

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

On **Thursday, April 7, 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/87544807065> Password: 200525
2. Call in via telephone at 346 248-7799, enter meeting id 875 4480 7065 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](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, April 1, 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.

**VIPA Farmers, LLC**; Salmon Creek area; Record Number PLN-11269-CUP (filed 09/30/2016); Assessor's Parcel Number: 219-011-007. A Conditional Use Permit for an existing 12,536 square foot

(SF) mixed-light cannabis cultivation and 1,250 SF of ancillary propagation. Irrigation water is sourced from a 300,000-gallon rain catchment reservoir. Existing available water storage for irrigation use is 306,200 gallons in the pond and a series of HDPE water tanks. Estimated annual water usage is 142,395 gallons. Processing, including drying, curing, and trimming, will occur onsite within a proposed 576 SF building. A maximum of three (3) employees may be utilized during peak operations. Power is provided by a diesel generator; however, the applicant is proposing to install Pacific Gas and Electric (PG&E) power onsite and has an application in progress. 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 Salmon Creek area, on the west and east side of Lower Thomas Road, approximately 3.5 miles from the intersection of Salmon Creek Road and Thomas Road, on the property known as 3500 Thomas Road. Specific questions regarding this project can be directed to the assigned Planner, Noah Rodriguez, at (707) 443-5054 or via email at [rodrigueznl@lacoassociates.com](mailto:rodrigueznl@lacoassociates.com).

**Ten Redwoods, LLC;** Dinsmore area; Record Number PLN-11737-CUP (filed 12/09/2016); Assessor's Parcel Number: 208-241-017. A Conditional Use Permit for 11,700 square feet (SF) of existing cannabis cultivation (4,050 SF of mixed light and 7,650 SF of outdoor) and 1,123 SF of ancillary propagation. Irrigation water is sourced from a 300,000-gallon rainwater catchment pond and a Class II stream diversion. Existing available water storage is 425,000 gallons in the pond and a series of hard-sided tanks. Estimated annual water usage is 151,750 gallons. Drying and curing occurs onsite, with all other processing occurring off-site at a licensed processing or manufacturing facility. A maximum of six (6) people may be onsite during peak operations. Power is provided by three (3) diesel generators; however, the applicant plans to develop solar within five (5) years of project approval. The proposed project also includes Special Permits for development within the Streamside Management Area for use and maintenance of the point of diversion, for relocation of existing cultivation and infrastructure outside of required SMA buffers, including associated remediation, and a for a reduced setback to public lands. 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 Dinsmore area, on the west side of Eight Mile Ridge Road, approximately 1.25 miles north from the intersection of Eight Mile Ridge Road, County Line Creek Road, and River Road, on the property known as 1218 Eight Mile Ridge Road. Specific questions regarding this project can be directed to the assigned Planner, Megan Marruffo, at (707) 443-5054 or via email at [marruffom@lacoassociates.com](mailto:marruffom@lacoassociates.com).

**Humboldt GT, LLC;** Dinsmore area; Record Number PLN-12453-CUP (filed 12/23/2016); Assessor Parcel Number (APN) 210-221-001. A Conditional Use Permit for Permit for 9,978 square feet (SF) of existing cannabis cultivation area, which includes 9,078 SF of mixed-light cannabis cultivation in two greenhouses and 900 SF of outdoor greenhouse cultivation using no artificial lighting. A Special Permit is also sought for an encroachment of a Streamside Management Area for the usage of the spring and to relocate legacy cultivation out of stream and wetland setbacks to an environmentally superior area. Irrigation water is sourced from rainwater catchment supplemented by a spring diversion subject to forbearance. Total existing water storage is 136,750 gallons, consisting of 80,000 gallons in four water bladders and 56,750 gallons in 15 high-density polyethylene (HDPE) tanks. An additional 30,000 gallons in six more HDPE tanks are proposed to bring total water storage to approximate annual requirements of 168,000 gallons (16.8 gallons/SF/year). Electricity is currently sourced by two onsite Honda E7000 generators, and the applicant has applied for an electrical power drop from Pacific Gas and Electric Company and will develop an alternative renewable (e.g., solar, wind, micro-hydro) energy plan that will be fully implemented within 5 years of project approval. Processing will occur offsite at a licensed facility

