

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

On **Thursday, August 19, 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.**

**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. Comments received before **Wednesday, August 11, 2021**, will be provided to the commission in the hearing packet and can be found in the staff report. After Wednesday, comments can be found at the "Attachments" section of the ["Meeting Details"](#) link next to the posted Agenda at: <https://humboldt.legistar.com>. The agenda is posted on the Friday prior to the meeting. All Public comments must be received by **Wednesday, August 18, 2021**, to be provided to the Planning Commission for consideration. Only public comment and supplemental information submitted in the manner prescribed above will be included with the administrative record.

1. **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 continued cultivation of existing outdoor cannabis occurring across three adjacent and contiguous parcels described as follows:
  - PLN-11373-CUP: A Conditional Use Permit for existing 16,460 square feet of outdoor cannabis cultivation in four distinct cultivation areas and three greenhouses. Water for irrigation is sourced from an existing groundwater well. The applicant is proposing construction of a 230,000-gallon off-stream pond. Power is provided by solar panels and two generators.
  - PLN-11963-CUP: A Conditional Use Permit for existing 11,324 square feet of outdoor cannabis cultivation that occurs in two distinct cultivation areas and three greenhouses. Water for irrigation is sourced from an existing groundwater well located on APN 523-026-003. The project proposes construction of a 200,000-gallon off-stream pond. Power is provided by two generators.

- **PLN-11965-CUP:** A Conditional Use Permit for existing 11,600 square feet (SF) of outdoor cannabis cultivation in four distinct cultivation areas. Water for irrigation is sourced from one existing groundwater well. The applicant is proposing construction of a 600,000-gallon off-stream pond. Power is provided by two generators. The applicant also seeks a Special Permit to reduce the 600-foot setback requirement to adjacent public lands.

The Humboldt County Planning Commission will consider an Addendum to a previously adopted Mitigated Negative Declaration. 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 360-647-8320 or by email at [jenifer.king@aecom.com](mailto:jenifer.king@aecom.com).

2. **Bubba Bud Farm, LLC;** Garberville area; Record Number PLN-11516-CUP (filed 11/23/2016); Assessor's Parcel Number: 223-281-003. A Conditional Use Permit for continued cultivation of 15,000 square feet (SF) of outdoor cannabis. Irrigation water is sourced from rainwater catchment. Power for the operation is provided by PG&E. 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 the north side of Alderpoint Road, approximately 0.27 miles west of the intersection of Alderpoint Road and Sawmill Road, on the property known as 308 Sawmill Road. Specific questions regarding this project can be directed to the assigned planner Cameron Purchio at 707-443-5054 or via email at [purchioc@lacoassociates.com](mailto:purchioc@lacoassociates.com).
3. **Nijushi, LLC;** The project is located at 2422 Bear Creek Road, Record Number PLN-12245-CUP (filed 12/22/2016); Assessor's Parcel Number: 208-271-007. Nijushi, LLC seeks a Conditional Use Permit (PLN-12245-CUP) for 14,944 square feet (SF) of mixed light cannabis cultivation. Plants are propagated in a 1,488-SF nursery onsite. Irrigation water is sourced from a 450,000-gallon rainwater catchment pond and two (2) points of diversion (PODs) on unnamed streams that are tributaries to the Mad River. The primary source of electrical power are generators. The Humboldt County Planning Commission will consider an Addendum to a previously adopted Mitigated Negative Declaration that has been prepared for consideration per §15164 of the State CEQA Guidelines. The project is located in the County of Humboldt, in the Bridgeville 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).
4. **High Country Farms, Inc.;** Garberville area; Record Number PLN-12552-CUP (filed 12/27/2016); Assessor Parcel Number (APN) 223-261-005. Conditional Use Permit for an existing 13,470-square-foot (SF) cannabis cultivation operation of which 9,150 SF is full sun outdoor and 4,320 is mixed-light cannabis cultivated in 12 greenhouses. Ancillary propagation occurs in a 1,200-SF outdoor area. A 1,920-SF nursery propagation metal building is proposed that would include a laboratory-grade preparation area, clone room, vegetative room, and employee bathroom. Water for irrigation is to be entirely provided by a 629,207-gallon rainwater catchment system. Power is provided by Pacific Gas & Electric Company. The Planning Commission will consider an addendum to a previously adopted Mitigated Negative Declaration pursuant to Section 15074 of the Guidelines for the California Environmental Quality Act. The project is located in Humboldt County, in the Garberville area, on Main Drive, approximately 0.5 mile north from the intersection of Alderpoint Road and Main Drive, on the property known as 717 Main Drive, on the property know to be in the West half of Section 8, Township 04 South, Range 04 East, H. B. & M. Specific questions regarding this project can be

