

PUBLIC NOTICE

HUMBOLDT COUNTY PLANNING COMMISSION NOTICE OF PUBLIC HEARING

On **Thursday, May 20, 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, May 12, 2021**. All public comments must be received by to **Monday, May 17, 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, May 12, 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. **Dry Lake Ranch and Gardens, LLC**, Willow Creek area; Case Number PLN-12883-CUP (filed 10/24/2018); Assessor's Parcel Number 524-156-002. Dry Lake Ranch and Gardens, LLC seeks a Conditional Use Permit for an existing 16,800-square-foot (SF) outdoor cannabis cultivation operation in six greenhouses and two outdoor cultivation areas, and a Special Permit for a setback reduction to less than 600 feet to Six Rivers National Forest Lands and restoration of Streamside

Management Areas. The project would be serviced entirely by natural light. Irrigation water is sourced from ten 2,500-gallon onsite tanks totaling 25,000 gallons of water storage that are supplied by a permitted well. Estimated annual water usage is 58,000 gallons (3.5 gallons/SF/year). The project includes a 1,200-SF agricultural exempt structure to be used for drying, processing, packaging, harvest storage and records storage. Up to four people may be utilized, including two owner/operators, during peak operations. Power is provided by solar cells and two Honda 7000 generators. A condition of approval requires a restoration and restocking monitoring plan for decommissioned areas for 1.8 acres of the 147-acre parcel. The Zoning Administrator will consider an addendum to a previously adopted Mitigated Negative Declaration pursuant to the California Environmental Quality Act. The project is located in Humboldt County, the project is located in the Willow Creek area, on the east side of Titlow Hill Road, approximately 4.5 miles south from the intersection of Titlow Hill Road and Friday Ridge Road, and approximately 2 miles from the intersection of Friday Ridge Road and a U.S. Forest Service Road on the property known to be in Section 22 of Township 05 North, Range 05 East, HB&M. Specific questions regarding this project can be directed to the assigned planner Jordan Mayor, Senior Biologist and Contract Planner, at 707-683-4711 or by email at jordan.mayor@icf.com.

2. **Canna-Landscape, LLC**, Willow Creek area; Record Number PLN-2019-16118 (filed 12/30/219); Assessor's Parcel Number: 522-460-017. A Conditional Use Permit for 1,448 ft² of mixed-light and 1,464 ft² of outdoor commercial cannabis with on-site drying and curing. Clones are purchased from an off-site licensed nursery, and trimming will occur off-site at a licensed processing facility. Power is provided by PGE and no generators are proposed for the project. Water is supplied from the WCCSD, and there is no existing water storage on-site. Applicant has a Will-serve letter and anticipates 50,800 gallons of annual water usage. The applicant lives on-site and plans to run the operations alone with no employees. The Planning Commission will consider an Addendum to a previously adopted Final Environmental Impact Report per §15164 of CEQA Guidelines. The project is located in the Willow Creek area, on the north side of Bend Road, approximately 2,300 feet west from the intersection of Bend Road and State Highway 96, on the property known as 455 Bend Road. Specific questions regarding the proposed project may be directed to Megan Acevedo, Planner I, at (707) 44-2634 or by email at macevedo@co.humboldt.ca.us.
3. **Peach Tree Farms, LLC**, Willow Creek area; Record Number PLN-2020-16697 (filed 10/2/2020); Assessor's Parcel Number: 522-143-026. A Conditional Use Permit to approve 22,117 ft² of full-sun outdoor cultivation and 11,920 ft² of outdoor light-deprivation cultivation, for a total of 34,037 ft² of outdoor commercial cannabis cultivation with 1,920 ft² of ancillary propagation space within the Willow Creek Community Planning Area. The applicant already has 10,000 ft² of approved outdoor cannabis cultivation under application 12151, and is proposing to have eleven (11) greenhouses (totaling 11,920 ft²) to allow for light-deprivation techniques and two annual harvests with no use of supplemental lighting. There is a total of approximately 187,288 ft² of prime agricultural soils on-site, and the proposed project will not cover more than 20% of the prime agricultural soils. All areas where cultivation is proposed have been determined to be on slopes of less than 15%. The applicant anticipates 736,112 gallons of water to be used annually to irrigate the total amount of commercial cannabis. Water is sourced from WCCSD, and power is sourced from PGE. The applicant is required to supply all power for the project from renewable sources. A total of 2-6 employees will be used for activities on-site, and a 30'x50' metal building is used for drying and curing on-site. All other processing will occur off-site at a third-party licensed processing facility. The applicant is also applying for a Special Permit for a setback reduction to Six Rivers National Forest. The Planning Commission will consider an Addendum to a previously adopted Final Environmental Impact Report per §15164 of CEQA Guidelines. The project is located in the Willow Creek area, on the southwest side of Peach Tree Lane, at the southern terminus of Peach

