

**RESOLUTION OF THE PLANNING COMMISSION
OF THE COUNTY OF HUMBOLDT**

Resolution Number 22-078

Record Number PLN-11247-CUP

Assessor's Parcel Number: 220-081-016

Resolution by the Planning Commission of the County of Humboldt certifying compliance with the California Environmental Quality Act and denying the Lost Coast Elixirs, LLC Conditional Use Permit

WHEREAS, Lost Coast Elixirs, LLC, submitted an application and evidence for a Conditional Use Permit for the continued operation of an existing 16,144 square feet (sq. ft.) of outdoor and 7,710 sq. ft. of mixed-light commercial cannabis cultivation, and appurtenant nursery and drying activities; and

WHEREAS, the project is statutorily exempt from environmental review pursuant to Section 15270 of the State CEQA Guidelines (projects which are disapproved); and

WHEREAS, the Humboldt County Planning Commission held a duly-noticed public hearing on **June 16, 2022**, and reviewed, considered, and discussed the application for a Conditional Use Permit and reviewed and considered all evidence and testimony presented at the hearing.

Now, THEREFORE BE IT RESOLVED, that the Planning Commission makes all the following findings:

- 1. FINDING:** **Project Description:** The application is a Conditional Use Permit for an existing operation with 16,144 sf of outdoor and 7,710 sf of mixed-light cannabis cultivation with 2,746 sf of ancillary propagation. Water for irrigation is sourced from a permitted well (Permit #20/21-0663) and the applicant has obtained a well assessment supporting the continued use of the well for irrigation. The applicant plans to add rain catchment features to collect up to 20,000 gallons per year. Anticipated annual water usage is 383,472 gallons (14.4 gal/sf/yr). There is a total of 411,500 gallons of existing hard tank water storage on-site designated for irrigation. Power is currently sourced by two (2) diesel generators housed within secondary containment, and the project will be conditioned to transition to 100% renewable energy source by 2026.

EVIDENCE: a) Project File: PLN-11247-CUP

- 2. FINDING:** The requirements of the California Environmental Quality Act have been complied with. The project is statutorily exempt from CEQA as it is a project which is not approved.

EVIDENCE: a) Section 15270 of the CEQA Guidelines.

FINDINGS FOR CONDITIONAL USE PERMIT

- 3. FINDING** The cultivation of 16,144 square feet (sq. ft.) of outdoor and 7,710 sq. ft. of mixed-light commercial cannabis cultivation, and appurtenant nursery and drying activities and the conditions under which it may be operated or maintained would be detrimental to the public health, safety, or welfare or materially injurious to properties or

improvements in the vicinity.

EVIDENCE

- a) The applicant is a repeat offender of violations with the County, CDFW, and CalCannabis.
- b) Complaints have been received regarding the trucking of water, and light pollution occurring on-site.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Humboldt County Planning Commission does hereby:

- Adopt the findings set forth in this resolution; and
- Denies the Conditional Use Permit for Lost Coast Elixirs, LLC based upon the Findings and Evidence; and

Adopted after review and consideration of all the evidence on **June 16, 2022**.

The motion was made by COMMISSIONER Mitchell and second by COMMISSIONER O'Neill and the following ROLL CALL vote:

AYES: COMMISSIONERS: Commissioner Bongio, Commissioner McCavour,
Commissioner Mitchell, Commissioner O'Neill

NOES: COMMISSIONERS: Commissioner Mulder, Commissioner Newman

ABSENT: COMMISSIONERS: Commissioner Levy

ABSTAIN: COMMISSIONERS:

DECISION: Motion Carries 4/2/1

I, John Ford, Secretary to the Planning Commission of the County of Humboldt, do hereby certify the foregoing to be a true and correct record of the action taken on the above entitled matter by said Commission at a meeting held on the date noted above.



John Ford, Director,
Planning and Building Department