

**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, May 6, 2021

6:00 PM

Regular Meeting - Virtual

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*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](mailto: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 April 30, 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.*

1. Greentech Industries, LLC, Conditional Use Permit  
Record Number PLN-12823-CUP  
Assessor Parcel Number (APN): 222-222-013  
Redway area

Greentech Industries, LLC seeks approval for a total of 13,150 square feet (SF) of existing cannabis cultivation that consists of 6,800 SF of mixed light cannabis cultivation and 6,350 SF of outdoor cannabis cultivation. Propagation occurs in a 1,700 SF nursery. Irrigation water is currently sourced from a spring diversion derived from an unnamed Class II watercourse within the project area that is a tributary to the South Fork Eel River. The applicant is proposing the development of a 500,000-gallon rainwater catchment pond to support future irrigation and stormwater management goals. Existing onsite water storage is 77,500 gallons in the following HDPE hard tanks: fourteen (14) 5,000-gallon tanks and three (3) 2,500-gallon tanks. Annual water use is estimated at 155,000 gallons (11.8 gal/SF). Post-cultivation processing activities include drying, trimming and packaging and will occur in a proposed 4,500-SF building onsite. There would be up to five (5) employees during peak harvest. Electricity will be provided by PG&E, and one (1) backup generator (7 kW) is onsite in the event of power outages.

**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 the required findings for approval of the Conditional Use Permit; and approve the Greentech Industries, LLC Conditional Use Permit as recommended by staff subject to the recommended conditions.

**Attachments:** [PLN-12823-CUP Staff Report Greentech Industry 5.6.21.pdf](#)

2. Jeff Diehl, Conditional Use Permit  
Record Number PLN-12504-CUP  
Assessor Parcel Number 208-341-008  
Dinsmore area

A Conditional Use Permit for 11,000 square feet of existing cannabis cultivation, of which 10,000 SF is full-sun outdoor and 1,000 SF is mixed. Ancillary propagation occurs within the 1,000 SF mixed light greenhouse. Irrigation water is sourced from an onsite groundwater well. Annual water usage is 95,000 gallons. Existing water storage totals 11,250 gallons. An additional 3,000-gallon water tank is proposed. Drying occurs onsite with all other processing at an off site licensed processing or manufacturing facility. A maximum of four people will be on-site during peak operations. Power is provided by two generators. The proposed project includes a Special Permit to allow a reduction in the 600-foot setback requirement from public lands. Access to the site is via a driveway off Cobb Road via Rattlesnake Bridge Road off State Highway 36.

**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 and adopt the Resolution approving the Jeff Diehl project as recommended by staff subject to the recommended conditions.

**Attachments:** [PLN-12504-CUP Staff Report Jeff Diehl 5.6.21.pdf](#)  
[Attachment 3 - 12504 Road Evaluation 12.10.2019.pdf](#)

3. Hristo Valchev, Conditional Use Permit  
Record Number PLN-11959-CUP  
Assessor's Parcel Number: 208-251-016.  
Dinsmore area

A Conditional Use Permit for continued cultivation of 13,125 square feet (SF) of outdoor cannabis utilizing light deprivation techniques within three (3) greenhouses. The applicant is proposing to construct a 1,300-square-foot greenhouse for propagation. Irrigation water is sourced from an existing permitted onsite well. Water storage totals 80,000 gallons. Estimated annual water usage is approximately 103,950 gallons. Ancillary activities, including drying and curing, will be performed onsite while, processing activities will be performed offsite. There will be a maximum of three employees on-site during peak operations. Power for the project is sourced from an onsite solar system with supplemental generator use. The proposed project also includes a Special Permit for development within the Streamside Management Area (SMA) for use of a point of diversion utilized for domestic use and for employee drinking water, in addition to former cultivation and relocation of historic cultivation areas out of the SMA.

**Recommendation:** Adopt the resolution finding 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, making all required findings for approval of the Conditional Use Permit and Special Permit and approving the Hristo Valchev project as recommended by staff subject to the recommended conditions.

**Attachments:** [PLN-11959-CUP Staff Report Hristo Valchev 5.6.21.pdf](#)  
[Attachment 3 11959 WRPP 07.25.19.pdf](#)

**4. DSCD Holdings, LLC, Conditional Use Permit**

Record Number PLN-11844-CUP

Assessor Parcel Number: 210-071-007.

