

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

On **Thursday, June 17, 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](mailto: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, June 9, 2021**. All public comments must be received by to **Monday, June 14, 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, June 9, 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. **Blocksburg Family Farms;** Blocksburg area; Conditional Use Permit, Record Number PLN-10812-CUP; Assessor's Parcel Number: 217-211-001. Approval of a Conditional Use Permit for 34,200 square feet (SF) of existing cannabis cultivation, consisting of 20,200 SF of outdoor cultivation and 14,000 SF of

mixed light cultivation. The project includes two (2) nurseries totaling 800 SF. Outdoor cultivation occurs in a single 200' x 201' cultivation area (20,200 SF). Mixed light cultivation occurs in six (6) 20' x 100' greenhouses (totaling 12,000 SF), one (1) 20' x 60' greenhouse (1,200 SF), and one (1) 20' x 40' greenhouse (800 SF). The sources of water for irrigation include a surface water diversion from an onsite stream, and an onsite permitted well. Total estimated annual water use is 550,000 gallons (16.1 gallons/SF). Water is stored in a 200,000-gallon water bladder. The applicant has proposed to construct a 1,000,000-gallon rainwater catchment tank, which would also be used to store water diverted from Red Barn Gate Creek and the well. Upon completion of the tank, total water storage would be 1,200,000 gallons. Drying and curing occurs onsite in an 800-SF cargo container, and post-processing activities occur offsite at a licensed third party facility. The project requires a maximum of seven (7) employees for harvesting and processing activities. Electrical power is provided by one (1) onsite generator (Honda GXR120 2.7 kW). The Humboldt County Planning Commission will consider an Addendum to a previously adopted Mitigated Negative Declaration per §15164 of the State CEQA Guidelines. The project is located in the Blocksburg area. Specific questions regarding this project can be directed to the assigned planner Alec Barton at (435) 851-4003 or via email at [alec.barton@weareharris.com](mailto:alec.barton@weareharris.com).

2. **Christopher Cameron;** Miranda area; Record Number PLN-10994-CUP (filed 8/22/2016); Assessor's Parcel Number: 211-401-018, A Conditional Use Permit to permit a maximum of 12,600 square feet (SF) of mixed light cannabis cultivation in six (6) greenhouses and Special Permit to reduce the required 600-foot setback from public lands. Cultivation is achieved in three (3) harvest cycles using light deprivation in all six greenhouses. Irrigation water is sourced from an existing groundwater well located on the adjacent property (APN 211-401-017), which is also under Cameron ownership (Permit No. 17/18-0743). Annual water use is estimated at 123,840 gallons (12.38 gallons/SF) over three (3) harvest cycles. Water storage totals 107,100 gallons in ten (10) 5,000-gallon containers, three (3) 3,000-gallon containers, two (2) 20,000-gallon containers, three (3) 2,500-gallon containers, and one (1) 600-gallon container. Drying and curing will occur onsite within two (2) existing onsite metal warehouses, measuring 1,600 SF (20' x 80') and 560 SF (14' x 40'). Flowers may be machine trimmed by the owner/operator or taken offsite to be hand trimmed and packaged at a licensed processing facility. Electricity is provided by two onsite generators (150 kw each). PG&E is anticipated to be installed within 1 year (2022-2023). The Humboldt County Planning Commission will consider an Addendum to a previously adopted Mitigated Negative Declaration has been prepared for consideration per §15164 of the State CEQA Guidelines. The project is located off Salmon Creek Road, approximately 1,290 feet from the intersection of US Highway 101 and Salmon Creek Road, in the Miranda area of Humboldt County. Specific questions regarding this project can be directed to the assigned planner David J. R. Mack, AICP at 831-320-0413 or via email at [David.Mack@weareharris.com](mailto:David.Mack@weareharris.com).
3. **Villa Paradiso Ventures, LLC;** 1934 South Face Road, New Harris, CA, 95542; Conditional Use Permit, Record Number PLN-11106-CUP; Assessor's Parcel Number: 218-111-011. Approval of a Conditional Use Permit (PLN-11106-CUP) for 20,228 square feet (SF) of existing cannabis cultivation. Plants are propagated in a 1,000-SF immature plant area (nursery). Irrigation water is sourced from a 750,000-gallon rainwater catchment pond onsite and one (1) 5,000-gallon hard plastic tank. Annual water use is estimated at 162,925 gallons (8 gal/SF). pond. Total onsite water storage is 755,000 gallons, which allows the applicant to meet forbearance requirements. Drying and curing occur onsite in a 1,000-SF facility, and further processing and packaging occur onsite in a 768-SF facility. The project requires two (2) full-time employees with an additional one (1) employee for harvesting and processing as needed. Power is provided by two (2) onsite solar arrays and a hydroelectric system on an onsite Class II stream. The Humboldt County Planning Commission will consider an Addendum to a previously adopted Mitigated Negative Declaration per §15164 of the State CEQA Guidelines. The

