

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, February 3, 2022

6:00 PM

Regular Meeting - Virtual

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*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 channel 10*

***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](mailto:Planningclerk@co.humboldt.ca.us) and provide the Project title, Record or Case number and date of the hearing. If you do not have access to email, contact the planning clerk at 707-268-3702. After the Agenda is posted on Friday, January 28, 2022, comments can be found at the “Attachments” section of the “Meeting Details” link next to the posted Agenda at: <https://humboldt.legistar.com>, and will be included with the administrative record after the fact.**

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

**B. COMMISSIONERS PRESENT**

**C. DISCUSSION OF REMOTE MEETINGS**

1. Discussion and Possible Adoption of Resolution No 22-014 Authorizing Remote Teleconference Meetings of the Humboldt County Planning Commission for the period of February 3, 2022, through March 5, 2022, Pursuant to the Ralph M. Brown Act.

**Attachments:** [PC Resolution 22-xxx County of Humboldt Subsequent Remote Meetings](#)

#### **D. AGENDA MODIFICATIONS**

#### **E. 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.*

#### **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. City of Arcata General Plan Conformance Review  
Case Number PLN-2021-17514  
Assessor's Parcel Number 507-131-091  
Guintoli Lane/Boyd Road (Arcata) Area

A General Plan Conformance Review for the City of Arcata. The City seeks to acquire 0.66 acres of Assessor's Parcel Number 507-131-091-000 from Eureka Ready Mix at their concrete batch plant on Boyd Road to provide enhanced public access to the Mad River from the City's adjacent Carlson Park. The property encompasses the bed of the Mad River and adjacent riverbank. Eureka Ready Mix will retain the remaining portion of the approximately 8-acre parcel.

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

**Attachments:** [17514 City of Arcata Executive Summary 2.3.22](#)  
[17514 City of Arcata Staff Report 2.3.22](#)

2. North McKay Ranch Subdivision Project, Development Agreement  
Record Number PLN-9902-GPA (filed 07/06/2015)  
Assessor's Parcel Numbers 017-032-003, 017-071-004, 017-071-009, 017-072-002,  
017-072-003, 017-073-007, 017-073-009 and 303-012-020  
Cutten area

A Development Agreement pursuant to Section 65864 et seq. of the Government Code between Kramer Properties, Inc. and the County of Humboldt for development consistent with the North McKay Subdivision Project. The Development Agreement provides the developer with greater certainty in the development approval process by vesting certain development rights and by avoiding future conflicting enactments that would limit or reduce density or expand developer's obligations. In return, the developer has committed to certain public benefits. On January 6, 2022, the Humboldt County Planning Commission approved Resolutions No. 22-002 and 22-003 recommending the Board of Supervisors adopt an environmental impact report (EIR) for the North McKay Ranch Subdivision Project, PLN-9902-GPA, and approve the project.

**Recommendation:** Make all the required findings for approval of the Development Agreement based on evidence in the staff report and public testimony and adopt the Resolution recommending the Board of Supervisors approve the North McKay Ranch Subdivision Project Development Agreement.

**Attachments:** [9902 McKay DA PC Executive Summary 02.03.22](#)  
[9902 McKay DA PC Staff Report 02.03.22](#)

3. McKinleyville Community Services District (MCSD) Mad River Floodplain Habitat Restoration and Public Access Conditional Use Permit Extension

Record Number PLN-2021-17477

Assessor's Parcel Number: 508-021-007, 508-021-006, 506-341-017, and county road right-of-way.

McKinleyville area

Two-year extension of 15879-CUP for MCSD for habitat restoration and public access improvements. The original project was a Conditional Use Permit for habitat restoration to remove infrastructure in the floodplain and restore a more natural connection to the Mad River and thereby increase the quantity and quality of available salmonid habitat in the Mad River watershed. The project will also establish public access over-looking the Mad River, and trail access to the floodplain and river. No changes to the project are proposed. MCSD is the lead agency under CEQA. GHD on behalf of MCSD prepared an Initial Study/Mitigated Negative Declaration (IS/MND) (SCH #2020039047). The Planning Commission in Resolution 20-75 determined that the IS/MND adequately identified and reduced environmental effects to less than significant and that no further environmental review is required.