Larabee Valley area

A Conditional Use Permit for 14,322 square feet (SF) of existing cannabis cultivation of which 5,514 SF is full-sun outdoor and 8,808 SF is mixed-light in six (6) greenhouses. Ancillary propagation occurs in six (6) distinct areas totaling 2,670 SF. Irrigation water is sourced from a permitted groundwater well. Existing available water storage is 28,310 gallons in 13 hard poly tanks, with an additional 18,000 gallons of water storage proposed, which would increase the total available water storage onsite to 46,310 gallons. Estimated annual water usage is 531,500 gallons. Drying, curing, and machine trimming occurs onsite in an existing 900 SF shop and an 834 SF drying facility. All other processing will occur off-site at a licensed processing or manufacturing facility. The operation generally requires two (2) employees; however, up to eight (8) employees may be utilized during peak operations. Power is provided by a generator.

**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 adopt the Resolution approving the DSCD Holdings, LLC, project as recommended by staff subject to the recommended conditions.

**Attachments:** [PLN-11844-CUP Staff Report DSCD Holdings 5.6.21.pdf](#)

5. Lucy Gulch, LLC, Conditional Use Permit  
Record Number PLN-11459-CUP  
Assessor's Parcel Number: 317-063-006  
Hyampom area

A Conditional Use Permit for 34,300 square feet of pre-existing outdoor and 4,800 square feet of pre-existing mixed-light commercial cannabis cultivation, as well as 2,900 square feet of nursery propagation space. Irrigation water is sourced a permitted well on-site, and supplemental water is sourced from a permitted water diversion. A 1,000,000-gallon rainwater catchment pond is proposed to support future irrigation needs. Total annual water demand for the project is 550,000 gallons per year, and there is a total of 60,500 gallons of existing water storage on-site. Drying and curing will occur within the existing Drying Building and Cannabis Support Facility. Trimming packaging and labeling will occur within the Cannabis Support Facility. All processing will be performed by the applicant and up to six (6) employees during peak season. Power is currently sourced by four generators on-site, and the applicant plans to include solar panels with a battery bank to offset future generator use.

**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 adopt the Resolution approving the Lucy Gulch, LLC Conditional Use Permit as recommended by staff subject to the recommended conditions.

**Attachments:** [PLN-11459-CUP Staff Report Lucy Gulch 5.6.21.pdf](#)  
[Attachment 3a 11459 CDFW LSAA 9.20.2018.pdf](#)  
[Attachment 3b 11459 WRPP.pdf](#)  
[Attachment 3c 11459 Road Evaluation Report.pdf](#)

**6. Green Sanctuary, Inc. Conditional Use Permit**

Record Number PLN-10844-CUP

Assessor's Parcel Numbers: 216-205-011

Blocksburg area

A Conditional Use Permit (PLN-10844-CUP) to allow 39,620 square feet (SF) of cannabis cultivation. Plants are propagated in a 1,920-SF nursery onsite. Irrigation water is sourced from a 400,000-gallon rainwater catchment pond onsite. Water is stored within the rainwater catchment pond, one (1) 20,000-gallon water bladder, two (2) 10,000-gallon water bladders, and thirteen (13) high-density polyethylene (HDPE) tanks: two (2) 5,000-gallon tanks, four (4) 2,500-gallon tanks, two (2) 1,500-gallon tanks, one (1) 500-gallon tank, and four (4) proposed 5,000-gallon tanks, yielding a total onsite storage of 483,500 gallons. Drying would occur onsite in two (2) 800-SF carports, totaling 1,600 SF. Further processing would occur offsite at a licensed third-party facility. The project will require one (1) full time and one (1) part time employee for cultivation activities. Approximately four (4) seasonal workers will be provided by a third-party distribution company to assist with harvesting activities. Power is provided from onsite solar panels with two supporting generators: a 36-kW Honda generator and a 6.5-kW Honda generator.

**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 the required findings for approval of the Conditional Use Permit; and approve the Green Sanctuary, Inc. Conditional Use Permit as recommended by staff subject to the recommended conditions.

