

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

On **Thursday, September 16, 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. Comments received before **Wednesday, September 8, 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 15, 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. **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 120-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 four 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.

2. **28759 Humboldt Inc;** Miranda area, Record Number PLN-10994-CUP (filed 8/22/2016); Assessor's Parcel Number: 211-401-018, 28759 Humboldt Inc. seeks approval for a Conditional Use Permit to permit a maximum of 12,600 square feet (SF) of mixed light cannabis cultivation in eight (8) greenhouses and 700 SF nursery and Special Permit to reduce the required 600-foot setback from public lands. Irrigation water is sourced from an existing groundwater well located (Permit No. 11/12-0233). Annual water use is estimated at 196,000 gallons (15.5 gallons/SF). Electricity is provided through the use of a Whisperwatt DCA-150SSVU generator. The Humboldt County Zoning Administrator 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 Miranda area off Salmon Creek Road, approximately 1,290 feet from the intersection of US Highway 101 and Salmon Creek Road. 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.
3. **New Earth Farms, LLC;** Titlow Hill area; Record Number PLN-11166-CUP (filed 12/15/2016); Assessor's Parcel Number: 316-174-008. A Conditional Use Permit for 22,167 square feet (SF) of existing outdoor cannabis cultivation. Project includes a 2,220-square-foot nursery for propagation. Anticipated water use is 330,000 gallons. Irrigation water is sourced from an off-stream pond and an existing point of diversion. Total storage of 453,000 gallons. Processing and packaging of cannabis will occur on-site in a proposed 2,400-square-foot processing facility. Power is provided by PGE and generators are for emergency use only. 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 Titlow Hill area, on the north side of Sabertooth Road, approximately 2,200 feet west from the intersection of Titlow Hill Road and Sabertooth Road, on the property known as 480 Sabertooth Road. Specific questions regarding this project can be directed to the assigned planner Byron Turner at 707-443-5054 or via email at turnerb@lacoassociates.com.
4. **Rebel Grown, LLC.;** New Harris area; Record Number PLN-11223-CUP (filed 09/23/2016); Assessor's Parcel Number: 218-091-008. A Conditional Use Permit for continued cultivation of 30,620 square feet (SF) of cannabis of which 6,942 SF is mixed light and 23,678 SF is outdoor cultivation. Ancillary propagation totals 3,065 SF. Water for irrigation is sourced from a spring point of diversion and an onstream pond. Water storage totals 1,590,000 gallons. Drying and curing activities occur within three 600-square-foot rooms within a two story 1,800-square-foot structure. All other processing including trimming and packaging will occur offsite at a third-party licensed processing facility. Power is provided by a 5 KW solar array and two generators. A Special Permit is required for the continued use of three Points of Diversion. The Humboldt County Planning Commission will consider an Addendum to a previously adopted Mitigated Negative Declaration. The project is located in the New Harris area, on the north and southwest side of South Face Road, approximately 2.4 miles from the intersection of Hogtrap Road and South Face Road, on the property known as 463 South Face Road, New Harris. 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.
5. **Tony Palamara, Stacy Palamara, and Rachel Starr;** Alderpoint area; Record Number PLN-11952-CUP (filed 12/16/2016); Assessor Parcel Number (APN) 216-261-053. A Conditional Use Permit for an existing 24,000-square-foot cannabis cultivation operation. Ancillary propagation will occur in a proposed 2,400-square-foot greenhouse. Water for irrigation supplied by a groundwater well. Existing available water storage is 3,800 gallons in two (2) hard tanks. Estimated annual water usage is 219,347 gallons. Processing activities including drying, bucking, trimming, and packaging occurs onsite in an

existing 4,000-square-foot two-story building. Power is provided by a generator but will be transitioning to PG&E within two years. The Planning Commission will consider an addendum to a previously adopted Mitigated Negative Declaration. The project is located in Humboldt County, is located in the Alderpoint area, on the East and West side of Alderpoint Road, approximately 0.2 miles South from the intersection of 6th Street and Alderpoint Road, on the property known as 17311 Alderpoint 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.

