

PLANNING COMMISSION

First District
Alan Bongio - Chair
Second District
Thomas Mulder
Third District
Noah Levy - Vice Chair
Fourth District
Mike L Newman
Fifth District
Peggy O'Neill
At-Large
Brian Mitchell
At-Large
Melanie McCavour



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, July 15, 2021

6:00 PM

Regular Meeting - Virtual

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 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, July 09, 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. Seaside Ranch, LLC

Record Number PLN-9633-CDP

Assessor's Parcel Numbers: 111-221-034, 111-221-035, 108-104-004.

Shelter Cove area

Coastal Development Permit, Conditional Use Permit, and Special Permit as required by an Emergency Coastal Development Permit, Conditional Use Permit, and Special Permit issued on February 20, 2015 and to clear an existing violation, (15-102 and 15-104), on the subject properties. The applicant is requesting approval of the site in its existing condition with no further remediation. Emergency permits were issued to authorize interim treatments to stabilize and control potential erosion and sedimentation resulting from extensive ground disturbance and vegetation removal. The earthwork and vegetation clearing occurred during the Summer and Fall of 2014, without benefit of County review, and surrounded efforts to develop a private nature trail and fire break.

Recommendation: Find the project Categorically Exempt under Sections 15304 and 15333 of the State CEQA Guidelines; make the required findings for approval of the Coastal Development Permit, Conditional Use Permit and Special Permit; and approve the Seaside Ranch, LLC CDP, CUP, and SP subject to the recommended conditions.

Attachments: [9633 Seaside Ranch Staff Report.pdf](#)

2. The Humboldt Cure, Inc.

Record Number PLN-10954-CUP

Assessor Parcel Number (APN) 216-381-021.

Alderpoint area

A Conditional Use Permit for continued cultivation of 15,500 square feet (SF) of cannabis that includes 6,000 SF of outdoor cultivation and 9,500 SF of s mixed light cultivation. Ancillary propagation occurs in a 1,680-square-foot greenhouse. Irrigation water is sourced from a permitted groundwater well and point of diversion as a secondary water source. Existing available water storage for irrigation totals 33,000 gallons. Estimated annual water usage totals 191,813 gallons. Processing activities including drying, trimming, and packaging will occur in a proposed two-story 4,800-square-foot building onsite. Power is provided by a generator to be replaced by a PG&E agricultural drop. The proposed project includes a Special Permit for development within the Streamside Management Area (SMA) to allow continued use of a 1,344-square-foot structure used for drying and bucking.

Recommendation: Find that the Planning 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 adopt the Resolution approving The Humboldt Cure project subject to the recommended conditions.

Attachments: [10954 The Humboldt Cure FINAL 7.15.21.pdf](#)
[Attachment 3A WRPP.pdf](#)
[Attachment 3B 10954 Timberland Conversion Evluation.pdf](#)
[Attachment 3C 10954 Road Eval 11.26.19.pdf](#)

3. Big Sun Farms

Record Number PLN-11457-CUP

Assessor's Parcel Number (APN) 216-073-007.

Harris area

Big Sun Farms seeks a Conditional Use Permit for 27,500 square feet (SF) of existing outdoor cultivation in eleven (11) greenhouses. Propagation occurs in three (3) nursery areas (3,280 SF total). The source of water for irrigation is a rainwater catchment pond with a storage capacity of 1.5 million gallons that has been in use since 2017. The catchment pond is located on the adjacent parcel under the same ownership (PLN-11458-CUP, APN 216-073-002), and currently supplies water for agricultural activities on both parcels. Total estimated annual water use for the subject parcel is 365,000 gallons (13.27 gallons/SF). Drying occurs on the neighboring parcel (PLN-11458-CUP, APN 216-073-002) in an existing 5,000-SF metal building that is pending a Building Permit and includes commercial drying activities for both projects. The applicant is proposing an additional 30' x 40' drying facility on the subject parcel. The project requires ten (10) to twelve (12) employees. Electrical power is provided by PG&E, as well as two (2) 6,500 kw generators that are used primarily for exhaust fans during the late summer months. A solar array battery system is proposed for the project and is conditioned to be installed and operational by January 1, 2026, as well as a proposed 120-SF shed to house the battery system.

