11738-CUP Staff Report.pdf](#)

**12. Paradise Flowers, Conditional Use Permit, Special Permit and Notice of Merger**

Record No.: PLN-11183-CUP &amp; PLN-2019-15550

Assessor's Parcel Number (APN): 217-255-005

28180 Alderpoint Road, Blocksburg Area

Project Description A Conditional Use Permit for 30,840 sf of existing outdoor cultivation and 17,000 sf of existing mixed light cultivation, a Special Permit for after-the-fact permitting of agricultural diversion infrastructure within the Streamside Management Area and a Notice of Merger of two legal parcels that comprise the APN 217-255-005. Harvested cannabis is dried, cured and processed on-site in an existing 2,400 sf facility.

**Recommendation:** Find that the Commission has considered 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, Special Permit and a notice of merger based on evidence in the staff report and any public testimony, and adopt the Resolution approving the proposed Paradise Flowers Conditional Use Permit, Special Permit and Notice of Merger subject to the recommended conditions.

**Attachments:** [PLN-11183-CUP and PLN-2019-15550 Staff Report.pdf](#)

**13. BFCCF, LLC, Conditional Use Permit**

Application Number 11842

Case Number CUP16-408

Assessor's Parcel Number 220-282-008

PO Box 325, Whitehorn, CA 95589

Project Description: A Conditional Use Permit for an existing 16,440 square foot (SF) of outdoor cannabis cultivation operation. The project also includes a 2,500 SF drying facility, and a proposed 400 SF processing facility. The project also includes 3,925 square feet of propagation area. All processing and operations associated with cannabis for BFCCF, LLC will be conducted solely by the owner of BFCCF, LLC and by immediate family members of the owner of BFCCF, LLC.

**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 based on evidence in the staff report and adopt the Resolution approving the BFCCF, LLC, Conditional Use Permit as recommended by staff subject to the recommended conditions.

**Attachments:** [CUP-16-408 Staff Report.pdf](#)  
[Item F-13 11842 BFCCF PC Supplemental #1 9.5.19.pdf](#)

**14. Mermaid Spring Estate, LLC, Conditional Use Permit**

Application Number: 11102

Case Number: CUP16-149

Assessor's Parcel Numbers: 216-025-009 and 216-025-016

8786 Bell Springs Road, New Harris area

Project Description: A Conditional Use Permit for an existing 16,450 square feet (SF) outdoor cannabis cultivation operation located on Assessor's Parcel Numbers (APNs) 216-025-009 and 216-025-016, which are approximately 154 acres in combined size and represent one legal parcel. A 1,088-square-foot appurtenant propagation nursery is also planned to support the project. Processing activities including curing and trimming will occur onsite within a 1,200-square-foot metal building and will serve as a processing facility for the Applicants other projects located on APNs 216-025-011 and 216-025-002.

**Recommendation:** Find that the Planning Commission has considered 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 adopt the Resolution approving the proposed Mermaid Spring Estate, LLC, project subject to the recommended conditions.

**Attachments:** [PLN-11102-CUP Staff Report.pdf](#)  
[Item F-14 PC Supplemental #1 Mermaid Spring Estate 11102.pdf](#)  
[Item F-14 PC Supplemental #2 Mermaid Spring Estate 11102.pdf](#)

**15. 30 Deep, LLC, Conditional Use Permit and Special Permit**

Record Number: PLN-11637-CUP

Assessor's Parcel Number (APN): 216-154-025

11477 Alderpoint Road, Alderpoint Area

Project Description: A Conditional Use Permit (CUP) for an existing, commercial cannabis cultivation operation totaling approximately 28,668 square feet (sf) outdoor cultivation and 4,110 sf mixed-light cultivation, and a Special Permit for restoration within the Streamside Management Area associated with relocating a cultivation area. The applicant proposes on-site relocation of an outdoor cultivation site away from wetland features into an existing clearing. Processing would occur on-site in an existing 1,200 square foot facility.

**Recommendation:** Find that the Commission has considered 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 adopt the Resolution approving the proposed 30 Deep, LLC Conditional Use Permit and Special Permit subject to the recommended conditions.

**Attachments:** [PLN-11637-CUP Staff Report.pdf](#)  
[Item F-15 11637 30 Deep LLC - PC Supplemental #1 9.5.19.pdf](#)

**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. Goselin Final Map Subdivision and Special Permit**

Case Number FMS-18-001

Application Number 14101

Assessor Parcel Number (APN) 200-031-033

770 Tompkins Hill Road, Tompkins Hill area

Project Description: A Major Subdivision to create six parcels ranging in size from 5.03 acres to 7.07 acres. The parcel is currently developed with a primary residence and an Accessory Dwelling Unit (ADU) as well as a shop and other accessory buildings. The main residence will be sited on proposed Parcel 6, the ADU will be sited on proposed Parcel 4 and the shop will be sited on proposed Parcel 5. Exception requests were submitted to both Cal Fire and Public Works to allow the subdivision to be served by a road that does not meet Road Category 4 standards in all locations. Also included is a follow-up Special Permit to an Emergency Special Permit issued for work within a Streamside Management Area. All parcels will be served with water provided by the Palmer Creek Community Services District and on-site wastewater treatment systems.

