

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

On **Thursday, May 19, 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, May 18, 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, May 13, 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.

Serendipity Associates, Inc.; Garberville area; Record Number PLN-11940-CUP (filed 12/16/2016); Assessor's Parcel Number: 218-091-007. Serendipity Associates, Inc. seeks a Conditional Use Permit (PLN-11940-CUP) for an existing 16,934 square feet (SF) of cannabis cultivation consisting of 7,060 SF mixed light cultivation and 9,874 SF outdoor cultivation, and a Special Permit for work within the Streamside Management Area (SMA) for culvert replacement and modifications to a French drain system, as recommended by the Water Resources Protection Plan (WRPP). Plants are propagated in two (2) ancillary propagation areas totaling 1,540 SF. The site is zoned as Forestry Recreation and Special Combining Zone (FR-B-5[40]) as defined in the Humboldt County 2017 General Plan Update. Drying and further processing occur onsite in two (2) sheds totaling 640 SF. Three (3) full-time and up to three (3) part-time employees are required for project operations. The primary source of electrical power is a 1.59-kW solar array supported by 20 kW of battery storage. Backup power sources include a Honda EU 7000is generator and Caterpillar MQ20 WhisperWatt diesel generator. 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 Garberville area. Specific questions regarding this project can be directed to Alec Barton, AICP, at 435-851-4003 or via email at alec.barton@weareharris.com.

Daydream Enterprise, LLC; Dinsmore area; Record Number PLN-12493-CUP (filed 12/23/2016); Assessor's Parcel Number: 208-231-011. A Conditional Use Permit for continued cultivation of 18,135 square feet (SF) of existing outdoor cannabis cultivation and 1,000 SF of proposed ancillary propagation. Irrigation water is sourced from a 145,000-gallon rainwater catchment pond. Existing available water storage is 164,150 gallons. Estimated annual water usage is 106,800 gallons. Processing activities will occur in a proposed 768 SF commercial building. Power is provided by 2 generators and a 320-watt solar array, and the applicant has long-term plans to add additional solar once financially feasible. A Special Permit is included also requested for relocation and remediation activities occurring within the Streamside Management Area (SMA). 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 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, Humboldt Base & Meridian. 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.

Bear Creek Ranch Farm, Inc; Dinsmore area; Record Number PLN-12656-CUP (filed 12/16/2016); Assessor Parcel Number (APN) 208-271-003. A Conditional Use Permit for 12,420 square feet (SF) of existing outdoor cannabis cultivation and 1,200 SF of ancillary propagation. Irrigation water is sourced from a 250,000-gallon rainwater catchment pond. Existing available water storage is 283,100 gallons. Annual water usage is 125,089 gallons. Processing occurs onsite within an existing 1,200 SF building. Power is provided by 3 generators and a small photovoltaic solar system, with an additional generator utilized for back-up power only. The applicant proposes to expand the onsite photovoltaic solar system to reduce the carbon footprint and eliminate the generator use except for emergency purposes by 2026. The Planning Commission will consider an addendum to a previously adopted Mitigated Negative Declaration. The project is located in Humboldt County, in the Dinsmore area, on the east and west side of Anderson Ford Road, approximately 452 feet north from the intersection of Bear Creek Road and Anderson Ford Road, on the property known to be in Section 32 of Township 02 North, Range 05 East, Humboldt Base & Meridian. Specific questions regarding this project can be directed to Noah Rodriguez, Assigned Planner, at (707) 443-5054 or via email at rodrigueznr@lacoassociates.com.

Hog Trap Farms, LLC; New Harris area; Record Number PLN-13336-CUP (filed 12/30/2016); Assessor Parcel Numbers (APNs) 218-071-003 and 218-081-003. A Conditional Use Permit for an existing 33,634-square-foot (SF) cannabis cultivation operation consisting of 21,634 SF of outdoor and 12,000 SF of mixed-light on parcel 218-071-003. Drying and processing occur in a two-story 1,800-SF drying barn on the adjacent parcel 218-081-003 which is already permitted to cultivate 10,000 SF (PLN-13356-SP). The applicant reserves the right to continue to process onsite, process offsite at a licensed facility, or to harvest straight to extraction without processing in the future. Water for irrigation is sourced from a shared 2-million-gallon rainwater catchment pond on the adjacent parcel and two 25,000-gallon rainwater catchment tanks on the subject parcel which gravity feed an additional four 2,500 tanks. Total tank storage amounts to 65,000 gallons. Estimated annual water use on the subject parcel is 456,200 gallons whereas 114,050 gallons are used annually on 218-081-003. Power is provided by Pacific Gas and Electric Company. Motion sensor lighting and security cameras are installed around cultivation facilities; fencing and guard dogs provide additional security. 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 project is in Humboldt County, in the New Harris area, on both sides of Hogtrap Road, approximately 0.9 miles east from the intersection of Island Mountain Road and Hogtrap Road, on the property known as 908 Hogtrap Road (APNs 218-071-003 and 218-081-003), on the properties known to be in Section 15 of Township 05S, Range 05E, 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 .