Recommendation: Find that the Planning 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 adopt the Resolution approving the Big Sun Farms project subject to the recommended conditions.

Attachments: [11457 Big Sun Farms Staff Report 7.15.21 SARA FINAL EDIT.pdf](#)
[Attachment 3A 11457 Site Management Plan 01.13.2020.pdf](#)

4. Big Sun Farms

Record Number PLN-11458-CUP

Assessor's Parcel Number (APN) 216-073-002.

Harris area

A Conditional Use Permit for 43,560 square feet (SF) of existing outdoor cultivation in twenty-one (21) greenhouses. Propagation occurs in four (4) 20' x 96' nursery areas (7,680 SF total) and one (1) propagation barn (831 SF). The source of water for irrigation is a rainwater catchment pond with a storage capacity of 1.5 million gallons that has been in use since 2017. The pond is located along the northwest edge of the parcel, and currently supplies water for agricultural activities to both this parcel and the adjacent parcel under the same ownership (PLN-11457-CUP, APN 216-073-007). Total estimated annual water use for the subject parcel is 439,000 gallons (10 gallons/SF). There is one (1) surface water diversion for domestic use (Registration No. S027167). Drying occurs in an existing 5,000-SF metal building that is pending a Building Permit. The project requires ten (10) to twelve (12) employees to oversee drying activities in the 5,000-SF metal building, which is used for both this project (PLN-11458-CUP) and the project on the adjacent parcel (PLN-11457-CUP). The applicant is proposing a 40' x 48' wooden barn (1,920 SF) that includes four (4) nursery grow rooms, as well as a break room for employees. Electrical power is provided by PG&E, and the applicant is proposing to upgrade to one (1) 80kW propane generator that will be enclosed in a shed. There are five (5) backup generators (four (4) Honda EM 6500 kw generators and one (1) Honda EU 2200 kw generator) that are used only during power outages.

Recommendation: Find that the Planning 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 adopt the Resolution approving the Big Sun Farms project subject to the recommended conditions.

Attachments: [11458 Big Sun Farms Staff Report 7.15.21 SARAH FINAL EDITS .pdf](#)
[Attachment 3A 11458 Site Management Plan 01.13.2020.pdf](#)

5. Eco Green Grow, LLC

Record Number PLN-11582-CUP

Assessor's Parcel Number: 523-015-009.

Willow Creek Area

Eco Green Grow, LLC seeks a Conditional Use Permit for 43,560 ft² of pre-existing outdoor and 3,600 ft² of pre-existing mixed-light commercial cannabis cultivation, and 4,716 ft² for ancillary propagation space. Irrigation water will be sourced from a permitted well on-site. Total annual water demand for the project is 302,910 gallons per year (7.58 gal/ft²/yr), and there is a total of 26,100 gallons of existing water storage on-site. Bucking and drying will occur within the existing building. Harvested product will be stored within a freezer and will be collected by a licensed third-party for off-site manufacturing. Power is sourced by four generators on-site, and the applicant plans to move towards solar within three years from the date of approval.

Recommendation: Continue to a date uncertain.

6. Kinsey Ridge, LLC

Record Number PLN-11841-CUP

Assessor Parcel Number (APN) 315-045-004.

Willow Creek area

A Conditional Use Permit for continued cultivation of 13,000 square feet (SF) of existing outdoor cannabis cultivation. Ancillary propagation occurs within a 120-square-foot hoop house. Water for irrigation is sourced from rain catchment and storm water from the roof of the on-site residence and other structures is captured in gutters and transported to rainwater catchment tanks. The applicant proposes to drill a well onsite as an additional water source. Existing available water storage onsite is 11,700 gallons in a series of hard-sided tanks. The applicant also proposes an additional 250,000-gallon rain catchment pond for a total of 261,700 gallons of onsite water storage. Estimated annual water usage is 80,000 gallons. Drying and bucking occurs onsite while processing will occur off site at a licensed processing or manufacturing facility until a proposed 900 SF onsite processing building and associated supporting septic system can be permitted. Up to six (6) employees may be utilized during peak operations. Power is provided by a generator. The proposed project also includes two (2) Special Permits: one Special Permit to reduce the 600-foot setback requirement to public lands since the proposed processing facility is within 600 feet of land owned by the Six Rivers National Forest, and another Special Permit for work within Streamside Management Areas (SMAs) to decommission and restore cultivation areas associated with a natural spring and a Class III drainage.

