

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, September 2, 2021

6:00 PM

Regular Meeting - Virtual

NOTE: In accordance with Executive Order N-29-20 the Planning Commission meeting will be held virtually.

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, August 27, 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. AGENDA MODIFICATIONS

D. 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.

E. 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.

Review and approval of the April 1, 2021 Action Summary.

Recommendation: Move to approve the April 1, 2021 Planning Commission Action Summary and direct the Secretary and Clerk of the Planning Commission to sign the minute Sheet.

Attachments: [04.01.2021 Action Summary for review.pdf](#)

Review and approval of the April 15, 2021 Action Summary.

Recommendation: Move to approve the April 15, 2021 Planning Commission Action Summary and direct the Secretary and Clerk of the Planning Commission to sign the minute Sheet.

Attachments: [04.15.2021 Action Summary for review.pdf](#)

Review and approval of the April 22, 2021 Action Summary.

Recommendation: Move to approve the April 22, 2021 Planning Commission Action Summary and direct the Secretary and Clerk of the Planning Commission to sign the minute Sheet.

Attachments: [04.22.2021 Action Summary for review.pdf](#)

Review and approval of the May 6, 2021 Action Summary.

Recommendation: Move to approve the May 6, 2021 Planning Commission Action Summary and direct the Secretary and Clerk of the Planning Commission to sign the minute Sheet.

Attachments: [05.06.2021 Action Summary for review.pdf](#)

Review and approval of the May 20, 2021 Action Summary.

Recommendation: Move to approve the May 20, 2021 Planning Commission Action Summary and direct the Secretary and Clerk of the Planning Commission to sign the minute Sheet.

Attachments: [05.20.2021 Action Summary for review.pdf](#)

Review and approval of the June 03, 2021 Action Summary.

Recommendation: Move to approve the June 03, 2021 Planning Commission Action Summary and direct the Secretary and Clerk of the Planning Commission to sign the minute Sheet.

Attachments: [06.03.2021 Action Summary for review.pdf](#)

Review and approval of the June 17, 2021 Action Summary.

Recommendation: Move to approve the June 17, 2021 Planning Commission Action Summary and direct the Secretary and Clerk of the Planning Commission to sign the minute Sheet.

Attachments: [06.17.2021 Action Summary for review.pdf](#)

Review and approval of the July 01, 2021 Action Summary.

Recommendation: Move to approve the July 01, 2021 Planning Commission Action Summary and direct the Secretary and Clerk of the Planning Commission to sign the minute Sheet.

Attachments: [07.01.2021 Action Summary for review.pdf](#)

Review and approval of the July 15, 2021 Action Summary.

Recommendation: Move to approve the July 15, 2021 Planning Commission Action Summary and direct the Secretary and Clerk of the Planning Commission to sign the minute Sheet.

Attachments: [07.15.2021 Action Summary for review.pdf](#)

Review and approval of the July 29, 2021 Action Summary.

Recommendation: Move to approve the July 29, 2021 Planning Commission Action Summary and direct the Secretary and Clerk of the Planning Commission to sign the minute Sheet.

Attachments: [07.29.2021 Action Summary for review.pdf](#)

Review and approval of the August 05, 2021 Action Summary.

Recommendation: Move to approve the August 05, 2021 Planning Commission Action Summary and direct the Secretary and Clerk of the Planning Commission to sign the minute Sheet.

Attachments: [08.05.2021 Action Summary for review.pdf](#)

Review and approval of the August 12, 2021 Action Summary.

Recommendation: Move to approve the August 12, 2021 Planning Commission Action Summary and direct the Secretary and Clerk of the Planning Commission to sign the minute Sheet.

Attachments: [08.12.2021 Action Summary for review.pdf](#)

Review and approval of the August 19, 2021 Action Summary.

Recommendation: Move to approve the August 19, 2021 Planning Commission Action Summary and direct the Secretary and Clerk of the Planning Commission to sign the minute Sheet.

Attachments: [08.19.2021 Action Summary for review.pdf](#)

CONTINUED PUBLIC HEARINGS

1. LSK Art, LLC, Conditional Use Permit
Record Number PLN-12556-CUP
Assessor Parcel Numbers (APNs) 317-182-021 and 317-033-007.
Shower's Mountain/Pilot Ridge area

A Conditional Use Permit for 13,686-square-foot of existing outdoor cannabis cultivation. Water is sourced from a permitted groundwater well and two surface water diversions located in an unnamed Class II watercourse. A total of 115,000 gallons of hard tank storage is proposed. Estimated annual water usage is 125,932 gallons (8.4 gallons/SF/year). Drying and curing occurs on-site, and all processing is currently done outdoors using a trimming machine. Electricity is currently sourced from generators. A Special Permit is also requested for the ongoing use and maintenance of two points of diversion from a Class II watercourse.

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 the required findings for approval of the Conditional Use Permit and Special Permit and adopt the Resolution approving the LSK Art, LLC project subject to the recommended conditions.

