

**NOTICE OF PUBLIC HEARING  
HUMBOLDT COUNTY PLANNING COMMISSION**

On **Thursday, November 04, 2021**, at **6:00 p.m.**, or as soon thereafter as the matter can be heard, the Humboldt County Planning Commission will hold a public hearing to consider the matter listed below.

**NOTE: In accordance with AB 361 the Planning Commission meeting will be held virtually until further notice.**

**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 channel 10

**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 cellphone 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.

**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. Comments received after the agenda is posted on **Friday, October 29, 2021**, 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.

**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>**

- 1 **Macras Land Company, Inc.;** The project is located off Stapp Road, in the Kneeland Area. Record Number PLN-11099-CUP (filed 09/02/2016); Assessor’s Parcel Number: 317-033-008, a Conditional Use Permit for 19,595 square feet (SF) of existing cannabis cultivation, consisting of 13,035 SF outdoor cultivation and 6,560 SF mixed light cultivation. A total of 720 SF of immature/nursery space will be used for propagation. Irrigation water is sourced from two existing groundwater wells and a permitted stream diversion. Annual water use is estimated at 429,500 gallons (21.92 gallons/SF). Water storage totals 25,000 gallons in eight (8) 2,500-gallon containers, and one (1) 5,000 gallon container. Electricity is provided by generator. The Humboldt County Planning Commission will consider an Addendum to a previously adopted Mitigated Negative Declaration that has been prepared for consideration per §15164 of the State CEQA Guidelines. The project is located Pilot Ridge area, on the north side of Stapp Road, approximately 5 miles

from the intersection of Showers Pass Road and Stapp Road, in eastern Humboldt County. Specific questions regarding this project can be directed to the assigned planner David J. R. Mack, AICP at 831-320-0413 or via email at [David.Mack@weareharris.com](mailto:David.Mack@weareharris.com).

- 2 **Terra Organica;** Alderpoint area; Record Number PLN-11173-CUP (filed 09/15/2016); Assessor's Parcel Number: 216-074-022. Terra Organica seeks a Conditional Use Permit for 14,400 square feet (sf) of existing outdoor cannabis cultivation, 11,840 square feet of which the applicant proposes to utilize light deprivation techniques to facilitate two harvests annually. The remaining 2,560 square feet of cannabis cultivation is full sun outdoor. The applicant is also proposing an appurtenant nursery of 1,440 square feet. Water will be provided by an existing permitted well and a registered spring diversion. The applicant anticipates approximately 75,300 gallons of water will be required annually for irrigation. Water will be stored in hard tanks totaling 172,850 gallons, with 100,000 gallons of hard tanks storage proposed and 72,850 currently on site. Processing such as drying and curing will occur in a proposed 1,080-square-foot barn. Further processing will occur offsite at a licensed processing facility. The applicant proposes generators and solar power as the power supply. The Humboldt County Planning Commission will consider an Addendum to a previously adopted MND which has been prepared for consideration per §15164 of the State CEQA Guidelines. The project is located in the Alderpoint area, on the west side of Bell Springs Road, approximately 3 miles from the intersection of Bell Springs Road and Miller Ranch Road, on the property known to be in Section 7 of Township 05 S, Range 05 E, Humboldt Base & Meridian. Specific questions regarding this project can be directed to Michael Holtermann at (707) 268-3737 or via email at [mholtermann@co.humboldt.ca.us](mailto:mholtermann@co.humboldt.ca.us).
- 3 **Georgi Stoyanov;** Ettersburg area; Record Number PLN-11816-CUP (filed 12/14/2016); Assessor Parcel Number (APN) 221-201-007. A Conditional Use Permit for 11,600 square feet (SF) of existing outdoor cannabis cultivation grown utilizing light deprivation techniques. Annual water use is approximately 164,100 gallons. Water for cultivation will be provided by an existing permitted well and two (2) registered spring diversions. There is 65,000 gallons of water storage on-site. Bucking and drying will occur onsite, while other processing will occur offsite. Power is provided by generator. The Planning Commission will consider an addendum to a previously adopted Mitigated Negative Declaration that has been prepared for the project. The project is located in the Ettersburg area, on the east and west side of Dutyville Road, on the property known as 1677 Dutyville Road and the property located in Section 6, Township 04 South, Range 02 East, H. B. & M. Specific questions regarding this project can be directed to Cameron Purchio, Staff Planner, at (707) 443-5054 or via email at [purchioc@lacoassociates.com](mailto:purchioc@lacoassociates.com).
- 4 **Emerald Triangle Medicinal, Inc;** Ettersberg area; Record Number PLN-12060-CUP (filed 12/19/2016); Assessor Parcel Number (APN) 108-033-018. A Conditional Use Permit for an existing 13,000-square-foot (SF) outdoor and 660-SF mixed-light cannabis cultivation operation. Irrigation water is sourced from a point of diversion. Existing available water storage for irrigation is 118,000 gallons with an additional 42,000 gallons of storage proposed to assure full forbearance with a total proposed storage of 160,000 gallons. Estimated annual water usage is 100,000 gallons (7.3 gallons/SF/year). A two-story (1,800 total SF of floorspace) processing building is proposed. Power is provided by propane and electric generators and two solar panels. Four additional solar panels are planned to allow more limited generator use in the near term and the applicant will commit to converting to exclusively solar power as a primary power source with generator and/or Pacific Gas & Electric (PG&E) as backup as a condition of approval. A Special Permit is required to allow setback reduction for diversion maintenance and for restoration activities associated with two diversions and to reduce the setback distance to public lands managed by King Range National Conservation Area 420-feet to the south, on the other side of North Fork Bear Creek. The Planning Commission intends to consider an addendum to a previously adopted Mitigated Negative Declaration which has been prepared for the project pursuant to Section 15074 of the Guidelines for the California Environmental Quality Act. The project is located in the Ettersberg area, on the southeast side of Windy Ridge Lane, approximately 4,400 feet southwest of the intersection of Windy Ridge Lane and Wilder Ridge Road, on the property known as 1160 Windy Ridge Lane and the properties know to be in Section 32,