Recommendation: Find that the Planning 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 adopt the Resolution approving the Kinsey Ridge project subject to the recommended conditions.

Attachments: [11841 Kinsey Ridge LLC Staff Report FINAL 7.1.21.pdf](#)
[Attachment 3A 11841 Operations Manual With Addedums 11.27.2019.pdf](#)
[Attachment 3B 11841 Site Management Plan_11.27.2019.pdf](#)
[Attachment 3C 11841,11019 Road Eval. 12.30.19 \(works for 11841\).pdf](#)
[Attachment 3D 11841 Biological Report 06.23.2020.pdf](#)

7. Cannatopia

Record Number PLN-11854-CUP

Assessor Parcel Number (APN) 216-205-006.

Alderpoint area

A Conditional Use Permit for 20,000 square feet (SF) of existing outdoor cannabis cultivation of which 10,000 SF is full-sun outdoor and 10,000 SF is outdoor cultivated within eight (8) greenhouses utilizing light deprivation techniques. Ancillary propagation occurs within a 3,000-square-foot greenhouse. Irrigation water is sourced from a groundwater well. Existing available water storage is 76,900 gallons. An additional 50,000 gallons of water storage proposed on-site, for a total of 126,900 gallons of onsite water storage. Estimated annual water usage is approximately 199,940 gallons. Drying and curing occurs onsite, and, depending upon market conditions, processing may occur on- or offsite, or be sold directly for extraction. Power is provided by two (2) generators, with long-term plans to connect to grid power from Pacific Gas and Electric Company (PG&E) when financially feasible.

Recommendation: Find that the Planning 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 adopt the Resolution approving the Cannatopia project subject to the recommended conditions.

Attachments: [11854 Cannatopia Staff Report FINAL 7.15.21.pdf](#)

8. Cannatopia

Record Number PLN-11857-CUP

Assessor Parcel Number (APN) 216-202-014.

Alderpoint area

A Conditional Use Permit for 20,000 square feet (SF) of existing outdoor cannabis cultivation of which 10,000 SF is full-sun outdoor and 10,000 SF is outdoor cultivated within eight (8) greenhouses utilizing light deprivation techniques. Ancillary propagation occurs within an 1,800-square-foot greenhouse and a 1,400-square-foot outdoor area (3,200 square feet total). Irrigation water is sourced from a groundwater well on the subject parcel. Existing available water storage is 10,300 gallons in four (4) hard-sided tanks, with an additional 250,000 gallons of water storage proposed for fire protection and irrigation in ten (10) 5,000-gallon HDPE tanks and a 200,000-gallon rainwater catchment pond, for a total of 260,300 gallons of onsite storage. Estimated annual water usage is approximately 199,940 gallons. Drying and curing occurs onsite, and, depending upon market conditions, processing may occur on- or offsite, or be sold directly for extraction. Power is provided by two (2) generators, with long-term plans to connect to grid power from Pacific Gas and Electric Company (PG&E) when financially feasible.

Recommendation: Find that the Planning 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 adopt the Resolution approving the Cannatopia project subject to the recommended conditions.

Attachments: [11857 Cannatopia Staff Report FINAL 7.15.21.pdf](#)

9. Tony Palamara, Stacy Palamara, and Rachel Starr

Record Number PLN-11952-CUP

Assessor Parcel Number (APN) 216-261-053.

