

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

On **Thursday, February 03, 2022, 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, January 28, 2022**, 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>**

**North McKay Ranch Subdivision Project;** Cutten area; Record Number PLN-9902-GPA (filed 07/06/2015); Assessor's Parcel Numbers 017-032-003, 017-071-004, 017-071-009, 017-072-002, 017-072-003, 017-073-007, 017-073-009 and 303-012-020. A Development Agreement pursuant to Section 65864 et seq. of the Government Code between Kramer Properties, Inc. and the County of Humboldt for development consistent with the North McKay Subdivision Project. The Development Agreement provides the developer with greater certainty in the development approval process by vesting certain development rights and by avoiding future conflicting enactments that would limit or reduce density, or expand developer's obligations. In return, the developer has committed to certain public benefits. On January 6, 2022, the Humboldt County Planning Commission approved Resolutions No. 22-002 and 22-003 recommending the Board of Supervisors adopt an environmental impact report (EIR) for the North McKay Ranch Subdivision Project, PLN-9902-GPA, and approve the project. It is being recommended that the Planning Commission recommend that the Board of

Supervisors find that the Development Agreement is within the scope of the EIR and make the findings to approve the Development Agreement between Kramer Properties, Inc. and the County of Humboldt. Specific questions regarding this project can be directed to the assigned planner Desmond Johnston at (707) 441-2622 or via email at [djohnston@co.humboldt.ca.us](mailto:djohnston@co.humboldt.ca.us).

**Lacks Creek Ventures, LLC;** Redwood Creek area; Record Number PLN-10430-CUP (filed 08/24/2016); Assessor Parcel Number (APN) 521-123-005. A Conditional Use Permit for 17,380 square feet (SF) of existing mixed light cultivation and outdoor cultivation utilizing light deprivation techniques, including 1,700 SF of ancillary propagation. Irrigation water is sourced from rainwater catchment. Existing and proposed water storage is 196,000 gallons. Estimated annual water usage is 80,000 gallons. Drying and processing occurs onsite in an existing 1,500 SF building. Power is provided by three (3) generators; however, there are plans to convert to solar and wind energy by 2026. The Planning Commission will consider an addendum to a previously adopted Mitigated Negative Declaration. The project is located in the Redwood Creek area, on the north and south sides of Bair Road, approximately 1 mile from the intersection of UNN4 and Bair Road, on the property known to be in Section 13 of Township 07 North, Range 03 East, Humboldt Base & Meridian. Specific questions regarding this project can be directed to Megan Marruffo, Assigned Planner, at 707-443-5054 or via email at [marruffom@lacoassociates.com](mailto:marruffom@lacoassociates.com).

**Kofman Realty, LLC;** Alderpoint area; Record Number PLN-11759-CUP (filed 12/12/2016); Assessor's Parcel Number: 216-202-010. The applicant is seeking a Conditional Use Permit for 16,100 square feet of existing outdoor cannabis cultivation. The water source for the project is a point of diversion which will also provide water for a project on the neighboring parcel under the same ownership (APN 216-202-009), and the applicant proposes to forbear. Water storage for the forbearance period is comprised of 32,800 gallons of existing water tanks, and 200,000 gallons of proposed water tank storage for a total water storage of 232,800 gallons. Total annual water use across both parcels is expected to be 229,000 gallons annually. Propagation will occur in a 20'x30' (600 square feet) propagation facility on the neighboring parcel. Bucking and drying will take place on the neighboring parcel in existing facilities that serve the project and cultivation on APN 216-202-009, with trimming and further processing occurring off site. The applicant expects a maximum of thirteen employees during peak operations. The applicant proposes generators as the project power source. The Humboldt County Planning Commission will consider an Addendum to a previously adopted MND and has been prepared for consideration per §15164 of the State CEQA Guidelines. The project is located in the County of Humboldt, in the Alderpoint Area. 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).

**Kofman Realty, LLC;** Alderpoint area; Record Number PLN-11760-CUP (filed 12/12/2016); Assessor's Parcel Number: 216-202-009. The applicant is seeking a Conditional Use Permit for 37,578 square feet of existing cannabis cultivation. Cultivation is comprised of 30,978 square feet of outdoor cultivation and 6,600 square feet of mixed light cannabis cultivation. The water source for the project is a point of diversion which will also provide water for a project on the neighboring parcel under the same ownership (APN 216-202-010), and the applicant proposes to forbear. Water storage for the forbearance period is comprised of 32,800 gallons of existing water tanks, and 200,000 gallons of proposed water tank storage for a total water storage of 232,800 gallons. Total annual water use across both parcels is expected to be 229,000 gallons annually. Propagation will occur in a 20'x30' (600 square feet) propagation facility. Bucking and drying will take place on site in existing facilities that serve the project and cultivation on the adjacent parcel under the same ownership, with trimming and further processing occurring off site. The applicant expects a maximum of thirteen employees during peak operations. The applicant proposes generators as the project power source. The Humboldt County Planning Commission will consider an Addendum to a previously adopted MND and has been prepared for consideration per §15164 of the State CEQA Guidelines. The project is located in the County of Humboldt, in the Alderpoint Area. 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).