Attachments: [12556 Staff Report FINAL V.2 9.2.21 PC.pdf](#)
[Attachment 3A - 12556 Right to Divert & Use Water H504249.pdf](#)
[Attachment 3B- Site Management Plan 10-13-20 TRC 145 Reduced.pdf](#)
[Attachment 3C - 12556 LSA Agreement.pdf](#)
[Attachment 3D - 12556-3AcreConversion.pdf](#)
[Attachment 3E - Road Evaluations.pdf](#)

F. 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. Rynearson Parcel Map Subdivision and Special Permit
Record Number PLN-2020-16308
Assessor's Parcel Number: 510-041-019.
McKinleyville Area

A minor subdivision of an approximately 1.3-acre parcel into two (2) parcels of 0.64 acres and 0.66 acres. The parcel is currently developed with an existing 1,658 square foot single-family residence with a 576 square foot attached garage as well as a 2,052 square foot detached garage and shop building. The home and attached garage will be located on proposed parcel 2 (0.66 acres) while the detached garage/shop will be located on proposed parcel 1 (0.64 acres). Separate water and sewer service is currently provided to both the residence and detached accessory structures by the McKinleyville Community Services District. The property is located within the State Responsibility Area for fire protection (SRA) and an exception to the State Firesafe Regulations has been granted by Cal-FIRE to allow for use of a road (Babler) not meeting the minimum road width and secondary access requirements of the State Firesafe Regulations (1273.01 & 1273.08). An exception is also being sought pursuant to section 325-9 of county code, to permit use of a right-of-way less than 40 feet in width. A Special Permit is also being requested to pre-authorize conversion of the garage/shop on proposed parcel 1 into an Accessory Dwelling Unit (ADU) exceeding 1,200 square feet, prior to completion of the subdivision.

Recommendation: Find the project exempt from environmental review pursuant to State CEQA Guidelines Section 15183, (projects consistent with a Community Plan or Zoning) make all the required findings for approval of the Parcel Map Subdivision and Special Permit and adopt the Resolution approving the proposed Rynearson project subject to the recommended conditions.

Attachments: [16308 Rynearson Staff Report 9.2.21.pdf](#)

2. Mark Felix Conditional Use Permit and Special Permit

Record Number PLN-13204-CUP

Assessor's Parcel Number: 081-021-038.

Myers Flat area

A Conditional Use Permit for 36,990 sf of new outdoor commercial cannabis cultivation, a Special Permit for a commercial processing, manufacturing and distribution facility, and a retail nursery as well as a Special Permit for a reduction in the setback from public lands.

Recommendation: Find the project exempt from environmental review pursuant to State CEQA Guidelines Section 15270, make the finding that the project is inconsistent with the Humboldt County Code and that the required findings for approval cannot be made, and adopt the Resolution denying the proposed Mark Felix Conditional Use and Special Permit project.

Attachments: [13204 Felix Staff Report 9.2.21.pdf](#)

3. Grouse Valley Farms, Inc, Conditional Use Permit and Special Permit

Record Number PLN-11672-CUP

Assessor Parcel Number (APN) 315-271-006 & 315-073-002.

Hyampom area

A Conditional Use Permit for 22,000 square feet (SF) of existing outdoor and mixed-light cultivation. Outdoor cultivation totals 19,000 SF and the mixed-light cultivation totals 3,000 SF. The site also includes a 960-SF existing appurtenant nursery. Irrigation water is sourced from a permitted groundwater well and an onsite spring diversion. Estimated annual water usage is 145,000 gallons (6.6 gallons/SF/year) with 99,000 gallons of available water storage. Onsite trimming and drying is conducted in an existing building to be replaced with a new 3,000-SF processing and drying building with a rooftop solar system. Power is currently provided by generators. A Special Permit is also required for a setback reduction from Public Lands managed by Six Rivers National Forest to allow for an approximate 300-foot setback from the cultivation area on both the north and east sides of the property.

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 the required findings for approval of the Conditional Use Permit and Special Permit and adopt the Resolution approving the Grouse Valley Farms project subject to the recommended conditions.

Attachments: [11672 Grouse Valley Farms Staff Report 9.2.21.pdf](#)

4. GLG, LLC, Conditional Use Permit and (3) Special Permits
Record Number PLN-11881-CUP
Assessor's Parcel Number: 210-071-013
Dinsmore area

A Conditional Use Permit for an existing 26,400-square-foot (SF) cannabis cultivation consisting of 19,080 SF outdoor and 7,320 SF mixed-light cannabis cultivation and onsite processing with 2,640 SF of ancillary nursery activities. Irrigation water is sourced from an onsite groundwater well and a permitted water diversion. Annual water usage of 250,000 gallons (9.5 gallons/SF/year) and proposed water storage is 150,000 gallons in hard sided tanks. Processing would be completed onsite in an existing 1,800-SF metal building. Power is sourced from generators and an existing solar array that provides electricity for water pumps. An existing cabin and proposed 1,200-SF building will serve as employee housing. Special Permits (3) are needed for decommissioning a stream crossing, maintenance of a water diversion, and for one streamside management area (SMA) setback reduction for an existing parking area within the SMA.

