

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, November 4, 2021

6:00 PM

Regular Meeting - Virtual

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*

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 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, October 29, 2021, 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: Discussion and Possible Adoption of Resolution No 21-__ Authorizing Remote Teleconference Meetings of the Humboldt County Planning Commission for the period of November 4, 2021, through December 2, 2021, Pursuant to the Ralph M. Brown Act.

1. Discussion and Possible Adoption of Resolution No 21-__ Authorizing Remote Teleconference Meetings of the Humboldt County Planning Commission for the period of November 4, 2021, through December 2, 2021, Pursuant to the Ralph M. Brown Act.

Attachments: [PC Resolution 21-xxx Subsequent County of Humboldt Initial Remote Meetings.docx](#)

D. AGENDA MODIFICATIONS

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. Review and approval of the October 07, 2021, Action Summary

Recommendation: Move to approve the October 07, 2021, Action Summary and direct the Secretary and Clerk of the Planning Commission to sign the minute sheet.

Attachments: [10.07.2021 Action Summary Final.pdf](#)

2. Review and approval of the October 21, 2021, Action Summary

Recommendation: Move to approve the October 21, 2021, Action Summary and direct the Secretary and Clerk of the Planning Commission to sign the minute sheet.

Attachments: [10.21.2021 Action Summary Final.pdf](#)

3. McKinleyville CSD General Plan Conformance Review

Record ID PLN-2021-17386

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

Attachments: [17386 McKinleyville CSD GPC 11.04.21.pdf](#)

G. CONTINUED PUBLIC HEARINGS

The projects listed below are public hearing items that have been continued from a previous meeting.

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.

Recommendation: Adopt the Resolution to: 1) Find the project is exempt from the California Environmental Quality Act (CEQA) per Section 15061(b)(3), 2) make all required findings for approval of the Parcel Map Subdivision, including the exception needed for right-of-way less than the standard 50-foot width requirement for a category 4 road., and 3) approve the Martin Parcel Map Subdivision subject to the recommended conditions.

Attachments: [16208 Martin Executive Summary 11.4.21.pdf](#)
[16208 Martin Staff Report 11.4.21.pdf](#)

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 Coastal Development Permit to authorize the construction of a 9,800 square foot single family residence, 1,700 square foot garage, 876 square feet of covered porches, 728 square foot port au cochere, 1,340 square foot pool, and 5,000 square foot recreation area (basketball/tennis courts). All existing structures are proposed for demolition. The McKinleyville Community Services District currently provides water and sewer services to the property and is expected to serve the proposed new development. Grading is expected to be less than 50 cubic yards, and no trees will be removed.

Recommendation: Adopt the Resolution to 1) Find the project exempt from environmental review pursuant to Sections 15303(a) of the State CEQA Guidelines, 2) make all required findings for approval of the Coastal Development Permit, and 3) approve the Hone project subject to the recommended conditions.

Attachments: [17105 Hone SFR Demo Executive Summary 11.4.21.pdf](#)
[17105 Hone SFR Demo Staff Report 11.4.21.pdf](#)

3. 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.

Recommendation: Adopt the Resolution to 1) Find the project statutorily exempt from environmental review pursuant to Section 15270 of the State CEQA Guidelines, 2) find that the project is inconsistent with the Humboldt County Code and 3) deny the Brandon Bilandzija Conditional Use Permit and Special Permit.

Attachments: [12730 Brandon Bilandzija DENIAL Executive Summary 11.4.21.pdf](#)
[12730 Brandon Bilandzija DENIAL Staff Report 11.4.21.pdf](#)

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.

Recommendation: Adopt the Resolution to 1) Find the project exempt from environmental review pursuant to Section 15270 of the CEQA Guidelines (projects which are disapproved); 2) make the finding that the project site is in violation of Humboldt County Code and 3) deny the Christina Giannelli Conditional Use Permit.

Attachments: [12087 Christina Giannelli Executive Summary 11.4.21.pdf](#)
[12087 Christina Giannelli Staff Report 11.4.21.pdf](#)

5. 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.

Recommendation: Adopt the Resolution to 1. Find that the Commission has considered the Addendum to the adopted Mitigated Negative Declaration for the Commercial Medical Land Use Ordinance (CMLUO), as described by Section 15164 of the State CEQA Guidelines; 2. make the required findings for approval of the Conditional Use Permit; and 3. Approve the Macras Land Company, Inc. (10994) Conditional Use Permit subject to the recommended conditions.

Attachments: [11099 Macras Land Executive Summary 11.4.21.pdf](#)
[11099 Macras Land Staff Report 11.4.21.pdf](#)

6. 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.

