

PUBLIC NOTICE

HUMBOLDT COUNTY PLANNING COMMISSION NOTICE OF PUBLIC HEARING

On **Thursday, April 15, 2021 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 Executive Order N-29-20 the Planning Commission meeting will be held virtually.

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 11

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 and provide the Project title, Record or Case number and date of the hearing. To provide comment to the Planning Commission with the hearing packets, comments must be received by **Wednesday, April 7, 2021**. All public comments must be received by to **Monday, April 12, 2021** to be provided to the Planning Commission for consideration. The Agenda is posted on the Friday prior to the meeting. After the agenda is posted comments received after **Wednesday, April 7, 2021** can be found at the "Attachments" section of the "[Meeting Details](#)" link next to the posted Agenda at: <https://humboldt.legistar.com>. Only public comment and supplemental information submitted in the manner prescribed above will be included with the administrative record.

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>

1. **Jeff Diehl**; Dinsmore area; Record Number PLN-12504-CUP (filed 12/27/2016); Assessor Parcel Number (APN) 208-341-008. A Conditional Use Permit for a continued cultivation of 11,000 square feet (SF) of outdoor cannabis, of which 10,000 SF is full-sun outdoor and 1,000 SF is mixed light in one (1) 1,000 SF light deprivation greenhouse. Ancillary propagation occurs within the 1,000 SF mixed light greenhouse, which is used as storage space as well. Irrigation water is sourced from an onsite groundwater well. annual water usage is 46,500 gallons. Existing water storage totals 13,750 gallons. An additional 3,000-gallon water tank is proposed. Drying occurs onsite with all other processing occurs off site at a licensed processing or manufacturing facility. A maximum of four people will be on-site during peak operations. Power is provided by two generators. The proposed project includes a Special Permit to allow a reduction in the 600-foot setback requirement from public lands. Access to the site is via a driveway off Cobb Road via Rattlesnake Bridge Road off State Highway 36. The Planning Commission will consider an addendum to a previously approved Mitigated Negative Declaration. The project is located in Humboldt County, Dinsmore area, on the west side of Cobb Road, approximately 1.2 miles north from the intersection of State Highway 36 and Rattlesnake Bridge Road, on the property known as 818 Cobb Road, Dinsmore. Specific questions regarding this project can be directed to Samantha Thomas, Associate Planner, at (707) 443-5054 or via email at thomass@lacoassociates.com
2. **Salty Dawg, LLC**, Dinsmore area; Record Number PLN-12129-CUP/SP (filed 12/2/2016); Assessor's Parcel Numbers: 210-221-013 A Conditional Use Permit for 10,000 square feet of existing outdoor and 10,000 square feet of existing mixed light commercial cannabis cultivation, as well as a 2,000 square feet of nursery propagation space. Irrigation water is sourced from rainwater catchment, Pond #5 and Pond #4 as shown on the Site Plan. These ponds were determined to be non-jurisdictional as they are not fed by any watercourses. Pond #5 encroaches the 50 foot setback of a Class III Streamside Management Area, therefore a Special Permit is also being requested for an encroachment and corrective actions within the Streamside Management Area. These ponds represent approximately 915,000 gallons of available water storage. The applicant also has 40,000 gallons of water storage in hard plastic tanks. The projected water usage is roughly about 450,000 gallons a year for two mixed light cycles and one outdoor harvest a year (15 gallons per square foot). The applicant estimates a maximum of four individuals are needed during peak operations. Processing will occur offsite, at a licensed processing facility. Power is provided by P.G. & E. and solar array, as well as a backup generator for emergencies only. The applicant has relocated portions of the historic cultivation to an environmentally superior location on the property. The Planning Commission will consider an addendum to the previously adopted Mitigative Negative Declaration. The project is located in the Dinsmore area, on the north side of Burr Valley Road, approximately 2.2 miles east from the intersection of State Highway 36 and Burr Valley Road, on the property known as 2910 Burr Valley Road. Specific questions regarding the proposed project may be directed to Elizabeth Moreno, Planner II, at (707) 445-7541 or by email at emoreno@co.humboldt.ca.us.
3. **Martin Blue Ray Farms, LLC – Conditional Use Permit & Special Permit**, Willow Creek area; Record Number PLN-12306-CUP (filed 12/22/2016); Assessor's Parcel Number is 522-034-015. Martin Blue Ray Farms, LLC seeks a Conditional Use Permit for an existing 26,988 ft² of outdoor cannabis cultivation within nineteen (19) greenhouses utilizing light-deprivation techniques with no use of lights or fans. Ancillary propagation occurs within two (2) greenhouses totaling 2,680 ft². The applicant is also applying for a Special Permit to reduce the 600 foot setback to Six Rivers National Forest. Water for irrigation is sourced from a rainwater catchment pond, and a permitted water diversion. Existing available water storage is within one 167,000 gallon rainwater catchment pond, one 152,000 gallon hard tank, one 5,000 gallon hard tank, and 24,000