Tree Lane, on the property known as 825 Peach Tree Lane. Specific questions regarding the proposed project may be directed to Megan Acevedo, Planner I, at (707) 441-2634 or by email at macevedo@co.humboldt.ca.us.

4. **Humboldt Heals**; Willow Creek area; Record Numbers PLN-11373-CUP, PLN-11963-CUP, and PLN-11965-CUP (filed 10/28/2016 and 12/16/2016); Assessor Parcel Numbers (APNs) 523-021-004, 523-023-003 and 523-026-003. Three Conditional Use Permits and a Special Permit for the operation of existing outdoor cannabis cultivation operations occurring across three adjacent and contiguous parcels, which together comprise Humboldt Heals and are described as follows:
- PLN-11373-CUP: A Conditional Use Permit for an existing 16,460-square-foot outdoor cannabis cultivation operation that occurs within four distinct cultivation areas and three greenhouses. Cultivation activities extend from March to November. There will be two harvests annually. Water for irrigation is sourced from an existing groundwater well. Existing available water storage is 16,200 gallons in a series of hard-sided tanks. Estimated annual water usage is 89,250 gallons. Drying and bucking occurs in a shared 1,190-square-foot structure and stored in two existing and four proposed shipping containers located on APN 523-021-003. Power is provided by solar panels and two generators.
 - PLN-11963-CUP: A Conditional Use Permit for an existing 11,324-square-foot outdoor cannabis cultivation operation that occurs within two distinct cultivation areas and three greenhouses. Cultivation activities extend from March to November. There will be two harvests annually. Water for irrigation is sourced from an existing groundwater well located on APN 523-026-003. Existing available water storage is 11,500 gallons in a series of hard-sided tanks. The project proposes construction of a 200,000-gallon impoundment to provide additional storage. Estimated annual water usage is 83,000 gallons. Drying and bucking occurs in a shared 1,190-square-foot structure and stored in two existing and four proposed shipping containers located on APN 523-021-003. Power is provided by two generators.
 - PLN-11965-CUP: A Conditional Use Permit for an existing 11,600-square-foot outdoor cannabis cultivation operation that occurs within four distinct cultivation areas. Cultivation activities extend from March to November. Water for irrigation is sourced from one existing groundwater well. Existing available water storage is 30,550 gallons. The project proposes construction of a 200,000-gallon impoundment to provide additional storage. Estimated annual water usage is 108,000 gallons. Drying and bucking occurs in a shared 1,190 SF structure and stored in two existing and four proposed shipping containers. This structure provides drying and bucketing for the two adjacent Humboldt Heals project sites (APN 523-021-004 and APN 523-021-003). Additional processing occurs offsite at a licensed processing or manufacturing facility. Power is provided by two generators. The applicant also seeks a Special Permit to reduce the 600-foot setback requirement to public lands since Cultivation Site 4, in the southeast corner of the parcel, is within 600 feet of land owned by the Six Rivers National Forest.

The projects are located in Humboldt County, in the Willow Creek area, as follows:

- APN 523-021-004: On both sides of Forest Service Route 07N05, approximately 1.25 miles southeast from the intersection of Horse Linto Road and USFS Route 07N05, on the property known to be in the southwest half of Section 15, Township 07 North, Range 05 East, H. B. & M.
 - APN 523-021-003: On the east side of Horse Linto Road, approximately 2.52 miles east from the intersection of Horse Linto Road and USFS Route 07N05, on the property known to be in the southeast half of Section 15, Township 07 North, Range 05 East, H. B. & M.
 - APN 523-026-003: On the east side of Horse Linto Road, approximately 2.64 miles east from the intersection of Horse Linto Road and USFS Route 07N05, on the property known to be in the northeast half of Section 22, Township 07 North, Range 05 East, H. B. & M.
- Specific questions regarding this project can be directed to Jenifer King, Planner, at 360-