Alderpoint area

A Conditional Use Permit for 24,000 square feet (SF) of existing cannabis cultivation of which 16,727 SF is full-sun outdoor, 1,912 SF utilizes light deprivation in one (1) hoop house, and 4,000 SF utilizes mixed light in one (1) greenhouse. Ancillary propagation will occur in a proposed 2,400-square-foot greenhouse. Irrigation water will be sourced from a groundwater well. Existing available water storage is 3,800 gallons in two (2) hard tanks. Estimated annual water usage is 219,347 gallons. Processing activities including drying, bucking, trimming, and packaging occurs onsite in an existing 4,000-square-foot two (2) story building. Power is provided by an EPA rated Tier 4 diesel generator, but will be transitioning to PG&E.

Recommendation: Continue to a date uncertain.

10. Dazey Farm, LLC

Record Number PLN-12025-CUP

Assessor Parcel Number (APN) 208-341-007.

Dinsmore area

A Conditional Use Permit for 17,492 square feet (SF) of existing outdoor cannabis cultivation in 10 greenhouses. Ancillary propagation occurs in two structures totaling 1,080 SF. Irrigation water is sourced from two permitted groundwater wells and rainwater catchment. Existing water storage is 75,200 gallons. Estimated annual water usage is 360,000 gallons. Drying and bucking occurs onsite. All other processing will occur offsite at a licensed processing or manufacturing facility. Power is provided by two generators. The applicant is proposing to install an additional 9 Kw solar array to meet site demands and further reduce generator use. The proposed project also includes Special Permits for a reduction in the 600-foot setback requirement from public lands and for development within the Streamside Management Area (SMA).

Recommendation: Find that the Planning 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 adopt the Resolution approving the Dazey Farm project subject to the recommended conditions.

Attachments: [12025 Dazey Farm LLC Staff Report FINAL 7.15.21.pdf](#)
[Attachment 3A 12025 WRPP.pdf](#)
[Attachment 3B Cobb Road Road Assessment 2020.pdf](#)
[Attachment 3C 12025 FAA Determination of No Hazard 08.01.19.pdf](#)

11. Credo RA, LLC

Record Number PLN-12215-CUP

Assessor Parcel Number (APN) 210-041-011.

Bridgeville area

A Conditional Use Permit for cultivation of 12,150 square feet (SF) of existing outdoor cannabis cultivation, in five (5) light deprivation greenhouses of various sizes that have no artificial lighting. Ancillary propagation occurs in one 1,000-square-foot greenhouse. Irrigation water is sourced from a permitted groundwater well and 30,200 gallons of water is stored in 10 hard-sided water tanks of various sizes. Drying occurs onsite and all other processing will occur off site at a licensed processing or extraction facility. Power is provided by a generator.

Recommendation: Find that the Planning 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 adopt the Resolution approving the Credo RA project subject to the recommended conditions.

Attachments:

[12215 Credo RA LLC staff report FINAL 7.15.21.pdf](#)

[Attachment 3A 12215 Site Mgmt Plan 03.04.2020.pdf](#)

[Attachment 3B 12215 Timberland Conversion Evaluation 5.11.2018.pdf](#)

[Attachment 3C 12215 Credo Wetland Delineation Report.pdf](#)

[Attachment 3D 12215 Credo RA Site Clean Up Letter and Photos.pdf](#)

12. Barryland Farms

Record Number PLN-12259-CUP

Assessor's Parcel Number: 210-131-020.

Dinsmore area

A Conditional Use Permit for 20,505 square feet (SF) of existing outdoor and mixed light cannabis cultivation consisting of 11,250 SF of mixed-light cultivation in three (3) greenhouses and 9,255 SF of outdoor cultivation in one consolidated area. Propagation occurs in two (2) greenhouses that are 1,000 SF each. Irrigation water is sourced from a permitted well that is hydrologically connected to surface water which has a water right (No. 16/17-0380) and is subject to forbearance. Estimated onsite water use is 122,000-gallons per year (6 gallons/SF). Total onsite water storage is 67,500-gallons. The applicant is currently in the process of adding 30,000-gallons of water storage, that includes ten (10) 3,000-gallon tanks. Drying and processing will occur onsite. Power is provided by one (1) 45 KW diesel-powered Whisperwatt generator.