project is located in the County of Humboldt, at 1934 South Face Road in New Harris, CA. Specific questions regarding this project can be directed to the assigned planner Alec Barton at 435-851-4003 or via email at [alec.barton@weareharris.com](mailto:alec.barton@weareharris.com).

4. **Big Sun Farms, LLC**; Private Road A (off of Bell Springs Road), Harris, CA, 95542; Conditional Use Permit, Record Number PLN-11457-CUP; Assessor's Parcel Number: 216-073-007. A Conditional Use Permit to permit 27,500 square feet (SF) of existing outdoor cultivation. Cultivation occurs in eleven (11) greenhouses, including five (5) 130' x 22' greenhouses (14,300 SF total) and six (6) 100' x 22' greenhouses (13,200 SF total). Propagation occurs in three (3) nursery areas (3,280 SF total). The source of water for irrigation is a rainwater catchment pond with a storage capacity of 1.5 million gallons that has been in use since 2017. The catchment pond is located on the adjacent parcel under the same ownership (PLN-11458-CUP, APN 216-073-002), and currently supplies water for agricultural activities on both parcels. Total estimated annual water use for the subject parcel is 547,959 gallons (20 gallons/SF). Water is stored in eight (8) hard plastic tanks that include: six (6) 5,000-gallon tanks for irrigation and two (2) 2,500-gallon tanks for fire suppression. Total hard tank storage for irrigation use is 30,000 gallons. The pond on the adjacent parcel will supply approximately 650,000 gallons of water from the pond for agricultural activities to this parcel. Drying occurs on the neighboring parcel (PLN-11458-CUP, APN 216-073-002) in an existing 5,000-SF metal building. The project requires ten (10) to twelve (12) employees to oversee drying activities in the 5,000-SF metal building, which is used for both this project (PLN-11457-CUP) and the adjacent parcel (PLN-11458-CUP). Electrical power is provided by PG&E, as well as two (2) 6,500 kw generators that are used primarily for exhaust fans during the late summer months. A solar array battery system is proposed for the project and is conditioned to be installed and operational by January 1, 2026, as well as a proposed 120-SF shed to house the battery system. The Humboldt County Planning Commission will consider an Addendum to a previously adopted Mitigated Negative Declaration per §15164 of the State CEQA Guidelines. The project is at Private Road A (off of Bell Springs Road) in Harris, CA. Specific questions regarding this project can be directed to the assigned planner Sarah Faraola at 831-346-7028 or via email at [sarah.faraola@weareharris.com](mailto:sarah.faraola@weareharris.com).
5. **Big Sun Farms, LLC**; Bellus Road (off of Bell Springs Road), Harris, CA, 95542; Conditional Use Permit, Record Number PLN-11458-CUP; Assessor's Parcel Number: 216-073-002. A Conditional Use Permit to permit a maximum of 43,560 square feet (SF) of existing outdoor cultivation in twenty-one (21) greenhouses. Propagation occurs in four (4) 20' x 96' nursery areas (7,680 SF total). The source of water for irrigation is a rainwater catchment pond with a storage capacity of 1.5 million gallons that has been in use since 2017. The pond is located along the northwest edge of the parcel, and currently supplies water for agricultural activities to both this parcel and the adjacent parcel under the same ownership (PLN-11457-CUP, APN 216-073-007). Total estimated annual water use for the subject parcel is 857,050 gallons (19.7 gallons/SF). Water is stored in fourteen (14) hard plastic tanks that include: twelve (12) 5,000-gallon tanks and one (1) 2,500-gallon tank for irrigation, and one (1) 5,000-gallon tank for domestic use. Total hard tank storage for irrigation use is 62,500 gallons. There is one (1) surface water diversion that is for domestic use (Registration No. S027167). Drying occurs in an existing 5,000-SF metal building. The project requires ten (10) to twelve (12) employees to oversee drying activities in the 5,000-SF metal building, which is used for both this project (PLN-11458-CUP) and the project on the adjacent parcel (PLN-11457-CUP). Electrical power is provided by PG&E, as well as five (5) backup generators (four (4) Honda EM 6500 kw generators and one (1) Honda EU 2200 kw generator) that are used during power outages. The Humboldt County Planning Commission will consider an Addendum to a previously adopted Mitigated Negative Declaration per §15164 of the State CEQA Guidelines. The project is located at Bellus Road (off of Bell Springs Road) in Harris, CA. Specific questions regarding this project can be directed to the assigned planner Sarah Faraola at 831-346-7028 or via email at [sarah.faraola@weareharris.com](mailto:sarah.faraola@weareharris.com).