**Recommendation:** Adopt the Resolution to make all of the required findings and approve the application(s) for the Conditional Use Permit extension subject to the recommended conditions.

**Attachments:** [17477 MCSD Extention Executive Summary 02.03.22](#)  
[17477 MCSD Extention Staff Report 02.03.22](#)

4. Redwood Parks Lodge Co., Inc. Conditional Use, Special, and Coastal Development Permits Extensions  
Record Number PLN-2021-17480  
Assessor's Parcel Number: 520-142-009  
Orick area

Project includes: 152-unit transient habitation facility (special occupancy park), to include: a campground, RV Park, Lodge (commercial center), and gas station. The special occupancy park will include 82 RV sites, 48 tent camping sites, 12 park model cabins, 10 cottages, 3 bathhouses, internal trails connecting to the existing Redwood Creek Levee Trail, an open playing field, and a commercial center constructed in a traditional lodge building style. The commercial center will include the resort activity center, administrative offices, a deli and convenience store/gift shop, a touring center, and gas station. An existing residence will remain and be used as a caretaker's residence and office space. A 2,076 square foot maintenance barn will be constructed to the north of the residence and will house the wastewater treatment system operations and maintenance area. The on-site sewage disposal system proposed is an Orenco Advantex Wastewater Treatment system suitable for processing approximately 19,500 gallons of waste per day. The primary leach field will be located near the existing house. Water will be provided by the Orick Community Services District. All utility lines will be underground. The resort will host up to 12 special events per year such as weddings, celebrations, family reunions, school/youth field trips, and small musical productions. Events will generate a maximum of 100 attendees who are not staying on site and may be held between the hours of 12 PM and 9 PM. A Special Permit is included to establish parking for a non-enumerated use. A maximum of 100 additional guests (those not staying overnight at the Resort) will be attending special events. To meet this demand 50 parking spaces are proposed in addition to those required by the other facilities (277 parking spaces). Wetland 1 located at the base of the Redwood Creek Levee is partially located within the Coastal Zone. This wetland will not be altered as a result of the project. Other non-coastal wetlands (2 through 5) on site are NWI wetlands and will be filled to facilitate the project. Wetland fill will be mitigated by wetland creation and enhancement, to be implemented at a 2:1 ratio on the coastal portion of the site adjacent to the existing wetland within the 100-foot wetland setback area. Proposed on-site signage will include up to three monument signs that will be backlit or illuminated with down-shielding lighting. No changes to the project are proposed. The Humboldt County Planning Commission adopted an IS/MND when the project was originally approved and became effective November 6, 2014.

**Recommendation:** Adopt the Resolution to make all the required findings and approve the application(s) for the Conditional Use, Coastal Development, and Special Permit extensions subject to the recommended conditions.

**Attachments:** [17480 RPL Investors Executive Summary 02.03.22](#)  
[17480 RPL Investors Staff Report 02.03.22](#)

5. Lacks Creek Ventures, LLC, Conditional Use Permit  
Record Number PLN-10430-CUP (filed 08/24/2016)  
Assessor Parcel Number (APN) 521-123-005  
Redwood Creek area

A Conditional Use Permit for 17,380 square feet (SF) of existing mixed light cultivation and outdoor cultivation utilizing light deprivation techniques, including 1,700 SF of ancillary propagation. Irrigation water is sourced from rainwater catchment. Existing and proposed water storage is 196,000 gallons. Estimated annual water usage is 80,000 gallons. Drying and processing occurs onsite in an existing 1,500 SF building. Power is provided by three (3) generators; however, there are plans to convert to solar and wind energy by 2026.

**Recommendation:** Adopt the Resolution to 1) find that the 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 Permit, and 3) approve the Lacks Creek Ventures, LLC, project as recommended by staff subject to the recommended conditions.