directed to Jordan Mayor, Senior Biologist and Contract Planner, at 707-683-4711 or by email at [jordan.mayor@icf.com](mailto:jordan.mayor@icf.com).

5. **Lassik Farms, LLC**; Blocksburg area; Record Number PLN-12593-CUP (filed 12/27/2016); Assessor Parcel Number (APN) 217-381-007. A Conditional Use Permit for 24,687-square-feet of existing outdoor cannabis cultivation including 4,614 square feet of full-sun outdoor and 20,073 square feet of outdoor in three (3) light deprivation greenhouses without artificial lighting. Ancillary propagation occurs in a 300 SF greenhouse. Irrigation water is sourced from a permitted groundwater well. Power for cultivation is sourced primarily from solar and wind power, with generators to provide power for ancillary support and drying activities. A Mitigated Negative Declaration has been prepared for the project pursuant to Section 15074 of the Guidelines for the California Environmental Quality Act. The project is located on the south side of Sunset Ridge Road, approximately 1.36 miles west from the intersection of Alderpoint Road on the property known as 2021 Sunset Ridge Road, Blocksburg. Specific questions regarding this project can be directed to Cameron Purchio, Planner, at (707) 445-7541 or via email at [purchioc@lacoassociates.com](mailto:purchioc@lacoassociates.com).
6. **Keith Rowland**; Willow Creek Area; Record Number PLN-12664-CUP (filed 12/28/2016); Assessor's Parcel Number: 524-062-017. Keith Rowland seeks a Conditional Use Permit for the operation of a cannabis microbusiness within the Willow Creek Community Planning Area. The microbusiness will consist of 10,000 square feet of outdoor cannabis cultivation within greenhouses, distribution, and non-volatile manufacturing. The applicant is also proposing a processing facility to process on-site cannabis product and to provide processing services for off-site licensed cannabis operations. A proposed building will house the distribution, manufacturing and processing activities, which will have an ADA compliant bathroom with permitted septic system. The project will source water from the Willow Creek Community Services District (WCCSD). The parcel will be powered by PG&E with a future Ag drop, and the applicant will either obtain 100% renewable energy source from PG&E or purchase carbon offset credits. The project includes a grading plan which includes site drainage controls to reduce runoff issues. A Special Permit is also being requested for a setback reduction to Six Rivers National Forest. The Humboldt County Planning Commission will consider an Addendum to a previously certified Environmental Impact Report and has been prepared for consideration per §15164 of the State CEQA Guidelines. The project is located in Humboldt County, in the Willow Creek area, on the North side and adjacent to State Hwy 299, approximately 2.95 miles east from the intersection of State Hwy 96 and State Hwy 299, on the property known as 41887 State Hwy 299. Specific questions regarding this project can be directed to the assigned Planner Megan Acevedo at 707-441-2634 or via email at [macevedo@co.humboldt.ca.us](mailto:macevedo@co.humboldt.ca.us).
7. **Walker Ridge Family Farm, LLC**; Alderpoint area; Record Number PLN-13029-CUP (filed 12/29/2016); Assessor Parcel Number (APN) 216-073-006. A Conditional Use Permit for existing 12,896-square-foot cannabis cultivation of which 10,396 square feet (SF) is outdoor and 2,500 SF is mixed-light. Ancillary propagation totals 1,310 SF that will be reduced to 1,289 SF. Irrigation water is sourced from two groundwater wells. Existing available water storage is 122,300 gallons. Estimated annual water usage is 248,000 gallons. Drying occurs onsite, while all other processing occurs offsite at a licensed facility. Power is provided by Pacific Gas and Electric Company (PG&E). The proposed project also includes a Special Permit for development within the Streamside Management Area (SMA) for culvert replacement and crossing upgrades and for relocation of existing cultivation and a greenhouse from within the SMA. The 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 west side of Bell Springs Road, approximately 0.5 miles west from the intersection of Bell Springs Road and Bellus Road, on the property known as 2705 Bell Springs Road. Specific questions regarding this project can be directed to Megan Marruffo, Assigned Planner, at 707-443-5054 or via email at [marruffom@lacoassociates.com](mailto:marruffom@lacoassociates.com).
8. **Fertilia, LLC**; Ettersburg area; Record Number PLN-13180-CUP (filed 12/30/2016); Assessor Parcel Number (APN) 221-202-001. Fertilia, LLC seeks a Conditional Use Permit for an 18,200-square-foot (SF)

