

**PLANNING COMMISSION**

Alan Bongio  
First District - Vice-Chair  
Robert Morris  
Second District - Chair  
Noah Levy  
Third District  
Mike L Newman  
Fourth District  
Ben Shepherd  
Fifth District  
Brian Mitchell  
At-Large  
Vacant  
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 10, 2019

6:00 PM

Regular Meeting

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

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

**B. COMMISSIONERS PRESENT**

Present : 4 - Commissioner Robert Morris, Commissioner Alan Bongio, Commissioner Ben Shepherd  
and Commissioner Mike L Newman  
Absent : 2 - Commissioner Noah Levy and Commissioner Brian Mitchell

**C. AGENDA MODIFICATIONS**

**D. APPROVAL OF ACTION SUMMARY**

**1. ACTION SUMMARIES FOR APPROVAL**

- October 4, 2018
- October 18, 2018
- November 15, 2018

*A motion was made by Commissioner Shepherd, seconded by Commissioner Bongio, that the Planning Commission Action Summaries of October 4, 2018, October 18, 2018 and November 15, 2018 be approved. The motion carried by the following vote:*

Aye: 4 - Commissioner Morris, Commissioner Bongio, Commissioner Shepherd and  
Commissioner Newman

**E. PUBLIC COMMENTS****F. CONSENT AGENDA**

1. Sunnyside Organics, Conditional Use Permit and Blessed Flower Farm, Conditional Use Permits and Special Permit  
Application Numbers 12924 and 13991  
Case Numbers PLN-12924-CUP (Sunnyside Organics) and PLN-13991-CUP (Blessed Flower)  
Assessor's Parcel Numbers 212-051-013 and 221-011-019  
2196 Rossi Ranch Road, Salmon Creek, area

Two Conditional Use Permits, each for approximately 10,000 square feet (SF) (19,745 SF total) of existing greenhouse outdoor and open-air cannabis cultivation occurring in three cultivation sites on the subject 187 acre parcel . A Special Permit for restoration within the Streamside Management Area. Cultivation will consist of existing and relocated existing outdoor medical cannabis in three main consolidated cultivation sites including one outdoor cultivation site managed by Blessed Flower Farms, LLC and two greenhouse-based cultivation sites managed by Sunnyside Organics, LLC. Water sources for irrigation include three on-stream ponds. Power for cultivation and processing activities is supplied by three generators and one solar system. There will be six employees for Blessed Flower Farm and six employees for Sunnyside Organics during peak season, which is approximately four months of the year.

*A motion was made by Commissioner Shepherd, seconded by Commissioner Newman, that the Sunnyside Organics and Blessed Flower Farm projects be approved. The motion carried by the following vote:*

Aye: 4 - Commissioner Morris, Commissioner Bongio, Commissioner Shepherd and Commissioner Newman

2. Humboldt Harvest Moon, LLC Conditional Use Permit  
Application Number 11581  
Case Number CUP 18-015  
Assessor's Parcel Number (APN) 217-246-002 and 217-241-003  
Blocksburg area, on the west side of a USFS Road, at the end of Pine Mountain Lane

A Conditional Use Permit for an existing 11,500 square foot (SF) outdoor commercial medical cannabis cultivation and a 1,500 SF accessory nursery on two adjoining parcels. A 1,500 SF nursery and 6,500 SF of cultivation occurs on parcel APN 217-24-602 and 5,000 SF of cultivation occurs on parcel APN 217-241-103. A 648 SF processing building and well are proposed on APN 217-241-103. Currently, all water used for cultivation of cannabis is sourced from a diversion from the South Fork of Conley Creek for which a signed Lake and Streambed Alteration Agreement (LSAA) has been submitted. A 2,258 SF outdoor cultivation area on parcel APN 217-241-103 will be retired and restored to native vegetation.

