

PLANNING COMMISSION

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



COUNTY STAFF

JOHN H. FORD
Director, Planning and Building

**PLANNING COMMISSION
COUNTY OF HUMBOLDT**

825 Fifth Street
Board of Supervisors Chambers
Eureka, California

ACTION SUMMARY

Thursday, January 23, 2020

6:00 PM

Regular Meeting

A. CALL TO ORDER / SALUTE TO FLAG

Chair Bongio called the meeting to order at 6:00 p.m.

B. COMMISSIONERS PRESENT

Present : 5 - Commissioner Alan Bongio, Commissioner Noah Levy, Commissioner Brian Mitchell,
Commissioner Mike L Newman and Commissioner Melanie McCavour
Absent : 1 - Commissioner Peggy O'Neill

C. AGENDA MODIFICATIONS

*Item E-3: Supplemental Information provided
Item E-4: Supplemental Information provided*

D. PUBLIC COMMENTS

E. CONSENT AGENDA

1. Review and approve the November 21, 2019 Planning Commission Action Summary.

A motion was made by Commissioner Mitchell, seconded by Commissioner McCavour, that the November 21, 2019 Planning Commission Action Summary be approved. The motion carried by the following vote:

Aye: 5 - Commissioner Bongio, Commissioner Levy, Commissioner Mitchell, Commissioner Newman and Commissioner McCavour

- 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.

A motion was made by Commissioner Mitchell, seconded by Commissioner McCavour, that the Higher Ground Agriculture, LLC, Conditional Use Permit be approved. The motion carried by the following vote:

Aye: 5 - Commissioner Bongio, Commissioner Levy, Commissioner Mitchell, Commissioner Newman and Commissioner McCavour

- 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.

A motion was made by Commissioner Mitchell, seconded by Commissioner McCavour, that the BV Gardens, Inc. Conditional Use Permit be approved, subject to the revised conditions and supplemental information provided at the meeting. The motion carried by the following vote:

Aye: 5 - Commissioner Bongio, Commissioner Levy, Commissioner Mitchell, Commissioner Newman and Commissioner McCavour

- 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.

A motion was made by Commissioner Mitchell, seconded by Commissioner McCavour, that the Humboldt Private Reserve Modification to Special Permit be approved. The motion carried by the following vote:

Aye: 5 - Commissioner Bongio, Commissioner Levy, Commissioner Mitchell, Commissioner Newman and Commissioner McCavour

- 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.

A motion was made by Commissioner Mitchell, seconded by Commissioner McCavour, that the Specialty Solutions, LLC Conditional Use Permit be approved. The motion carried by the following vote:

Aye: 5 - Commissioner Bongio, Commissioner Levy, Commissioner Mitchell, Commissioner Newman and Commissioner McCavour

F. ITEMS PULLED FROM CONSENT

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.

A motion was made by Commissioner Levy, seconded by Commissioner Newman, that this Zoning Item be continued to a date uncertain. The motion carried by the following vote:

Aye: 5 - Commissioner Bongio, Commissioner Levy, Commissioner Mitchell, Commissioner Newman and Commissioner McCavour

G. ADJOURNMENT

Chair Bongio adjourned the meeting at 6:05 p.m.