**Attachments:** [PLN-10844-CUP Staff Report - Green Sanctuary 5.6.21.pdf](#)



**7. Blocksburg Family Farm, Conditional Use Permit**

Record Number PLN-10814-CUP

Assessor's Parcel Numbers: 217-391-015

Blocksburg area

A Conditional Use Permit for a total of 11,910 square feet (SF) of existing outdoor cannabis cultivation and a 400-SF ancillary nursery. The outdoor cultivation area is comprised of two (2) full-term cultivation areas, CA 1 (6,010 SF) and CA 2 (3,900 SF), and one (1) light-deprivation greenhouse (2,000 SF). The source of water for irrigation is an onsite permitted surface water diversion (Registration No. D032806). Total estimated annual water use is 215,700 gallons (18.1 gallons/SF). Water is stored in one (1) 50,000-gallon hard plastic tank and one (1) 590,000-gallon rainwater catchment pond. Total water storage is 640,000 gallons. Drying would occur onsite in a 1,800-SF facility, and further processing would occur at a licensed third party facility offsite. Besides the owner/operators, there would be no additional employees for this project. Electrical power is provided by a solar array, with a Honda 3000w generator to recharge batteries as necessary.

**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 the required findings for approval of the Conditional Use Permit; and approve the Blocksburg Family Farms, LLC Conditional Use Permit as recommended by staff subject to the recommended conditions.

**Attachments:** [PLN-10814-CUP Staff Report - Blocksburg Family Farms.pdf](#)  
[Attachment 3 10814 Blocksburg Family Farms WRPP.pdf](#)

**8. Old Goat farms, LLC, Conditional Use Permit**

Record Number: PLN-11033-CUP

Assessor Parcel Number (APN) 531-011-005.

Weitchpec Area

A Conditional Use Permit 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. Irrigation water is sourced from a permitted well. Existing available water storage is 23,450 gallons in nine (9) hard tanks and 13,800 gallons in three (3) hard tanks is proposed for a total of 37,250 gallons. Estimated annual water usage is 219,347 gallons (6.9 gal/SF). Drying and bucking occurs onsite and all other processing will occur off site at a licensed processing or manufacturing facility. Power is provided by an EPA Tier 4 diesel generator.

**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 adopt the Resolution approving the Old Goat Farms, LLC Conditional Use Permit as recommended by staff subject to the recommended conditions.

**Attachments:** [PLN-11033-CUP Staff Report Old Goat Farms 5.6.21.pdf](#)  
[Attachment 3a -11033 Cult Ops 1.9.2020.pdf](#)  
[Attachment 3b -11033 Site Management Plan 10.24.19.pdf](#)  
[Attachment 3c -11033 LSAA 08.30.19.pdf](#)  
[Attachment 3d -11033 Biological Assessment 10.24.19.pdf](#)  
[Attachment 3e -11033 Ambient Water Quality Report 08.02.19.pdf](#)  
[Attachment 5 11033 PC Supplemental #1 02.06.2020.pdf](#)  
[Public Comment - Hoopa Valley Tribal Council - Old Goat Farms 11033 - Karen Pennir](#)

**9. Georgi Aleksandrov, Conditional Use Permit**

Record Number PLN-11293-CUP

Assessor Parcel Number (APN) 108-065-013 and 108-062-019

Shelter Cove area

A Conditional Use Permit (CUP-16-218) for an existing 18,775 square feet (SF) of cannabis cultivation consisting of 14,560 SF of mixed-light cannabis in four greenhouses and 4,215 SF of outdoor cultivation in two locations on the parcel. An ancillary nursery of 1,050 SF is also proposed. A Special Permit is also requested for setback reductions from Public Lands on the adjacent parcel to the north. Drying of harvested cannabis occurs in an existing 1,040-SF utility building. Processing will be performed offsite at a third-party permitted processing facility. Power is provided by an 80-kilowatt generator. Irrigation water for the property is sourced from an off-stream rain catchment pond that is approximately 544,000 gallon rain catchment pond. Estimated annual water usage is 170,500 gallons.

**Recommendation:** Find that the Commission has considered the Addendum to the adopted Mitigated Negative Declaration (MND) for the Commercial Medical Marijuana Land Use Ordinance (CMMLUO) as described by Section 15164 of the State California Environmental Quality Act (CEQA) Guidelines, make all of the required findings for approval of the Conditional Use Permit and Special Permit and adopt the Resolution approving the Georgi Aleksandrov Conditional Use Permit and Special Permit as recommended by staff subject to the recommended conditions.