gallons within six (6) hard tanks for a total of 348,000 gallons. Estimated annual water usage is 315,000 gallons (11.67 gal/ft²/year). Drying and bucking occurs on-site and all other processing will occur off-site at a licensed processing or manufacturing facility. The project operations will be conducted by the applicant and up to four (4) employees during peak operations. There is one full-time employee that will reside within the 20'x40' Residence on-site. Power is provided by Honda EU 3000 Kw generator, but the applicant plans to transition to renewable energy source in the future. The project is located in Humboldt County, in the Willow Creek area, on the West side of State Highway 96, approximately 2.15 miles Northwest from the intersection of Brannan Mountain Road and China Gulch Road, and approximately 1.15 miles Northwest from the intersection of Brannan Mountain Road and a private road, on the property known to be in Section 28 & 33 of Township 7 North, Range 4 East, Humboldt Base & Meridian. Specific questions regarding this project can be directed to Megan Acevedo, Planner I, at (707)441-2634 or via email at macevedo@co.humboldt.ca.us.

4. **Forever Honeydew Farms, LLC**; Honeydew area; Record Number PLN-11404-CUP (filed 11/04/2016); Assessor Parcel Number (APN) 107-096-007. A Conditional Use Permit for an existing 37,543-square-foot outdoor cannabis cultivation operation that occurs within three distinct cultivation area with ancillary propagation and drying activities. Irrigation water is sourced from two groundwater wells and a point of diversion on an unnamed Class II watercourse that is tributary to Squaw Creek then the Mattole River. Water for irrigation is sourced from two groundwater wells and a point of diversion from an unnamed water course. Existing available water storage is 195,000 gallons in 49 hard-sided tanks. Estimated annual water usage is 882,000 gallons. Processing, including drying, curing, and trimming, occurs in an existing 2,000-square-foot processing facility. Power is provided by 72 solar panels with an automatic backup generator in the event of a power outage. The proposed project includes a Special Permit for development within the Streamside Management Area to allow continued use of a point of diversion located on an unnamed Class II watercourse that is tributary to Squaw Creek then the Mattole River. The Planning Commission will consider an addendum to a previously approved Mitigated Negative Declaration. The project is located in the Honeydew area, on the south side of Mattole Road, approximately 1.0 mile southwest from the intersection of Wilder Ridge Road and Mattole Road, on the property known as 42870 Mattole Road. Specific questions regarding this project can be directed to Jenifer King, Planner, at (360) 647-8320 or via email at jenifer.king@aecom.com