Recommendation: Find that the Planning 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 adopt the Resolution approving the Barryland Farms project subject to the recommended conditions.

Attachments: [12259 Barryland Farm Staff Report 7.15.21.pdf](#)

13. Ecoyard, Inc.

Record Number PLN-12452-CUP

Assessor's Parcel Number: 217-381-008.

Blocksburg area

A Conditional Use Permit for 30,563 square feet of existing outdoor and 4,700 square feet of existing mixed-light medical cannabis cultivation with up to five cycles per year. Water for irrigation is sourced from an onsite well and a fully contained spring. Water is stored in 23 hard tanks and 1 pond totaling 318,925 gallons. Processing, including drying and trimming occurs on-site in an existing shed. Electricity is sourced from generator use.

Recommendation: Continue to a date uncertain.

14. BLM Holdings, LLC

Record No. PLN-12618-CUP

APN 220-331-001.

Garberville Area

A Conditional Use Permit for 37,894 square feet of existing outdoor and mixed light cannabis cultivation. Water for irrigation will be provided by a onstream pond. The applicant anticipates 183,600 gallons of water will be required annually for irrigation. Water storage onsite totals 75,000 gallons occurring in six (6) 5,000-gallon tanks, eleven (11) 3,000-gallon tanks, and five (5) 1,500-gallon tanks. Processing such as drying, and curing will occur onsite within an existing permitted residence. The applicant is proposing to construct a new processing facility in the future. Further processing such as trimming, and packaging will occur offsite at a third party licensed processing facility. The applicant anticipates up to three employees. Power will be provided by PG&E.

Recommendation: Find that the Planning 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 adopt the Resolution approving the BLM Holdings project subject to the recommended conditions.

Attachments: [12618 BLM Holdings Staff Report FINAL 7.15.21.pdf](#)

15. Over the Bridge Farm, LLC

Record Number PLN-13236-CUP

Assessor Parcel Number (APN) 216-382-028

Alderpoint area

A Conditional Use Permit (CUP) for 14,500 square feet (SF) of existing outdoor cannabis cultivation. Ancillary propagation occurs in a 1,450 SF greenhouse. Irrigation water is sourced from a groundwater well. Annual water usage is 234,900 gallons. Existing available water storage is 14,375 gallons. Drying and bucking occurs onsite in a 600-square-foot building and all other processing will occur off site at a licensed processing or manufacturing facility. Power is provided by two generators.

Recommendation: Find that the Planning 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 adopt the Resolution approving the Over the Bridge Farm project subject to the recommended conditions.

Attachments: [13236 Over the Bridge Farm Staff Report FINAL 7.15.21.pdf](#)
[Attachment 3A 13236 Road Evaluation 12.20.2019.pdf](#)

16. Doja Gold, LLC

Record Number PLN-2020-16141

Assessor's Parcel Number: 524-201-025.

Willow Creek Area

A Conditional Use Permit for 3,000 square feet pre-existing outdoor commercial cannabis cultivation within greenhouses, and 300 ft² of ancillary propagation space in the Willow Creek Community Planning Area. A Special Permit is requested to allow up to 3,000 square feet of cultivation area on parcels between 1 and 5 acres, and a Special Permit for a setback reduction to public lands of less than 600 feet from the cultivation area. Water for irrigation is sourced from the Willow Creek Community Service District. Annual anticipated water use is 40,000 gallons. Water storage is not proposed aside from a 350-gallon tank utilized for nutrient mixing. Drying will occur onsite, and trimming will occur offsite at a licensed processing facility. No employees are proposed. Electricity is sourced from PG&E under the 100% renewable energy plan.

Recommendation: Find that the Planning Commission has considered the Addendum to the Environmental Impact Report for the Commercial Cannabis Land Use Ordinance pursuant to Section 15164 of the State CEQA Guidelines, make all the required findings for approval of the Conditional Use Permit and adopt the Resolution approving the proposed Doja Gold project subject to the recommended conditions.

Attachments: [16141 Doja Gold Staff Report FINAL 7.15.21.pdf](#)

17. David Cranmer

Record Number PLN-2020-16675

Assessor's Parcel Number: 405-271-015.

