

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, January 9, 2020

6:00 PM

Regular Meeting

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. 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.

1. Review and approve the September 19, 2019 Planning Commission Action Summary.

Recommendation: Move to approve the September 19, 2019 Planning Commission Action Summary and direct the Secretary of the Planning Commission and the Clerk of the Planning Commission to sign the Minute Sheet.

Attachments: [09.19.19 Action Summary for review and approval.pdf](#)

2. Review and approve the October 3, 2019 Planning Commission Action Summary.

Recommendation: Move to approve the October 3, 2019 Planning Commission Action Summary and direct the Secretary of the Planning Commission and the Clerk of the Planning Commission to sign the Minute Sheet.

Attachments: [10.03.19 PC Action Summary for approval.pdf](#)

3. Review and approve the October 17, 2019 Planning Commission Action Summary.

Recommendation: Move to approve the October 17, 2019 Planning Commission Action Summary and direct the Secretary of the Planning Commission and the Clerk of the Planning Commission to sign the Minute Sheet.

Attachments: [10.17.19 PC Action Summary for approval.pdf](#)

4. Review and approve the November 7, 2019 Planning Commission Action Summary.

Recommendation: Move to approve the November 7, 2019 Planning Commission Action Summary and direct the Secretary of the Planning Commission and the Clerk of the Planning Commission to sign the Minute Sheet.

Attachments: [11.07.19 PC Action Summary for approval.pdf](#)

5. Review and approve the November 14, 2019 Planning Commission Action Summary.

Recommendation: Move to approve the November 14, 2019 Planning Commission Action Summary and direct the Secretary of the Planning Commission and the Clerk of the Planning Commission to sign the Minute Sheet.

Attachments: [11.14.19 PC Action Summary for approval.pdf](#)

6. Review and approve the December 5, 2019 Planning Commission Action Summary.

Recommendation: Move to approve the December 5, 2019 Planning Commission Action Summary and direct the Secretary of the Planning Commission and the Clerk of the Planning Commission to sign the Minute Sheet.

Attachments: [12.05.19 PC Action Summary for review and approval.pdf](#)

7. Natural Wellness Collective, Inc. Conditional Use Permit and Special Permit

Application Number: 11222

Case Number: CUP16-188, PLN-11222-SP

Assessor's Parcel Number (APN): 210-191-058

40111 State Hwy 36, Bridgeville area

Project Description: Natural Wellness Collective, Inc., is seeking a Conditional Use Permit for 19,426 square feet of existing outdoor cannabis cultivation. A Special Permit is also requested to allow a point of diversion and remediation within a Streamside Management Area. The water source is a spring and the applicant estimates about 200,550 gallons of water for irrigation annually (10.3 gallons per square foot). Processing will occur offsite at a licensed facility. The applicant plans on having a maximum of ten seasonal employees. Electricity is supplied by a utility connection to PG&E.

Recommendation: 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, 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 Natural Wellness Collective, Inc. Conditional Use Permit and Special Permit as recommended by staff subject to the recommended conditions.

Attachments: [CUP-16-188 Staff Report.pdf](#)
[Attachment 4.A Cult Ops 07.30.19.pdf](#)
[Attachment 4.B Biological Assessment 07.25.19.pdf](#)
[Attachment 4.C Timberland Conversion Evaluation Report_Natural Wellness_Revised \(](#)

8. Soul Arc Solutions, Inc., Conditional Use Permit and Special Permit

Record Number: PLN-11598-CUP

Assessor's Parcel Number (APN): 108-012-009

12023 Wilder Ridge Road, Ettersburg area

A Conditional Use Permit for an existing 12,600 square feet (sf) of mixed light cannabis cultivation and a Special Permit for activity within the Streamside Management Area (SMA) of the Mattole River. Drying and curing would occur on-site in 2,400 square foot drying facility and further processing would occur at a licensed 3rd party facility. There would be a maximum of four employees during peak operations. Electricity to the site is provided by generators.

Recommendation: 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, 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 Soul Arc Solutions, Inc. Conditional Use Permit and Special Permit subject to the recommended conditions.

Attachments: [PLN-11598-CUP Staff Report.pdf](#)
[Attachment 4.A Cult Ops Plan 4.19.19.pdf](#)
[Attachment 4.B Timberland Conversion Report 5.25.2018.pdf](#)
[Attachment 4.C Road Eval.pdf](#)

9. Alchemy Atelier, LLC, Conditional Use Permit and Special Permit

Record Number PLN-11813-CUP

Assessor's Parcel Number (APN) 216-141-005 and 216-144-006

26875 Dyerville Loop Road, Alderpoint area

Project Description: A Conditional Use Permit (CUP) for an existing 13,477 square foot (SF) outdoor commercial cannabis cultivation operation. Cultivation occurs in eight (8) greenhouses and three (3) full-sun outdoor plots. No propagation is proposed on-site. Drying and curing is completed on-site in an existing drying building. Up to two employees are necessary. All other processing occurs off-site at a 3rd party processor. Power is provided by a 2-kw generator. An existing cultivation area located within a Streamside Management Area is proposed to be relocated on-site and restored. A Special Permit is requested for the restoration work per the SMAWO.

