

**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 9, 2020

6:00 PM

Regular Meeting

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**A. CALL TO ORDER / SALUTE TO FLAG**

*Commissioner Bongio called the meeting to order at 6:02 p.m.*

**B. COMMISSIONERS PRESENT**

Present : 4 - Commissioner Alan Bongio, Commissioner Mike L Newman, Commissioner Melanie McCavour and Commissioner Peggy O'Neill  
Absent : 2 - Commissioner Noah Levy and Commissioner Brian Mitchell

**C. AGENDA MODIFICATIONS**

*Item E-13: Supplemental information - Continuance requested.*

**D. PUBLIC COMMENTS**

**E. CONSENT AGENDA**

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

*A motion was made by Commissioner McCavour, seconded by Commissioner Newman, that the September 19, 2019 Planning Commission Action Summary be approved. The motion carried by the following vote:*

Aye: 4 - Commissioner Bongio, Commissioner Newman, Commissioner McCavour and Commissioner O'Neill

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

*A motion was made by Commissioner McCavour, seconded by Commissioner Newman, that the October 3, 2019 Planning Commission Action Summary be approved. The motion carried by the following vote:*

Aye: 4 - Commissioner Bongio, Commissioner Newman, Commissioner McCavour and Commissioner O'Neill

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

*A motion was made by Commissioner McCavour, seconded by Commissioner Newman, that the October 17, 2019 Planning Commission Action Summary be approved. The motion carried by the following vote:*

Aye: 4 - Commissioner Bongio, Commissioner Newman, Commissioner McCavour and Commissioner O'Neill

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

*A motion was made by Commissioner McCavour, seconded by Commissioner Newman, that the November 7, 2019 Planning Commission Action Summary be approved. The motion carried by the following vote:*

Aye: 4 - Commissioner Bongio, Commissioner Newman, Commissioner McCavour and Commissioner O'Neill

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

*A motion was made by Commissioner McCavour, seconded by Commissioner Newman, that the November 14, 2019 Planning Commission Action Summary be approved. The motion carried by the following vote:*

Aye: 4 - Commissioner Bongio, Commissioner Newman, Commissioner McCavour and Commissioner O'Neill

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

*A motion was made by Commissioner McCavour, seconded by Commissioner Newman, that the December 5, 2019 Planning Commission Action Summary be approved. The motion carried by the following vote:*

Aye: 4 - Commissioner Bongio, Commissioner Newman, Commissioner McCavour and Commissioner O'Neill

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.

***A motion was made by Commissioner McCavour, seconded by Commissioner Newman, that the Natural Wellness Collective, Inc. Conditional Use Permit and Special Permit be approved. The motion carried by the following vote:***

Aye: 4 - Commissioner Bongio, Commissioner Newman, Commissioner McCavour and  
Commissioner O'Neill

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.

***A motion was made by Commissioner McCavour, seconded by Commissioner Newman, that the Soul Arc Solutions, Inc., Conditional Use Permit and Special Permit be approved. The motion carried by the following vote:***

Aye: 4 - Commissioner Bongio, Commissioner Newman, Commissioner McCavour and  
Commissioner O'Neill

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.

***A motion was made by Commissioner McCavour, seconded by Commissioner Newman, that the Alchemy Atelier, LLC, Conditional Use Permit and Special Permit be approved. The motion carried by the following vote:***

Aye: 4 - Commissioner Bongio, Commissioner Newman, Commissioner McCavour and Commissioner O'Neill

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.

***A motion was made by Commissioner McCavour, seconded by Commissioner Newman, that as part of the Consent Agenda the Old Goat Farms, LLC Conditional Use Permit be continued to February 6, 2020. The motion carried by the following vote:***

Aye: 4 - Commissioner Bongio, Commissioner Newman, Commissioner McCavour and Commissioner O'Neill

- 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.

***A motion was made by Commissioner McCavour, seconded by Commissioner Newman, that the Eight Mad Farmers, Conditional Use Permit be approved. The motion carried by the following vote:***

Aye: 4 - Commissioner Bongio, Commissioner Newman, Commissioner McCavour and Commissioner O'Neill

- 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.

***A motion was made by Commissioner McCavour, seconded by Commissioner Newman, that the Danny King, Conditional Use Permit be approved. The motion carried by the following vote:***

Aye: 4 - Commissioner Bongio, Commissioner Newman, Commissioner McCavour and Commissioner O'Neill

**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.

*A motion was made by Commissioner McCavour, seconded by Commissioner Newman, that the Today's Humboldt County, LLC Conditional Use Permit be approved. The motion carried by the following vote:*

Aye: 4 - Commissioner Bongio, Commissioner Newman, Commissioner McCavour and  
Commissioner O'Neill

**F. ITEMS PULLED FROM CONSENT****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.

*A motion was made by Commissioner Newman, seconded by Commissioner O'Neill, that the Humboldt Emerald Triangle, LLC, Conditional Use Permit and Coastal Development Permit item be continued to February 6, 2020. The motion carried by the following vote:*

Aye: 4 - Commissioner Bongio, Commissioner Newman, Commissioner McCavour and  
Commissioner O'Neill

**G. ADJOURNMENT**

*Commissioner Bongio adjourned the meeting at 6:10 p.m.*

## H. NEXT MEETINGS

*January 23, 2020*

*February 6, 2020*