cannabis cultivation consisting of 14,560 SF of existing outdoor light-deprivation cannabis cultivation and 3,640 SF of existing mixed-light cannabis cultivation within five existing greenhouses. An existing 3,200-SF barn would be used for drying, once permitted, and a second new 3,400-SF building is proposed for processing and use as an ancillary nursery. The project includes a Special Permit for maintenance of an encroachment point of diversion historically used for cannabis irrigation. A 730,000-gallon rainwater catchment pond system (with 42,000 SF of catchment area) was constructed to allow forbearance from summertime diversions. Electricity is sourced from Pacific Gas and Electric Company through the solar choice program and an emergency backup generator. The Planning Commission intends to adopt a Mitigated negative Declaration for the project pursuant to Section 15074 of the Guidelines for the California Environmental Quality Act. The project is located in Humboldt County, in the Ettersburg/Whitethorn area, on the west side of Dutyville Road, approximately 1,051 feet from the intersection of Dutyville Road and Crooked Prairie Road, on the property known as 1075 Dutyville Road, Redway. Specific questions regarding this project can be directed to Jordan Mayor, Senior Biologist and Contract Planner, at 707-683-4711 or by email at [jordan.mayor@icf.com](mailto:jordan.mayor@icf.com).

9. **John Rotter;** Trinidad area; Record Number PLN-2019-15532 (filed 4/15/2019); Assessor Parcel Numbers (APNs) 517-261-002, 517-261-007. A Minor Subdivision of an approximately 7.08-acre parcel into two parcels of approximately 4.78 acres and 2.2 acres in size. The parcel is currently bisected by Patrick's Point Drive which would normally act as the dividing line, however, in order to comply with the Rural Land Division policies of the Coastal Act, approximately 0.72 acres of proposed Parcel 2 will be located on the west side of Patrick's Point Drive, with the remaining 1.48 acres located on the east side. The parcel is currently developed with a single-family residence on proposed Parcel 1 and an Accessory Dwelling Unit on proposed Parcel 2. A Special Permit is required for Design Review. A Coastal Development Permit issued by the California Coastal Commission is required for the approval of the subdivision. Water is provided by the Parvin Creek Mutual Water System as well as a spring on proposed Parcel 1. On-site wastewater treatment systems exist on both proposed parcels. **Note: This Tentative Map Subdivision and Mitigated Negative Declaration were previously approved and certified by the Planning Commission on December 4, 2014 under PMS-13-011, SCH# 2014102071. Subsequently, the tentative map expired and this is the reapplication of the same map to which the only change is to alter the parcel sizes to comply with the Rural Land Division policies of the Coastal Act.** The Planning Commission will consider an addendum to a previously adopted Mitigated Negative Declaration pursuant to Section 15074 of the Guidelines for the California Environmental Quality Act. The project is located in the Trinidad area, on both sides of Patrick's Point Drive, at the intersection of Patrick's Point Drive and Seawood Drive, on the properties known as 1948 and 2056 Patrick's Point Drive. Specific questions regarding this project can be directed to Trevor Estlow, Senior Planner, at 707-268-3740 or by email at [testlow@co.humboldt.ca.us](mailto:testlow@co.humboldt.ca.us).
10. **Furtado-Washington Terrace Final Subdivision and Planned Unit Development Permit:** McKinleyville area, Record Number PLN-2020-16515 (filed 07/15/2020); Assessor's Parcel Number (APN) 508-242-044. The project is a Major (Final Map) Subdivision of an approximately 7.6-acre parcel into forty (40) residential lots, ranging in size from approximately 3,800 square feet to 7,500 square feet, along with parcels for use as a bio-retention overflow basin and for bio-swales. A minimum of 15 percent of the residential lots would meet affordable housing requirements. A Planned Unit Development Permit is also requested to allow for reduced lot sizes on 10 of the 40 lots (below the R-1 Zone's standard minimum lot size of 5,000 square feet), and to allow 40 foot-wide lot widths on these 10 smaller lots. Additionally, an exception to County shading requirements is requested for Lots 12-15 and 37-40. The project is located on the west side of Washington Avenue, approximately 500 feet north of its intersection with School Road in the McKinleyville area. **FINDING:** An Initial Study/Mitigated Negative Declaration (IS/MND) was prepared for the Project by Humboldt County and provided for public review (SCH. No. 2021060655), consistent with the requirements of the California Environmental Quality Act (CEQA). Specific questions regarding the proposed project may be directed to Brian Millar, Project Planner at (530) 902-9218 or by email at [brian@landlogistics.com](mailto:brian@landlogistics.com).

