

PLANNING COMMISSION

IVER SKAVDAL
Vice Chair - First District
THOMAS MULDER
Chair - Second District
NOAH LEVY
Third District
JEROME QIRIAZI
Fourth District
PEGGY O'NEILL
Fifth District
SARAH WEST
At-Large
LORNA MCFARLANE
At-Large



COUNTY STAFF

JOHN H. FORD
Director, Planning and Building

PLANNING COMMISSION

COUNTY OF HUMBOLDT

825 Fifth Street
Board of Supervisors Chambers
Eureka, California

ACTION SUMMARY

Thursday, December 19, 2024

6:00 PM

Regular Meeting - Hybrid

A. CALL TO ORDER / SALUTE TO FLAG

Chair Thomas Mulder called the meeting to order at 6:00 p.m.

B. COMMISSIONERS PRESENT

Present : 7 - Commissioner Iver Skavdal, Commissioner Noah Levy, Commissioner Thomas Mulder, Commissioner Peggy O'Neill, Commissioner Sarah West, Commissioner Jerome Qiriazzi and Commissioner Lorna McFarlane

C. AGENDA MODIFICATIONS

Item E-2 Humboldt Heritage Farm Management, LLC, Conditional Use Permit and Special Permit and Item E-3 Mystic Mountain Farms, LLC, Conditional Use Permit was pulled from the Consent section of the Agenda.

Item E-4 Organic Liberty CA, LLC Conditional Use Permit Modification, Special Permit, and Zoning Clearance Certificates received public comment and supplemental information.

D. PUBLIC COMMENT ON NON-AGENDA ITEMS:

E. CONSENT AGENDA

1. Review and approval of the November 21, 2024, Action Summary

Approval of the November 21, 2024, Action Summary.

4. Organic Liberty CA, LLC Conditional Use Permit Modification, Special Permit, and Zoning

Clearance Certificates

Assessor Parcel Number: 524-091-009 and 524-101-025 (one separate legal parcel)

Record Number: PLN-2024-19054

Willow Creek Area

Organic Liberty CA, LLC operates a permitted outdoor cannabis cultivation operation located near the junction of Friday Ridge Road and California State Route 299, south/southeast of the community of Willow Creek. The existing project approval (PLN-12376-CUP) consists of four Conditional Use Permits (CUP16-656, CUP17-042, CUP17-043, and CUP17-044) that allow for ± 3.3 acres (143,748 square feet) of outdoor full-sun cannabis cultivation. Organic Liberty CA, LLC proposes a modification to the approved permits to adjust the cultivation boundary and expand the cultivation area by ± 0.7 acres (± 4 acres total). As a result of the Project, cultivation at the facility would now comprise ± 2.4 acres of outdoor full-sun cultivation in raised beds, ± 0.7 acres (31,500 square feet) of outdoor light deprivation cultivation in hoop houses, and ± 0.9 acres (37,900 square feet) of mixed-light cultivation in greenhouses. In addition, Organic Liberty CA, LLC requests Zoning Clearance Certificates for commercial cannabis nursery, cannabis processing, and cannabis distribution, and a Special Permit for non-flammable cannabis manufacturing, all within new steel buildings ($\pm 11,700$ square feet). Water is sourced from three wells and 12 5,000-gallon rain catchment tanks. 2,264,664 gallons of water will be required each year for irrigation.

Approval of the Organic Liberty CA, LLC Conditional Use Permit Modification, Special Permit, and Zoning Clearance Certificates

CONSENT AGENDA VOTE:

A motion was made by Commissioner Noah Levy, seconded by Commissioner Sarah West to approve the Consent Agenda, including Item E-1 Approval of the November 21, 2024, Action Summary and Item E-4 Approval of Organic Liberty CA, LLC Conditional Use Permit Modification, Special Permit, and Zoning Clearance Certificates

Aye: 7 - Commissioner Iver Skavdal, Commissioner Noah Levy, Commissioner Thomas Mulder, Commissioner Peggy O'Neill, Commissioner Sarah West, Commissioner Jerome Qiriazzi and Commissioner Lorna McFarlane

F. PUBLIC HEARINGS**G. ITEMS PULLED FROM CONSENT**

2. Humboldt Heritage Farm Management, LLC, Conditional Use Permit and Special Permit
Assessor Parcel Number: 220-091-022-000
Record Number: PLN-12076-CUP
Ettersburg area

A Conditional Use Permit for 20,400 square feet (SF) of existing outdoor cultivation that is cultivated within thirty-two (32) hoop house style greenhouses utilizing light deprivation techniques and 1,791 SF of ancillary propagation. Irrigation water is sourced from a 300,000-gallon rainwater catchment pond and a spring diversion. Existing available water storage is 447,850 gallons in the pond and a series of hard-sided (metal and HDPE) tanks.