**Attachments:** [10430 Lacks Creek Ventures Executive Summary 02.03.22](#)  
[10430 Lacks Creek Ventures Staff Report 02.03.22](#)  
[Attachment 3A - 10430 Water Resource Protection Plan](#)  
[Attachment 3B - 10430 Biological Resource Assessment 09.17.2020](#)  
[Watershed Map PLN-10430-CUP](#)

6. Kofman Realty, LLC, Conditional Use Permit  
Record Number PLN-11759-CUP (filed 12/12/2016)  
Assessor's Parcel Number: 216-202-010  
Alderpoint area

A Conditional Use Permit for 16,100 square feet of existing outdoor cannabis cultivation. The water source is a point of diversion subject to forbearance which will also provide water for a project on the neighboring parcel under the same ownership (APN 216-202-009). Water storage for the forbearance period is comprised of 32,800 gallons of existing water tanks, and 200,000 gallons of proposed water tank storage for a total water storage of 232,800 gallons. Total annual water use across both parcels is expected to be 229,000 gallons annually. Propagation will occur in a 20'x30' (600 square feet) propagation facility on the neighboring parcel. Bucking and drying will take place on the neighboring parcel in existing facilities that serve the project and cultivation on APN 216-202-009, with trimming and further processing occurring off site. The applicant expects a maximum of thirteen employees during peak operations. The applicant proposes generators as the project power source.

**Recommendation:** Adopt the Resolution to: Find the Planning Commission has considered the Addendum to the adopted Mitigated Negative Declaration for the Commercial Medical Marijuana Land Use Ordinance (CMMLUO) as described by Section 15164 of the State CEQA Guidelines, make all of the required findings for approval of the Conditional Use Permit and approve the Kofman Realty, LLC, project subject to the recommended conditions.

**Attachments:** [11759 Kofman Realty Executive Summary 2.3.22](#)  
[11759 Kofman Realty Staff Report 2.3.22](#)  
[Attachment 3a 11759 Site Mgmt Plan 01.29.2021](#)  
[Attachment 3b Final Road Evaluation Report](#)  
[Watershed Map PLN-11759-CUP](#)



7. Kofman Realty, LLC, Conditional Use Permit  
Record Number PLN-11760-CUP (filed 12/12/2016)  
Assessor's Parcel Number: 216-202-009  
Alderpoint area

A Conditional Use Permit for 37,578 square feet of existing cannabis cultivation. Cultivation is comprised of 30,978 square feet of outdoor cultivation and 6,600 square feet of mixed light cannabis cultivation. The water source for the project is a point of diversion subject to forbearance which will also provide water for a project on the neighboring parcel under the same ownership (APN 216-202-010). Water storage for the forbearance period is comprised of 32,800 gallons of existing water tanks, and 200,000 gallons of proposed water tank storage for a total water storage of 232,800 gallons. Total annual water use across both parcels is expected to be 229,000 gallons annually. Propagation will occur in a 20'x30' (600 square feet) propagation facility. Bucking and drying will take place on site in existing facilities that serve the project and cultivation on the adjacent parcel under the same ownership, with trimming and further processing occurring off site. The applicant expects a maximum of thirteen employees during peak operations. The applicant proposes generators as the project power source.

**Recommendation:** Adopt the Resolution to: find the Planning Commission has considered the Addendum to the adopted Mitigated Negative Declaration for the Commercial Medical Marijuana Land Use Ordinance (CMMLUO) as described by Section 15164 of the State CEQA Guidelines, make all of the required findings for approval of the Conditional Use Permit and approve the Kofman Realty, LLC, project subject to the recommended conditions.

**Attachments:** [11760 Kofman Realty Executive Summary 02.03.22](#)  
[11760 Kofman Realty Staff Report 02.03.22](#)  
[Attachment 3a 11760 Site Mgmt Plan 01.29.2021](#)  
[Attachment 3b 11760 Final Road Evaluation Report](#)  
[Watershed Map PLN-11760-CUP](#)

8. Enchanted Earth, LLC, Conditional Use Permit  
Record Number PLN-12190-CUP (filed 12/21/2016)  
Assessor's Parcel Number: 524-201-022  
Willow Creek area

A Conditional Use Permit for 2,995 square feet (SF) of outdoor commercial cannabis cultivation and 300 SF of ancillary propagation within the Willow Creek Community Planning Area. Water for irrigation is sourced from the Willow Creek Community Services District. There is no water storage on-site and none is required. Projected annual water usage is 78,000 gallons (23.7 gal/SF/year). Processing is proposed on-site, and trimming is proposed in the residence. The farm is owner-operated, and power is sourced by PG&E. A Special Permit to allow up to 3,000 SF of cultivation area on parcels between 1 and 5 acres, and a Special Permit for a setback reduction to public lands of less than 600 feet from the cultivation area.