Holgerson Minor Subdivision and Coastal Development Permit; Myrtle town Area; Record Number PLN-2018-15039 (filed 09/18/2018); Assessor's Parcel Number: 015-152-028. A Minor Subdivision to create four parcels and a Remainder. The parcel is developed with a single-family residence that will remain on the proposed Remainder. The parcels will be served with community water and sewer by the Humboldt Community Services District. The project is located in the Coastal Zone, therefore a Coastal Development Permit (CDP) is required. Duplexes (two dwelling units) are proposed on Parcels 1 - 4. The proposed dwelling units on Parcels 1 and 2 each will be 1,080 square feet, 22 feet and 5 inches in height, with an attached 240 square foot one-car garage. The proposed dwelling units on Parcels 3 and 4 will be 1,200 square feet, 23 feet and 5 inches in height, with an attached 276 square foot one-car garage. The CDP also includes the construction of these duplex units and the removal of four structures. The applicant has submitted exception request letters for the following requirements: The installation of a paved access road, concrete sidewalk, curb, and gutter along the proposed access road, and the minimum easement dedication width of 40 feet to be reduced to 30 feet for the access road, drainage, and utilities to serve the project. The Humboldt County Planning Commission will consider the project which is under environmental review of the State CEQA Guidelines, an Initial Study has been prepared. The project is located in the County of Humboldt, in the Myrtle town area. Specific questions regarding this project can be directed to Jacob Dunn at 707-267-9390 or via email at jdunn@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 21,740 square feet is existing outdoor cannabis cultivation, and 21,260 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.

The Vista 36, LLC Special Permit: Blue Lake Area, Record Number: PLN-2019-16038 (filed 12/11/2019; Assessor's Parcel Numbers: (APN) 316-313-003 & 316-312-008. Project Description: A Special Permit for 27,000 square feet (SF) of new and existing mixed light cultivation, 5,588 SF of outdoor cultivation, and 3,200 SF of nursery space. The total cultivation area will be 32,588 SF. The project also includes relocation and remediation of a previously existing cultivation area which was approximately 6,000 square feet on another portion of the legal parcel. The applicant hopes to achieve three (3) harvest cycles annually. Water will be sourced from two (2) wells which were determined to be not hydrologically connected and from a rooftop rainwater catchment system. Four (4) 50,000 gallon water tanks and five (5) 5,000 gallon water tanks are proposed onsite, totaling 225,000 gallons of water storage. An additional 5,000 gallon water tank is designated for emergency fire suppression. The estimated water needed annually for irrigation is approximately 515,468 gallons (14.4 gal/sf/yr on average, including the nursery space usage). Drying, trimming, and processing will occur offsite on a neighboring parcel, which has a project from the same applicant, or at a licensed third-party facility. Operations will utilize up to two (2) full time employees and up to two (2) seasonal employees, totaling a maximum of four (4) employees on site. Portable restrooms will be available onsite for employees. Power will be sourced by PG&E and there is a Honda 2200-Watt Super Quiet Inverter generator available for emergency use only. The Planning Commission will consider an Addendum to a previously certified Environmental Impact Report. The project is located in the Blue Lake area, on both sides of Titlow Hill Road, approximately 1,800 feet south from the intersection of State Highway 299 and Titlow Hill Road, on the property known to be in Section 19 of Township 06 North, Range 04 East, Humboldt Base & Meridian. 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

Natures Health Group Inc.; Kneeland Area; Record Number PLN-2019-16073 (filed 12/23/2019); Assessor's Parcel Number: 402-021-050. A Special Permit to permit a microbusiness with the following activities: 9,900 square feet (sf) of mixed-light cultivation, non-volatile manufacturing, and distribution. Cultivation activities will occur year-round with 4 to 5 cycles per year, and a 1,125 sf greenhouse is proposed for ancillary propagation. Total existing water storage is 36,800 gallons in hard plastic water tanks, and the applicant plans to add an additional 27,600 gallons of water storage on-site for a total of 64,400 gallons. Anticipated annual water usage for the project is 94,000 gallons: 90,000 gallons for irrigation (8.16 gal/sq. ft./year), 1,000 gallons for distribution, and 3,000 gallons for manufacturing. Water will be recycled throughout the year with the use of dehumidifiers within the greenhouses. Processing will be performed off-site at a licensed third-party processing facility. The parcel is powered by PG&E and the applicant is enrolled in the solar choice program. An additional Special Permit is being requested to approve a setback reduction to a nearby school bus stop approximately 200 feet to the nearest cultivation area. Cultivation is not visible from the school bus stop, and greenhouses will be fully enclosed with carbon filters used for odor mitigation. The Humboldt County Planning Commission will consider an addendum to a previously certified Environmental Impact Report. The project is located in the County of Humboldt, in the Kneeland area, on the north side of Greenwood Heights Drive, approximately 430 feet west from the intersection of Greenwood Heights Drive and Shale Lane, on the property known as 2498

Greenwood Heights Drive. Specific questions regarding this project can be directed to Megan Acevedo at 707-441-2634 or via email at macevedo@co.humboldt.ca.us.

