

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

On **Thursday, July 01, 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 10

**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 23, 2021**. All public comments must be received by to **Monday, June 28, 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 23, 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. **Vajra Gita Grounds, LLC**, Kneeland area; Record Number PLN-10677-CUP (filed 7/5/2016); Assessor's Parcel Numbers: 314-153-004 & 314-143-005. A Conditional Use Permit for 1-acre of existing outdoor commercial cannabis cultivation, with 4,356 square feet of ancillary propagation space. Irrigation water is sourced from a permitted well on-site, and the applicant plans to install a 500,000-

gallon rainwater catchment pond. The projected water usage is approximately 350,000 gallons a year (8.03 gallons/square foot/year). Total existing water storage on-site is 27,500 gallons in hard water tanks. The applicant estimates a maximum of twenty individuals are needed for operations during peak season. Full processing will occur on-site within an existing building. Power is currently sourced by on-site generators, and the applicant is planning to install a solar system with solar arrays to provide 80% renewable energy within three years from the date of approval. The Planning Commission will consider an addendum to the previously adopted Mitigative Negative Declaration. The project is located the Kneeland area, on the north side of Mountain View Road, approximately 1.92 miles due east from the intersection of Kneeland Road and Mountain View Road, on the property known to be in the west half of the southeast quarter of Section 13 and the northeast quarter of the northwest quarter and the northwest quarter of the northeast quarter of Section 24, Township 04 North, Range 02 East. 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](mailto:macevedo@co.humboldt.ca.us).

2. **Chamise Creek Farms, LLC;** The project is located at 665 Chamise Loop Road, Record Number PLN-11562-CUP (filed; 11/30/2016); Assessor's Parcel Number: 218-161-007. Chamise Creek Farms, LLC seeks a Conditional Use Permit (PLN-11562-CUP) for a total of 22,800 square feet (SF) of existing outdoor cannabis cultivation and a 2,280-SF ancillary nursery. The outdoor cultivation area is comprised of three (3) full-term cultivation areas, CA 1 (two (2) greenhouses totaling 1,500 SF), CA 2 (ten (10) greenhouses totaling 15,250 SF), and CA 3 (three (3) greenhouses totaling 6,050 SF). Irrigation water is sourced from two (2) offstream rainwater catchment ponds that have a combined storage capacity of 560,000 gallons. Total estimated annual water use is 342,000 gallons (15 gallons/SF). Water is stored in the rainwater catchment ponds, three (3) 50,000-gallon bladders, one (1) 3,000-gallon hard plastic tank, and one (1) 2,500-gallon hard plastic tank. Total water storage is 715,500 gallons. Drying occurs onsite in a 750-SF barn, and further processing occurs offsite at a licensed third party facility. A maximum of four (4) employees would be used during peak harvest and processing season. The primary source of electrical power for outdoor cultivation is a solar array and several generators, including three (3) 2000-watt Honda Inverter generators, one (1) 3000-watt Honda Inverter generator, and one (1) backup 22-kW Whisperwatt generator used in emergencies. 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 County of Humboldt, in the Palo Verde area. Specific questions regarding this project can be directed to the assigned planner Alec Barton, AICP, at 435-851-4003 or via email at [alec.barton@weareharris.com](mailto:alec.barton@weareharris.com).
3. **Sun House Farms, LLC;** New Harris area; Record Number PLN-12029-CUP (filed December 19, 2016); Assessor's Parcel Number: 218-151-006. Sun House Farms seeks a Conditional Use Permit for an existing 43,560 square feet (SF) of outdoor cannabis cultivation, and a 4,420 SF of nursery propagation area. There are seven (7) garden areas that consist of twenty-three (23) greenhouses for outdoor that total 43,560 SF. There are two (2) greenhouses for nursery propagation (Garden 6 & Garden 7), that total 4,292 SF. Irrigation water is sourced from an onsite surface water diversion (No. H100527). Estimated onsite water use is 450,000-gallons (15 gallons/SF). Water is stored within sixty-three (63) hard tanks, that each have a storage capacity of 4,800-gallons, for a total of 302,400 gallons. Drying and processing is proposed to occur onsite. The project requires four (4) seasonal employees. Power is provided by three (3) generators, that include one (1) 14.4 KW diesel-powered Whisperwatt generator and one (1) Honda EU 7000 and one (1) Honda EU 3,000 generator. 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 County of Humboldt, in the New Harris area. 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).