Recommendation: Continue this project to a date uncertain.

7. 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.

Recommendation: Adopt the Resolution to: 1) Find that 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; 2) make all required findings for approval of the Conditional Use Permit and 3) approve the Mountain Creek Farms and Research Facility Conditional Use Permit subject to the recommended conditions.

Attachments: [11806 Mountain Creek Farms and Research Executive Summary 11.4.21.pdf](#)
[11806 Mountain Creek Farms and Research Staff Report 11.4.21.pdf](#)

8. 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.

Recommendation: Adopt the Resolution to 1) Find that 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; 2) make all required findings for approval of the Conditional Use Permit and Special Permit and 3) approve the Big River Farm LLC Conditional Use Permit and Special Permit subject to the recommended conditions.

Attachments: [11892 Big River Farms Executive Summary 11.4.21.pdf](#)
[11892 Big River Farms Staff Report 11.4.21.pdf](#)
[Attachment 3A - 11892 WRPP 12.18.2018.pdf](#)

9. 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.

Recommendation: Adopt the Resolution to: 1) Find that 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; 2) make all required findings for approval of the Conditional Use Permit and 3) approve the PACWI, LLC Conditional Use Permit as recommended by staff subject to the recommended conditions.

Attachments: [12049 PACWI Executive Summary 11.4.21.pdf](#)
[12049 PACWI Staff Report 11.4.21.pdf](#)
[Attachment 3A - 12049 Site Management Plan 02.09.2021.pdf](#)

10. 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.

Recommendation: Adopt the Resolution to: 1) Find that 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; 2) make all required findings for approval of the Conditional Use Permit and Special Permit and 3) approve the Humboldt Kingz, LLC Conditional Use Permit and Special Permit recommended by staff subject to the recommended conditions.

Attachments: [12125 Humboldt Kingz Executive Summary 11.4.21.pdf](#)
[12125 Humboldt Kingz Staff Report 11.4.21.pdf](#)
[Attachment 3A - Wetland Restoration Plan 02.04.21.pdf](#)

11. Whipsawsons, 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.

Recommendation: Adopt the Resolution to: 1) Find that 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; 2) make all required findings for approval of the Conditional Use Permit and 3) approve the Whipsawsons, LLC Conditional Use Permit as recommended by staff subject to the recommended conditions.

Attachments: [12216 Whipsawsons LLC Executive Summary 11.4.21.pdf](#)
[12216 Whipsawsons LLC Staff Report 11.4.21.pdf](#)

12. 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.

Recommendation: Adopt the Resolution to: 1) Find that 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; 2) make all required findings for approval of the Conditional Use Permit and Special Permit and 3) approve the Redwood Valley Farms, LLC Conditional Use Permit and Special Permit as recommended by staff subject to the recommended conditions.

Attachments:

[12310 Redwood Valley Farms LLC Executive Summary 11.4.21.pdf](#)

[12310 Redwood Valley Farms LLC Staff Report 11.4.21.pdf](#)

[Attachment 3A - 12310 WRPP 2016.pdf](#)

[Attachment 3B - 12310 Less Than 3 Acre Conversion.pdf](#)

[Attachment 3C - 12310 Road Evaluation.pdf](#)

[Attachment 3D - 12310 Septic Site Suitability Analysis 9.14.18.pdf](#)

- 13.** 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.

Recommendation: Adopt the Resolution to: 1) Find that 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; 2) make all of the required findings for approval of the Conditional Use Permit and 3) approve the Eagles Nest Farm, LLC Conditional Use Permit recommended by staff subject to the recommended conditions.

Attachments: [12490 Eagles Nest Executive Summary 11.4.21.pdf](#)
[12490 Eagles Nest Staff Report 11.4.21.pdf](#)
[Attachment 3A - 12490 Site Management Plan 5.27.21.pdf](#)

14. Fertila, LLC; Conditional Use Permit and Special Permit

Record Number PLN-13180-CUP

Assessor Parcel Number (APN) 221-202-001

Ettersburg area

Fertila, 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.

Recommendation: Adopt the Resolution to 1) Find that 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; 2) make all required findings for approval of the Conditional Use Permit and Special Permit, and 3) approve the Fertila, LLC Conditional Use Permit and Special Permit as recommended by staff subject to the recommended conditions.

