

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

On **Thursday, March 3, 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 in the Board of Supervisors' Chamber, Humboldt County Courthouse, 825 Fifth Street, Eureka, California, and virtually via Zoom to consider the matter listed below.

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 three ways:

1. **In Person:** Any person may appear and present testimony in regard to this matter at the hearing located in the Board of Supervisors' Chamber, Humboldt County Courthouse, 825 Fifth Street, Eureka, California. The Planning Commission needs 15 COPIES of any materials submitted at the meeting.
2. **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.**
3. **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 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, February 25, 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.

1. **5 Star Cali, LLC:** Dinsmore area; Record Number PLN-11181-CUP (filed 9/16/2016); Assessor's Parcel Number: 208-271-010. A Conditional Use Permit for an existing 17,100-square-foot (SF)

cannabis cultivation operation consisting of 9,600 SF of mixed-light cultivation occurring in eight greenhouses, and 7,500 SF of existing outdoor cultivation in an area to be relocated on the 40-acre (assessed) parcel. Three existing nursery buildings will support 1,300 SF of ancillary plant propagation. Irrigation water is sourced from an existing 255,000-gallon rain catchment pond. An additional seven onsite high-density polyethylene storage tanks with a capacity of 28,000 gallons bring the existing available water storage to 283,000 gallons. An estimated 250,000 gallons of water will be used per growing season for irrigation. Drying will occur in an existing onsite structure and processing would occur offsite at a licensed facility. Power is provided by two onsite generators, but an alternative energy system is to be developed in order to partially eliminate reliance on generator electricity. 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 County of Humboldt, in the Dinsmore area, on the east and west sides of Bear Creek Road, approximately 0.21 mile north from the intersection of Coyote Flat Road and Bear Creek Road, on the property known as 2291 Bear Creek Road. 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.

2. **MDRV Realty Holdings, LLC:** Dinsmore/Mad River area; Record Number PLN-11212-CUP (filed 9/22/2016); Assessor's Parcel Number: 208-241-007. A Conditional Use Permit for 14,450 sf of existing outdoor & 3,600 sf of existing mixed-light cannabis cultivation with 1,480 sf of ancillary propagation area. The proposed project includes a Special Permit for the relocation of a historic cultivation outside of a streamside management area. Water for irrigation is provided by a spring diversion (POD 2 under Water Right Certificate H100730), and a Special Permit is being requested to approve the continued use and maintenance of the spring diversion. Annual water usage is estimated at 150,000 gallons (7.68 gal/sf/yr). There is a total of 90,000 gallons of existing water storage on-site and 63,000 additional water storage is proposed for a total of 153,000 gallons. Drying and curing will occur on-site and trimming will occur off-site at a licensed processing facility. Power is provided by one generator, and future solar is proposed. An additional Special Permit is being requested to reduce the 600-foot setback to public lands (SRNF), to approximately 497 feet. 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 County of Humboldt, in the Dinsmore/Mad River area, on the east side of Ridge Road, approximately 1.64 miles (208-241-007) and 2.5 miles (208-241-006) north from the intersection of County Line Creek Road and Ridge Road, on the property known to be in the northeast half of the northeast quarter of Section 36, Township 02 North, Range 05 East. Specific questions regarding this project can be directed to Megan Acevedo, Assigned Planner, at 707-441-2634 or by email at macevedo@co.humboldt.ca.us.
3. **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 90,000 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.