11. **BFCCE, LLC Modification to Conditional Use Permit;** Whitethorn area; Record Number PLN-2020-16847 (filed 12/07/2020); Assessor's Parcel Number: 220-282-008. The project includes the addition of a commercial nursery in two phases. The first phase will be 3,243 square feet comprised of three, 675 square foot greenhouses and a 1,218 square foot outdoor area. The second phase will add a 1,600 square foot building. At completion, the commercial nursery will be 4,843 square feet. The proposed commercial nursery will provide cannabis nursery products such as seeds, starts and clones for other permitted and licensed cannabis farms. Also added will be a 1,012 square foot cannabis research garden to develop and maintain genetics. The research garden will occur in an existing greenhouse space that was previously used for ancillary propagation. This total cultivation area will be reduced from 16,440 square feet of outdoor to 13,197 square feet outdoor cannabis cultivation, a total reduction of 3,243 square feet. Ancillary propagation area will also be reduced from 3,925 square feet to 2,912 square feet. The Humboldt County Planning Commission will consider an Addendum to a previously adopted Final Environmental Impact report and has been prepared for consideration per §15164 of the State CEQA Guidelines. The project is in the County of Humboldt, in the Whitethorn area, on the east side of Blue Slide Creek Road, approximately 1,700 feet east from the intersection of Blue Slide Creek Road and Robbins Lane, on the property known as 2525 Blue Slide Creek Road. Specific questions regarding this project can be directed to Steven A. Santos, Senior Planner at 707-268-3749 or via email at [sasantos@co.humboldt.ca.us](mailto:sasantos@co.humboldt.ca.us)
12. **Westhaven VFD- Coastal Development and Conditional Use Permit;** Westhaven area; Record Number PLN-2020-16864 SP (filed 11/25/2020); Assessor's Parcel Number: 514-141-016-000. A Coastal Development Permit (CDP) and Conditional Use Permit (CUP) to construct and establish the use of a 1,536 sq. ft. single story building for fire apparatus and emergency vehicle storage associated with the Westhaven Volunteer Fire Department. Four new dark sky LED lights would be located to the front of the structure off of 6th Avenue. Included with the proposed structure is a 32x32 sq. ft. paved driveway. No vegetation removal is proposed. Minimal grading would be required for building pad and site preparation. The fire station is classified as an Essential Services Use Type and is an allowed use in the Residential Single-Family (RS) zoning with a CUP. The intensity of use is not expanding from historical use already established but the CUP is required to establish the new infrastructure and its intended use under the zoning regulations for the Residential Single-Family Zone. There is no vegetation removal or other development proposed. The project is located in the Westhaven area. Specific questions regarding this project can be directed to Logan Shine with Land Logistics, Inc. at 707-6716844 or via email at [logan@landlogistics.com](mailto:logan@landlogistics.com).

**Consistent with the above instructions for public comment, any person may appear and present testimony regarding this matter during the hearing. If you challenge the nature of the proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at or prior to the public hearing. The Planning Commission's decision will become effective if an appeal is not filed within the appropriate filing period. An appeal may be filed by any aggrieved person who has testified in person or in writing on the project and must be submitted in writing with the required fees to the Planning Division of the Humboldt County Planning and Building Department at 3015 H Street, Eureka, California 95501, 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  
August 05, 2021