**Recommendation:** Find that the Commission has considered the Addendum to the adopted Environmental Impact Report for the Commercial Cannabis Land Use Ordinance (CCLUO) as described by Section 15164 of the State CEQA Guidelines, 2) make all of the required findings for approval of the Conditional Use Permits and Special Permits and 3) approve the Enchanted Earth, LLC Conditional Use Permits and Special Permits subject to the recommended conditions.

**Attachments:** [12190 Enchanted Earth Executive Summary 02.03.22](#)  
[12190 Enchanted Earth Staff Report 02.03.22](#)  
[Watershed Map PLN-12190-CUP](#)

9. Green Flash Farms, LLC, Conditional Use and Special Permits  
Record Number PLN-12366-CUP (filed 12/23/2016)  
Assessor's Parcel Number: 221-131-001 and 221-121-007  
Miranda area

Conditional Use and Special Permits (2) for 19,780-square-foot (SF) of existing cannabis cultivation on one legal 80-acre parcel. Cultivation would include a total of 6,000 SF of mixed-light and 13,780 SF of outdoor cultivation. The applicant proposes relocation of 10,900 SF of historic "guerilla-grow" cultivation to environmentally superior cultivation locations. Irrigation water is sourced from a 300,000-gallon lined rainwater catchment pond and a spring/small pond, which supports domestic, and cultivation uses during non-forbearance periods. There is 108,500 gallons of water storage tanks. Water is diverted from the spring/small pond only during the non-forbearance period under Small Irrigation Use Registration H503697. Annual estimated water usage is estimated at 261,000 gallons. The applicant is proposing to use a new structure on APN 221-121-007 (once permitted) for drying, processing, and storage. Power for the operation is provided by 10 solar panels and 2 generators for backup. A Special Permit is required for a setback reduction to approximately 50 feet for one of the proposed outdoor cultivation areas on an existing road flat, from public lands managed by the Bureau of Land Management to the west. A second Special Permit is needed for the ongoing use and maintenance of the diversion.

**Recommendation:** Adopt the Resolution to find the Commission has considered the Addendum to the adopted Mitigated Negative Declaration for the Commercial Medical Land Use Ordinance (CCMLUO) pursuant to Section 15164 of the State CEQA Guidelines, make all the required findings for approval of the Conditional Use Permit and Special Permits and approve the Green Flash Farms, LLC, project subject to the recommended conditions.

**Attachments:** [12366 Green Flash Farms Executive Summary 02.03.22](#)  
[12366 Green Flash Farms Staff Report 02.03.22](#)  
[Attachment 3A - Road Eval Reports](#)  
[Watershed Map PLN-12366-CUP](#)

**10. Lance Berry, Conditional Use Permit**

Record Number PLN-12674-CUP (filed 12-28-2016)

Assessor's Parcel Number: 208-261-009

Dinsmore area

A Conditional Use Permit for 20,700 square feet (SF) of outdoor cannabis cultivation and 2,700 SF mixed light cultivation for a total cultivation of 23,400 SF and a 2,340 SF Nursery. Cultivation occurs in 6 different locations on the subject parcel, with five (5) locations being outdoor cultivation and one (1) location for mixed light. Irrigation water is sourced from a 388,000-gallon rain catchment pond. Estimated annual water use is 221,000 gallons (9.44 gal/SF). The primary source of electrical power (propagation lights and pump water) is a Honda EU7000 generator.

**Recommendation:** Adopt the Resolution to: find the Commission has considered the Addendum to the adopted Mitigated Negative Declaration for the Commercial Medical Land Use Ordinance (CCMLUO), as described by Section 15164 of the State CEQA Guidelines; make the required findings for approval of the Conditional Use Permit; and approve the Lance Berry Conditional Use Permit subject to the recommended conditions.