6. **Soul Arc Solutions, Inc.;** Ettersburg area; Record Number: PLN-12085-CUP (filed 12/20/2016); Assessor's Parcel Number: 108-012-008. A Conditional Use Permit for 27,000 square feet of existing outdoor cannabis cultivation. Water for irrigation is sourced from a point of diversion and rainwater catchment, as well as a pond on an adjacent parcel (APN 108-012-009). Water storage totals 455,000 gallons. Drying and curing will be performed on-site in a 2,400-square-foot facility, with other processing (trimming) occurring off-site at a licensed facility. Electricity is sourced from generator power with solar power proposed. The Humboldt County Planning Commission will consider an Addendum to a previously adopted Mitigated Negative Declaration. The project is located in the Ettersburg area, on the North side of Wilder Ridge Road, approximately .5 miles North from the intersection of Wilder Ridge Road and Harrow Road, and approximately 2 miles North from the intersection of Wilder Ridge Road and a Private Drive on the property known as 12035 Wilder Ridge 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.
7. **West Side Heritage Inc.;** Redway area; Record Number PLN-12928-CUP (filed 12/29/2016); Assessor's Parcel Number: 220-312-007. The applicant is seeking a Conditional Use Permit for 14,400 square feet of existing outdoor commercial cannabis cultivation. Light deprivation techniques are used to achieve two harvests annually. The project is supported by a nursery located on the adjacent parcel under the same ownership (APN 220-312-010). The nursery is shared between three applications and does not exceed 10 percent of the combined cultivation area. Water for irrigation is sourced from an existing well located on an adjacent parcel under the same ownership (APN 220-312-010) and a 2-million-gallon rainwater catchment pond is proposed. Projected annual water usage totals 150,000 gallons. Existing available hard tank water storage totals 50,000 gallons. Processing such as drying and curing will occur onsite in shipping containers, and further processing occurs offsite at a licensed third-party processing facility. A maximum of three employees will be onsite during the peak season, if required. Electricity is sourced from a solar array and the applicant will have a generator onsite to provide supplemental energy, if needed. The Humboldt County Planning Commission will consider an Addendum to a previously adopted 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 Redway area, on the north side of Briceland-Thorne Road, approximately 4,800 feet north from the intersection of Seely Creek Road and Briceland-Thorne Road, on the properties known to be in Section 4, 5, and 9 of Township 04 South, Range 03 East, Humboldt Base & Meridian. Specific questions regarding this project can be directed to Abbie Strickland at (707)441-2630 or via email at astrickland@co.humboldt.ca.us.
8. **Hum Fire, LLC,** Garberville Area; Record Number PLN-12943-CUP (filed 12/29/2016); Assessor's Parcel Numbers: 222-042-011. The applicant is seeking a Conditional Use Permit for 17,900 square-feet of existing outdoor commercial cannabis cultivation. The project will be supported by an 850 square foot nursery. Irrigation water is sourced from a registered spring diversion and an existing permitted well. Estimated annual water usage is 125,000 gallons and existing available water storage totals 107,000 gallons. Additional water storage is proposed. Drying and curing occurs onsite and all other processing will occur off-site at a licensed third-party processing facility. Energy for the project is supplied by a generator and the well utilizes a solar pump. The Planning Commission will consider an

addendum to the previously adopted Mitigative Negative Declaration. The project is located in Humboldt County, in the Garberville area, on the East side of Sprowel Creek Road, approximately .5 miles South from the intersection of Twin Trees Road and Sprowel Creek Road, and approximately .6 miles East from the intersection of Sprowel Creek Road and a Private Drive on the property known to be in Section 3 of Township 05 South, Range 03 East, Humboldt Base & Meridian. Specific questions regarding the proposed project may be directed to Abbie Strickland, Planner I, at (707) 441-2630 or by email at astrickland@co.humboldt.ca.us.