Organic Humboldt, LLC; Scotia area; Record Number PLN-2020-16475 (filed 06/26/2020); Assessor's Parcel Number: 205-231-029. The applicant is seeking a Special Permit for 43,560 square feet of new outdoor commercial cannabis cultivation and a Zoning Clearance Certificate for 13,500 square feet of existing outdoor cultivation being relocated to the subject parcel under the RRR program. Total cultivation on the parcel totals 57,060 square feet of outdoor commercial cannabis cultivation. Light deprivation techniques may be utilized to achieve two harvests annually. The project will be supported by 5,706 square feet of propagation space. The applicant will implement dry farming practices, although supplemental irrigation water will be sourced from the existing rainwater catchment system. The projected annual water usage is estimated to be 20,000 gallons and the existing water storage totals 50,000 gallons. All processing will occur offsite at a licensed third-party processing facility. Energy for the operation will be supplied by the existing P.G. & E. service. Up to three employees may be utilized for the operation. The Humboldt County Planning Commission will consider an Addendum to a previously adopted EIR which has been prepared for consideration per §15164 of the State CEQA Guidelines. This project is located in Humboldt County, in the Scotia area, on the north side of Stafford Road, approximately 2,300 feet northeast from the intersection of Stafford Road and North Road, on the property known as 445 Stafford 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

Emerald Sky Growers Inc; Fortuna area; Record Number PLN-2020-16733 (filed 10/21/2020); Assessor's Parcel Number: 200-232-026. A Conditional Use Permit to modify an approved Zoning Clearance Certificate in the Fortuna Community Planning Area. The modification proposes to increase ancillary nursery space from 600 square feet to 1,500 square feet. The previously approved 2,000 square foot operations building will become a commercial structure to conduct onsite processing and will also be relocated but the size remains the same. The previously approved 5,976 square feet of new mixed light commercial cannabis cultivation remain unmodified as to size and type but the cultivation area will be reconfigured. The water source of a disconnected well, the 119,800-gallon annual water budget, the number of employees, and power source of PGE with a generator for emergencies remain unmodified from what was approved under PLN-11927-ZCC. Water storage will be increased by the modification from 5,000 gallons to 15,000 gallons. 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 Fortuna area. Specific questions regarding this project can be directed to Steven A. Santos at 707-445-7245 or via email at sasantos@co.humboldt.ca.us.

Lang Minor Subdivision: Record Number: PLN-2021-17184. Hydesville area; (filed 04/27/2021); Assessor's Parcel Number: 204-131-016;. The project is a Minor Subdivision to divide an approximately 13.2-acre parcel into two parcels of approximately 7.5 acres and 5.7 acres. The parcel being divided is currently developed with two residences, a barn, sheds, and a greenhouse. All existing development will be located on Parcel 1 with Parcel 2 being vacant for future development. Access will be provided by a 20-foot non-exclusive access easement, portions of which include use of the existing driveway access of the site currently serving the existing residences. Pursuant to Section 325-9 of the Humboldt County Code, an exception to right of way width and improvements has been requested to reduce the private road width from 40 feet to 20 feet. The property currently receives water service from the Hydesville Community Water District and sewage disposal is handled by an existing on-site waste treatment system (OWTS). Septic testing has been completed for parcel 2. Additionally, a Lake or Streambed Alteration Agreement

may be required for the installation of a culvert within a Class III watercourse. The Planning commission will consider adoption of a Mitigate negative Declaration pursuant to Section 15074 of the CEQA Guidelines. The project is located in the Hydesville area, on the east side of Rohnerville Road, approximately 0.88 miles from the intersection of State Highway 36 and Rohnerville Road, on the property known as 6243 Rohnerville Road. Specific questions regarding this project can be directed to Robby Thacker, Contract Planner at (916) 886-6036 or robby@landlogistics.com.

Strombeck Minor Subdivision and Planned Unit Development; Eureka Area; Record Number PLN-2021-17334 (filed 06/25/2021); Assessor's Parcel Number: 019-111-003. A Minor Subdivision of an approximate 1.62-acre parcel into 2 parcels of 31,193 sq. ft. and 39,591 sq. ft. The project includes a Planned Unit Development to develop 10 low-income housing units on proposed Parcel 2 in addition to the 11 existing affordable housing units on Parcel 1. Land Use on adjacent parcels is residential with a mobile home park to the north and single-family housing to the east, south, and west. Proposed development includes two separate buildings totaling 3,920 square feet with sidewalks, curbs, and a concrete pad for garbage collection. Access and parking are proposed to be developed with 5,827 square feet of semi-permeable pavers. Emergency vehicle access is accommodated by a planned Y-turnaround between the parking lot and refuse collection area. The project will receive sewer and water service from the Humboldt Community Services District. The project is exempt from environmental review pursuant to Section 15183 of the CEQA Guidelines. The project is located in the Eureka area, on the east side of Lewis Avenue, on the property identified as 4565 Lewis Avenue. Specific questions regarding this project can be directed to Logan Shine at 707-671-6844 or via email at Logan@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. 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
May 05, 2022