until a commercial Americans with Disabilities Act-compliant facility can be built. Two full-time employees will be required for daily operations, with an additional two employees needed during peak operations. The Planning Commission intends to adopt a Mitigated Negative Declaration for the project pursuant to Section 15074 of the Guidelines for the California Environmental Quality Act. The project is located in Humboldt County, in the Dinsmore area, on both sides of State Route (SR) 36, approximately 1.5 miles east from the intersection of Burr Valley Road and SR 36, then southeast on a private road for approximately 0.52 mile, on the property known as 41850 State Highway 36. The property is known to be in portions of Section 8, Township 01 N, Range 05 E, 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).

**Dare Farms, LLC;** Whitethorn area; Record Number PLN-13225-CUP (filed 12/30/2016); Assessor's Parcel Number: 215-172-031. The applicant is seeking a Conditional Use Permit for 10,249 square feet of existing outdoor commercial cannabis cultivation. Light deprivation techniques are utilized to achieve between two and five harvests annually. The project is supported by 1,025 square feet of propagation space. Irrigation water will be supplied entirely from stored water and the existing rainwater catchment system. Projected annual water usage totals 122,600 gallons (11.96 gal/SF) and water storage onsite totals 135,000 gallons. All processing occurs offsite. Energy is sourced primarily by P.G.&E. and there is a 25-kW backup generator onsite. 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 Humboldt County, in the Whitethorn area, on the east side of Briceland-Thorne Road, at the intersection of Stump Lane and Briceland-Thorne Road, on the property known as 15796 Briceland-Thorne 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).

**Dustin Silva;** Garberville area; Record Number PLN-13264-CUP (filed 12/30/2016); Assessor Parcel Numbers (APNs) 216-142-006, 216-143-005, 216-143-010, 216-144-008 (one legal parcel). A Conditional Use Permit for for 11,950 square feet (SF) of existing cannabis cultivation consisting of entirely of outdoor cultivation, and a 1,200-SF ancillary nursery. Mixed-light cultivation, allowed under the applicants' interim permit, is no longer proposed by this project. Water for irrigation is sourced from an onsite 487,500-gallon rainwater and spring-fed catchment pond, and two points of diversion used to fill 93,500 gallons of tank and bladder storage. Estimated annual water usage is 140,000 gallons (11.7 gallons/SF/year). Processing will be performed offsite at a third-party permitted processing facility. Power is provided by a 10-kilowatt generator and the applicant intends to develop solar power infrastructure to operate artificial lights, drying building and irrigation pump systems, including that required for domestic needs, within 3 years of permit approval (i.e., April 7, 2025). A Special Permit is also requested for ongoing maintenance of permitted water diversions. The Planning Commission intends to adopt a Mitigated Negative Declaration for the project pursuant to Section 15074 of the Guidelines for the California Environmental Quality Act. The project is located in Humboldt County, in the Garberville area, on the east side of Dyerville Loop Road, approximately 1.4 miles north from the intersection of Ross Road and Dyerville Loop Road, then approximately 0.6 mile east on a private road, on the property known to be in the west half of the southwest quarter of Section 01, the east half of the east half of Section 02, and the northeast quarter of the northeast quarter of Section 11, Township 04 South, Range 04 East. 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).

**Laurel Tree Charter School;** McKinleyville area; Record Number PLN-2021-17206 (filed 05/05/2021); Assessor's Parcel Number: 511-401-039. Project description: Modification of a previously approved