9. **Eubank Creek, LLC**; Briceland Area; Record Number PLN-12972-CUP (filed 12/29/2016); Assessor's Parcel Number: 220-171-017. The applicant is seeking a Conditional Use Permit for 43,560 square-feet of existing commercial cannabis cultivation. Light deprivation techniques are utilized to achieve two harvests annually. The project will be supported by 3,320 square-feet of proposed propagation space. Irrigation water is sourced from an existing permitted groundwater well located on the adjacent parcel under the same ownership (APN 220-072-006), a registered point of diversion from Eubank Creek, and a proposed 1.4-million-gallon rainwater catchment pond. Existing available hard tank water storage totals 205,000 gallons. Projected annual water usage totals 594,500 gallons. Processing such as drying and curing will occur onsite in a proposed 3,200 square-foot ag-exempt barn. Further processing will occur off site at a licensed third-party processing facility. Two full time employees will be required for the project and up to four seasonal employees may be utilized during the peak season. Energy for the project will be supplied by two 3kW generators until such time the 800 square-foot solar array can be installed on the proposed ag-exempt barn. The applicant is also seeking a Special Permit for the ongoing use and maintenance of the point of diversion located in the Streamside Management Area. The applicant is also proposing a Lot Line Adjustment involving the reconfiguration of APN's 220-171-021 and 220-171-018, creating two 80-acre parcels. The Humboldt County Planning Commission will consider an Addendum to a previously adopted Mitigative Negative Declaration and has been prepared for consideration per §15164 of the State CEQA Guidelines. The project is located in Humboldt County, in the Briceland area, on the west, east, and south side of Eubanks Road, approximately 3 miles from the intersection of Briceland Thorne Road and Eubanks Road, on the property known as 705 Eubanks Road, Briceland. Specific questions regarding this project can be directed to the assigned Planner Abbie Strickland at 707-441-2630 or via email at astrickland@co.humboldt.ca.us.
10. **House of Flower, LLC**; Benbow area; Record Number PLN-13040-CUP (filed 12/29/2016); Assessor Parcel Number (APN) 033-120-016. One Conditional Use Permit for an existing 22,000-square-foot (SF) outdoor cannabis cultivation operation occurring in 17 light-deprivation greenhouses on two graded flats; an 18th greenhouse is proposed. Existing nursery greenhouses totaling will be limited to 2,200 SF. Irrigation water is sourced from three existing ponds with approximately 472,300 gallons of storage capacity and an additional 96,000 gallons of hard tank storage. Estimated annual water usage is approximately 355,000 gallons (16 gallons/SF/year). Bucking and drying will occur in one of two existing yurts and processing would occur offsite at a licensed facility. A single full-time employee assists the cultivation activities and third-party licensed contractors or temporary employment agency services may be utilized on a temporary basis for harvesting activities. Power is provided by a small solar power system and two generators housed within noise containment sheds. The parcel is furnished with a portable toilet. 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 Benbow area, on the southwest side of Rice Hill Road, approximately 0.66 mile south from the intersection of Benbow Drive and Rice Hill Road, on the property known as 672 Fish Canyon Road and the properties know to be in Sections 01& 06, Township 05 South, Range 03 & 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.
11. **Westpoint Timberland, Inc.**; Dinsmore area; Record Number PLN-2019-16086 (filed 12/27/2019); Assessor's Parcel Number: 208-231-002. The applicant is seeking a Special Permit for one-acre of pre-

existing outdoor commercial cannabis cultivation. Light deprivation techniques are utilized to achieve two harvests annually. Water for irrigation will be sourced from a proposed well. The applicant is proposing to install 151,800 gallons of water storage. The applicant's estimated annual water use is 77,000 gallons. Energy for the project will be sourced from a proposed solar array. No generators will be used on site for cannabis cultivation or ancillary activities. Processing will occur on site and two full-time employees and a maximum of six seasonal employees will work on site. A Special Permit is also required for existing cultivation sites on slopes of 15-30% and for remediation efforts within the Streamside Management Area. The Humboldt County Planning Commission will consider an Addendum to a previously adopted Environmental Impact Report 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 side of River Road, approximately 3,500 feet west from the intersection of River Road and Eight Mile Ridge Road, on the property known as 662 River Road. Specific questions regarding this project can be directed to Abbie Strickland at (707)441-2630 or via email at astrickland@co.humboldt.ca.us.

