

PLANNING COMMISSION

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At Large



COUNTY STAFF

JOHN H. FORD
Director, Planning and Building

**COUNTY OF HUMBOLDT
PLANNING COMMISSION**

**825 Fifth Street
Board of Supervisors Chambers
Eureka, California**

AGENDA

Thursday, January 10, 2019

6:00 PM

Regular Meeting

Notice Regarding Public Comment:

For items appearing on the agenda, the public is invited to make comments at the time the item comes up for consideration by the Commission. The Chair will call for public comment as each item is heard by the Commission. For items not appearing on the agenda, the public is invited to make comments during the Public Comment period for non-agenda items. All speakers are invited to state their names, but are not required to do so.

A. CALL TO ORDER / SALUTE TO FLAG

B. COMMISSIONERS PRESENT

C. AGENDA MODIFICATIONS

D. APPROVAL OF ACTION SUMMARY

1. ACTION SUMMARIES FOR APPROVAL

- October 4, 2018
- October 18, 2018
- November 15, 2018

Attachments: [PC 10.04.18 Action Summary - for approval.pdf](#)
 [PC 10.18.18 Action Summary for review and approval.pdf](#)
 [PC 11.15.18 Action Summary for review and approval.pdf](#)

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. Sunnyside Organics, Conditional Use Permit and Blessed Flower Farm, Conditional Use Permits and Special Permit

Application Numbers 12924 and 13991

Case Numbers PLN-12924-CUP (Sunnyside Organics) and PLN-13991-CUP (Blessed Flower)

Assessor's Parcel Numbers 212-051-013 and 221-011-019

2196 Rossi Ranch Road, Salmon Creek, area

Two Conditional Use Permits, each for approximately 10,000 square feet (SF) (19,745 SF total) of existing greenhouse outdoor and open-air cannabis cultivation occurring in three cultivation sites on the subject 187 acre parcel . A Special Permit for restoration within the Streamside Management Area. Cultivation will consist of existing and relocated existing outdoor medical cannabis in three main consolidated cultivation sites including one outdoor cultivation site managed by Blessed Flower Farms, LLC and two greenhouse-based cultivation sites managed by Sunnyside Organics, LLC. Water sources for irrigation include three on-stream ponds. Power for cultivation and processing activities is supplied by three generators and one solar system. There will be six employees for Blessed Flower Farm and six employees for Sunnyside Organics during peak season, which is approximately four months of the year.

Recommendation: Find the projects exempt from environmental review pursuant to Sections 15303, 15304, and 15333 of the State CEQA Guidelines, make all of the required findings for approval of the Conditional Use Permits and Special Permit based on evidence in the staff report, and adopt the Resolutions approving the proposed Blessed Flower Farm, LLC and Sunnyside Organics, LLC project subject to the recommended conditions.

Attachments: [PLN-12924-CUP and PLN-2018-13991 Combined Staff Report.pdf](#)

2. Humboldt Harvest Moon, LLC Conditional Use Permit

Application Number 11581

Case Number CUP 18-015

Assessor's Parcel Number (APN) 217-246-002 and 217-241-003

Blocksburg area, on the west side of a USFS Road, at the end of Pine Mountain Lane

A Conditional Use Permit for an existing 11,500 square foot (SF) outdoor commercial medical cannabis cultivation and a 1,500 SF accessory nursery on two adjoining parcels. A 1,500 SF nursery and 6,500 SF of cultivation occurs on parcel APN 217-24-602 and 5,000 SF of cultivation occurs on parcel APN 217-241-103. A 648 SF processing building and well are proposed on APN 217-241-103. Currently, all water used for cultivation of cannabis is sourced from a diversion from the South Fork of Conley Creek for which a signed Lake and Streambed Alteration Agreement (LSAA) has been submitted. A 2,258 SF outdoor cultivation area on parcel APN 217-241-103 will be retired and restored to native vegetation.

Recommendation: Find the project Categorical Exempt from environmental review pursuant to Sections 15301, 15304, and 15333 of the State CEQA Guidelines, make all of the required findings for approval of the Conditional Use Permit based on evidence in the staff report, and adopt the Resolution approving the proposed Humboldt Harvest Moon, LLC Conditional Use Permit subject to the recommended conditions.

Attachments: [CUP-18-015 Staff Staff Report.pdf](#)

3. Humboldt Exotics, LLC, Permit Modification
Application Number 15045
Case Number PLN-2018-15045
Assessor's Parcel Number (APN) 201-322-019-000

A Modification of a Conditional Use Permit (CUP16-509) for 43,200 square feet (SF) of new outdoor cannabis cultivation in order to construct permanent hoop structures and perform light deprivation. The proposed project includes grading and fill, and the construction of permanent hoop structures with electricity for fans, water pumps, dehumidifiers and lights in the nursery. The applicant proposes to produce 2-3 flowering cycles per year using light deprivation methods. A 2,400 square foot mixed light ancillary nursery greenhouse would be used for propagation between March and June each year. The proposed water source remains the permitted, on-site well. The applicant estimates that the cultivation activities would require 487,500 gallons per year. The principal power source would continue as PG&E though until the level of service is upgraded in 2020 the applicant anticipates occasional use of a whisper watt or 200eu Honda generator.