Attachments: [13180 Fertila Executive Summary 11.4.21.pdf](#)
[13180 Fertila Staff Report 11.4.21.pdf](#)
[Attachment 3A - 13180_WRPP.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. Daydream Enterprise, LLC Conditional Use Permit and Special Permit

Record Number PLN-12493-CUP

Assessor Parcel Number: 208-231-011

Dinsmore area

A Conditional Use Permit for continued cultivation of 18,135 square feet (SF) of existing outdoor cannabis utilizing full sun and light deprivation techniques. Water for irrigation is sourced from a 145,000-gallon rainwater catchment pond. Water storage on site totals 169,650 gallons including the pond. Estimated annual water use is 204,000 gallons. Processing activities will occur in a proposed 768-square-foot building. Power is provided by two gasoline generators and a 320-watt solar array. A Special Permit is included for remediation activities occurring within a Streamside Management Area.

Recommendation: Continue this project to a date uncertain.

2. Saad Abdelmegid, Special Permit
Record Number PLN-11955-CUP
Assessor's Parcel Number: 216-392-021
Alderpoint Area

The applicant is seeking a Special Permit for 10,000 square feet (SF) of existing commercial cannabis cultivation consisting of 7,440 (SF) mixed light and 2,560 (SF) outdoor. Water for irrigation is sourced from an existing on-site well. Projected annual water usage totals 174,000 gallons. Water is stored in hard tanks totaling 5,250 gallons of available storage. Processing, including drying and trimming, occurs at an off-site processing facility at APN 216-261-053. Electricity is sourced from generators.

Recommendation: Adopt the Resolution to: 1) Find that the project is statutorily exempt from environmental review pursuant to Section 15270 of the CEQA Guidelines (projects which are disapproved), 2) make the finding that the project site is in violation of Humboldt County Code and 3) deny the Saad Abdelmegid Special Permit.

Attachments: [11955 Saad Abdelmegid Executive Summary 11.4.21.pdf](#)
[11955 Saad Abdelmegid Staff Report 11.4.21.pdf](#)

3. Terra Organica; Conditional Use Permit
Record Number PLN-11173-CUP
Assessor's Parcel Number: 216-074-022.
Alderpoint area

A Conditional Use Permit for 14,400 square feet (SF) of existing outdoor cannabis cultivation, 11,840 SF will utilize light deprivation techniques to facilitate two harvests annually. The remaining 2,560 (SF) is full sun outdoor. The applicant is also proposing an appurtenant nursery of 1,440 (SF). Water will be provided by an existing permitted well and a registered spring diversion. The applicant anticipates approximately 75,300 gallons of water will be required annually for irrigation. Water will be stored in hard tanks totaling 172,850 gallons. Processing such as drying and curing will occur in a proposed 1,080-(SF) barn. Further processing will occur offsite at a licensed processing facility. The applicant proposes generators and solar power as the power supply.

Recommendation: Adopt the Resolution to: 1) Find that 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, 2) make all required findings for approval of the Conditional Use Permit and 3) approve the Terra Organica, LLC, project as recommended by staff subject to the recommended conditions.

Attachments: [11173 Terra Organica Executive Summary 11.4.21.pdf](#)
[11173 Terra Organica Staff Report 11.4.21.pdf](#)

4. Georgi Stoyanov Conditional Use Permit and Special Permit

Record Number PLN-11816-CUP

Assessor Parcel Number (APN) 221-201-007

Ettersburg area

A Conditional Use Permit for 11,600 square feet (SF) of existing outdoor cannabis cultivation grown utilizing light deprivation techniques. Annual water use is approximately 164,100 gallons. Water for cultivation will be provided by an existing permitted well and two (2) registered spring diversions. There is 65,000 gallons of water storage on-site. Bucking and drying will occur onsite, while other processing will occur offsite. Power is provided by generator.

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 required findings for approval of the Conditional Use Permit and Special Permit, and 3) approve the Georgi Stoyanov project as recommended by staff subject to the recommended conditions.

Attachments: [11816 Georgi Stoyanov Executive Summary 11.4.21.pdf](#)
[11816 Georgi Stoyanov Staff Report 11.4.21.pdf](#)

5. Emerald Triangle Medicinal, Inc Conditional Use Permit and Special Permit
Record Number PLN-12060-CUP
Assessor Parcel Number (APN) 108-033-018
Ettersberg area

A Conditional Use Permit for 13,660 square foot (SF) of existing cannabis cultivation consisting of 13,000 (SF) outdoor and 660 (SF) mixed-light. Irrigation water is sourced from a point of diversion. Existing available water storage for irrigation is 118,000 gallons with an additional 42,000 gallons of storage proposed to assure the full forbearance total of 160,000 gallons. Estimated annual water usage is 100,000 gallons. A two-story 1,800 (SF) floorspace processing building is proposed. Power is provided by propane and electric generators and two solar panels. Four additional solar panels are planned to allow more limited generator use in the near term. The applicant will commit to converting to solar power as a primary power source with generator and/or Pacific Gas & Electric (PG&E) backup as a condition of approval. A Special Permit is required to allow setback reduction for diversion maintenance and restoration activities associated with two diversions and to reduce the setback distance to public lands managed by King Range National Conservation Area 420-feet to the south, across North Fork Bear Creek.