**Attachments:** [12674 Lance Berry Executive Summary 02.03.22](#)  
[12674 Lance Berry Staff Report 02.03.22](#)  
[Watershed Map PLN-12674-CUP](#)

**11. Larabee Valley Family Farms, LLC, Conditional Use Permit**

Record Number PLN-13009-CUP (filed 12/29/2016)

Assessor's Parcel Number: 210-250-031

Bridgeville area

A Conditional Use Permit for 15,000-square-foot (SF) of existing outdoor cannabis cultivation occurring on two graded flats on the 147-acre (assessed) parcel. Appurtenant nursery space is 1,500 SF. Irrigation water is sourced from an off-stream rain and seep-fed catchment pond. Existing available water storage is 137,000 gallons in a combination of four 3,000-gallon water tanks and one 125,000-gallon rain catchment pond. Estimated maximum annual water usage is below storage capacity at approximately 120,000 gallons (8 gallons/SF/year). Harvesting and drying will occur in two existing 400-SF structures (totaling 800 SF), and processing would occur offsite at a licensed facility. Three new greenhouses for cultivation and an additional 50,000 gallons of onsite storage are proposed. No employees are utilized on the farm. Power is provided by existing solar power and an emergency backup generator. The parcel is developed with three existing storage buildings totaling 900 SF.

**Recommendation:** Adopt the Resolution to: find 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, make all of the required findings for approval of the Conditional Use Permit and approve the Larabee Valley Family Farms, LLC Conditional Use Permit subject to the recommended conditions.

**Attachments:** [13009 Larabee Valley Family Farm Executive Summary 02.03.22](#)  
[13009 Larabee Valley Family Farm Staff Report 02.03.22](#)  
[Attachment 3A\\_13009\\_SMP1\\_12CC406609\\_LarabeeValleyFamilyFarms\\_SMP\\_Final\\_1](#)  
[Watershed Map PLN-13009-CUP](#)

12. Brodt At the Bluff Farm-Stay, Conditional Use Permit and Coastal Development Permit Modification  
Record Number PLN-2021-17197 (filed 05/06/2021)  
Assessor's Parcel Number: 106-111-004  
Ferndale Area

A Conditional Use Permit and modification of an existing Coastal Development Permit to establish a Farm-Stay within an existing farmhouse. The property is primarily used on a seasonal basis for the production and harvest of silage to support dairy activities on nearby ranches. During the off season, when silage is not produced, a barn on the site is utilized as an event venue for weddings/funerals/birthday party events. This seasonal use was established as a Temporary Use under a previously approved Special Permit and Coastal Development Permit CDP-18-013, app no. 14105. The proposed Farm-Stay would be used in combination with the event venue and separate from the event venue as necessary. The property is developed with a second residence which was conditionally approved under CDP-18-024, app no. 14156, the second residence will not be used as part of the Farm-Stay. Only the Farm-Stay guests will be served food from the kitchen located within the existing farmhouse as part of their visitation. The Farm-Stay proposes to use four (4) bedrooms for guests, averaging one-three (1-3) days per visitation for a maximum of eight (8) guests at one time. The owner/operator resides year-round on the premises. No new development is proposed.

**Recommendation:** Adopt the Resolution to 1) Find the project Categorically Exempt from CEQA, 2) make all of the required findings for approval of the modification of a Coastal Development Permit and Conditional Use Permit, and 3) approve the Brodt Farm-Stay subject to the recommended conditions.

**Attachments:** [17197 Brodt FarmStay Executive Summary 2.03.22](#)  
[17197 Brodt FarmStay Staff Report 2.03.22](#)

## G. ITEMS PULLED FROM CONSENT

## 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. Conklin Creek Farms, Inc.**

Record Number PLN-2021-17034

Assessor's Parcel Numbers (APNs) 105-042-002; 105-111-001; 105-071-005; and 105-101-006.  
Petrolia Area,

A Special Permit for 43,560 square feet (one acre) of new mixed light cultivation. Four Zoning Clearance Certificates for 5,000 square feet of indoor cultivation; 23,500 square feet of enclosed wholesale nursery; offsite processing; and distribution. Power is provided by PGE and solar. Irrigation water is provided by a 2.6-million-gallon rainwater catchment pond. Annually water usage is estimated at 655,000 gallons. The indoor cultivation is associated with a 500 square foot ancillary nursery. The mixed light cultivation is associated with a 4,360 square foot ancillary nursery.

**Recommendation:** Adopt the Resolution to take the following actions: 1) Find that the Planning Commission has considered the Addendum to the adopted Environmental Impact Report for the Commercial Cannabis Land Use Ordinance (CCLUO) as described by Section 15164 of the State CEQA Guidelines, 2) make all required findings for approval of the Special Permit and Zoning Clearance Certificates and 3) approve the Conklin Creek, LLC Special Permit and Zoning Clearance Certificates as recommended by staff subject to the recommended conditions.