Recommendation: Find the project exempt from environmental review pursuant to Sections 15303 & 15304, of the State CEQA Guidelines, make all of the required findings for approval of the Conditional Use Permit modification based on evidence in the staff report and adopt the Resolution approving the proposed Modification to CUP16-509 subject to the recommended conditions.

Attachments: [PLN-2018-15045 Staff Report.pdf](#)

4. Calyx Mountain, Inc. Conditional Use Permit and Special Permit
Application Number: 11847
Case Number: CUP16-1069 and SP16-331
Assessor's Parcel Number (APN): 509-221-048 and 509-221-049
1711 and 1715 Central Avenue, McKinleyville area

A Conditional Use Permit (CUP) to allow a medical cannabis dispensary and delivery business in accordance with Humboldt County Code Section 314-55.3 of Chapter 4 of Division 1 of Title III Medical Cannabis Dispensaries. Also included is a Special Permit (SP) application for a proposed cannabis manufacturing operation that utilizes non-volatile extraction methods in accordance with Humboldt County Code Section 314-55.4 of Chapter 4 of Division I of Title III, Commercial Medical Marijuana Land Use Ordinance (CMMLUO). The proposed cannabis dispensary and manufacturing facility will be located on two adjacent parcels that are developed with one existing 1,495 square foot commercial building. The dispensary will occupy 528 square feet, and the manufacturing activity will occupy 967 square feet of the existing building.

Recommendation: Find the project exempt from environmental review pursuant to Sections 15301 and 15303 of the State CEQA Guidelines, make all of the required findings for approval of the Conditional Use Permit and Special Permit based on evidence in the staff report and adopt the Resolution approving the proposed Calyx Mountain, Inc., project subject to the recommended conditions.

Attachments: [CUP-16-1069 Staff Report.pdf](#)

G. 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. Burr Valley Farms LLC Special Permit
Application Number 12479
Case Number SP-16-542
Assessor Parcel Numbers (APNs): 210-231-012
2520 Burr Valley Road, Dinsmore area

A Special Permit for Burr Valley Farms LLC consisting of approximately 10,000 square feet of existing outdoor cannabis cultivation. The proposed project is located on Assessor's Parcel Number (APN) 210-231-012, which is approximately 40 acres in area.

Recommendation: Find the project exempt from environmental review pursuant to State CEQA Guidelines Section 15270, make the finding that the applicant has not provided sufficient documentation of cultivation prior to January 1, 2016 as required by Humboldt County Code 314-55.4.8.2.2 and 314-55.4.9.4, and adopt the Resolution denying the proposed Burr Valley Farms, LLC project.

Attachments: [SP-16-542 Staff Report for PC 1.10.19.pdf](#)

H. DEPARTMENTAL REPORT

1. Planning Commission Sea Level Rise Policy Background Study - Planning Commission Workshop

Attachments: [Dept Report - Sea Level Rise Workshop Final.pdf](#)

I. ADJOURNMENT

NEXT MEETINGS

January 24, 2019 Regular Meeting

Any member of the public wishing to distribute materials to the Planning Commission may send them electronically to the Planning Commission Clerk at planningclerk@co.humboldt.ca.us at least 72 hours prior to the meeting, or provide fourteen (14) copies may be delivered to the Planning Commission Clerk at 3015 H St., Eureka, CA 95501.

If any member of the public wishes to distribute materials during a meeting of the Planning Commission, it is requested that fourteen (14) copies of the materials be given to the Planning Commission Clerk for distribution to the Commission, staff, and the public. Written Materials submitted to the Planning Commission less than 72 hours prior to the meeting may not be included in the Planning Commission packets. Materials not included in the Planning Commission packets will be available for public inspection at the Planning and Building Department located at 3015 H Street, Eureka, California (707-445-7541) during normal business hours.

The Chamber is wheelchair accessible, and disabled parking is available in the lot on K Street, between Fourth and Fifth Streets. Persons with disabilities, who need disability-related modifications or accommodations to participate in this meeting, please contact the Planning Division at (707) 445-7541, or (707) 268-3792 (fax). Requests for such modifications or accommodations must be made at least two full business days before the start of the meeting. Commission meetings are recorded on both video and audio media. The meetings are broadcast live on cable Channel 10 and may be streamed over the internet.