**Attachments:** [PLN-11293-CUP Staff Report Georgi Aleskandrov 5.6.21.pdf](#)  
[Attachment 3a 11293 WRPP 12.03.2019.pdf](#)  
[Attachment 3b 11293 LSAA 12.03.2019.pdf](#)

**10. Chronic Creek, LLC, Special Permit**

Record Number PLN-16103-SP

Assessor's Parcel Number: 223-231-012

Garberville area

A Special Permit for 22,000 square feet of existing and new mixed light and outdoor cannabis cultivation consisting of 3,500 square feet of existing mixed light and 3,500 square feet of outdoor cannabis cultivation and 13,700 square feet of new mixed light cannabis cultivation and 1,300 square feet of new outdoor cannabis cultivation. Water is sourced from three existing permitted wells. The anticipated maximum water usage is 178,600 gallons. During peak operation a maximum of 6 employees will be on-site to assist with cultivation activities. Processing such as drying, curing, trimming and packaging is proposed to occur onsite inside of a 576-square-foot shop building and two proposed 1,800-square-foot barns. Power will be provided by P.G.&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 Special Permit based on the evidence in the staff report and adopt the Resolution approving the proposed Chronic Creek, LLC, project subject to the recommended conditions.

**Attachments:** [PLN-2019-16103 Staff Report Chronic Creek 5.6.21.pdf](#)  
[Attachment 4.A\\_16103 Revised Cultivation and Operations 04.24.2020.pdf](#)  
[Attachment 4.B\\_16103 Biological Report 12-31-19.pdf](#)  
[Public Comment - Loren Pancoast - 16103.pdf](#)  
[Public Comment - Richard and Susan Thompson - 16103.pdf](#)

**11. Seeking Roots, LLC, Conditional Use Permit**

Record Number PLN-10871-CUP

Assessor Parcel Number (APN) 223-101-002

Garberville area

A Conditional Use Permit (CUP) for continued cultivation of 28,854 square feet of outdoor cannabis grown using light-deprivation techniques. Ancillary propagation totals 770 square feet. Irrigation water is sourced from a groundwater well and a point of diversion. Annual water usage is 235,000 gallons. Existing water storage is 223,100 gallons in a series of hard-sided tanks and a water bladder. Drying, processing, and storage occur onsite in an existing 2,600-square-foot barn. A maximum of 20 employees may be utilized during peak operations. Power is provided by 35-kilowatt generator and solar array. The project also includes a Special Permit for development within the Streamside Management Area for continued use of the point of diversion.

**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 and adopt the Resolution approving the Seeking Roots, LLC, project as recommended by staff subject to the recommended conditions.

**Attachments:** [PLN-10871-CUP Staff Report Seeking Roots 5.6.21.pdf](#)  
[Attachment 3 Site Management Plan.pdf](#)  
[Public Comment - Bonnie Blackberry - Seeking Roots 10871.pdf](#)

**12. Cut Creek Farms, LLC, Conditional Use Permit**

Record Number PLN-12570-CUP

Assessor's Parcel Numbers: 218-091-009.

Garberville area

A Conditional Use Permit to allow 15,200 square feet (SF) of cannabis cultivation. Water for irrigation is sourced from an onsite 1,000,000-gallon rainwater catchment pond. Water is stored in the pond and in three (3) 5,000-gallon hard plastic tanks and one (1) 2,800-gallon hard plastic tank. Total water storage is 1,017,800 gallons. Estimated annual water use is 314,690 gallons, which equates to 21 gallons per SF of cultivation area. Drying and packaging occurs onsite in a 1,280-SF shed. There is an average of four (4) employees utilized throughout the year with up to eight (8) employees during peak harvest. Power is provided to the site by 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 the required findings for approval of the Conditional Use Permit and approve the Cut Creek Farms, LLC Conditional Use Permit as recommended by staff subject to the recommended conditions.