5. **Top Choice Organics, LLC**; Alderpoint area; Record Number PLN-11549-CUP (filed 11/29/2016); Assessor Parcel Number (APN) 216-174-010. A Conditional Use Permit for continued cultivation of 49,198 square feet (SF) of cannabis consisting of 9,217 SF mixed-light and 39,981 SF outdoor, of which 16,981 SF is in light-deprivation hoop houses and 23,000 SF is full sun. Cultivation occurs in four distinct cultivation areas and the applicant is proposing to construct 29 greenhouses throughout the subject parcel. A 6,120-square-foot area of outdoor cultivation in the northwestern portion of the subject parcel will be relocated outside of the Streamside Management Area (SMA). Irrigation water is sourced from two spring diversions and a groundwater well. Annual estimated water usage is 610,000 gallons. There is 280,000 gallons of water storage in a series of tanks and water bladders. A 2,400-square-foot structure is proposed for drying and storage, a 400-square-foot commercial building is proposed for trimming. Several interim structures ranging from 200- to 400-square-feet are proposed for drying facilities that would be removed and consolidated once proposed structures are constructed. Power for the operation is currently provided by small generators (5 x 2,200-watt generators and 1 x 7,500-watt generator), however, within 3 years the operation will be powered primarily by solar and supplemented by the existing generators. The proposed project includes a Special Permit for

development in the SMA for two points of diversion used for irrigation and stream remediation to re-align a Class III unnamed watercourse. The Humboldt County Planning Commission will consider an addendum to a previously adopted Mitigated Negative Declaration. The project is located in Humboldt County, in the Alderpoint area, on the east side of Dyerville Loop Road, approximately 1.5 miles north from the intersection of Alderpoint Road and Dyerville Loop Road, on the property known to be in Section 35, Township 03 South, Range 04 East. Specific questions regarding this project can be directed to William Splittstoesser, Assigned Planner, at 248-376-7936 or via email at billy.splittstoesser@aecom.com.

6. **Promethean Industries, LLC**; Blocksburg area; Record Number PLN-11710-CUP (filed 12/8/2016); Assessor Parcel Number (APN) 217-255-002. A Conditional Use Permit (CUP) for an existing 43,560 square foot (SF) cannabis cultivation operation of which 21,560 SF is full-sun outdoor and 22,000 SF is mixed light. Ancillary propagation is proposed in two 2,160-square-foot greenhouses, with housing of genetic stock proposed in another three 2,160-square-foot greenhouses. Irrigation water is sourced from a permitted groundwater well. Existing water storage used for cannabis irrigation totals 72,500 gallons. Estimated maximum annual water usage to support three (3) cycles of cultivation is 2,877,000 gallons (22.0 gal/SF). Drying and storage occurs onsite in two existing 3,000-square-foot buildings. A new 10,000-square-foot processing facility is proposed for all drying, storage, and processing activities. Until the applicant can permit an on-site processing building, the applicant will process cannabis at a licensed off-site processing facility. The applicant is also proposing a 6,000-square-foot structure to be used for employee facilities and storage. A maximum of 5 employees may be utilized during peak operations. Power is provided by three generators. P. G. & E. improvements are proposed to move to grid power in the future. The project includes a Special Permit for development within a Streamside Management Area for remediation of a historic cultivation site as initially authorized by an emergency Special Permit issued in 2019. The project includes a Special Permit for development within a Streamside Management Area for remediation of a historic cultivation site as initially authorized by an emergency Special Permit issued in 2019. The Planning Commission will consider an addendum to a previously adopted Mitigated Negative Declaration. The project is located in Humboldt County, in the Blocksburg area along Alderpoint Road, approximately 1.1-mile northwest of the junction of Alderpoint Road and Cemetery Road, on the property known as 28810 Alderpoint Road, Blocksburg. Specific questions regarding this project can be directed to Jasmine Wurlitzer, Assigned Planner, at (916) 414-5831 or via email at jasmine.wurlitzer@aecom.com.
7. **Greentech Industries, LLC**; Redway area; Record Number PLN-12823-CUP (filed 12/29/2016); Assessor Parcel Number (APN) 222-222-013-000. Greentech Industries, LLC seeks approval for a total of 13,150 square feet (SF) of existing cannabis cultivation that consists of 6,800 SF of mixed light cannabis cultivation and 6,350 SF of outdoor cannabis cultivation. Propagation occurs in a 1,700 SF nursery. Irrigation water is currently sourced from a spring diversion derived from an unnamed Class II watercourse within the project area that is a tributary to the South Fork Eel River. The applicant is proposing the development of a 500,000-gallon rainwater catchment pond to support future irrigation and stormwater management goals. Existing onsite water storage is 77,500 gallons in the following HDPE hard tanks: fourteen (14) 5,000-gallon tanks and three (3) 2,500-gallon tanks. Annual water use is estimated at 155,000 gallons (11.8 gal/SF). Post-cultivation processing activities include drying, trimming and packaging and will occur in a proposed 4,500-SF building onsite. There would be up to five (5) employees during peak harvest. Electricity will be provided by PG&E, and one (1) backup generator (7 kW) is onsite in the event of power outages. The Planning Commission will consider an Addendum to a previously adopted Mitigated Negative Declaration. The project is located in Humboldt county, in the Redway area,

