

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

On **Thursday, October 21, 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. If you do not have access to email, contact the planning clerk at 707-268-3702. After the Agenda is posted on **Friday, October 15, 2021**, comments can be found at the "Attachments" section of the "Meeting Details" link next to the posted Agenda at: <https://humboldt.legistar.com>, and will be included with the administrative record after the fact.

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. **Macras Land Company, Inc.;** The project is located off Stapp Road, in the Kneeland Area. Record Number PLN-11099-CUP (filed 9/2/2016); Assessor's Parcel Number: 317-033-008, a Conditional Use Permit to permit a maximum of 19,595 square feet (SF) of existing cannabis cultivation, consisting of 13,035 SF outdoor cultivation and 6,560 SF mixed light cultivation. A total of 720 SF of immature/nursery space will be used for propagation. Irrigation water is sourced from two existing groundwater wells and a permitted stream diversion. Annual water use is estimated at 123,840 gallons (12.38 gallons/SF). Water storage totals 25,000 gallons in eight (8) 2,500-gallon containers, and one (1) 5,000 gallon container. Electricity is provided by generator power. 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 Kneeland

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.

2. **Soul Arc Solutions, Inc;** Ettersburg area; Record Number PLN-11402-CUP (filed 11/03/2016); Assessor Parcel Number (APN) 108-012-010. A Conditional Use Permit for 18,092 square feet (SF) of existing cannabis cultivation. consisting of 8,000 SF mixed light techniques and 10,092 SF outdoor cultivation. Water for irrigation is sourced from a point of diversion and rainwater catchment pond. Water storage totals 290,000 gallons. Drying and curing would be completed on-site in a proposed 1,000-square-foot facility, with other processing occurring off-site. Electricity is sourced from generator power with solar power proposed. The Planning Commission will consider an addendum to a previously adopted Mitigated Negative Declaration. The project is located in Humboldt County, in the Ettersburg area, on the north side of Wilder Ridge Road, approximately 1.4 west from the intersection of Ettersburg-Honeydew Road and Wilder Ridge Road, then north on a private road for 1.5 miles, on the property known as 12019 Wilder Ridge Road. Specific questions regarding this project can be directed to Max Hilken Associate Planner, at (707) 443-5054 or via email at hilkenm@lacoassociates.com.
3. **Mountain Creek Farms and Research Facility;** Blocksburg area; Record Number PLN-11806-CUP (filed 12/14/2016); Assessor Parcel Number (APN) 217-391-006. A Conditional Use Permit for 5,140 square feet (SF) of existing mixed light cannabis cultivation and 17,200 SF of existing outdoor cannabis cultivation. Annual water use is approximately 221,559 gallons. Water for cultivation will be provided by an existing 1,200,000-gallon rainwater catchment pond. There is 1,210,500 gallons of water storage. Bucking and drying will occur onsite, while other processing will occur offsite. Power is provided by a solar system and generators. The Planning Commission will consider an addendum to a previously adopted Mitigated Negative Declaration. The project is located in Humboldt County, in the Blocksburg area, on the west side of Alderpoint Road, on the property known as 29371 Alderpoint Road and the property know to be in Section 18, Township 02 South, Range 05 East, H. B. & M. Specific questions regarding this project can be directed to Cameron Purchio, Staff Planner, at (707) 443-5054 or via email at purchioc@lacoassociates.com.
4. **Big River Farm, LLC;** Shelter Cove area; Record Number PLN-11892-CUP; (filed 12/15/2016) Assessor's Parcel Number: 108-023-008. Big River Farm, LLC seeks a Conditional Use Permit for 22,000 square feet (SF) existing outdoor cannabis cultivation on a 90-acre parcel. The project is within 600 feet of public land and requires a Special Permit to reduce the setback to BLM public land to 40 feet. Juvenile plants are propagated on-site in a 2,400 square foot ancillary nursery. Irrigation water is sourced from a groundwater well. The estimated annual irrigation water usage is 208,000 gallons (7.7 gal/sf/cycle). Water storage totals 69,600 gallons in eight (8) hard tanks. Applicant proposes construction of a 200,000-gallon rainwater catchment pond. Processing, including drying, curing and trimming, will occur on-site in an existing 2,400 SF facility. Power for the cultivation operation is provided by P.G.&E., and generators will only be used for domestic emergency backup power. 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 Shelter Cove area, on the southeast and northwest side of Wilder Ridge Road, approximately 1.9 miles from the intersection of Kings Peak and Wilder Ridge Road, on the property known as 9320 Wilder Ridge Road, Ettersburg. 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. **PACWI, LLC;** Alderpoint area; Record Number PLN-12049-CUP (filed 12/19/2016); Assessor Parcel Number (APN) 216-093-009. A Conditional Use Permit for continued cultivation of 16,600 square feet (SF) of existing outdoor cannabis. Ancillary propagation is 1,500 SF. Water for irrigation is sourced from two rainwater catchment ponds. Water storage totals of 519,500 gallons. Estimated annual water use is 392,000 gallons. Drying and curing activities occur on-site while other processing will occur offsite. Power is provided by a generator. The Planning Commission will consider an addendum to a previously adopted