Township 03 South, Range 01 East, H. B. & M. Specific questions regarding this project can be directed to Jordan Mayor, Senior Biologist and Contract Planner, at 707-683-4711 or by email at [jordan.mayor@icf.com](mailto:jordan.mayor@icf.com).

- 5 **Meyers and Aquarian, LLC**, Conditional Use Permit, New Harris area, Record ID PLN-12124-CUP (filed: 12/20/2016) Assessor's Parcel Number: 216-135-015. A Conditional Use Permit for 24,000 square feet (SF) of existing mixed-light and outdoor cannabis cultivation, that includes 20,800 SF of mixed light cultivation and 3,200 SF of outdoor cultivation. Propagation takes place in one (1) nursery area (2,400 SF). Irrigation water is sourced from a permitted well and a surface water diversion. Existing water storage includes 11 onsite water tanks of various capacities that total 24,260 gallons. Proposed additional water storage onsite will be in tanks totaling 335,000 gallons. Estimated water use is 360,000 gallons per year (15 gallons/SF). Drying and processing occur onsite within an existing metal building (1,500 SF). Power is provided by generator. The applicant proposes to transition to PG&E with only backup generator use by January 1, 2024. The Humboldt County Planning Commission will consider an Addendum to a previously adopted MND that has been prepared for the project per §15164 of the State CEQA Guidelines. The project site is located in the New Harris area, on the west side of Harris Road, approximately 1.2 miles north from the intersection of Bell Springs Road and Harris Road, on the property known to be in the west half of Section 19, Township 04 South, Range 05 East. Specific questions regarding this project can be directed to the assigned planner Sarah Faraola (Harris & Associates), at [sarah.faraola@weareharris.com](mailto:sarah.faraola@weareharris.com).
- 6 **Daydream Enterprise, LLC**; Dinsmore area; Record Number PLN-12493-CUP (filed 12/23/2016); Assessor Parcel Number (APN) 208-231-011. A Conditional Use Permit for continued cultivation of 18,135 square feet (SF) of existing cannabis utilizing full sun and light deprivation techniques. Water for irrigation is sourced from a 145,000-gallon rainwater catchment pond. Water storage on site totals 169,650 gallons of storage including the pond. Estimated annual water use is 204,000 gallons. Processing activities will occur in a proposed 768-square-foot building. Power is provided by two gasoline generators and a 320-watt solar array. A Special Permit is included for remediation activities occurring within a Streamside Management Area. The Planning Commission will consider an addendum to a previously adopted Mitigated Negative Declaration. The project is located in the Dinsmore area, on the north and east side of River Road, approximately 1.4 miles from the intersection of Ridge Road and River Road, on the property known to be in Section 35 of Township 02 N, Range 05 E, H.B.&M. Specific questions regarding this project can be directed to Max Hilken, Assigned Planner, at (707) 443-5054 or via email at [hilkenm@lacoassociates.com](mailto:hilkenm@lacoassociates.com).
- 7 **Saad Abdelmegid**; Alderpoint Area; Record Number PLN-11955-CUP (filed 12/16/2016); Assessor's Parcel Number: 216-392-021. The applicant is seeking a Special Permit for 10,000 square feet of existing commercial cannabis cultivation of which 7,440 square feet is existing mixed light cultivation, and 2,560 square feet is existing outdoor cultivation. Water for irrigation is sourced from an existing on-site well. Projected annual water usage totals 174,000 gallons. Water is stored hard tanks for a total of 5,250 gallons of available storage. Processing, including drying and trimming, occurs at an off-site processing facility at APN 216-261-053. Electricity is sourced from generators. The proposed project is statutorily exempt from the provisions of the California Environmental Quality Act (CEQA) per section 15270 (Projects Which Are Disapproved) of the CEQA Guidelines. The project is located in Humboldt County, in the Alderpoint area, on the east side of Rancho Sequoia Drive, approximately 0.2 miles east from the intersection of Rancho Sequoia Drive and a private driveway, on the property known as 3955 Rancho Sequoia Drive. Specific questions regarding this project can be directed to Abbie Strickland at 707-441-2630 or via email at [astrickland@co.humboldt.ca.us](mailto:astrickland@co.humboldt.ca.us).
- 8 **Lost Coast Collective, Inc.**; Ettersburg area; Record Number PLN-11292-CUP (filed 10/11/2016); Assessor's Parcel Number: 221-240-015. The applicant is seeking a Conditional Use Permit for 22,000 square feet of existing commercial cannabis cultivation of which 18,500 square feet is mixed light cultivation and 3,500 is outdoor cultivation. The project is supported by 2,180 square feet of propagation space. Water for irrigation is sourced from an existing well and two registered spring diversions. Projected