5. **Jefferey Pendency**; Redwood Valley area; Record Number PLN-12873-CUP (filed 12/29/2016); Assessor Parcel Number (APN) 522-031-008. A Conditional Use Permit for continued cultivation of 22,000 square feet (SF) outdoor cannabis. Ancillary propagation occurs in a 2,800-square-foot greenhouse. Irrigation water is sourced from a permitted groundwater well. Water storage totals 44,410 gallons in 15 hard-sided tanks. Estimated annual water usage is 149,980 gallons. Drying occurs onsite in 484-square-foot barn and all other processing will occur off site at a licensed processing or manufacturing facility. Power is provided by solar with an emergency backup generator. The Planning Commission will consider an addendum to a previously adopted Mitigated Negative Declaration. The project is located in Humboldt County, in the Redwood Valley area, on the North side of State Highway 299, approximately 2.5 miles North from the intersection of Old Three Creeks Roads and State Highway 299, and approximately 0.9 miles North from the Intersection of Old Three Creeks Road and a Private Drive on the property known to be in Sections 30 and 31 of Township 07 North, Range 04 East. Specific questions regarding this project can be directed to Max Hilken, Assigned Planner, at (707) 443-5054 or via email at hilkenm@lacoassociates.com.
6. **Dazey Farm, LLC**; Dinsmore area; Record Number PLN-12025-CUP (filed 12/16/2016); Assessor Parcel Number (APN) 208-341-007. A Conditional Use Permit for an existing 17,492 square feet (SF) of outdoor cannabis cultivation. Ancillary propagation occurs in two (2) structures totaling 1,080 SF. Irrigation water is sourced from two permitted groundwater wells and rainwater catchment. Existing available water storage is 75,200 gallons. Estimated annual water usage is 360,000 gallons. Drying and bucking occurs onsite. All other processing will occur offsite at a licensed processing or manufacturing facility. A maximum of two (2) employees may be utilized during peak operations. Power is provided by a 9-kilowatt solar system with 2 generators. The applicant is proposing to install an additional 9 Kw solar array to meet site demands and further reduce generator use. The proposed project also includes Special Permits for a reduction in the 600-foot setback requirement from public lands and for development within the Streamside Management Area (SMA). The Planning Commission will consider an addendum to a previously adopted Mitigated Negative Declaration. The project is located in the Dinsmore area, on the east side of Cobb Road, approximately 1.0 mile east from the intersection of Rattlesnake Bridge Road and Cobb Road on the property known as 813 Cobb Road, Dinsmore. Specific questions regarding this project can be directed to Max Hilken, Assigned Planner, at (707) 443-5054 or via email at hilkenm@lacoassociates.com.
7. **Green Growth Enterprises, LLC**; Briceland area; Record Number PLN-11274-CUP (filed 12/8/2016); Assessor Parcel Number (APN) 220-071-009. A Conditional Use Permit for continued cultivation of 28,342 square feet (SF) outdoor cannabis of which 9,310 SF utilizes full sun outdoor techniques and the remainder 19,032 SF utilizes light deprivation techniques within 47 greenhouse structures. A 2,520-square-foot appurtenant propagation nursery is also planned onsite. Water for irrigation is sourced from a rain catchment via an estimated 400,000-gallon off-stream pond with support from an onsite point of diversion. Water storage consists of the 400,000-gallon pond and 12 hard tanks totaling 94,000 gallons for a total of 494,000 gallons of available water storage. An additional 770,000-gallon off-stream pond is proposed for development onsite. Approximately 127,500 gallons of water is required for annual operations. Processing activities including drying, trimming, and packaging will occur in a proposed 4,000-square-foot commercial building. Up to 7 employees will be required to meet operational needs. Power to the site is provided by two (2) generators. The Planning Commission will consider an addendum to a previously adopted Mitigated Negative Declaration. The project is located in Humboldt County in the Briceland area, on the east and west

sides of Goodman Ranch Road, approximately 1.94 miles north from the intersection of Huckleberry Lane and Goodman Ranch Road, on the property known as 3489 Goodman Ranch Road. Specific questions regarding this project can be directed to Max Hilken, Assigned Planner, at (707) 443-5054 or via email at hilkenm@lacoassociates.com.