4. **Rockaway Investments, LLC**, Bridgeville Area, Application Number PLN-12280-CUP (Filed 12/22/16); Assessor's Parcel Number 208-111-028-000. A Conditional Use Permit for commercial cannabis cultivation consisting of 9,948 square feet of existing outdoor cultivation within greenhouses and 1,400 sf existing full-sun outdoor. 900 sf of ancillary propagation space is also proposed. Water for irrigation is sourced from an existing permitted well. Water is stored in eight HDPE water tanks and one water bladder, totaling 19,900 gallons. Two (2) cultivation cycles per annum are anticipated. Processing will occur off-site by a third party. The site is supported by solar panels and one backup generator contained within a shed. The Planning Commission will consider an addendum to a previously adopted Mitigated Negative Declaration. The project is located in the Bridgeville area, on the north side of Highway 36, approximately 1.8 miles east of the confluence of the Van Duzen River and Little Larabee Creek, within the Bridgeville quadrangle, Section 7, Township 1 North, Range 4 East, northeast quadrant. Specific questions regarding this project can be directed to the assigned planner Cliff Johnson at (707)445-7541 or via email at [cjohnson@co.humboldt.ca.us](mailto:cjohnson@co.humboldt.ca.us).
5. **Ambiguity Farm, LLC**, Garberville area; Record Number PLN-12812-CUP (filed 12/29/2016); Assessor's Parcel Number 223-011-009. A Conditional Use Permit for 34,560 square feet of existing outdoor and 10,000 square feet of existing mixed-light cannabis cultivation. The applicant projects two to three cultivation cycles per year. Water for irrigation is sourced from an on-site 450,000-gallon pond and a point of diversion. Water is stored in two tanks totaling 100,000 gallons. Processing, including drying and trimming occur off site at a licensed processing facility. The applicant states that four employees are needed for operations. Electricity is sourced from solar with generator back up. The Planning Commission will consider approving the application and an addendum to the previously adopted Mitigative Negative Declaration. The project is located the in the Garberville area on either side of an unnamed road, approximately 0.73 miles from the intersection of Alderpoint Road and Upper Tobby Ranch Road along Upper Tobby Ranch Road, then 0.6 miles South from the intersection of Upper Tobby Ranch Road and an unnamed road along the unnamed road, then 0.78 miles South East on another unnamed road, on the property known to be in Section 26 of Township 04S, Range 04E, Humboldt Base & Meridian. Specific questions regarding the proposed project may be directed to Desmond Johnston, Senior Planner, at (707) 441-2622 or by email at [djohnston@co.humboldt.ca.us](mailto:djohnston@co.humboldt.ca.us).
6. **Morris** Coastal Development Permit and Special Permit; Trinidad area; Record Number PLN-13908-CDP (filed; 10/26/2017); Assessor's Parcel Number: 515-271-024. Project: The applicant requests a Coastal Development Permit and Special Permit for 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 and Wetlands. Development within the protective buffer involves the removal of 163 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. Other accessory structures include the remodel of an existing single story 1,070 square foot single story garage/guest house including the addition of 96 square feet of enclosed, heated area along the existing covered porch; a new 728 sq. ft. two car garage; construction of a 992 sq. ft. shop building and replacement with a two-story shop building and office; construction of a new single story detached 96 square foot ADA restroom; and a new front entry gate. Specific questions regarding this project can be directed to the assigned Planner, Alyssa Suarez, at 707-26-3703 or via email at [asuarez@co.humboldt.ca.us](mailto:asuarez@co.humboldt.ca.us).

7. **Bosim 4373, LLC**; McKinleyville area; Record Number PLN-2020-16405 (filed; 06/01/2020); Assessor's Parcel Number: 511-321-031. A Conditional Use Permit for a modification of the existing 10,000 ft<sup>2</sup> of cannabis cultivation that was approved under application 12642. The Modification will alter the existing 10,000 ft<sup>2</sup> of mixed-light commercial cannabis cultivation to 6,660 ft<sup>2</sup> of a commercial nursery, and 3,552 ft<sup>2</sup> of mixed-light cultivation. Water for irrigation will be supplied by the McKinleyville Community Service District. Anticipated annual water usage for the project is 90,000 gallons, and watering is done through a drip irrigation system with supplemental hand watering. Total water storage on-site is 1,000 gallons within one 1,000-gallon water tank. Power is supplied by PG&E. A total of five (5) employees will be used for cultivation activities, and processing will be done at an off-site licensed processing facility. The Humboldt County Planning Commission will consider adoption of a finding that the project is exempt from environmental review per §15301 (existing facilities) of CEQA Guidelines. The project is located in the County of Humboldt, in the McKinleyville area, on the northeast side of Central Ave, approximately 4,100 feet southeast from the intersection of Central Ave and Highway 101, on the property known as 4373 Central Ave. Specific questions regarding this project can be directed to the assigned Megan Acevedo at 707-441-2634 or via email at [macevedo@co.humboldt.ca.us](mailto:macevedo@co.humboldt.ca.us).
  