*A motion was made by Commissioner Shepherd, seconded by Commissioner Newman, that the Humboldt Harvest Moon LLC project be approved. The motion carried by the following vote:*

Aye: 4 - Commissioner Morris, Commissioner Bongio, Commissioner Shepherd and Commissioner Newman

**3. Humboldt Exotics, LLC, Permit Modification**

Application Number 15045

Case Number PLN-2018-15045

Assessor's Parcel Number (APN) 201-322-019-000

A Modification of a Conditional Use Permit (CUP16-509) for 43,200 square feet (SF) of new outdoor cannabis cultivation in order to construct permanent hoop structures and perform light deprivation. The proposed project includes grading and fill, and the construction of permanent hoop structures with electricity for fans, water pumps, dehumidifiers and lights in the nursery. The applicant proposes to produce 2-3 flowering cycles per year using light deprivation methods. A 2,400 square foot mixed light ancillary nursery greenhouse would be used for propagation between March and June each year. The proposed water source remains the permitted, on-site well. The applicant estimates that the cultivation activities would require 487,500 gallons per year. The principal power source would continue as PG&E though until the level of service is upgraded in 2020 the applicant anticipates occasional use of a whisper watt or 200eu Honda generator.

*A motion was made by Commissioner Shepherd, seconded by Commissioner Newman, that the Humboldt Exotics LLC project be approved with added conditions. The motion carried by the following vote:*

Aye: 3 - Commissioner Morris, Commissioner Shepherd and Commissioner Newman

Nay: 1 - Commissioner Bongio

**4. Calyx Mountain, Inc. Conditional Use Permit and Special Permit**

Application Number: 11847

Case Number: CUP16-1069 and SP16-331

Assessor's Parcel Number (APN): 509-221-048 and 509-221-049

1711 and 1715 Central Avenue, McKinleyville area

A Conditional Use Permit (CUP) to allow a medical cannabis dispensary and delivery business in accordance with Humboldt County Code Section 314-55.3 of Chapter 4 of Division 1 of Title III Medical Cannabis Dispensaries. Also included is a Special Permit (SP) application for a proposed cannabis manufacturing operation that utilizes non-volatile extraction methods in accordance with Humboldt County Code Section 314-55.4 of Chapter 4 of Division I of Title III, Commercial Medical Marijuana Land Use Ordinance (CMMLUO). The proposed cannabis dispensary and manufacturing facility will be located on two adjacent parcels that are developed with one existing 1,495 square foot commercial building. The dispensary will occupy 528 square feet, and the manufacturing activity will occupy 967 square feet of the existing building.

*Meeting went into Recess**Meeting Reconvened*

***A motion was made by Commissioner Shepherd, seconded by Commissioner Newman, that the Calyx Mountain, Inc project be approved with added conditions. The motion carried by the following vote:***

Aye: 4 - Commissioner Morris, Commissioner Bongio, Commissioner Shepherd and  
Commissioner Newman

**G. PUBLIC HEARINGS****1. Burr Valley Farms LLC Special Permit**

Application Number 12479

Case Number SP-16-542

Assessor Parcel Numbers (APNs): 210-231-012

2520 Burr Valley Road, Dinsmore area

A Special Permit for Burr Valley Farms LLC consisting of approximately 10,000 square feet of existing outdoor cannabis cultivation. The proposed project is located on Assessor's Parcel Number (APN) 210-231-012, which is approximately 40 acres in area.

***A motion was made by Commissioner Shepherd, seconded by Commissioner Newman, that the Burr Valley Farms LLC project be referred back to staff to continue processing the application. The motion carried by the following vote:***

Aye: 4 - Commissioner Morris, Commissioner Bongio, Commissioner Shepherd and  
Commissioner Newman

## **H. DEPARTMENTAL REPORT**

1. Planning Commission Sea Level Rise Policy Background Study - Planning Commission Workshop

## **I. ADJOURNMENT**

*Chair Morris adjourned the meeting at 9:11 p.m.*



MINUTES  
THURSDAY, JANUARY 10, 2019  
Regular Meeting

The Honorable Planning Commission of the County of Humboldt held a regular meeting on the above date within the Humboldt County Courthouse, Eureka, California. The minutes of this meeting were approved on Thursday, February 21, 2019 with the vote as shown below.

AYES: Commissioners: Levy, Morris, Bongio, McCavour and O'Neill  
ABSTAIN: Commissioner: Mitchell

John H. Ford  
Secretary of the Planning Commission

Suzanne Lippre  
Deputy Clerk of the Planning Commission