annual water usage totals 128,800 gallons and water storage onsite totals 132,950 gallons. All processing will occur onsite. Energy is sourced from solar, hydropower, and generators. The applicant is also seeking a Special Permit for the ongoing use and maintenance of two points of diversion located within the Streamside Management Area. The Humboldt County Planning Commission will consider an Addendum to a previously adopted Mitigated Negative Declaration which has been prepared pursuant to §15164 of the State CEQA Guidelines. The project is located in the Ettersburg area, on the East side of Elk Ridge Road, approximately .8 miles North from the intersection of Briceland Road and Elk Ridge Road, and approximately .7 miles from the Intersection of Elk Ridge Road and Road Z on the property known as 3885 Road Z. Specific questions regarding this project can be directed to Abbie Strickland at (707)441-2630 or via email at [astrickland@co.humboldt.ca.us](mailto:astrickland@co.humboldt.ca.us).

- 9 **H2 Equity, LLC**; Ettersburg area; Record Number PLN-11248-CUP (filed 09/28/2016); Assessor's Parcel Number: 221-021-008. The applicant is seeking a Conditional Use Permit for 49,650 square feet of existing commercial cannabis cultivation of which 8,782 square feet is mixed light cultivation and 40,868 square feet is outdoor cultivation utilizing light deprivation techniques. The project is supported by 2,363 square feet of propagation space. Water for irrigation is sourced from an existing well, a hydrologically connected pond, and rainwater catchment. The projected annual water usage totals 892,176 gallons and existing available water storage totals 416,500 gallons. All processing occurs onsite in an existing structure. Energy is sourced from solar and generators. The Humboldt County Planning Commission will consider an Addendum to a previously adopted Mitigated Negative Declaration that has been prepared for consideration per §15164 of the State CEQA Guidelines. The project is located in the Ettersburg area, on the North side of Thomas Road, approximately 1.68 miles west from the intersection of Salmon Creek Road and Thomas Road, on the property known as 3845 Thomas Road. Specific questions regarding this project can be directed to Abbie Strickland at (707)441-2630 or via email at [astrickland@co.humboldt.ca.us](mailto:astrickland@co.humboldt.ca.us).

**Consistent with the above instructions for public comment, any person may appear and present testimony regarding this matter during the hearing. If you challenge the nature of the proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at or prior to the public hearing. The Planning Commission's decision will become effective if an appeal is not filed within the appropriate filing period. An appeal may be filed by any aggrieved person who has testified in person or in writing on the project and must be submitted in writing with the required fees to the Planning Division of the Humboldt County Planning and Building Department at 3015 H Street, Eureka, California 95501, post marked before the end of the appeal period. If appealed, the decision will not become effective until the appeal is resolved.**

The staff report for this project will be posted on <https://humboldt.legistar.com> on the Friday before the Planning Commission meeting. General questions regarding the Planning Commission, the permit process, submission of materials and other information not specific to this project may be obtained from the Planning Division of the Humboldt County Planning and Building Department, 3015 H Street, Eureka, California 95501, or email [planningclerk@co.humboldt.ca.us](mailto:planningclerk@co.humboldt.ca.us). Telephone (707) 268-3702.

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)