

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

On **Thursday, April 21, 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 11

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:

Public comments may be submitted via email to Planningclerk@co.humboldt.ca.us. Please provide the project title, record or case number and date of the hearing. The deadline for submitting written comments is **12:00 p.m. Wednesday, April 20, 2022**. After the deadline, written comments may be submitted to the commission in person during the meeting. Verbal comments may be made in person, or on zoom. Comments received after the agenda is posted on **Friday, April 15, 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. If you do not have access to email, contact the planning clerk at 707-268-3702. 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.

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 an on-site 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 110,000 gallons of existing water storage on-site and 63,000 additional water storage is proposed for a total of 173,000 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 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.

MDRV Realty Holdings, LLC: Dinsmore/Mad River Area, Record Number PLN-11214-SP (filed 9/22/2016); Assessor's Parcel Number (APN) 208-241-006. A Special Permit for 2,000 square feet (sf) existing outdoor and 4,850 sf existing mixed-light cultivation with a 720 sf ancillary propagation area. Water for irrigation is provided by a stream diversion (POD 1 under Water Right Certificate H100730), and a Special Permit is being requested to approve the continued use and maintenance of the stream diversion. There is a total of 110,000 gallons of water stored on-site, and estimated annual water usage is 50,000 gallons. Drying and curing will occur on-site and trimming will occur off-site at a licensed processing facility. Power is sourced from an on-site 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 320 feet. 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. This project is located in Humboldt County, Dinsmore/Mad River area, on the east side of Ridge Road, approximately 2.5 miles north from the intersection of County Line Creek Road and Ridge Road, on the property known to be 2475 Eight Mile Ridge Road, Mad River, CA. Specific questions regarding the proposed project may be directed to Megan Acevedo, Planner at (707)441-2634 or by email at macevedo@co.humboldt.ca.us.

Dustin Silva; Garberville area; Record Number PLN-13266-CUP (filed 12/30/2016); Assessor's Parcel Number: 216-143-012. Project: A Conditional Use Permit for 15,840 sq ft of existing outdoor cultivation. All cultivation is located away from riparian setbacks on slopes of less than 15%. Water for irrigation is sourced from from three (3) spring and stream diversions, which are covered under the applicant's permit for Right to Divert and Use Water (Cert H100408) issued by the SWRCB. Water storage consists of three (3) 50,000 gallon bladders, one (1) 10,000 gallon bladder, four (4) 3,000 water tanks, seven (7), 2,500 gallon water tanks, two (2) 1,550 gallon water tanks, two (2) 1,000 gallon water tanks, one (1) 550 gallon water tank & one (1) 300 gallon water tank for a total of 195,450 gallons of water storage. The applicant estimates the project will demand .56 acre feet of water per year (182,000 gal). Generators provide power

and are housed in a shed behind the existing 34'x40' residence and solar panels are proposed to be installed to offset generator use. Drying of harvested cannabis takes place in the garage under the existing residence and is transported off site for processing. The project will require a maximum of three employees, including the operator. 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 Garberville 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.

Boden Wood; Garberville area; Record Number PLN-2018-15218 (filed 12/21/2018); Assessor's Parcel Number: 222-071-023. A Special Permit to allow for 43,000 square feet of outdoor cannabis cultivation whereas 17,715 square feet is existing outdoor cannabis cultivation, and 25,285 square feet is new outdoor cannabis cultivation. The applicant anticipates 2 harvest cycles annually. Cultivation will occur under greenhouses and full sun outdoor. Water for the project will be sourced from a 538,560-gallon rainwater catchment pond. Water storage for the project totals 662,400 gallons. The applicant anticipates 385,000 gallons of water will be required annually for irrigation for two cultivation cycles. Processing such as drying and curing will take place in a 700-square-foot processing building. The applicant proposes to trim and process cannabis on site in a proposed 1,800 square foot processing facility constructed to commercial standards. The applicant anticipates hiring a maximum of 6 employees to assist with operations. Power for the project will be provided by solar with a backup generator. The applicant is also applying for a special permit to allow pre-existing cultivation in cultivation areas between 15% and 30% slope. 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 Garberville 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.

Nava Ranch, LLC: Honeydew Area, Record Number PLN-2021-17162 (filed 4/15/2021); Assessor's Parcel Number (APN) 107-106-006 Project Description: A Special Permit for expansion of approved project PLN-12657-SP. The project will consist of 43,560 square feet (SF) of mixed light cultivation in twelve (12) greenhouses and 2,500 SF of indoor cultivation in a converted barn. The original project consisted of 6,600 square feet of mixed light cultivation, 2,700 square feet of outdoor cultivation, and 2,500 square feet of indoor cultivation. The outdoor cultivation will be converted to mixed light and the total mixed light cultivation area will be expanded to one acre. This represents a total increase of 34,260 SF of cultivation area. The applicant hopes to achieve up to three (3) harvests annually. All water will be sourced by rainwater catchment from an existing pond, a proposed pond, and an existing rooftop rainwater catchment system. The estimated water needed annually for irrigation is approximately 550,000 gallons (11.94 gal/sq.ft./yr). Please note that this estimate may change to be more accurate prior to the hearing. The ponds will total approximately 1,050,000 gallons of storage, and twelve (12) 5,000 gallon tanks are proposed, for a total of 1,110,000 gallons of water storage. There is also one separate 5,000 gallon tank designated for fire suppression. Drying, trimming, and processing will occur onsite in the existing 900 SF storing, processing, and packaging building. Operations will utilize one (1) full-time employee, up to three (3) additional seasonal employees, and up to four (4) family members, totaling eight (8) laborers. There is a portable restroom facility on site for employees, and a cannabis support building is proposed with an additional septic system. Power is sourced from PG&E via a green energy program and there is an existing solar array onsite featuring six (6) panels with outputs of 235 watts each. There is a 25 kilowatt (kW)