**Recommendation:** Adopt the Mitigated Negative Declaration and make the required findings for approval of the Final Map Subdivision and Special Permit, based on evidence in the staff report, and adopt the Resolution approving the Goselin project subject to the recommended conditions.

**Attachments:** [Item G-1 14101 FMS-18-001 Staff Report.pdf](#)  
[Item G-1 Supplemental #1 Goselin.pdf](#)

**2. Michael Brosgart and Arielle Brosgart, Special Permits**

Application Numbers: 13319, 13328, 13339 & 13346

Case Numbers SP16-868, SP16-870, SP16-871 & SP16-872

Assessor's Parcel Number (APN) 516-111-064; 1695 Glendale Drive

**Project Description:** The project on parcel 516-111-064 is for a multi-use commercial cannabis facility comprising four (4) separate applications/Case Numbers: 13319/SP16-868 (Volatile Manufacturing), 13328/SP16-870 (Non-Volatile Manufacturing, 13339/SP16-871 (Distribution) and 13346/SP16-872 (Processing). The proposed building area is approximately 37,858 square feet (SF) in three (3) new buildings, of which one will be two-story, on a 72,230 SF (1.75 acre) parcel. Water and sewer to be provided by the Glendale-Fieldbrook Community Service District.

**Recommendation:** Adopt the Mitigated Negative Declaration (MND), make the required findings for approval of the Special Permits based on evidence in the staff report and adopt the Resolutions approving the proposed Michael Brosgart and Arielle Brosgart Glendale Cannabis Facility project subject to the recommended conditions.

**Attachments:**

[Item G-2 BROSGART STAFF REPORT 13319 13328 13339 13346.pdf](#)

[Item G-2 Attachment 2 - ISMND Brosgart.pdf](#)

[Item G-2 Attachment 5a - APPS #13319 - Volatile Manufacturing OPERATIONS MA](#)

[Item G-2 Attachment 5b - APPS #13328 - NON-VOLATILE EXTRACTION MANUFA](#)

[Item G-2 Attachment 5c - APPS # 13339 - DISTRIBUTION OPERATIONS MANUAL](#)

[Item G-2 Attachment 5d - APPS# 13346 - PROCESSING OPERATIONS MANUAL 5](#)

[Item G-2 Attachment 5e Glendale Phase II Report.pdf](#)

[Item G-2 Attachment 7 Public Comments.pdf](#)

[Item G-2 Comments Brosgart IS-MND Humboldt Baykeeper8-28-19.pdf](#)

[Item G-2 - Comment via email from Lucy Rapp re Brosgart 13319 13328 13339 13346.](#)

[Item G-2 - PC Supplemental #1 Brosgart 13319 13328 13339 13346.pdf](#)

[Item G-2 Attachment 2 ISMND Updated.pdf](#)

[Item G-2 PC Supplemental #2 Brosgart 13319, 13328, 13339, 13346.pdf](#)

[Item G-2 Comments submitted at the meeting \(3\) Brosgart 13319, 13328, 13339, 13346.](#)

**3. Rocci Costa, Conditional Use Permit**

Application Number 12176

Case Number PLN-12176-CUP

Assessor's Parcel Number (APN) 516-211-025

1734 Warren Creek Rd, Blue Lake, CA 95521

Project Description: A Conditional Use Permit for 8,000 square feet of new mixed light cultivation and 2,000 square feet of new outdoor cannabis cultivation, and a 2,000 square foot ancillary nursery on a parcel approximately 5 acres in size. The proposed project is located within the Blue Lake Community Planning Area which requires a Conditional Use Permit for unenclosed cultivation located within 600 feet of adjacent residences or residential zones if there is any public controversy.

**Recommendation:** Find the project exempt from environmental review pursuant to State CEQA Guidelines Section 15270, make the finding that the applicant has not provided the County the information necessary to find that the project meets Humboldt County Code §312-17.1.4 and the findings required for approval cannot be made and adopt the Resolution denying the proposed Rocci Costa Conditional Use Permit.

**Attachments:** [PLN-12176-CUP Staff Report.pdf](#)  
[Item G-3 PC Supplemental #1 Rocci Costa 12176.pdf](#)  
[Item G-3 Comment submitted at PC meeting 9.5.19.pdf](#)

**H. ADJOURNMENT**