6. **Bigfoot Country Farms;** Friday Ridge Road, Willow Creek, CA, 95573; Conditional Use Permit, Record Number PLN-11523-CUP; Assessor's Parcel Number: 315-043-002. A Conditional Use Permit for 14,040 square feet (SF) of existing outdoor cannabis cultivation and a 1,350 SF propagation area. There is currently 5,400 SF of light deprivation outdoor cultivation in two (2) greenhouses (each 2,700 SF). The applicant proposes adding 8,640 SF of outdoor cultivation that would be contained within one (1) greenhouse (180' x 80'). The total current and proposed cultivation area is 14,040 SF, allowing future expansion of 360 SF. Irrigation water is sourced from a permitted well (Permit 16/17-0245). Total water storage is 4,000 gallons in two (2) tanks (2,500 gallon and 1,500 gallon). Drying and processing occur offsite at a licensed third-party processor. The project requires two (2) to three (3) seasonal employees. Power is provided by one (1) 6.5 kW Honda 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, at Friday Ridge Road in Willow Creek, CA. Specific questions regarding this project can be directed to the assigned planner Sarah Faraola at 831-346-7028 or via email at [sarah.faraola@weareharris.com](mailto:sarah.faraola@weareharris.com).
  
7. **Jackpot, LLC,** Dinsmore area; Record Number PLN-12129-CUP (filed 12/29/2016); Assessor's Parcel Number: 208-112-026. A Conditional Use Permit for an existing 29,354-square-foot (SF) outdoor cannabis cultivation operation grown in light-deprivation greenhouses. The project also includes the permitting of existing and proposed facilities appurtenant to the cultivation, including greenhouses, and an existing barn used for drying cannabis with fans and dehumidifiers. Irrigation water is sourced from two rain catchment ponds. Existing available water storage capacity is 360,000 gallons in two rain catchment ponds. Estimated annual water usage is 295,000 gallons (9.9 gal/SF/yr). Drying and bucking occurs onsite and all other trimming and processing will occur offsite at a licensed processing or manufacturing facility. Up to five employees may be utilized during peak operations. Power is sourced from an onsite generator (Honda EU2000i). The Planning Commission will consider an addendum to the previously adopted Mitigative Negative Declaration. The project is located in the Dinsmore area, on the south side of State Highway 36, approximately 2 miles northwest from the intersection of State Highway 36 and McClellan Mountain Road to a private road, and approximately 0.8 mile south from the intersection of State Highway 36 and the private road, on the property known as 26990 State Highway 36. Specific questions regarding this project can be directed to the assigned planner Jordan Mayor at 707-683-4711 or by email at [jordan.mayor@icf.com](mailto:jordan.mayor@icf.com).
  