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 the required findings for approval of the Conditional Use Permit and Special Permits and adopt the Resolution approving the GLG project subject to the recommended conditions.

Attachments: [11881 GLG Staff Report 9.2.21.pdf](#)
[Attachment 3A 11881 Site Management Plan.pdf](#)
[Attachment 3B 11881 TimberConversionEvaluation 1.23.2019.pdf](#)

5. Nijushi, LLC, Conditional Use Permit
Record Number PLN-12245-CUP
Assessor's Parcel Number: 208-271-007.
Bridgeville Area

A Conditional Use Permit for 14,944 square feet (SF) of mixed light cannabis cultivation. Plants are propagated in a 1,488-SF nursery onsite. Irrigation water is sourced from a 450,000-gallon rainwater catchment pond and two (2) points of diversion (PODs). The primary source of electrical power are generators. Note: This project was inadvertently and erroneously noticed for the September 2nd meeting after being separately noticed for and heard on the August 19th Planning Commission meeting, where it was approved.

Recommendation: The Planning Commission approved this project on 8.19.21 and it was also noticed for this meeting.

6. Humboldt Sunrise Farms, Conditional Use Permit

Record Number PLN-12285-CUP

Assessor's Parcel Number: 217-411-008.

Blocksburg area

A Conditional Use Permit for continued cultivation of 9,300 square feet of outdoor cannabis cultivation and 1,800 square feet of mixed light cannabis cultivation. Propagation will occur in one (1) 900-square-foot nursery. Water for irrigation will be provided by a 607,700-gallon rainwater catchment pond located on the adjacent parcel (APN 217-411-009) which is under the ownership as the applicant. The applicant anticipates 95,150 gallons of water will be required for irrigation annually. Processing such as drying and curing will occur onsite in a 625-square-foot shed. Further processing such as trimming will occur offsite at a licensed processing facility until the applicant constructs an onsite processing facility. Power for the project will be provided by solar with a backup generator.

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 the required findings for approval of the Conditional Use Permit and adopt the Resolution approving the Humboldt Sunrise Farms project subject to the recommended conditions.

Attachments: [12285 Humboldt Sunrise Farms Staff Report 9.2.21.pdf](#)

7. Lance Berry, Conditional Use Permit

Record Number PLN-12674-CUP

Assessor's Parcel Number: 208-261-009,

Dinsmore area

A Conditional Use Permit for 20,700 square feet (SF) of existing outdoor cannabis cultivation and 2,700 SF existing mixed light cultivation for a total cultivation of 23,400 SF. Ancillary propagation is 2,340 sf. Irrigation water is sourced from a permitted well and a 388,000-gallon rain catchment pond. Estimated annual water use is 296,000 gallons (12.64 gal/SF). Drying occurs onsite. Further processing will occur off-site. The primary source of electrical power (propagation lights and pump water) is a generator.

Recommendation: Continue to a date uncertain.

8. Platinum King Farms, LLC, Conditional Use Permit and Special Permits
Record Numbers PLN-2018-15196 and PLN-2018-15200
Assessor's Parcel Number: 104-071-004 and 104-071-005
Petrolia area

A Special Permit for 15,700 square feet of existing mixed light and 8,800 square feet of full sun outdoor cannabis cultivation on APN 104-071-004 and a Special Permit for 30,000 square feet of new mixed light cannabis cultivation to occur on APN 104-071-005. Propagation for both parcels will occur on APN 104-071-005 in a of 5,451 square foot nursery. Water for the project will be provided by a proposed 2.5-million-gallon rainwater catchment pond on APN 104-071-004 and by two onsite permitted groundwater wells utilizing solar powered pumps. The applicant estimates 1,012,102 gallons of water will be required for irrigation annually for both projects. Curing, trimming, packaging and storing will occur on APN 104-071-005 in an existing 2,600-square-foot processing facility that is also proposed to be permitted as a commercial processing facility. Power for the project will be provided by PG&E, purchased through the Redwood Coast Energy Authority's RePower+ electricity service to ensure that the project runs on 100% renewable energy. A generator will be kept for use during emergency power outages.

Recommendation: Find that the Planning Commission has considered the Addendum to the Environmental Impact Report for the Commercial Cannabis Land Use Ordinance 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 adopt the Resolutions approving the proposed Platinum King Farms projects subject to the recommended conditions.

Attachments: [15196 Platinum King Farms Staff Report 9.2.21.pdf](#)
[15200 Platinum King Farms Staff Report 9.2.21.pdf](#)
[Attachment 3A 15196 and 15200 Site Management Plan 09.06.2019.pdf](#)
[Attachment 3B 15196 and 15200 Nitrogen Management Plan 2 waste 09.06.2019.pdf](#)
[Attachment 3C PLN-2018-15196 Timber Conversion Report 04.16.19.pdf](#)

G. ADJOURNMENT

H. NEXT MEETINGS September 16, 2021 6:00 p.m. Regular meeting - Virtual

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