**Attachments:** [PLN-12570-CUP Staff Report Cut Creek Farms 5.6.21.pdf](#)  
[Attachment 3a. Cultivation and Operations Plan.pdf](#)  
[Attachment 3b. WRPP.pdf](#)

**13. Sunny Valentine Farms, LLC, Conditional Use Permit**

Record Number PLN-11180-CUP

Assessor's Parcel Number: 212-013-021

Miranda area

A Conditional Use Permit for 20,000 square feet (SF) existing outdoor cannabis cultivation of which 18,440 SF is full-sun outdoor and 1,560 SF is uses light deprivation techniques within two (2) greenhouses. Ancillary propagation occurs within two (2) greenhouses totaling 1,910 SF. Irrigation water is sourced from an existing onsite off-stream pond with an estimated capacity of approximately 150,000 gallons. There are additional onsite water storage tanks for a total storage capacity of approximately 198,000 gallons. Estimated annual water usage is 102,500 gallons. Drying is conducted in an 800-square-foot barn. All other processing will occur off site at a licensed processing or manufacturing facility. No employees are required for the operation. Power is provided by an existing 3 kW solar array, with a generator used only as back-up.

**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 adopt the Resolution approving Sunny Valentine Farms, LLC, project as recommended by staff subject to the recommended conditions.

**Attachments:** [PLN-11180-CUP Staff Report Sunny Valentine Farms 5.6.21.pdf](#)  
[Attachment 3 11180 Road Evaluations.pdf](#)

**14. Coastal Prairie, LLC, Conditional Use Permit**

Record Number PLN-11698-CUP

Assessor Parcel Number (APN): 211-362-015.

Myers Flat area

A Conditional Use Permit for 23,700 square feet (SF) of existing outdoor cannabis cultivation utilizing light deprivation techniques within eleven (11) greenhouses. Ancillary propagation occurs in two (2) 1,656 SF greenhouses. Irrigation water is sourced from a permitted 700,000-gallon rainwater catchment pond. Estimated annual water usage is 165,000 gallons. Drying of cannabis will be performed on-site in five (5) 320 SF existing shipping containers. Processing of cannabis will occur offsite at a licensed processing or manufacturing facility. Up to three (3) employees may be utilized during peak operations. Solar panels and battery storage provide the electrical power for all cannabis related power needs, with two onsite backup generators for residential needs. The proposed project also includes a Special Permit for the remediation of two structures currently existing within the Streamside Management Area.

**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 and adopt the Resolution approving the Coastal Prairie, LLC, project as recommended by staff subject to the recommended conditions.

**Attachments:** [PLN-11698-CUP Staff Report Coastal Prairie 5.6.21.pdf](#)  
[Attachment 3 11698 Lake or Streambed Alteration Agreement Remediation Plan 12.19.2](#)

**15. Theresa Martin, Lot Line Adjustment**

Record Number PLN-2020-16327

Assessor's Parcel Numbers: 211-302-001, 217-191-003.

Myers Flat area

A Lot Line Adjustment (LLA) between two parcels resulting in two parcels of approximately 31.6 acres and 1.4 acres. Also included in the project is a Zone Boundary Adjustment to adjust the zone boundary between U and TPZ to follow the adjusted parcel lines. The purpose of the LLA is to remedy a long-lasting encroachment of a residence and curtilage area on the Humboldt Redwood property. No development is proposed.

**Recommendation:** Make all of the required findings for approval based on evidence in the staff report and public testimony and recommend the Board of Supervisors approve the request, subject to the recommended conditions of approval.

**Attachments:** [PLN-2020-16327 Staff Report Martin 5.6.21.pdf](#)



**16. Humboldt Hill Land & Cattle Co., Parcel Map Subdivision and Lot Line Adjustment Extension**

Record Number PLN-2020-16881

Assessor's Parcel Numbers: 307-031-024, 307-031-052, 307-041-007

Humboldt Hill area

A two-year extension to an approved Parcel Map Subdivision and Lot Line Adjustment. The Lot Line Adjustment will adjust the boundaries between three parcels resulting in three parcels (Parcel A, Parcel B and Parcel C). Proposed Parcel A will be approximately 91 acres in size and utilized for agricultural purposes. The majority of Parcel A is located within the Coastal Zone; however, no line is being added in the Coastal Zone. Therefore, no Coastal Development Permit (CDP) is required. Proposed Parcel B will be divided into four parcels and a Remainder ranging in size between 16 acres and 22 acres. The parcels will be served with community water and sewer provided by the Humboldt Community Services District. A Fault Evaluation Report has been prepared and approved by the County's consulting geologist. An exception request to the maximum length of a dead-end road has been submitted to and approved by Calfire. Proposed Parcel C will be approximately 40 acres in size and may be divided in the future, however, no application has been submitted. No change to the original project is proposed. This is the first extension requested and if approved, the extension will expire on December 27, 2022.