Freshwater Area

A Zoning Clearance Certificate for 2,500 square feet of indoor commercial cannabis cultivation and a Conditional Use Permit for 576 square-foot proposed commercial nursery accessed by an unpaved road. All cultivation will occur in a non-residential, permitted, single story 4,000 square-foot metal building in existence before 2016. The applicant anticipates four harvests per year. Water will be provided by the Humboldt Community Services District pursuant to a will-serve letter. There is 9,000 gallons of proposed water storage for cultivation purposes. The applicant's estimated annual water use is 36,500 gallons. Propagation will occur on site in the commercial nursery. Processing such as drying and curing will occur onsite, further processing will occur offsite at a licensed third-party processing facility. Power will be supplied by Pacific Gas & Electric (PG&E) with the Redwood Coast Energy Authority (RCEA) renewable energy source and a generator will be onsite for emergency use.

Recommendation: Continue to August 19, 2021.

18. Mesher - Special Permit for after the fact tree removal

Record Number PLN-2020-16825

Assessor's Parcel Number: 200-252-012-000.

Fortuna area

A Special Permit for unpermitted tree removal on a 1-acre parcel zoned Single Family Residential (R-1). Little Palmer Creek bisects the property, and there is a 200 ft. Streamside Management Area buffer zone on each side of the creek which covers the entire parcel. Tree removal occurred in areas with a slope greater than 30% grade. All trees removed are Monterey Pines. The project includes a Biological Assessment with Mitigation and Monitoring Plan (Henry, 2020).

Recommendation: Find that the Planning Commission has considered the project categorically exempt as described by Section 15304(d) of the State CEQA Guidelines; make the required findings for approval of the Special Permit; and approve the Mesher Project subject to the recommended conditions.

Attachments: [16825 Mesher Staff Report FINAL 7.15.21.pdf](#)

19. Victor Blanc

Record Number PLN-2021-16919

Assessor's Parcel Numbers: 316-205-006, 316-206-002, 316-206-009, 316-212-003.

Korbel area

Lot Line Adjustment (LLA) resulting in three parcels of approximately 10.0 acres, 146.5 acres and 179.5 acres. Also, part of the project is a Zone Boundary Adjustment to adjust the zone boundary between the Agriculture Exclusive with a 160-acre minimum parcel size (AE-B-5(160)) and Timberland Production Zone (TPZ) boundary to follow the new parcel line. This would involve rezoning approximately 3.09 acres from TPZ to AE-B-5(160). Additionally, approximately 6.2 acres of AE-B-5(160) will be rezoned into TPZ. The smaller parcel is developed with a single-family residence and the larger parcels are managed for timber production. The purpose of the LLA is to provide a greater buffer for the residentially developed parcel to the adjoining timberlands. No development is proposed.

Recommendation: Make all of the required findings for approval and recommend the Board of Supervisors approve the Lot Line Adjustment and Zone Boundary Adjustment, subject to the recommended conditions of approval.

Attachments: [16919 Blanc Victor Staff Report 7.15.21.pdf](#)

20. Big Foot Cannabis Company, LLC

Record Number PLN-2021-17188

Assessor's Parcel Number: 522-221-019.

Willow Creek Area

A Conditional Use Permit for a cannabis microbusiness within the Willow Creek Community Planning Area. The microbusiness will consist of cannabis infusion manufacturing, distribution, and cannabis storefront retail dispensary within an existing building. The project will source water from the Willow Creek Community Services District (WCCSD) and the applicant has obtained a will-serve allowing the continued use of 60,000 cubic-feet (448,831 gallons) per year for the parcel. A maximum of ten (10) employees are anticipated for the microbusiness operation. The dispensary will be limited to the hours of 10:00 am and 7:00 pm. The parcel is powered by PG&E.

Recommendation: Continue to a date uncertain

G. CONTINUED 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. New Cingular Wireless PCS, Special Permit and PWM Inc. Conditional Use Permit and Special Permit

Record Numbers PLN-2020-16754 and PLN-2021-17005

Assessor's Parcel Number: 505-151-006 and 506-231-010.