8. **Kenneth Holland;** The project is located at 246 Parsons Road, southwest of the Parsons Road/Olson Road intersection, in the unincorporated Whitethorn (Shelter Cove) area. Record Number PLN-13194-CUP; Assessor's Parcel Number: 110-051-029, a Special Use Permit to allow cannabis processing in a proposed 900 square-foot (SF) building and a Conditional Use Permit to allow a commercial cannabis nursery in a proposed 980-SF greenhouse. Power is provided to the site via an existing supply line and connection from the Shelter Cove Resort Improvement District 1. Water is provided by the Shelter Cove Resort Improvement District 1. The nursery is estimated to use 33,600 gallons of water per year (2,800 gallons per month). No water storage is proposed on site. The Humboldt County Planning Commission will consider an Addendum to a previously adopted Mitigated Negative Declaration has been prepared for consideration per §15164 of the State CEQA Guidelines. The project is located in the Whitethorn (Shelter Cove) area. Specific questions regarding this project can be directed to the assigned planner David J. R. Mack, AICP at 831-320-0413 or via email at [David.Mack@weareharris.com](mailto:David.Mack@weareharris.com).
  
9. **AS Enterprises, LLC;** Garberville area; Special Permit Record Number PLN-2019-15958 (filed 11/6/2019); Assessor's Parcel Number: 222-061-049. A Modification to a previously approved

Conditional Use Permit (Record Number: PLN-12123-CUP), to allow an additional 13,840 square feet of new, mixed light cultivation to an approved 29,000 sf of pre-existing cultivation for a total of 42,840 sf of mixed light cannabis cultivation within eight greenhouses. Ancillary propagation is proposed to occur in one 4,032-square-foot greenhouse. Irrigation water will be sourced from a rainwater catchment system utilizing roofs and greenhouses structures. Water storage will total 824,000 gallons comprised of a 550,000-gallon open top rainwater catchment tank, and several 2,500-gallon and 5,000-gallon hard tanks. Estimated annual water usage is 550,000 gallons. Processing activities including drying and curing will occur within a proposed 5,000-square-foot structure with trimming and processing occurring in a proposed 960-square-foot structure. Up to thirteen (13) employees may be utilized during peak operations. Power will be provided through a proposed PG&E power drop. The proposed project also includes a Special Permit for work within the Streamside Management Area associated with historic cultivation activities in accordance with the Streamside Management Area and Wetland Areas Ordinance. The Humboldt County Planning Commission will consider an Addendum to a previously adopted Environmental Impact Report. The project is located in the Garberville area, on the east side of Sprowel Creek Road, approximately 9,600 feet southeast from the intersection of Sprowel Creek Road and Camp Kimtu Road, on the property known as 1128 Sprowel Creek Road. Specific questions regarding this project can be directed to the assigned planner Max Hilken at (707) 443-5054 or via email at [hilkenm@lacoassociates.com](mailto:hilkenm@lacoassociates.com)

10. **Lazy S Ranch**, Benbow area; Record Number PLN-2021-16986 (filed 2/2/2021); Assessor's Parcel Numbers: 033-130-007, 033-130-002. A modification to a previously approved Conditional Use Permit to allow the use of a permitted groundwater well for irrigation needs and to allow for a 1,100 square foot commercial wholesale nursery utilizing mixed-light. The approved Conditional Use Permit is for 24,677 square feet of outdoor cannabis cultivation with irrigation from rainwater catchment ponds. Irrigation needs are approximately 319,250 gallons per year of which 200,000 gallons is provided by existing rainwater catchment ponds. The Planning Commission will consider an addendum to the previously adopted Environmental Impact Report. The project is located in the Benbow area, on the east and west sides of E Blue Rock Road, approximately 2.25 miles south of the intersection of Fairway Drive and E Blue Rock Road, on the property known as 2557 Blue Rock Road, Benbow. Specific questions regarding the proposed project may be directed to Desmond Johnston Senior Planner, at (707) 445-7541 or by email at [djohnston@co.humboldt.ca.us](mailto:djohnston@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 each 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](mailto:planningclerk@co.humboldt.ca.us). Telephone (707) 268-3702.

The County of Humboldt is committed to providing equal access to all county programs, services, and activities through the provision of accommodations for individuals with disabilities as required under the Americans with Disabilities Act (ADA). With 72 hours prior notice, a request for reasonable accommodation or modification can be made. Please contact the Planning Commission clerk at 707-445-7541 or by email [planningclerk@co.humboldt.ca.us](mailto:planningclerk@co.humboldt.ca.us) or the ADA Coordinator at 844-365-0352 or by email at [ada@co.humboldt.ca.us](mailto:ada@co.humboldt.ca.us)

Humboldt County Planning Commission  
June 03, 2021