4. **Vasi Ray Farms, LLC**; Salmon Creek area; Record Number PLN-11775-CUP (filed 12/13/2016); Assessor Parcel Number (APN) 219-061-013. A Conditional Use Permit for 15,900 square feet (SF) of existing cultivation with 1,400 SF of ancillary propagation proposed. Irrigation water is sourced from rainwater catchment. Existing available water storage is 623,000 gallons in a 600,000-gallon pond and a series of hard-sided tanks. Estimated annual water usage is 112,000 gallons. Drying and curing occurs onsite within the existing residence, with all other processing occurring offsite at a licensed facility. Power is provided by 3 generators. A Special Permit is also requested for relocation of an existing greenhouse located within a Streamside Management Area (SMA) outside of the riparian buffer. The Planning Commission will consider an addendum to a previously adopted Mitigated Negative Declaration. The project is located in the Salmon Creek area, on the north and south sides of Lower Thomas Road, approximately 1.5 miles south from the intersection of Lower Thomas Road and Thomas Road, on the property known as 4531 Lower Thomas Road. Specific questions regarding this project can be directed to Megan Marruffo, Assigned Planner, at 707-443-5054 or via email at marruffom@lacoassociates.com.
5. **Blocksburg Family Farms, LLC**, Blocksburg area. Record Number PLN-12265-CUP. (filed 12/22/2016); Assessor Parcel Numbers (APN) 217-471-001. A Conditional Use Permit for 6.39 acres of outdoor cultivation including 16,800 sf of existing cannabis authorized under interim permit, on a parcel of approximately 1,221 acres. The proposed six acres of new will comprise of three acres full term outdoor and three acres of Light Deprivation, and with ancillary facilities, will be developed in four phases over four years. Water would be provided by an onsite well, a 2.2 million-gallon rain catchment pond, and a one million-gallon rainwater catchment tank. Total irrigation demand by Phase IV is anticipated to be approximately 3.1 million gallons per year, with the rain catchment pond being the primary source of water by Phases II and III. The project includes 8,000 sf of proposed and 2,000 sf of existing ancillary nursery space. Processing would occur onsite in a proposed 7,200 sf multi-use building in the footprint of a burned down barn. Power would be provided principally by a generator for Phase I and Phase II. By Phase III, a solar array would provide the power, with generators retained for backup use only. Phase I of the project would require approximately six employees. Phase II & III would require a maximum of twenty-five employees and incorporates a vanpool. The project is located in the Blocksburg area, on the east side of Alderpoint Road, approximately 2.65 due north from Blocksburg proper, on the property known to be in the west half of the west half of Section 4, Township 02 South, Range 05 East. The Planning Commission will consider the conditional use permit and a Mitigated Negative Declaration. Specific questions regarding the proposed project may be directed to Desmond Johnston, Senior Planner, at (707) 441-2622 or by email at djohnston@co.humboldt.ca.us
6. **BCRD LLC**; The project is located off Butte Creek Road, in the Kneeland area. Record Number PLN-12765-CUP; Assessor's Parcel Number: 314-224-003, a Conditional Use Permit to permit a maximum of 18,283 square feet (SF) of cannabis cultivation, consisting of 5,323 SF outdoor cultivation and 12,960 SF mixed light cultivation. A total of 4,500 SF of immature/nursery space is requested for approval for propagation. Irrigation water is sourced from an existing groundwater wells [Permit Nos. 17/18-1659 (10 gpm)]. Annual water use is estimated at 187,500 gallons (10.25 gallons/SF). Water storage totals 41,020 gallons in seventeen (17) poly tanks [eleven (11) 2,600-gallon tanks; two (2) 2,500-gallon tanks; one (1) 1,320-gallon tank; one (1) 1,500-gallon tank; one (1) 1,600-gallon tank; and one (1) 3,000-gallon tank]. A 1,800 square foot commercial structure is proposed to be built to support onsite processing.

Electricity is provided by a 2.5kw solar array with two (2) 6000kw inverters and 23kw of battery storage. A backup diesel generator (MQ Whisperwatt 2500) will be onsite and used when required or if energy needs exceed the solar input. 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 Kneeland area, on Butte Creek 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.

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, before the end of the appeal period. If appealed, the decision will not become effective until the appeal is resolved.

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. 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 or the ADA Coordinator at 844-365-0352 or by email at ada@co.humboldt.ca.us.

Humboldt County Planning Commission
February 16, 2022