12. **Diamond C Ranch**; Garberville area; Record Number PLN-2020-16295 (filed 03/10/2020); Assessor's Parcel Number: 223-016-017, 23-071-013, 223-071-004, 223-052-007, 223-016-006, 216-134-010, 223-012-009, 223-016-008, 223-071-015. An application to dis-establish a portion of an existing Class B preserve and create a new Class B preserve of approximately 1,796.5 acres pursuant to the California Land Conservation Act and the Humboldt County Agricultural Preserve Guidelines. Included in this request is a Zone Reclassification of 80 acres from Unclassified to Agricultural Exclusive with a Combining Zone specifying a minimum parcel size of 160 acres. The project is categorically exempt from environmental review pursuant to §15317 of the State CEQA Guidelines (establishment of open space contracts). The project is located in Garberville area, about 2000 feet southeast of where Tooby Ranch Road begins off of Alderpoint Road and is located south and north of Tooby Ranch Road. The 163-acre portion of the proposed reserve is located about 4,000 feet east of the edge of the larger portion, on Alderpoint Road where Bell Springs Road and Pratt Mountain Road begin from Alderpoint Road. Specific questions regarding this project can be directed to Rebecca Jacobson at (707) 268-3727 or via email at rjacobson@co.humboldt.ca.us.

13. **Eel River Produce, LLC**: Redcrest Area, APNs: 209-331-002; Record Number: PLN-2020-16417 (filed 6/5/2020). A proposal to add 63,200 s.f. of cultivation area consisting of a Special Permit to allow 43,200 s.f., including 33,200 s.f. of outdoor light deprivation in fourteen greenhouses, and 10,000 s.f. mixed light in four greenhouses to be cultivated year-round, and a Zoning Clearance Certificate to allow a fourth RRR consisting of 20,000 s.f. of outdoor light deprivation in five greenhouses. Cultivation will occur from April 15th to October 15th and will achieve up to two harvest cycles. The site is presently permitted for 60,000 square feet of full-sun outdoor through three RRRs. The total cultivation at full build-out will be 133,200 square feet (3.06 acres). A 10,000-square-foot commercial nursery in four (4) greenhouses will produce seeds and clones and was approved with a separate ZCC. No supplemental light is used in the light-deprivation or nursery greenhouses. The sole source of irrigation water is rainwater catchment captured directly in and stored in hard tanks. Estimated annual water use is 161,500 gallons, of which 19,000 gallons is used for the nursery. Water storage totals 120,000 gallons in twenty-four (24) hard tanks, with an additional 50,000 gallons proposed. At peak harvest, there will be up to fourteen (14) workers on-site. Harvested product will be dried in the greenhouses, or fresh frozen and taken off-site. No processing occurs on-site. P.G.&E. supplies renewable power to the site. A Special Permit is also required to vary from the 600' setback from Humboldt Redwoods State Park by 76' to a distance of 524'. The Humboldt County Planning Commission will consider adopting a Mitigated Negative Declaration. The project is located in Humboldt County, in the Redcrest area, on the south side of Holmes Flat Road, approximately 1,700 feet west from the intersection of Holmes Flat road and Tierney Road, on the property known as 1048 Holmes Flat Road. APN 209-331-002. Section 34, T1North, R2 East. 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.

14. **Green Wave Farms, LLC**; Hydesville area; Record Number PLN-2020-16842 (filed 12/03/2020); Assessor's Parcel Number: 204-091-012. A Conditional Use Permit for 10,000 square feet of new mixed light cannabis cultivation in the Hydesville-Carlotta Community Planning Area. The project includes 1,000 square feet of ancillary propagation, a 2,500 square foot onsite processing facility, and 1,280 square feet for drying and storage in four, 320 square foot shipping containers. Annual water usage is estimated at 154,400 gallons and supplied by a combination of rainwater catchment, water recapture from dehumidifiers, and a proposed well. Total water storage is 47,000 gallons. The project will include up to nine employees at peak operation with electricity powered by PGE. 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 Hydesville area on the northeast side of River Bar Road, approximately 3,700 feet west from the eastern terminus of River Bar Road, on the property known as 1492 River Bar Road. Specific questions regarding this project can be directed to the assigned planner, Steven Santos at 707-445-7245 or via email at sasantos@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
September 1, 2021