

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 23, 2020

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. 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 November 21, 2019 Planning Commission Action Summary.

Recommendation: Move to approve the November 21, 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: [PC 11.21.19 Action Summary for approval.pdf](#)

2. Higher Ground Agriculture, LLC, Conditional Use Permit

Application Number: 11018

Case Number: CUP16-127

Assessor's Parcel Number (APN): 223-075-016

3535 East Branch Road, Benbow Area

Project Description: A Conditional Use Permit (CUP) for 22,900 square feet (SF) of existing outdoor cultivation and 4,100 SF of existing mixed-light cultivation. The applicant is proposing a 1,300-square-foot appurtenant nursery and to consolidate two existing grow sites into one central location. The source of irrigation water is a permitted on-site well. Drying occurs in an existing on-site barn and processing is done at a licensed off-site facility. A maximum of five people will be on-site during peak operations. Power to the subject parcel is supplied by P. G. & 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 Higher Ground Agriculture, LLC, project subject to the recommended conditions.

Attachments: [CUP-16-127 Staff Report.pdf](#)
[PC Supplemental #1 11018.pdf](#)

3. Reed Mountain Pharms Cooperative, Inc. Conditional Use Permit and Special Permit
Record Number PLN-12723-CUP
Assessor Parcel Number 223-043-005
1000 Reed Loop Road, Benbow Area

A Conditional Use Permit for existing 21,000 square feet of mixed light and 19,370 square feet of outdoor medical commercial cannabis cultivation. Total cultivation area is 40,370 square feet proposed to be consolidated in one cultivation area. Irrigation water is sourced from a groundwater well located on APN 223-043-003 and is supplemented by rainwater catchment and stored in hard tanks for water storage. The Applicant estimates 475,000 gallons is needed annually for irrigation. There is 50,000 gallons of water storage. The applicant proposes to construct two structures to support operations: one 4,000-square-foot, single-story propagation building and one 4,000-square-foot, two-story accessory structure. Power is generated by generators. The proposed project includes a Special Permit for development within the Streamside Management Area (SMA) for restoration of three historic cultivation areas. The cultivation areas that totals 2.55 acres will be remediated and restocked with timber. The applicant is proposing some timber conversion to expand the northern cultivation area by 2.50 acres to accommodate relocation of the cultivation areas out of the SMA. With the remediation and restocking of the western cultivation area, there will be no net loss in timberland as a result of this project.

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 and Special Permit based on evidence in the staff report and adopt the Resolution approving the proposed Reed Mountain Pharms project subject to the recommended conditions.

Attachments: [CUP-16-819 Staff Report.pdf](#)
[Attachment 4.A Site Management Plan 10.18.19.pdf](#)
[Attachment 4.B 12723 Less than 3 Acre Mitigation Plan 10.18.19.pdf](#)
[Item E-3 12723 Supplemental #1 Continuance Request.pdf](#)

4. BV Gardens, Inc. Conditional Use Permit

Application Number 11324

Case Number CUP-16-229

Assessor Parcel Number 223-124-005

4847 Alderpoint Road, Garberville Area

A Conditional Use Permit (CUP16-229) for A Conditional Use Permit (CUP16-229) for an existing 22,215 square foot (SF) cannabis cultivation operation of which 14,420 SF is outdoor cultivated in ten (10) greenhouses and 7,795 SF is mixed light in three (3) greenhouses. Of the existing cultivation areas, 7,000 SF will be relocated to an environmentally superior location onsite, with the historically existing sites restored. Ancillary propagation will occur in a 2,464 SF greenhouse. Irrigation water is sourced from a 250,000-gallon rainwater catchment pond located on an adjacent parcel identified as APN: 223-124-007 with supplemental water sourced from an onsite spring diversion. Up to five (5) employees may be utilized during peak operations. Power is provided by PG and E with two (2) Honda generators utilized solely for emergency use.

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 BV Gardens, Inc. Conditional Use Permit subject to the recommended conditions.

Attachments: [PLN-11324-CUP Staff Report.pdf](#)
[Item E-4 11324 PC Supplemental_1.pdf](#)

5. Humboldt Private Reserve Modification to Special Permit

Record Number PLN-2019-16000

Assessor's Parcel Number: 522-345-006 and 522-345-014

39124 State Highway 299 and 39136 State Highway 299, Willow Creek area

A Permit Modification to Application No. 10687/Case No. SP16-076 (non-volatile manufacturing facility) approved June 1, 2017 to modify Condition of Approval #3 to remove the requirement to improve the deeded access and parking on adjacent parcel APN 522-345-014 "with AC paving, Portland concrete surfacing, or other equivalent all-weather surface.

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

Attachments: [PLN-2019-16000 Staff Report.pdf](#)

6. Specialty Solutions, LLC Conditional Use Permit

Record Number PLN-13095-CUP

Assessor Parcel Numbers 214-211-004

2838 French Road, Miranda area

A Conditional Use Permit for the continued operation of 10,800 square feet of existing mixed-light commercial cannabis cultivation occurring in 4 greenhouses. Water for irrigation is sourced from an existing groundwater well and irrigation usage is estimated at 173,000 gallons per year. Processing occurs on-site in an existing 1,200 square foot building and will potentially be moved off-site when commercial processing options become more widely available. Electricity is sourced from an on-site solar system with generator for emergency backup only.

Recommendation: Find that the Planning Commission has considered the Addendum to the Mitigated Negative Declaration adopted for the Commercial Medical Marijuana Land Use Ordinance, 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 Specialty Solutions, LLC Conditional Use Permit subject to the recommended conditions.

Attachments: [PLN-13095-CUP Staff Report.pdf](#)

F. ITEMS PULLED FROM CONSENT**G. ADJOURNMENT****H. NEXT MEETINGS**

February 6, 2020 6:00 pm Regular meeting

Persons wishing to file documentation on any agenda item for the official record must submit an original and fourteen (14) copies of each document to the Planning Commission Clerk, 3015 H Street in Eureka.

The Chamber is wheelchair accessible, and disabled parking is available in the lot on K Street, between Fourth and Fifth Streets. If you are a person with a disability, and you need disability-related modifications or accommodations to participate in this meeting, please contact the Planning Commission Clerk at 707-445-7541, or 707-268-3792 (fax). Requests for such modifications or accommodations must be made at least three full business days before the start of the meeting.