Estimated annual water usage is 345,000 gallons. Drying and curing occurs onsite in a 1,300-square-foot dry shed and a two-story, 3,000 square-foot multi-use building. All other processing will occur off-site at a licensed processing or manufacturing facility, until such time a structure is permitted onsite. A maximum of six (6) people may be onsite during peak operations. Power is currently provided by solar and a generator, with a second generator utilized for backup; however, the applicant has long-term plans to convert to PG&E power by 2026. The proposed project also includes a Special Permit for development within the Streamside Management Area for continued use and maintenance of the point of diversion.

A motion was made by Commissioner Sarah West, seconded by Commissioner Jerome Qiriazzi to continue the project to a date uncertain.

Aye: 7 - Commissioner Iver Skavdal, Commissioner Noah Levy, Commissioner Thomas Mulder, Commissioner Peggy O'Neill, Commissioner Sarah West, Commissioner Jerome Qiriazzi and Commissioner Lorna McFarlane

3. Mystic Mountain Farms, LLC, Conditional Use Permit

Assessor Parcel Number 217-244-008

Record No.: PLN-12018-CUP

Blocksburg area

A Conditional Use Permit for 15,289 square feet (SF) of pre-existing outdoor cannabis cultivation. Of which, 6,000 SF will be grown within greenhouses utilizing light deprivation methods and 9,289 SF will be open-air cultivation. Water will be sourced from an existing groundwater well (DEH Permit # 18/19-1171). Annual water usage is estimated to be 124,870 gallons, or 8.2 gallons per square foot. Water storage presently consists of two 20,000 gallon water bladders and ten 5,000 gallon hard sided storage tanks, totaling 90,000 gallons of water storage capacity. The project is conditioned to remove existing water bladders. The project includes ancillary propagation. Drying and trimming will occur on-site within the existing drying structures and proposed commercial processing facility. During peak operations, up to three employees may be hired to conduct cultivation operations. Energy is presently sourced from generators.

A motion was made by Commissioner Jerome Qiriazzi, seconded by Commissioner Lorna McFarlane to adopt resolution 24-093 which finds the Planning Commission has considered the Mitigated Negative Declaration (MND) previously adopted for the Commercial Medical Marijuana Land Use Ordinance as well as the Addendum to the MND that was prepared for the Mystic Mountain Farms, LLC project pursuant to Section 15164 of the CEQA guidelines; and finds the proposed project complies with the General Plan and Zoning Ordinance; and approves the Mystic Mountain Farms, LLC Conditional Permit subject to the modified conditions of approval (COA #3) to have a total of 90,000 gallons of water storage with 2,500 gallons for fire suppression.

Aye: 7 - Commissioner Iver Skavdal, Commissioner Noah Levy, Commissioner Thomas Mulder, Commissioner Peggy O'Neill, Commissioner Sarah West, Commissioner Jerome Qiriazzi and Commissioner Lorna McFarlane

H. ADJOURN AS PLANNING COMMISSION

Chair Thomas Mulder adjourned the Planning Commission at 6:15 p.m.

I. CONVENE AS BUILDING APPEALS BOARD

Chair Thomas Mulder called the Building Appeals Board to order at 6:15 p.m.

J. BUILDING CODE APPEAL

1. The appeals filed by Lucas K. Bode and Katie Rockey challenging the Notice and Order of Substandard Housing and Order to Vacate (NOSSH OV) posted on the dwelling by the Humboldt County Building Department staff on October 17, 2024. The appellants dispute the findings that led to the designation of their property as substandard housing and order to vacate, seeking to overturn these determinations.

Notice and Order of Substandard Housing and Order to Vacate dated 10/15/2024 was withdrawn by staff.

K. ADJOURNMENT OF THE BUILDING APPEALS BOARD

Chair Thomas Mulder adjourned the Building Appeals Board at 7:46 p.m.

L. RECONVENE AS PLANNING COMMISSION

Chair Thomas Mulder called the Planning Commission meeting to order at 7:46 p.m.

N. REPORT FROM PLANNER**O. PLANNING COMMISSION DISCUSSION ITEMS****P. ADJOURNMENT**

Chair Thomas Mulder adjourned the Planning Commission at 7:50 p.m.

Q. NEXT MEETINGS: January 16, 2025 6:00 p.m. Regular Meeting - Hybrid