**Enchanted Earth, LLC;** Willow Creek area; Record Number PLN-12190-CUP (filed 12/21/2016); Assessor's Parcel Number: 524-201-022. A Conditional Use Permit for 2,995 square feet (SF) of outdoor commercial

cannabis cultivation and 300 SF of ancillary propagation within the Willow Creek Community Planning Area. Water for irrigation is sourced from the Willow Creek Community Services District. There is no water storage on-site and none is required. Projected annual water usage is 78,000 gallons (23.7 gal/SF/year). Processing is proposed on-site, and trimming is proposed in the residence. The farm is owner-operated, and power is sourced by PG&E. An additional Conditional Use Permit is being requested to allow for unenclosed cannabis within 600 feet from a residence on a separately owned parcel, a Special Permit to allow up to 3,000 SF 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. The Humboldt County Planning Commission will consider an Addendum to a previously adopted EIR and has been prepared for consideration per §15164 of the State CEQA Guidelines. The project is located in the County of Humboldt, in the Willow Creek area, on the West side of State Highway 299, approximately 0.20 miles West from the intersection of State Highway 299 and Enchanted Spring Lane, on the property known as 212 Enchanted Spring Lane. Specific questions regarding this project can be directed to the assigned Planner Megan Acevedo at 707-441-2634 or via email at [Macevedo@co.humboldt.ca.us](mailto:Macevedo@co.humboldt.ca.us).

**Green Flash Farms, LLC;** Miranda area; Record Number PLN-12366-CUP (filed 12/23/2016); Assessor's Parcel Number: 221-131-001 and 221-121-007. Green Flash Farms, LLC seeks Conditional Use and Special Permits (2) for an existing 19,780-square-foot (SF) cannabis cultivation operation on two adjacent parcels, which are one legal 80-acre parcel. Cultivation would include a total of 6,000 SF of mixed-light and 13,780 SF of outdoor cultivation spread across the two parcels. The applicant proposes relocation of 10,900 SF of historic "guerilla-grow" cultivation from the eastern parcel to environmentally superior cultivation locations on both parcels. Irrigation water is sourced from a 300,000-gallon lined rainwater catchment pond and a spring/small pond, which supports domestic, and cultivation uses on both parcels during non-forbearance periods. There is 108,500 gallons of water storage tanks. Water is diverted from the spring/small pond only during the non-forbearance period under Small Irrigation Use Registration H503697. Annual estimated water usage is estimated at 261,000 gallons. The applicant is proposing to use a new structure on APN 221-121-007 (once permitted) for drying, processing, and storage. Power for the operation is provided by 10 solar panels and 2 generators for backup. A Special Permit is required for a setback reduction to approximately 50 feet for one of the proposed outdoor cultivation areas on an existing road flat, from public lands managed by the Bureau of Land Management to the west. A second Special Permit is needed for the ongoing use and maintenance of the diversion. The Humboldt County Planning Commission will consider an Addendum to a previously adopted Mitigated Negative Declaration and has been prepared for consideration per §15164 of the State CEQA Guidelines. The project is located in the County of Humboldt, in the Miranda area, on the South side of Thomas Road, approximately 0.7 mile south from the intersection of Dickson Butte and Thomas Road, and approximately 1 mile southeast from the intersection of Thomas Road and a Perry Meadows Road on the property located at 40.193662, -123.932921 and known to be in Section 23 of Township 03 South, Range 02 East, Humboldt Base & Meridian. Specific questions regarding this project can be directed to Jordan Mayor, Assigned Planner, at 707-683-4711 or by email at [jordan.mayor@icf.com](mailto:jordan.mayor@icf.com).