**Recommendation:** Find that the Commission make all of the required findings, based on evidence in the staff report, and approve the Humboldt Hill Land and Cattle project subject to the recommended conditions of approval.

**Attachments:** [PLN-2020-16881 Staff Report Humboldt Hill Land and Cattle 5.6.21.pdf](#)

**17. Nash, Parcel Map Subdivision Extension**

Record Number PLN-2020-16898

Assessor Parcel Number 306-381-011

Eureka area

The original project involved a Minor Subdivision of a 1.19-acre parcel into two (2) parcels of 11,750 square feet (net) and 34,207 square feet (net), respectively. Proposed Parcel 1 is developed with a single-family residence and proposed parcel 2 is developed with a 785 sq. ft. second dwelling unit above a detached garage and workshop. The project includes an Ultimate Development Plan (UDP) which depicts future subdivision of the site. New building development will be required to locate on the building sites depicted on the UDP so as to maintain consistency with the Housing Element. The project also includes an exception request per Section 325-9 of the Subdivision Regulations for a reduction of the required 40-foot road with to a 25 foot wide access width. Both parcels are and will be served with community water and sewer by the Humboldt Bay Community Services District. No change to the original project is proposed. This is the first extension requested and if approved, the extension will expire on December 27, 2022.

**Recommendation:** Find that the Commission make all of the required findings, based on evidence in the staff report, and approve the Nash project subject to the recommended conditions of approval.

**Attachments:** [PLN-2020-16898 Staff Report Nash 5.6.21.pdf](#)

**F. ITEMS PULLED FROM CONSENT****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. Accessory Dwelling Units Draft Amendments**

Amendments to the Inland Zoning AND Building Regulations and Local Coastal Program  
[Six Land Use Plans and Coastal Zoning Regulations]

This proposal contains two parts. First, the text amendments to the Inland Accessory Dwelling Unit (ADU) Ordinance consist of non-controversial corrections and text changes to the zoning ordinance that was adopted by the Board of Supervisors on September 1, 2020. The proposed changes clarify ADU and junior accessory dwelling unit (JADU) size and height limits, and clean up and amend zoning tables. These amendments also modify the recently approved Building Regulations to allow for an ADU built under alternative owner-builder regulations to be permitted concurrently with a primary AOB residence, notwithstanding the ‘one permit every two year’ restriction. The complete amendments can be found in Attachment 1.

The second part proposes amendments to the six Coastal Land Use Plans (the Humboldt Bay Area Plan, North Coast Area Plan, South Coast Area Plan, Trinidad Area Plan, McKinleyville Area Plan, and Eel River Area Plan), and to the Coastal Zoning Regulations that make up the Humboldt County Local Coastal Program (hereafter referred to as “LCP amendment”). The LCP amendment amends certain policies, land use designations, and zoning code adopted on September 1, 2020, and repeals Ordinance 2651 in order to accommodate recommendations of the California Coastal Commission. The complete LCP amendment is included in Attachments 2 and 3; Coastal Commission correspondence is included as Attachment 4.

**Recommendation:** Based on evidence in the staff report and public testimony, make all the required findings and adopt the Resolution recommending that the Humboldt County Board of Supervisors find that the proposed amendments are exempt from the California Environmental Quality Act (CEQA) pursuant to Public Resources Code 21080.17 and 21080.9, and to CEQA Guidelines Sections 15265(a) and 15282(h), and adopt the proposed amendments to the Inland Zoning Regulation, Building Regulation, and approve the LCP, including amendments to the six Local Land Use Plans and Coastal Zoning Regulations.

**Attachments:** [PLN-2020-16636 Accessory Dwelling Unit Amendments 5.6.21.pdf](#)  
[PC Supplemental 1 ADU and LCP AMendments\\_5.6.21.pdf](#)

**H. ADJOURNMENT**

**I. NEXT MEETINGS      May 20, 2021      6:00 PM      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](mailto:planningclerk@co.humboldt.ca.us) or the ADA Coordinator at 844-365-0352 or by email at [ada@co.humboldt.ca.us](mailto:ada@co.humboldt.ca.us)*