**Attachments:** [17034 Conklin Creek Farms LLC Executive Summary 02.03.22](#)  
[17034 Conklin Creek Farms LLC Staff Report 02.03.2022](#)  
[Attachment 3A - Biological Report 02.23.2021](#)  
[Watershed Map PLN-2021-17034](#)

2. H2 Equity, LLC Conditional Use Permit  
Record Number PLN-11248-CUP)  
Assessor's Parcel Number: 221-021-008  
Salmon Creek area

A Conditional Use Permit for 49,650 square feet of existing commercial cannabis cultivation of which 8,782 square feet is mixed light cultivation and 40,868 square feet is outdoor cultivation utilizing light deprivation techniques. The project is supported by 2,363 square feet of propagation space. Water for irrigation is sourced from an existing well, a hydrologically connected pond, and rainwater catchment. The projected annual water usage totals 892,176 gallons and existing available water storage totals 416,500 gallons. All processing occurs onsite in an existing structure. Energy is sourced from solar and generators.

**Recommendation:** Adopt the Resolution to take the following actions: 1) find that the exempt from environmental review pursuant to State CEQA Guidelines Section 15270, 2) make the finding that the project site is in violation of Humboldt County Code and that the applicant has not provided the County the information necessary to make the required findings for approval and 3) deny the H2 Equity, LLC Conditional Use Permit.

**Attachments:** [11248 H2 Equity Denial Executive Summary 02.03.22](#)  
[11248 H2 Equity Denial Staff Report 02.03.22](#)  
[Attachment 5a - Attorney's Response to Denial Recommendation](#)  
[Watershed Map PLN-11248-CUP](#)



3. Humboldt Hempire Farms, LLC  
Record No. PLN-2020-16602  
APN 223-061-011  
Garberville Area

A Special Permit for 14,400 square feet of new mixed light cannabis cultivation (originally noticed for 43,560 square feet). Water for irrigation will be provided by rainwater catchment. There is an approved land use permit on the subject parcel that allows for a business engaged in the collection, storage, delivery, and sale of non-potable water to residents in the Southern Humboldt area for primarily agricultural use (e.g., irrigation). The applicant will utilize water from this onsite business to support the cultivation. The applicant anticipates approximately 145,000 gallons of water will be required annually for irrigation. There is 3,360,000 gallons of water storage onsite. Processing such as drying and curing will occur in a 5,060-square-foot structure. Further processing will occur offsite at a licensed processing facility. Power of the project will be provided by PG&E.

**Recommendation:** Adopt the Resolution to take the following actions: 1) Find that the Planning Commission has considered the Addendum to the adopted Environmental Impact Report for the Commercial Cannabis Land Use Ordinance (CCLUO) as described by Section 15164 of the State CEQA Guidelines, 2) make all required findings for approval of the Special Permit for no more than 14,400 square feet of mixed-light cultivation and 3) approve the Humboldt Hempire Farms, LLC project as recommended by staff subject to the recommended conditions.

**Attachments:** [16602 Humboldt Hempire Executive Summary 2.3.22](#)  
[16602 Humboldt Hempire Staff Report 2.3.22](#)  
[Watershed Map PLN-2020-16602](#)

**4. Golden Bud, LLC Special Permit**

Record Numbers: PLN-11439-SP and PLN-2020-16911

Assessor's Parcel Number: 218-031-008

Palo Verde area

A Special Permit for 7,700 square feet (SF) of existing cultivation and 35,860 SF of new cultivation. Ancillary propagation will occur in a 960 SF greenhouse. Irrigation water will be sourced from a rainwater catchment system. Estimated annual water usage is currently 282,000 gallons and is anticipated to be 607,200 gallons at full project build-out. There will be a total of 607,200 gallons of water storage onsite. Processing will occur in a proposed 1,334-square-foot structure. Power will be provided by solar and wind, with PG&E to offset any additional needs.

**Recommendation:** Adopt the Resolution to take the following actions: 1) find that the Planning Commission has considered the Addendum to the adopted 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 Special Permit based on evidence in the staff report, and 3) approve the proposed Golden Bud, LLC, projects subject to the recommended conditions.