on the northeast side of Redwood Drive, approximately 140 feet northwest from the intersection of Redway Drive and Redwood Drive, on the property known to be in the south half of Section 11 and the north half of Section 14 of Township 04 South, Range 03 East, Humboldt Base & Meridian. Specific questions regarding this project can be directed to David Mack, AICP, Planner, at (831) 320-0413 or via email at david.mack@weareharris.com.

8. **Mermaid Spring Estate, LLC**; Redway area; Record Number PLN-12471-CUP (filed 12/23/2016); Assessor's Parcel Number: 216-025-002. A Conditional Use Permit to allow the continued operation of an existing 13,600 square feet of outdoor cannabis cultivation operation. Water for irrigation will be provided by two rainwater catchment ponds located on APN 216-025-009. The northern pond is 965,000 gallons and the southern pond is 200,000 gallons. Water storage is also located on APN 216-025-009. There is a total of 1,335,250 gallons of available water storage occurring within the two ponds and thirty-two (32) hard tanks. The applicant anticipates 72,000 gallons of water will be required for irrigation annually. Processing such as drying and curing will occur onsite within the existing 816-square-foot barn. Trimming is proposed to occur offsite in a 1,200-square-foot metal building located on APN 216-025-009, which is the adjacent northeast parcel under the same ownership as the applicant, with an approved County cannabis permit (PLN-11102-CUP). The project will be operated by three family members. Cannabis cultivation activities onsite do not require any power. If power is needed the applicant will utilize a portable generator that has a decibel reading of 48dB's at 75ft. The Humboldt County Planning Commission will consider an Addendum to a previously adopted Mitigated Negative Declaration. The project is located in Humboldt County, in the New Harris area, on the south side of Dugan Mill Road, approximately 3.2 miles southwest from the intersection of Bell Springs Road and Dugan Mill Road, on the property known as 8790 Bell Springs Road. Specific questions regarding the proposed project may be directed to Christopher Alberts, Planner at (707) 268-3771 or by email at calberts@co.humboldt.ca.us.
9. **Open Circle, LLC**; Redway area; Record Number PLN-13398-CUP (filed 1/03/2017); Assessor's Parcel Number: 077-202-025. A Conditional Use Permit to convert an existing two-story 4,216-square-foot bar establishment into a cannabis dispensary and a juice bar with an onsite cannabis consumption area. The applicant is also proposing to utilize the existing care takers unit on the second floor of the bar establishment for management staff. Water for the project will be provided by the Redway Community Services District (RCSD). The applicant is proposing a maximum of eight (8) employees. There is a total of twenty-one (21) existing parking spaces onsite. Power for the project will be provided by P.G.&E. The Humboldt County Planning Commission will consider an Addendum to a previously adopted Mitigated Negative Declaration. The project is located in Humboldt County, in the Redway area, on the Southwest side of Redwood Drive, approximately 260 feet from the intersection of Redwood Drive and Redway Drive on the property known as 3188 Redwood Drive, Redway. Specific questions regarding the proposed project may be directed to Christopher Alberts, Planner at (707) 268-3771 or by email at calberts@co.humboldt.ca.us.
10. **Humboldt's Dankest, LLC**; Myers Flat area; Record Number: PLN-11878-CUP (filed 12/15/2016); Assessor Parcel Numbers (APNs): 081-091-008 and 081-091-009. A Conditional Use Permit for 1,500 square feet of existing outdoor cannabis cultivation and 3,500 square feet of new mixed light cannabis cultivation activities totaling 5,000 square feet of cultivation area. Propagation would occur on-site in a proposed 320-square-foot structure. Irrigation water is provided by Myers Flat Mutual Water System, Inc. Water storage onsite consists of one 2,500-gallon hard water tank allocated for fire suppression. Estimated annual water usage is 115,000 gallons. Trimming would occur in a proposed 320-square-foot structure while drying and storage occurs