8. **Green Growth Enterprises, LLC;** Briceland area; Record Number PLN-11275-CUP (filed 10/4/2016); Assessor Parcel Number (APN) 220-071-005. A Conditional Use Permit for continued cultivation of 21,372 square feet (SF) of existing outdoor cannabis. Ancillary propagation will occur onsite within a proposed 2,000-square-foot commercial building that will also be utilized for processing activities including drying and trimming. Water for irrigation is stored from two points of diversion onsite a point of diversion and 400,000-gallon off-stream pond located on APN 220-071-009. Existing available water storage totals 463,600 gallons in hard-sided tanks and the pond. Approximately 127,500 gallons water is required for annual operations. Up to seven (7) employees may be utilized during peak operations. Power to the site is provided three generators. The proposed project includes a Special Permit for development in the SMA for one point of diversion used for irrigation. The Planning Commission will consider an addendum to a previously adopted Mitigated Negative Declaration. The project is located in Humboldt County in the Briceland area, on the east and west sides of Goodman Ranch Road, approximately 0.66 miles north from the intersection of Huckleberry Lane and Goodman Ranch Road, on the property known as 4500 Goodman Ranch Road. Specific questions regarding this project can be directed to Max Hilken, Assigned Planner, at (707) 443-5054 or via email at hilkenm@lacoassociates.com.
9. **Seeking Roots, LLC;** Garberville area; Record Number PLN-10871-CUP (filed 8/9/2016); Assessor Parcel Number (APN) 223-101-002. A Conditional Use Permit (CUP) for continued cultivation of 30,400 square feet of outdoor cannabis grown using light-deprivation techniques. Ancillary propagation totals 2,910 square feet. Irrigation water is sourced from a groundwater well and a point of diversion. Annual water usage is 235,000 gallons. Existing water storage is 324,900 gallons in a series of hard-sided tanks and a water bladder. Drying, processing, and storage occur onsite in an existing 2,600-square-foot barn. A maximum of 20 employees may be utilized during peak operations. Power is provided by 35-kilowatt generator and solar array. The project also includes a Special Permit for development within the Streamside Management Area for continued use of the point of diversion. 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 Garberville area, approximately 2 miles from the intersection of Alderpoint Road and Dyerville Loop Road, on the property known as 26092 Dyerville Road. Specific questions regarding this project can be directed to Jenifer King, Assigned Planner, at 360-647-8320 or via email at Jenifer.king@aecom.com.
10. **Humboldt Hybrids, LLC;** Bridgeville area; Record Number PLN-11991-CUP (filed 12/01/2016); Assessor Parcel Number (APN) 210-250-011. A Conditional Use Permit for continued cultivation of 17,880 square feet (SF) of existing outdoor cannabis. Ancillary nursery propagation is proposed in one (1) 1800 SF greenhouse and one (1) 1170 SF greenhouse. Water for irrigation is sourced from a permitted groundwater well. There is approximately 52,000 gallons of water storage. Estimated annual water usage is approximately 320,000 gallons. Drying of cannabis product occurs in an on-site in an 800-square-foot locked garage. Until the applicant can permit an on-site processing building, the applicant will process cannabis at a licensed off-site processing facility. Power is supplied by onsite generators. The Humboldt County Planning Commission will consider an addendum to a previously approved Mitigated Negative Declaration. The project is located in Humboldt County, in the in the Bridgeville area, at the terminus of Coyote Ridge Road, approximately 2,900 feet north from the intersection of Coyote Ridge Road and Hidden Valley

Road, on the property known as 500 Coyote Ridge Road. (APN: 210-250-011). Specific questions regarding this project can be directed to Jody Fessler, Assigned Planner, at 916-414-5861 or via email at jody.fessler@aecom.com.

