

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

On **Thursday, September 02, 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 and provide the Project title, Record or Case number and date of the hearing. Comments received before **Wednesday, August 25, 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, September 1, 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.

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. **Grouse Valley Farms, Inc.;** Hyampom area; Record Number PLN-11672-CUP (filed 12/6/2016); Assessor Parcel Number (APN) 315-271-006 & 315-073-002. One Conditional Use Permit for an existing outdoor and mixed-light cultivation operation 22,000 square feet (SF) in size. The outdoor cultivation area totals 19,000 SF and the mixed-light cultivation area totals 3,000 SF. The site also includes a 960-SF existing appurtenant nursery. Irrigation water is sourced from a permitted 250-foot-deep groundwater well and an onsite spring diversion. Estimated annual water usage is 145,000 gallons (6.6 gallons/SF/year). Onsite trimming and drying is conducted in an existing building to be replaced with a new 3,000-SF processing and drying building with a rooftop solar system. Power is currently provided by generators. A Special Permit is also required for a setback reduction from Public Lands managed by Six Rivers National Forest to allow for an approximate 300-foot setback from the cultivation area on both the north and east sides of the property.

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 Hyampom area, on the north side of National Forest Service Road 6 (Grouse Creek Road), approximately 0.8 miles from the intersection of NFS Road 6 and County Road 311 (Lower South Fork Road), on the property known to be in Section 18 of Township 04 N, Range 06 E, Humboldt Base & Meridian. 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.

2. **GLG, LLC;** Dinsmore area; Record Number PLN-11881-CUP (filed 12/15/2016); Assessor's Parcel Number: 210-071-013. A Conditional Use Permit for an existing 26,400-square-foot (SF) operation consisting of 19,080 SF outdoor and 7,320 SF mixed-light cannabis cultivation and onsite processing with a total of 2,640 SF of ancillary nursery activities. Irrigation water is sourced from an onsite groundwater well and a permitted water diversion. Annual water usage of 250,000 gallons (9.5 gallons/SF/year). Processing would be completed onsite in an existing 1,800-SF metal building. Power is sourced from generators and an existing solar array that provides electricity for water pumps. An existing cabin and proposed 1,200-SF building will serve as employee housing. Special Permits (3) are needed for the decommissioning of a stream crossing, maintenance of a water diversion, and for one streamside management area (SMA) setback reduction for an existing parking area within the SMA. The Humboldt County Planning Commission will consider an Addendum to a previously adopted MND and has been prepared for consideration per §15164 of the State CEQA Guidelines. The project is located in the County of Humboldt, in the in the Dinsmore area, on the north and south sides of China Mine Road, approximately 2 miles south from the intersection of State Hwy 36 and China Mine Road, on the property known to be in Section 26 of Township 01 North, Range 04 East, Humboldt Base & Meridian. Specific questions regarding this project can be directed to Jordan Mayor, Assigned Planner, at 707-683-4711 or by email at jordan.mayor@icf.com.
3. **Nijushi, LLC,** Bridgeville Area. Record Number PLN-12245-CUP (filed 12/22/2016); Assessor's Parcel Number: 208-271-007. A Conditional Use Permit 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). 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, on Bear Creek Road, approximately 300 feet east of the intersection of Bear Creek Road and Anderson Ford Road, on the property identified as APN 208-271-007 and 2422Bear Creek Road. 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.
4. **Humboldt Sunrise Farms;** Blocksburg area; Record Number PLN-12285-CUP (filed 12/22/2016); Assessor's Parcel Number: 217-411-008. A Conditional Use Permit for continued cultivation of 9,300 square feet of outdoor cannabis cultivation and 1,800 square feet of mixed light cannabis cultivation. Propagation will occur in one (1) 900-square-foot nursery. Water for irrigation will be provided by a 607,700-gallon rainwater catchment pond located on the adjacent parcel (APN 217-411-009) which is under the ownership as the applicant. The applicant anticipates 95,150 gallons of water will be required for irrigation annually. Water storage totals 630,200 gallons including a 607,700 gallon on-channel pond located on (APN 217-411-009) which is under the same ownership as the applicant. Processing such as drying and curing will occur onsite in a 625-square-foot shed. Further processing such as trimming will occur offsite at a licensed processing facility until the applicant constructs an onsite processing facility. Power for the project will be provided by solar with a backup generator. The Humboldt County Planning Commission will consider an Addendum to a previously adopted Mitigated Negative Declaration. The project is located in the Blocksburg area, on the West side of Sunrise Road, approximately 0.3 miles North from the intersection of Sunrise Road and Homestead Road, on the property known as 308 Sunrise Road. Specific questions regarding this project can be directed to the assigned planner Christopher Alberts at 707-268-3771 or via email at calberts@co.humboldt.ca.us.