in existing structures. Power is provided by P. G. & E. The proposed project includes a Special Permit to reduce the required 600-foot setback from the public lands as the subject parcels are located adjacent to a parcel owned by the California State Parks. The project is accessed via a driveway off Boy Scout Road via Orchard Way. The Planning Commission will consider an addendum to a previously adopted Mitigated Negative Declaration. The project is located in Humboldt County, in the Myers Flat area, on the south side of Boy Scout Camp Road, approximately 425 feet southwest from the intersection of Orchard Way and Boy Scout Camp Road, on the property known as 719 and 733 Boy Scout Camp Road. Specific questions regarding this project can be directed to Emily Biro, Assigned Planner, at (510) 893-3600 or via email at emily.biro@aecom.com.

11. **Emerald Dragonfly Farms, LLC**, Carlotta area; Record Number PLN-2020-16168. (filed 12/30/2019); Assessor's Parcel Number 206-191-019-000. Emerald Dragonfly Farms seeks a Conditional Use Permit (PLN-2020-16168) for an additional 5,000 square foot (SF) outdoor commercial cannabis cultivation to a previously permitted 10,000 sf commercial cannabis operation (PLN-10329-ZCC). Ancillary propagation occurs in a 960 SF existing greenhouse. Irrigation water is sourced from a well. Proposed water storage is 135,000 gallons in 27 5,000-gallon hard tanks. Estimated annual water usage is 130,800 gallons (8.7 gal/SF). Drying and processing of harvested cannabis is proposed within the building referred to on the site plan as processing building. Up to eight (8) employees are proposed. Power is provided by PG&E. This project is located in Humboldt County, in the Carlotta area, on the southwest side of Corbett Ranch Road, approximately 1,800 feet south from the intersection of Corbett Ranch Road and State Highway 36, on the property known as 400 Corbett Ranch Road, and on the property known to be in the northwest and southwest quarters of Section 36 of Township 02 North, Range 01 East, Humboldt Base & Meridian (APN 206-191-019-000). Specific questions regarding the proposed project may be directed to Portia Saucedo, Planner II, at (707) 445-7541 or by email at psaucedo1@co.humboldt.ca.us.
12. **Moser Properties – Final Map Subdivision Extension**, McKinleyville area; Record Number PLN-2020-16784 (filed 11/12/20); Assessor's Parcel Numbers 511-461-015, 511-461-016. A two-year extension to an approved Final Map Subdivision for the creation of 12 commercial lots within the Airport Business Park. The lots will be created from the two Remainder Parcels from the original subdivision and range in size between 30,310 and 61,230 square feet. The parcels will be served by community water and sewer. Note: This Final Map Subdivision and Mitigated Negative Declaration were previously approved and certified by the Planning Commission on June 7, 2007 under FMS-05-10, SCH# 2007052016. Subsequently, the tentative map expired, and this is the reapplication of the same map to which there have been no changes in the design of the map or any conditions of approval for this project. **No change to the original project is proposed. This is the first extension requested and if approved, the extension will expire on February 5, 2023.** The project site is located in the McKinleyville area, on either side of Boeing Avenue and on the west side of Airport Road, on the properties known as 3235 and 3240 Boeing Avenue. Specific questions regarding this project can be directed to Trevor Estlow, Senior Planner, at (707)268-3740 or via email at testlow@co.humboldt.ca.us
13. **Hand to Land Group, LLC**; Garberville area; Record Number PLN-11632-CUP (filed 12/2/2016); Assessor's Parcel Number: 223-123-001. A Conditional Use Permit for an existing 21,150 square feet (SF) of outdoor cannabis cultivation of which 7,790 SF is full-sun outdoor and 13,360 SF is outdoor that is cultivated using light deprivation techniques. Ancillary propagation occurs from March to May within 2,000-square-foot of an existing greenhouse. Irrigation water is sourced from deeded access to a spring on APN 222-124-001, and a permitted groundwater well on the