**Attachments:** [11493 16911 Golden Bud LLC Executive Summary 2.3.22](#)  
[11493 16911 Golden Bud LLC Staff Report 02.03.22](#)  
[Attachment 3A - 11439 16911 Lake Or Streambed Alteration](#)  
[Attachment 3B - 2020.10.15 SMP](#)  
[Attachment 3C - 11439 Biological Report 11.02.2020](#)  
[Watershed Map PLN-11439-SP PLN-2020-16911](#)

5. PROPOSED COMMUNICATIONS FACILITIES ORDINANCE; Case Number PLN-2021-17452. The proposed ordinance affects all unincorporated areas of Humboldt County. The purpose and intent of this Telecommunications Ordinance is to provide a uniform and comprehensive set of standards for the development, siting and installation of wireless telecommunications facilities. These standards do all the following: protect and promote the public health, safety and welfare of the residents of the unincorporated areas of Humboldt County; protect aesthetic values in accordance with the guidelines and intent of the Telecommunications Act of 1996; encourage siting in preferred locations to help preserve the County’s rural character, including the protection of scenic, natural and cultural resources; and minimize the intrusion of these uses into residential areas. The proposed ordinance uses a tiered approach to permitting communication facilities: the lowest tier (“Tier 1”) applies a streamlined permit process to easily allow telecommunication facilities least likely to have any impacts. Conversely, the highest tier (“Tier 3”) requires a public review process through conditional use permits for projects most likely to have impacts. Since this is a public workshop, no action will be taken by the Planning Commission. Instead, the Planning Commission will be asked to take public comment and provide informal feedback that will be used to develop a public hearing draft for review by the Planning Commission at a later date.

**Recommendation:** Based on evidence in the staff report and public testimony, make all the required findings and adopt the Resolution recommending that the Humboldt County Board of Supervisors find that the proposed ordinance is exempt from CEQA pursuant to § 15307 and § 15308 of the State CEQA Guidelines and adopt the proposed Wireless Telecommunications Facilities ordinance (as modified by the Planning Commission) along with its related zoning code amendments

**Attachments:** [17452 Telecommunications Facilities Ordinance Executive Summary 2.3.22](#)  
[17452 Telecommunications Facilities Ordinance Staff Report 2.3.22](#)

**6. SAFE PARKING - SAFE SHELTER PILOT PROGRAM AND SHELTER CRISIS**

**ORDINANCE:** Case Number PLN-2021-17324. This item comprises two actions. First, it adds allowance for a Safe Parking - Safe Shelter Pilot Program to the Zoning Ordinance (Section 61.05 of Chapter 4 of Division 1 of Title III of the Humboldt County Code) that will expire in 18 months, and will provide safe, temporary shelter sites that accommodate vehicles, tents, or other approved structures for people who are experiencing homelessness while they seek permanent housing. Approved Safe Parking - Safe Shelter sites would operate as a type of emergency shelter, allowed by right in the same zone districts as emergency shelters. Any government agency, religious institution, non-profit charitable organization, or private non-profit organization may operate a Safe Parking - Safe Shelter site. The type and number of vehicles, the participants' length of stay, hours of site operation, and level of services provided are all described in the required management plans. Other parts of the proposed ordinance for both Inland and Coastal areas would set definitions, site standards, and provisions for site management.

**Recommendation:** Adopt the Resolution of Approval to 1) make all the required findings including the finding the proposed ordinances are exempt from CEQA, 2) recommend that the Humboldt County Board of Supervisors (a) adopt the Safe Parking - Safe Shelter Pilot Ordinances in Attachments 2 and 3 for the Inland and Coastal Areas, (b) reaffirm and continue by Resolution the Declaration of a Shelter Crisis in Humboldt County, and (c) adopt the Shelter Crisis Ordinance in Attachment 4 for the unincorporated County pursuant to Government Code Section 8698.4.

**Attachments:** [17324 Safe Parking Safe Shelter Ordinance Executive Summary 2.3.22](#)  
[17324 Safe Parking Safe Shelter Ordinance Staff Report 2.3.22](#)

**J. ADJOURNMENT****K. NEXT MEETINGS**

*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)*