11. **Maclyn Morris**, Trinidad area; Record Number PLN-13908 (filed 10/28/2017); Assessor's Parcel Numbers: 515-271-024. A Coastal Development Permit, Special Permit and Variance for development and an accessory structure located within the 30-ft. required rear yard setback. The project involves new residential accessory structures, Major Vegetation Removal of trees with a diameter greater than twelve (12) inches at four and one-half (4.5) feet trunk height, and development within the 100-ft. protective buffer for Streams and Riparian Corridor. The Variance is requested to construct a tree house within the 30 ft. rear yard setback and exceed the 35 ft. height limit. Development within the protective buffer involves the removal of 162 trees with an average diameter of 18 inches, for public safety purposes under a CalFire 150-300 ft. Structure Protection Exemption. The installation of two wells, one located 20 feet from Hobson Creek, and the second well located at the edge of the Riparian Corridor buffer. The tree house would be located approximately 15 to 20 feet from the rear property line and total height would be approximately 56 feet. Other accessory structures include the conversion of a guest house into a 632 sq. ft. one bedroom apartment with covered porches, a new 728 sq. ft. two car garage, the demolition of an old 992 sq. ft. shop building and replacement with a two-story shop building and office, and a new front entry gate with pillars and lighting. The project is categorically exempt from environmental review pursuant to Class 1, 15301 (existing facilities), Class 3, 15303 (new construction of conversion of small structures), and Class 4, 15304 (Minor alterations to land) of the CEQA Guidelines. The project is located on the east side of Stagecoach Road, approximately 0.62 miles south from the intersection of Patricks Point Drive and the northern terminus of Stagecoach Road, on the property known as 1277 Stagecoach Road. Specific questions regarding the proposed project may be directed to Tricia Shortridge, Planner II, at (707) 268-3704 or by email at tshortridge@co.humboldt.ca.us.
12. **John Mahony**; Harris Area, Record Number PLN-2018-15244 (filed December 28, 2018); Assessor's Parcel Number (APN) 216-107-010. The proposed project is a Special Permit (SP) for 20,000 square feet (SF) of outdoor commercial cannabis cultivation utilizing light deprivation techniques. The project site consists of three cultivation areas. The applicant projects two harvests annually for each cultivation area. The project will be supported by 2,000 SF of ancillary propagation space, in two locations, with minimal supplemental lighting. The applicant projects an annual water usage of 185,929 gallons. Water for the project will be sourced from two existing permitted groundwater wells located on the adjacent parcels under the same ownership (APN 216-107-009 and 216-107-008). All processing will occur offsite at a licensed third-party processing facility until such time the application for a Zoning Clearance Certificate, on the adjacent parcel under the same ownership (APN 216-107-009), is complete and the associated processing facility is permitted. The operation will be largely owner-operated; however, the applicant intends to utilize between one and three independent contractors. Power for the project will be supplied by P.G.&E. The Planning Commission will consider an addendum to a previously adopted Environmental Impact Report pursuant to the California Environmental Quality Act. The project is located in Humboldt County, in the Harris area, on the west side of Lauffer Road, approximately 3,300 feet west from the intersection of Big Rock Road and Lauffer Road, on the property known to be in the southwest quarter of Section 36 of Township 04 South, Range 05 East, Humboldt Base & Meridian. Specific questions regarding the proposed project may be directed to Abbie Strickland, Planner at (707) 441-2630 or by email at astrickland@co.humboldt.ca.us.
13. **John Mahony**; Harris Area, Record Number PLN-2020-16537 (filed July 7, 2020); Assessor's Parcel

Number (APN) 216-107-008. The proposed project is a Special Permit for 20,000 square feet of full-sun outdoor cultivation occurring in two cultivation areas. One harvest is anticipated for each cultivation area annually. The project will be supported by a 2,000 square-foot ancillary propagation greenhouse. Irrigation water will be sourced from an onsite permitted groundwater well. Water storage on site totals 222,000-gallons in 74 hard-sided tanks. All processing will occur offsite at a licensed third-party processing facility until such time the application for a Zoning Clearance Certificate, on the adjacent parcel under the same ownership (APN 216-107-009), is complete and the associated processing facility is permitted. The operation will be largely owner-operated; however, the applicant intends to utilize between one and three independent contractors. Power for the project will be supplied by P.G.E. The Planning Commission will consider an addendum to a previously adopted Environmental Impact Report pursuant to the California Environmental Quality Act. The project is located in Humboldt County, in the Harris area, on the north side of Lauffer Road, approximately 1.36 miles northeast from the intersection of Lauffer Road and E Road, on the property known to be in the northeast quarter of Section 30 of Township 04 South, Range 05 East, Humboldt Base & Meridian. Specific questions regarding the proposed project may be directed to Abbie Strickland, Planner at (707) 441-2630 or by email at astrickland@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, 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 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
May 06, 2021