Recommendation: Find that the Commission has considered the Addendum to the adopted Mitigated Negative Declaration for the Commercial Medical Land Use Ordinance (CMMLUO) as described by Section 15164 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 Alchemy Atelier, LLC, Conditional Use Permit and Special Permit as recommended by staff subject to the recommended conditions.

Attachments: [PLN-11813-CUP Staff Report.pdf](#)

10. Old Goat Farms, LLC Conditional Use Permit

Application Number 11033

Case Numbers CUP 16-132

Assessor's Parcel Number (APN) 531-011-005

15112 Pine Creek Road, Weitchpec area

Project Description: Old Goat Farms, LLC seeks a Conditional Use Permit (CUP-16-132) for an existing 30,000 square foot (SF) cannabis cultivation operation of which 22,000 SF is full-sun outdoor and 8,000 is mixed light in four (4) 2,000 SF deprivation greenhouses. Ancillary propagation occurs in a 1,680 SF greenhouse.

Recommendation: Continue to the February 6, 2020 Planning Commission hearing.

11. Eight Mad Farmers, Conditional Use Permit

Application Number 11514

Project Number PLN-11514-CUP

Assessor's Parcel Number (APN) 208-231-004

640 River Road, Mad River area

Project Description: A Conditional Use Permit (CUP) for an existing 11,182 square foot (SF) outdoor cannabis cultivation operation on a 40-acre parcel. One (1) full-time employee and four (4) to six (6) seasonal employees are proposed. Drying/curing of harvested commercial cannabis will occur on-site within two agriculturally exempt carports. Processing will occur off-site at a licensed third-party facility. Power is provided by solar and generators.

Recommendation: 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, 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 Eight Mad Farmers project subject to the recommended conditions.

Attachments: [PLN-11514-CUP Staff Report.pdf](#)
[Attachment 4.B 11514 WRPP 11.16.2018.pdf](#)
[Attachment 4.C 11514 Road Evaluations combined.pdf](#)
[Attachment 4.D 11514 Biological Assessment_Seth Adams.pdf](#)
[Attachment 4.A 11514 LSAA 08.29.19.pdf](#)

12. Danny King, Conditional Use Permit

Record Number PLN-12231-CUP

Assessor's Parcel Number 206-451-002

467 Corbett Ranch Lane, Carlotta area

Project Description: A Conditional Use Permit for 5,000 square feet new outdoor commercial cannabis cultivation within five (5) greenhouses. Water is sourced from an onsite permitted groundwater well. Proposed water usage for irrigation is 19,540 gallons annually. Proposed water storage is 4,500 gallons in three (3) tanks. One (1) to (2) seasonal employees proposed. Processing is proposed to occur off-site at a third-party licensed facility. The power source is PG&E.

Recommendation: Find that the 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 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 Danny King Conditional Use Permit subject to the recommended conditions.

Attachments: [PLN-12231-CUP Staff Report.pdf](#)

13. Humboldt Emerald Triangle, LLC, Conditional Use Permit and Coastal Development Permit

Application Number 11065

Record Number CUP-16-139

Assessor's Parcel Number (APN) 308-131-012 and 308-131-020

2121 Table Bluff Road, Loleta area

Project Description: A Conditional Use Permit and Coastal Development Permit for 28,656 square feet of existing mixed light and 9,800 square feet of existing outdoor commercial cannabis cultivation. Existing ancillary propagation space consists of 4,140.5. Processing, including trimming is proposed to be taken to a third- party licensed processing facility. Electricity is sourced from PG&E and emergency back-up generator.

Recommendation: Find that the Commission has considered the Addendum to the adopted Environmental Impact Report for the Coastal Commercial Cannabis Land Use Ordinance (CCCLUO) as described by Section 15164 of the State CEQA Guidelines, make all of the required findings for approval of the Conditional Use Permit and Coastal Development Permit based on evidence in the staff report and adopt the Resolution approving the Humboldt Emerald Triangle, LLC, Conditional Use Permit and Coastal Development Permit as recommended by staff subject to the recommended conditions.

Attachments: [CUP-16-139 Staff Report.pdf](#)
[PC Supplemental #1.pdf](#)

14. Today's Humboldt County, LLC Conditional Use Permit

Application Number 15526

Record Number PLN-2019-15526

Assessor's Parcel Number 507-381-006

5065 Boyd Road, Arcata area

Project Description: An application for a Conditional Use Permit for a commercial processing, distribution, and 1,624 square foot nursery operation. Distribution will occur from a 286 SF secured room in the first floor of the tenant space. In 2020, the applicant will construct two 3,000 buildings to expand the distribution facility. The nursery and processing operations will occur in the existing building. Water is sourced from the McKinleyville Community Service District. The nursery will be indoor and will be powered by PG&E.

Recommendation: Find that the Planning Commission has considered the Addendum to the Environmental Impact Report adopted for the Commercial Cannabis Land Use Ordinance pursuant to Section 15164 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 Today's Humboldt County, LLC Conditional Use Permit subject to the recommended conditions.

Attachments: [PLN-2019-15526 Staff Report.pdf](#)

F. ITEMS PULLED FROM CONSENT**G. ADJOURNMENT****H. NEXT MEETINGS***January 23, 2020**February 6, 2020*