subject parcel. Estimated annual water usage is 140,000 gallons. Existing available water storage is 54,150 gallons in a series of hard-sided tanks. The applicant is proposing to increase water storage by 60,000 gallons for a total of 120,000 gallons. Drying, bucking and processing occurs onsite. Power is provided by a permitted solar system, with a supplemental generator utilized as a backup power source. The proposed project also includes a Special Permit for development within the Streamside Management Area for use of a point of diversion located on APN 222-124-001 and restocking and remediation of retired cultivation areas within the Streamside Management Area. The Humboldt County Planning Commission will consider an Addendum to a previously adopted Mitigated Negative Declaration. The project is located in the Garberville area, on Mahan Road, approximately 1.94 miles east from the intersection of Alderpoint Road and Mahan Road, on the property known as 981 Mahan Road, Garberville. Specific questions regarding this project can be directed to Cameron Purchio, Planner, at 707-443-5054 or by email at purchioc@lacoassociates.com.

14. **Top Camp, LLC**; Dinsmore area; Record Number PLN-12947-CUP (filed 12/29/2016); Assessor Parcel Number (APN) 210-131-021. A Conditional Use Permit for continued cultivation of 12,700 square feet (SF) outdoor cannabis. Ancillary propagation occurs in a 1,000-square-foot greenhouse. Up to two (2) harvests are expected while utilizing light deprivation techniques for all cultivation areas, for a growing season that extends from April through October. Estimated annual water usage is 130,254 gallons. Irrigation water is sourced from a 165,000-gallon on-stream pond that is tributary to Dairy Creek then the Little Van Duzen River. Water storage will total 327,500 gallons. Processing activities including drying and trimming will occur onsite in a 512-square-foot existing barn. A maximum of 10 employees are required during peak operations. Power is provided by a generator and solar. The proposed project includes a Special Permit for development within the Streamside Management Area, which includes after-the-fact permitting for the pond developed between 2010 – 2012 and the proposed expansion of the pond to 280,000 gallons to improve compaction, embankment geometries, and lack of keyway as recommended by a licensed engineer. The project is accessed by Burr Road from State Highway 36. 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 side of Burr Valley Road, approximately 7.4 miles southeast from the intersection of State Highway 36 and Burr Valley Road, on the property known as 12575 Buck Mountain Road, Bridgeville. Specific questions regarding this project can be directed to Max Hilken, Assigned Planner, at (707) 443-5054 or via email at hilkenm@lacoassociates.com
15. **Mystic Mountain Farms, LLC Conditional Use Permit**, Blocksburg area; Record Number PLN-12024-CUP (filed 12/19/2016); Assessor's Parcel Number: 217-381-001. A Conditional Use Permit to allow a total of 15,440 square feet (SF) of existing cannabis cultivation, consisting of 10,695 SF outdoor cultivation and 4,745 SF mixed light cultivation. Irrigation water is sourced from an onsite domestic well and a 500,000-gallon rainwater catchment pond. Water is stored within the rainwater catchment pond, as well as one (1) 5,000-gallon storage tank, and one (1) 1,000-gallon storage tank, yielding a total onsite storage of 506,000 gallons. Drying and further processing activities would occur onsite in a proposed 2,400-SF building (40' x 60'). The project will require one (1) to two (2) full time persons employed onsite for cultivation activities, and an additional one (1) to two (2) persons may be employed onsite seasonally, depending on cultivation productivity, resulting in a maximum of two (2) to four (4) persons. Power is provided primarily by four onsite generators; two (2) Honda EU2000 (2,000 watts) to run the pumps and lights, and two (2) Honda 7000 (7,000 watts) generators used to run de-humidifiers and well pumps. The applicant is exploring options to convert to solar power generation in the future. The Humboldt County Planning Commission will consider an Addendum to a previously adopted