8. **Humboldt Hempire Farms, LLC**: Garberville Area; Record No. PLN-2020-16602 (filed 8/18/2020); APN 223-061-011. A Special Permit for 43,560 square feet of new mixed light cannabis cultivation. The applicant anticipates 3 harvest cycles annually. Cultivation will occur in twelve (12) 1,600 square foot greenhouses, four (4) 2,000-square-foot greenhouses, two (2) 1,950 square foot greenhouses, and two (2) 2,600-square-foot greenhouses. Water for irrigation will be provided by rainwater catchment. There is an approved land use permit on the subject parcel that allows for a business engaged in the collection, storage, delivery, and sale of non-potable water to residents in the Southern Humboldt area for primarily agricultural use (e.g., irrigation). The applicant will utilize water from this onsite business to support the cultivation. The applicant anticipates approximately 600,000 gallons of water will be required annually for irrigation. There is 3,360,000 gallons of water storage onsite. Processing such as drying and curing will occur in a 5,060-square-foot structure. Further processing will occur offsite at a licensed processing facility. The applicant is anticipating a maximum of four employees working onsite. Power of the project will be provided by PG&E. This project is located in Humboldt County, in the Garberville area, on the north side of Sprowel Creek Road, approximately 1,300 feet northwest from the intersection of Sprowel Creek Road and West River Lane, on the property known as 1575 Sprowel Creek Road. Specific questions regarding the proposed project may be directed to Christopher Alberts, Planner II, at (707) 268-3771 or by email at [calberts@co.humboldt.ca.us](mailto:calberts@co.humboldt.ca.us).
  
9. **New Cingular Wireless PCS.**; Arcata area; Record Number PLN-2020-16754 (filed; 10/29/2020); Assessor's Parcel Number: 505-151-006. The proposed project consists of a Special Permit application for the construction of a new 100-foot tall, freestanding faux water tower, to be located on a concrete foundation and with ground-mounted equipment. The tower would be able to host up to two different wireless carriers. The application requires a Special Permit for an exception to the height limit of the AG zone district. The Humboldt County Planning Commission intends to adopt a finding that the project is categorically exempt from environmental review pursuant to Section 15303 of the State CEQA Guidelines (Construction of new small structures). The project is located in the Arcata Bottoms area, on the north side of Foster Avenue, approximately 100 feet east from the intersection of Foster Ave and Janes Road on the property known as Assessor Parcel Number 505-151-006. Specific questions regarding this project can be directed to Melanie Halajian at (559) 612-7606 or via email at [melanie@landlogistics.com](mailto:melanie@landlogistics.com).

10. **PWM Inc.**; Arcata area; Record Number PLN-2021-17005 (filed; 02/09/2021); Assessor's Parcel Number: 506-231-010. The project is a Use Permit application proposing the construction of a new 130-foot-tall freestanding lattice tower, to be located on a concrete foundation and with ground-mounted equipment. The tower would be able to host up to four different wireless carriers. The application requires a Conditional Use Permit due to the property's Qualified combining zone and a Special Permit for an exception to the height limit of the MH zone district. The Humboldt County Planning Commission intends to adopt a finding that the project is categorically exempt from environmental review pursuant to Section 15303 of the State CEQA Guidelines (Construction of new small structures). The project is located in the Arcata Bottoms area, on the east side of Foster Avenue, approximately 100 feet east from the intersection of Forster Ave and Dolly Vardon Road, on the property known as Assessor Parcel Number 506-231-010. Specific questions regarding this project can be directed to Melanie Halajian at (559) 612-7606 or via email at [melanie@landlogistics.com](mailto:melanie@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, 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](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 17, 2021