Recommendation: Adopt the Resolution to: 1) Find that 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, 2) make all required findings for approval of the Conditional Use Permit and 3) approve the Emerald Triangle Medicinal, Inc. Conditional Use Permit and Special Permits (2) as recommended by staff subject to the recommended conditions.

Attachments: [12060 Emerald Triangle Medicinal Farms Executive Summary 11.4.21.pdf](#)
[12060 Emerald Triangle Medicinal Farms Staff Report 11.4.21.pdf](#)

6. Meyers and Aquarian, LLC, Conditional Use Permit

Record ID PLN-12124-CUP

Assessor's Parcel Number: 216-135-015

New Harris area

A Conditional Use Permit for 24,000 square feet (SF) of existing mixed-light and outdoor cannabis cultivation consisting of 20,800 (SF) mixed light and 3,200 (SF) outdoor. Propagation takes place in one 2,400 (SF) nursery area. Irrigation water is sourced from a permitted well and a surface water diversion. Existing water storage includes 11 onsite water tanks of various capacities that total 24,260 gallons. Proposed additional water storage onsite will be in tanks totaling 335,000 gallons. Estimated water use is 360,000 gallons per year (15 gallons/SF). Drying and processing occur onsite within an existing metal building (1,500 SF). Power is provided by generator. The applicant proposes to transition to PG&E with only backup generator use by January 1, 2024.

Recommendation: Adopt the Resolution to 1) 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; 2) make the required findings for approval of the Conditional Use Permit; and 3) approve the Myers and Aquarian, LLC Conditional Use Permit as recommended by staff subject to the recommended conditions.

Attachments: [12124 Myers Aquarian Executive Summary 11.4.21.pdf](#)
[12124 Myers Aquarian Staff Report 11.4.21.pdf](#)

7. Lost Coast Collective, Inc. Conditional Use Permit and Special Permit
Record Number PLN-11292-CUP
Assessor's Parcel Number: 221-240-015
Ettersburg area

The applicant is seeking a Conditional Use Permit for 22,000 square feet (SF) of existing commercial cannabis cultivation consisting of 18,500 (SF) mixed light and 3,500 (SF) outdoor. The project is supported by 2,180 (SF) of propagation area. Water for irrigation is sourced from an existing well and two registered spring diversions. Projected annual water usage totals 128,800 gallons and water storage onsite totals 132,950 gallons. All processing will occur onsite. Energy is sourced from solar, hydropower, and generators. The applicant is also seeking a Special Permit for the ongoing use and maintenance of two points of diversion located within the Streamside Management Area.

Recommendation: Adopt the resolution to 1) find that 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, 2) make all required findings for approval of the Conditional Use Permit and Special Permit and 3) approve the Lost Coast Collective, Inc., subject to the recommended conditions.

Attachments: [11292 Lost Coast Collective Executive Summary 11.4.21.pdf](#)
[11292 Lost Coast Collective Staff Report 11.4.21.pdf](#)
[Attachement 3A - 11292 Site Management Plan 5.22.19.pdf](#)

8. H2 Equity, LLC Conditional Use Permit
Record Number PLN-11248-CUP
Assessor's Parcel Number: 221-021-008
Ettersburg area

The applicant is seeking a Conditional Use Permit for 49,650 square feet (SF) of existing commercial cannabis cultivation consisting of 8,782 (SF) mixed light and 40,868 (SF) outdoor utilizing light deprivation techniques. The project is supported by 2,363 (SF) 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 1) find that 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, 2) make all required findings for approval of the Conditional Use Permit and 3) approve the H2 Equity, LLC, project subject to the recommended conditions.

Attachments: [11248 H2 Equity Executive Summary 11.4.21.pdf](#)
[11248 H2 Equity Staff Report 11.4.21.pdf](#)
[Attachment 3A - 11248 Timber Conversion Report 06.22.2018.pdf](#)

I. ADJOURNMENT

J. 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 or the ADA Coordinator at 844-365-0352 or by email at ada@co.humboldt.ca.us