Coastal Development Permit to accommodate a proposal to develop a vacant parcel with a school to be operated by Laurel Tree Charter School serving children from Kindergarten through High School. The school is expected to serve between 180 and 200 children with approximately 24 employees. Drop off and pick up times are staggered to reduce traffic congestion. The whole school facility will be fenced. The main buildings include: seven (7) 36 feet by 48 feet passive solar design classroom pods with two 980 square feet classrooms per pod with 6 restrooms and outdoor storage, kitchen/office/janitorial building with classroom, and 16 foot by 24 foot barn with 4 single occupancy restrooms at north end of building with electrical and hose bib. Outdoor features include: a 16 foot by 50 foot outdoor kitchen, a children's stage with 40 foot conex box for storage/backstage space, 30 foot by 80 foot hoop house with hose bib, a 20 feet by 30 feet covered bike/skateboard/scooter storage, trash enclosure, impervious basketball court, tree fort area, 30 foot by 30 foot outdoor workspaces to have wind or solar power, 233 cubic yard capacity pond, access path to the Hammond Trail, entry fence with 2 automatic rolling gates, 8,400 square feet of pervious surface, gated walking path from Hammond Trail, gated entry to fire pit, and a sidewalk along Ledru Ave. The proposed permeable parking lot with 52 spaces includes 5 electric vehicle spaces and 3 accessible spaces, and a drive aisle for pick up and drop off. The outdoor stage/play area will host student presentations and creative plays. The space will also serve as venue for periodic small theatrical productions of student work. These types of events are expected to occur in the evening from 6-8pm, approximately 3-4 times a year. Events ordinarily include a potluck and attendance by approximately 80 parents is anticipated. The parcel to be developed is approximately 4.5 acres in size and is served by public water and sewer. The originally approved project was approved by the Board of Supervisors in 2008 and the Coastal Commission in 2011, and included development of a church and private school in three phases (CDP-07-067 - New Heart Community Church), but the project was never built. 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 McKinleyville area, adjacent to the southbound Murray Road off-ramp west of Highway 101. Specific questions regarding this project can be directed to the assigned Planner Rebecca Jacobson at 268-3727 or via email at [rjacobson@co.humboldt.ca.us](mailto:rjacobson@co.humboldt.ca.us).

**Wennerholm** Minor Subdivision and Accessory Dwelling Unit Special Permit. PLN-2021-17362 (filed 07/13/2021), Carlotta area. Assessor's Parcel Number: 206-211-014. A Minor Subdivision of an approximately 6.7-acre parcel into two parcels of approximately 3.1 acres (Parcel 1) and 3.6 acres (Parcel 2). A Special Permit is also being requested to pre-authorize construction of an approximately 1,512 square foot residence as an Accessory Dwelling Unit (ADU) prior to completion of the subdivision. The property is currently developed with a residence, garage, and barn. All existing development will be located on proposed Parcel 2. Proposed Parcel 1 is currently undeveloped pasture. Access to both parcels is provided by a 50-foot non-exclusive easement. Water for the residence is provided by an existing well located on proposed Parcel 1. The well will also be used to supply water for future development of proposed Parcel 2. Sewage disposal for existing development is currently handled by an on-site waste treatment system (OWTS) located on proposed Parcel 1. Testing for a new septic system on proposed Parcel 1 has been completed. The project site is located in the Carlotta area, on the East side of Sunny Slope Lane, approximately 700 feet from the intersection of State Highway 36 and Sunny Slope Lane, on the property known as 139 Sunny Slope Lane. The project is exempt from further environmental review per CEQA Guidelines Section 15183 - Projects consistent with a Community Plan, General Plan, or Zoning. Please contact Logan Shine, Contract Planner, by phone at (707) 671-6844, or by e-mail at [Logan@landlogistics.com](mailto:Logan@landlogistics.com) if you have any questions about the scheduled public hearing item.

**Jackson Major Subdivision;** McKinleyville area; Record Number PLN-2021-17302 (filed 06/15/2021); Assessor's Parcel Number: 511-361-058. The project is a Major (Final Map) Subdivision of an

approximately 3.1-acre parcel into five parcels ranging in size from approximately 6,600 square feet (0.15 acres) to 10,940 square feet (0.25 acres). The proposal also includes creation of an approximately 2-acre remainder parcel which contains an existing single-family dwelling, detached barn, and shed. Several trees will require removal due to conflicts with the location of the proposed road extension providing access to the parcels. Sewer and water service is provided to the existing residence by the McKinleyville Community Services District (MCSD). MCSD will provide water and sewer services to the project. The Humboldt County Planning Commission intends to adopt a Mitigated Negative Declaration prepared for the project pursuant to Section 15074 of the State CEQA Guidelines. The project is located at the east side of the intersection of Halfway Avenue and Yamaha Place, in the McKinleyville area. The project address is 3241 Halfway Avenue. Specific questions regarding this project can be directed to Robby Thacker, at (916) 886-6036 or via email at [robby@landlogistics.com](mailto:robby@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, 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](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  
March 23, 2022