Arcata area

Consideration of two separate Conditional Use Permits for new wireless communication facilities in the Arcata bottoms area. The New Cingular Wireless facility consists of a Special Permit application for the construction of a new 100-foot tall, freestanding faux water tower, to be located on a concrete foundation with ground-mounted equipment. The tower would be able to host up to two different wireless carriers. The PWM, Inc. Wireless facility involves construction of a new 130-foot-tall freestanding lattice tower, located on a concrete foundation with ground-mounted equipment. The tower would be able to host up to four different wireless carriers.

Recommendation: Staff does not recommend approval of both applications. The recommendation is to receive the staff report and public testimony, deliberate and continue the items to the August 5th Planning Commission Meeting with direction to staff on appropriate resolutions for each application.

Attachments: [16754 & 17005 Combined Cell Towers Staff Report PC 7-15-21.pdf](#)

2. Humboldt Hempire Farms, LLC, Special Permit

Record No. PLN-2020-16602

Assessor's Parcel Number: 223-061-011.

Garberville Area

A Special Permit for 43,560 square feet of new mixed light cannabis cultivation. There is an approved land use permit on the subject parcel that allows for a business engaged in the collection, storage, delivery, and sale of non-potable water to residents in the Southern Humboldt area for primarily agricultural use (e.g., irrigation). The applicant will utilize water from this onsite business to support the cultivation. The applicant anticipates approximately 600,000 gallons of water will be required annually for irrigation. There is 3,360,000 gallons of water storage onsite. Processing such as drying, and curing will occur in a 5,060-square-foot structure. Further processing will occur offsite at a licensed processing facility. Power of the project will be provided by PG&E.

Recommendation: Continue to a date uncertain

Attachments: [16602 Humboldt Hempire Staff Report FINAL 7.15.21.pdf](#)
 [Attachment 3A Humboldt Hempire Farms Noise Assessment.pdf](#)
 [Attachment 4A DRosas.JTaylor Jessie Jeffries Inspection Report INV. # 11785 APN # 2](#)

3. Zoning Ordinance Amendments to the Commercial Cannabis Land Use Ordinance (CCLUO), Record ID #PLN-2021-17147.

This item includes revisions to the Inland CCLUO Zoning Ordinance (Section 314-55.3 of Chapter 4 of Division 1 of Title III of the Humboldt County Code) to require that applications for two (2) or more Retirement, Remediation and Relocation (RRR) sites proposing relocation on a single receiving site require a special permit. These amendments would be applicable to all zoning clearance certificate applications for RRR sites and Relocation sites, including those submitted on or before December 31, 2016. Additionally, this item includes proposed amendments to the CCLUO Section 314-55.4, providing updated definitions for “Propagation” for allowance of an area, not to exceed 25% of the cultivation area, for the use of nursery and immature plants. Additionally, an updated definition for “Outdoor” allows use of lights requiring 60 watts of electricity or less to be used for employee safety and/or to maintain plants in a non-flowering vegetative state in the area approved for Cultivation or Propagation. Also, the enhanced setback requirements for Cannabis Support Facilities are proposed to no longer apply to facilities for distribution and cannabis testing and research laboratories. The Planning and Building Department is recommending the Planning Commission recommend the Board of Supervisors adopt the proposed changes to the CCLUO.

Recommendation: Adopt the Resolution to make all required findings for adoption of an amendment to the CCLUO, recommending that the Humboldt County Board of Supervisors consider the Addendum to the CCLUO PEIR, find that no new information has been presented that changes the findings of the PEIR pursuant to Section 15162 of the State CEQA Guidelines and adopt the proposed amendments to the CCLUO.

Attachments: [17147 CCLUO Revisions 7.15.21.pdf](#)

F. ITEMS PULLED FROM CONSENT

H. ADJOURNMENT

I. NEXT MEETINGS

AUGUST 5, 2021

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 or the ADA Coordinator at 844-365-0352 or by email at ada@co.humboldt.ca.us