Whisperwatt generator kept onsite for emergency use only. This project is within 600 feet of Kings Range National Conservation Area, but the parcel has already been issued a setback reduction for cultivation and the setback would not require further reduction. This project is located in Humboldt County, in the Honeydew area, on the west side of Landergeren Road, approximately 1400 feet southwest from the intersection of Wilder Ridge Road and Landergeren Road, on the property known as 844 Wilder Ridge Road. Specific questions regarding the proposed project may be directed to Augustus Grochau, Planner at (707) 441-2626 or by email at agrochau@co.humboldt.ca.us.

Hatchery Road Solar CUP Extension; Blue Lake area; Record Number PLN-2022-17636 (filed 02/18/2022); Assessor's Parcel Number: 313-091-019. Project: 2-Year extension of an approved Conditional Use Permit for the Hatchery Road Solar Project (PLN-2020-16320), a small-scale commercial energy generating facility that would be located on ±26.56 acres of two (2) adjoining parcels (APNs 313-091-019 & -020) that together total ±38 acres of undeveloped land. The Project would generate approximately four (4) megawatts (MW) of alternating current (AC) emission free, clean, renewable power. The Project would interconnect to PG&E's pre-existing electrical distribution system located along Hatchery Road. Power generated by this facility would be sold to the Redwood Coast Energy Authority (RCEA) through a long-term Power Purchase Agreement (PPA). The Project would utilize 14,336 modules and 32 string inverters which convert the sun's energy into usable AC power. Single axis tracking technology would be utilized to allow the modules to efficiently track the sun throughout the day and maximize the efficiency of solar collection. The modules would be mounted on a steel racking system, which would be anchored into the ground using driven steel piers. The overall height of the array would be no more than 8-feet tall as measured from existing grade. An MND was certified by the Humboldt County Planning Commission on April 1, 2021. The project is located in the Blue Lake area, on the east side of Hatchery Road, approximately 3,700 feet south from the intersection of Hatchery Road and West End Road. Specific questions regarding this project can be directed to Rebecca Jacobson at 268-3727 or via email at rjacobson@co.humboldt.ca.us.

Reggae on the River 2022; Cooks Valley area; Record Number PLN-17653-CUP (filed 02/28/2022); Assessor's Parcel Number: 033-271-007 (Count Line Ranch) & 033-271-005 (French's Camp). A modification to an approved Special Event Use Permit (CUP-12-17 / SP-12-030) authorizing operation of the Reggae on the River Music Festival (ROTR) for a period of five (5) years (2018-2022). A three-day event featuring live music and on-site camping at the property known as "French's Camp", it is held annually during the first weekend of August. The event was not held in 2019, 2020, and 2021. The requested modification seeks permission to operate two (2) two-day events in lieu of the annual 3-day camping event. Both events are proposed to occur exclusively from the neighboring County Line Ranch property (formerly Dimmick). Events proposed for 2022 include the annual Summer Arts & Music Festival to be held on June 18th and 19th and the Harvest Hangout, to be held on October 1st and 2nd. Daily attendance at both events will not exceed 4,000 persons and on-site camping will be restricted to staff, vendors, volunteers, artists, and guests of the property owners (maximum 400 persons). Parking for a maximum of 2,000 vehicles is expected to be needed and is available on the property. All events will feature daily live music, starting around 10am and finishing by midnight. Portable toilets and hand wash stations will be provided for event attendees. Traffic control measures will be implemented along Highway 101 consistent with those used during similarly sized events at this location. Potable water for the ranch comes from a well located on the eastern side of the property which is stored in one (1) 50,000-gallon water storage tank. Stored water from this tank will be used to supply water for both proposed events, which are not

expected to require more than 10,000 gallons total. A second Final Supplemental Environmental Impact Report (FSEIR) was certified for the project on January 3, 2013 (SCH #2012082108) and Addendums to the second supplemental EIR were prepared in 2018 and 2019. A new Addendum to the FSEIR (SCH #2012082108) has been prepared in concert with the current modification request and is being presented for consideration by the Planning Commission. The project is located on the County Line Ranch (formerly Dimmick), which is located north of Piercy in the Cooks Valley area, approximately 450 feet east of the intersection of Highway 101 and Cooks Valley Road on the property known as 240 Cooks Valley Road. It is composed of approximately 170 acres of land, 40 acres of which are located in Mendocino County. The portion targeted for use under the modification request is located in Humboldt County. Specific questions regarding this project can be directed to Steven Lazar, Senior Planner at (707)268-3741 or via email at slazar@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, 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
April 06, 2022