5. **Lance Berry:** Dinsmore area. Record Number PLN-12674-CUP (Filed 12/28/2016); Assessor's Parcel Number: 208-261-009, a Conditional Use Permit for 20,700 square feet (SF) of existing outdoor cannabis cultivation and 2,700 SF existing mixed light cultivation for a total cultivation of 23,400 SF. Ancillary propagation is 2,340 sf. Irrigation water is sourced from a permitted well and a 388,000-gallon rain catchment pond. Estimated annual water use is 296,000 gallons (12.64 gal/SF). Drying occurs onsite. Further processing will occur off-site. onsite. The primary source of electrical power (propagation lights and pump water) is a 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 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.
6. **Mark Felix** Conditional Use Permit and Special Permit; Myers Flat area; Record Number PLN-13204-CUP (filed 12/30/2016); Assessor's Parcel Number: 081-021-038. A Conditional Use Permit for 36,990 sf of new outdoor commercial cannabis cultivation, a Special Permit for a commercial processing, manufacturing and distribution facility, and a retail nursery as well as a Special Permit for a reduction in the setback from public lands. The Humboldt County Planning Commission will consider a finding that the project is statutorily exempt from environmental review pursuant to Section 15270 of the CEQA Guidelines (projects which are disapproved). The project is located in the Myers Flat area, on Boy Scout Camp Road, approximately 370 feet south of the intersection of Boy Scout Camp Road and State Highway 254. . Specific questions regarding this project can be directed to Cliff Johnson at 707-268-3721 or via email at cjohnson@co.humboldt.ca.us.
7. **Platinum King Farms, LLC;** Petrolia area; Record Numbers PLN-2018-15196 (filed 12/14/2018); Assessor's Parcel Number:104-071-004. A Special Permit for an existing 15,700 square feet of mixed light cannabis cultivation and 8,800 square feet of full sun outdoor cultivation. Propagation will occur on the adjoining parcel (APN 104-071-005) under the same ownership, in a total nursery area of 5,451 square feet that supports this and the adjacent application. Water for the project will be provided year-round by a proposed 2.5-million-gallon rainwater catchment pond on site. Supplemental water will be supplied by two onsite permitted wells utilizing solar powered pumps. The applicant estimates 314,324 gallons of water will be required for irrigation annually. Curing, trimming packaging and storing will occur on the neighboring parcel (APN 104-071-005) in an existing 2,600-square-foot processing facility. Power for the project will be provided by PG&E, purchased through the Redwood Coast Energy Authority's RePower+ electricity service to ensure that the project runs on 100% renewable energy. A generator will be kept for use during emergency power outages. The Humboldt County Planning Commission will consider an Addendum to a previously adopted EIR and has been prepared for consideration per §15164 of the State CEQA Guidelines. The project is located in the County of Humboldt, in the Petrolia area, on the west side of Reynolds Road, approximately 1.5 miles south of the intersection of Reynolds Road and Mattole Road, on the property known to be in Section 32 of Township 02 South, Range 01 West, Humboldt Base and Meridian. Specific questions regarding this project can be directed to Michael Holtermann at (707) 268-3737 or via email at mholtermann@co.humboldt.ca.us
8. **Platinum King Farms, LLC;** Petrolia area; Record Number PLN-2018-15200 (filed 12/14/2018); Assessor's Parcel Number: 104-071-005. Special Permit for a proposed 30,000 square feet of new mixed light cannabis cultivation to occur on APN 104-071-005 and a Conditional Use Permit for a commercial processing facility on an unpaved road to allow for off-site commercial processing from other permitted cannabis farms in the area. Propagation for the project and an adjacent project under the same ownership will occur in a total nursery area of 5,451 square feet. Water for the project will be provided by a proposed 2.5 million gallons with supplemental water supplied by two permitted wells utilizing solar powered pumps. The applicant estimates an annual total of 697,778 gallons of water will be required for irrigation. Power for the project will be provided by PG&E, purchased through the Redwood Coast Energy Authority's RePower+ electricity service to ensure that the project runs on 100% renewable energy. A generator will be

kept on site for use during emergency power outages. The Humboldt County Planning Commission will consider an Addendum to a previously adopted EIR and has been prepared for consideration per §15164 of the State CEQA Guidelines. The project is located in the County of Humboldt, in the Petrolia area, on the east side of Reynolds Road, approximately 1.2 miles from the intersection of Reynolds Road and Mattole Road, on the property known as 37773 Mattole Rd. Specific questions regarding this project can be directed to Michael Holtermann at (707) 268-3737 or via email at mholtermann@co.humboldt.ca.us

9. **Rynearson Parcel Map Subdivision;** McKinleyville Area; Record Number PLN-2020-16308 (filed 03/24/2020); Assessor's Parcel Number: 510-041-019. A minor subdivision of an approximately 1.3-acre parcel into two (2) parcels of 0.64 acres and 0.66 acres. The parcel is currently developed with an existing 1,658 square foot single-family residence with a 576 square foot attached garage as well as a 2,052 square foot detached garage and shop building. The home and attached garage will be located on proposed parcel 2 (0.66 acres) while the detached garage/shop will be located on proposed parcel 1 (0.64 acres). Separate water and sewer service is currently provided to both the residence and detached accessory structures by the McKinleyville Community Services District. The property is located within the State Responsibility Area for fire protection (SRA) and an exception to the State Firesafe Regulations has been granted by Cal-FIRE to allow for use of a road (Babler) not meeting the minimum road width and secondary access requirements of the State Firesafe Regulations (1273.01 & 1273.08). An exception is also being sought pursuant to section 325-9 of county code, to permit use of a right-of-way less than 40 feet in width. A Special Permit is also being requested to pre-authorize conversion of the garage/shop on proposed parcel 1 into an Accessory Dwelling Unit (ADU) exceeding 1,200 square feet, prior to completion of the subdivision. The proposed project is exempt from environmental review pursuant to Section 15183 of the State CEQA Guidelines, which covers projects consistent with a Community Plan or Zoning. The project is located in Humboldt County, in the McKinleyville area, on the north side of Babler Road, approximately 1,500 feet east from the intersection of Central Avenue and Babler Road, on the property known as 1837 Babler Road. Specific questions regarding this project can be directed to Steven Lazar, Senior Planner, at (707)268-3741, or by email at slazar@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