**Lance Berry;** The project is located on the north side of Highway 36, approximately 3500 feet west of the intersection of Highway 36/Dinsmore Road (Section 5 of Township 01N, Range 05E, Humboldt Base & Meridian, in the Dinsmore area. Record Number PLN-12674-CUP (filed 12-28-2016); Assessor's Parcel Number: 208-261-009, a Conditional Use Permit (PLN-12674-CUP) for 20,700 square feet (SF) of outdoor cannabis cultivation and 2,700 SF mixed light cultivation for a total cultivation of 23,400 SF and a 2,340 SF Nursery. Cultivation occurs in 6 different locations on the subject parcel, with five (5) locations being outdoor cultivation and one (1) location for mixed light. Irrigation water is sourced from a 388,000-gallon rain catchment pond. Estimated annual water use is 221,000 gallons (9.44 gal/SF). The primary source of electrical power (propagation lights and pump water) is a Honda EU7000 generator. The Humboldt County Planning Commission will consider an Addendum to a previously adopted Mitigated Negative Declaration has been prepared for consideration per §15164 of the State CEQA Guidelines. The project is located in the County of Humboldt, in the Whitethorn (Shelter Cove) area. 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).

**Larabee Valley Family Farms, LLC;** Bridgeville area; Record Number PLN-13009-CUP (filed 12/29/2016); Assessor's Parcel Number: 210-250-031. Larabee Valley Family Farms, LLC seeks a Conditional Use Permit for an existing 15,000-square-foot (SF) outdoor cannabis cultivation operation occurring on two graded flats on the 147-acre (assessed) parcel. Appurtenant nursery space is 1,500 SF. Irrigation water is sourced from an off-stream rain and seep-fed catchment pond. Existing available water storage is 137,000 gallons in a combination of four 3,000-gallon water tanks and one 125,000-gallon rain catchment pond. Estimated maximum annual water usage is below storage capacity at approximately 120,000 gallons (8 gallons/SF/year). Harvesting and drying will occur in two existing 400-SF structures (totaling 800 SF), and processing would occur offsite at a licensed facility. Three new greenhouses for cultivation and an additional 50,000 gallons of onsite storage are proposed. No employees are utilized on the farm. Power is provided by existing solar power and an emergency backup generator. The parcel is developed with three existing storage buildings totaling 900 SF. The Humboldt County Planning Commission will consider an Addendum to a previously adopted Mitigated Negative Declaration and has been prepared for consideration per §15164 of the State CEQA Guidelines. The project is located in the County of Humboldt, in the Bridgeville area, approximately 1.2 miles north of the intersection of Larabee Valley Road and Coyote Ridge Road and 1.0 mile north of where Larabee Valley Road turns into Hidden Valley Road at Location 40.4552, -123.6669, on the property known to be in a portion of Section 13 of Township 01N Range 04E and in a portion of Section 19 of Township 01N Range 5E, Humboldt Base & Meridian. Specific questions regarding this project can be directed to Jordan Mayor, Assigned Planner, at 707-683-4711 or by email at [jordan.mayor@icf.com](mailto:jordan.mayor@icf.com).

**Brodt At the Bluff Farm-Stay** Conditional Use Permit and Modification of a Coastal Development Permit; Ferndale Area; Record Number PLN-2021-17197 (filed 05/06/2021); Assessor's Parcel Number: 106-111-004. A Conditional Use Permit and modification of an existing Coastal Development Permit (PLN-2018-14105) to establish a Farm-Stay within an existing farmhouse. The property is primarily used on a seasonal basis for the production and harvest of silage to support dairy activities on nearby ranches. During the off season, when silage is not produced, a barn on the site is utilized as an event venue for weddings/funerals/birthday party events. This seasonal use was established as a Temporary Use under a previously approved Special Permit and Coastal Development Permit CDP-18-013, app no. 14105. The proposed Farm-Stay would be used in combination with the event venue and separate from the event venue as necessary. The property is developed with a second residence which was conditionally approved under CDP-18-024, app no. 14156, the second residence will not be used as part of the Farm-Stay. Only the Farm-Stay guests will be served food from the kitchen located within the existing farmhouse as part of their visitation. The Farm-Stay proposes to use four (4) bedrooms for guests, averaging one-three (1-3) days per visitation for a maximum of eight (8) guests at one time. The owner/operator resides year-round on the premises. No new development is proposed. The Humboldt County Planning Commission will consider the project which is exempt per §15301(a) of the State CEQA Guidelines. The project is located in the County of Humboldt, in the Ferndale area. Specific questions regarding this project can be directed to Leiloni Shine at 707-671-6928 or via email at [Leiloni@landlogistics.com](mailto:Leiloni@landlogistics.com).

**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)

Humboldt County Planning Commission  
January 20, 2022