Mitigated Negative Declaration. The project is located in the unincorporated community of Blocksburg, in southern Humboldt County, on the west side of Homestead Road, approximately 0.63 miles north from the intersection of Homestead Road and Browning Road, at 8735 Homestead Road. Specific questions regarding this project can be directed to David J. R. Mack, AICP, Project Manager/Senior Planner (Harris & Associates) at 831-320-0413 or by email at david.mack@weareharris.com.

16. **Kings Peak Farms, LLC Conditional Use Permit**, Garberville area; Record Number PLN-12188-CUP (filed 12/21/2016); Assessor's Parcel Number: 108-024-008. A Conditional Use Permit to allow 10,770 square feet (SF) of existing medical cannabis cultivation, consisting of 6,045 SF outdoor cultivation and 4,725 SF mixed light cultivation. A propagation facility/nursery totaling 480 SF is also proposed. Water for irrigation is currently sourced from a surface water diversion (SIUR Certificate# H100544) from a Class II spring/seep. The surface water diversion is registered with the State Water Resources Control Board and is derived from an unnamed tributary to the North Fork Bear Creek. Estimated annual water use is 162,000 gallons, which equates to 15 gallons per SF of cultivation area. Proposed water storage is 164,600 gallons, including 139,600 gallons of existing storage distributed as follows: six (6) 20,000-gallon water bladders (120,000 gallons), three (3) 3,000-gallon plastic tanks (9,000 gallons), two (2) 5,000-gallon plastic tanks (10,000 gallons), and two (2) 300-gallon plastic tanks (600 gallons). There are an additional five (5) 5,000-gallon tanks (25,000 gallons) proposed as part of this project. The water right to divert water (from an unnamed stream on the property) yields approximately 371,470 gallons a year and would allow for full forbearance during the forbearance period. Drying will occur onsite within 1,950-SF workshop. Further processing would occur at a licensed third-party facility. There is an average of four (4) employees utilized throughout the year, and up to six (6) employees during peak operations. Electricity is provided by PG&E and two onsite generators: a Multiquip Whisperwatt 70 kVA generator used to power the nursery and an Isuzu 25 kW diesel generator used for domestic purposes and backup power source. The Humboldt County Planning Commission will consider an Addendum to a previously adopted Mitigated Negative Declaration. The project area is located at 12999 Kings Peak Road (APN 108-024-008), approximately 5 miles west-northwest of the unincorporated community of Ettersburg, located in southern Humboldt County. Specific questions regarding this project can be directed to Alec Barton, Planner (Harris & Associates) at 435-851-4003 or by email at alec.barton@weareharris.com.
17. **JMP Ranch, LLC**; Kneeland area; Conditional Use Permit Record Number PLN-10678-CUP (filed 7/5/2016); Assessor's Parcel Number: 314-193-008. for continued cultivation of 21,100 square feet of mixed-light cannabis. The proposed project includes replacement of the existing hoop houses with one (1) 22,000-square-foot greenhouse. There will be a 2,110-square-foot propagation area. Irrigation water is sourced from an existing 400,000-gallon off-stream pond. There is a total of 435,000 gallons of water storage in the pond and a series of hard-sided tanks. Annual water usage 243,750 gallons. Drying, harvest storage, processing, and packing will occur onsite in a proposed 2,500-square-foot metal barn. Power will be provided by two generators. The Humboldt County Planning Commission will consider an Addendum to a previously adopted Mitigated Negative Declaration. The project is located in the Kneeland area, on the north side of Mountain View Road, approximately 3.8 miles east from the intersection of Kneeland Road and Mountain View Road, on a property known to be in the west half of Section 18, Township 04 North, Range 03 East, H. B. & M. Specific questions regarding this project can be directed to the assigned planner Jenifer King at 360-647-8320 or via email at jenifer.king@aecom.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 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. 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
March 30, 2021