Mitigated Negative Declaration. The project is located in located in Humboldt County, in the Alderpoint area, on the North side of Bliss Lane, approximately .75 miles east from the intersection of Jewett Road and Bliss Lane, on the property known as 1005 Bliss Lane. Specific questions regarding this project can be directed to Max Hilken Associate Planner, at (707) 443-5054 or via email at hilkenm@lacoassociates.com.

6. **Christina Giannelli**; Garberville area; Record Number PLN-12087-CUP (filed 12/20/2016); Assessor's Parcel Number: 223-072-004. The applicant is seeking a Conditional Use Permit for 31,500 square feet of existing outdoor cultivation. Water for irrigation is sourced from a registered spring diversion. Projected annual water usage totals 284,000 gallons and water storage onsite totals 200,500 gallons in hard tanks and two water bladders. All processing occurs onsite. Energy is supplied by a 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 Humboldt County, in the Garberville area, on the east side of Flat Rock Road approximately .8 mile south from the intersection of Alderpoint Road and Flat Rock Road, on the property known to be in Section 21 Township 04 South, Range 04 East, Humboldt Base Meridians. Specific questions regarding this project can be directed to Abbie Strickland at 707-441-2630 or via email at astrickland@co.humboldt.ca.us.
7. **Humboldt Kingz, LLC**; New Harris area; Record Number PLN-12125-CUP; (filed 12/20/2016) Assessor's Parcel Number: 216-136-004 and 216-135-008. Humboldt Kingz, LLC seeks a Conditional Use Permit for 37,250 sq. ft. of existing outdoor cannabis cultivation. The project involves a Special Permit for work within a Streamside Management Area (SMA). Propagation is proposed within a proposed 3,700-square-foot greenhouse. Water for irrigation will be provided by a 6-million-gallon on-stream pond and rainwater catchment utilizing the rooftops of the existing structures. The applicant anticipates 600,000 gallons of water will be required annually for irrigation. Water storage onsite totals 6,014,000 gallons whereas 6 million gallons is from a 6-million-gallon onstream pond, and 14,000 gallons is sourced from hard tanks. Processing such as drying and curing is proposed onsite within an existing 1,440-square-foot dry shed. Further processing such as trimming is proposed offsite at a licensed 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 that 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, on both sides of Harris Road, approximately 2.1 miles north from the intersection of Bell Springs Road and Harris Road, on the property known to be in the east half of the northeast quarter of Section 19 and the west half of the northwest quarter of Section 20, Township 04 South, Range 05 East. 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.
8. **Whipsawasons, LLC**; Blocksburg area; Record Number PLN-12216-CUP (filed 12/22/2016); Assessor Parcel Number (APN): 217-391-012. A Conditional Use Permit for 12,000 square feet (SF) of existing outdoor cannabis cultivation. Annual water use is approximately 137,000 gallons. Water will be provided by an existing groundwater well and a 500,000-gallon rainwater catchment pond. There is 554,000 gallons of water storage. Processing will occur offsite. Power is provided by solar with a generator for emergency use only. The Planning Commission will consider an addendum to a previously approved Mitigated negative Declaration. The project is located in Humboldt County, in the Blocksburg area, approximately 1.9 miles west from the intersection of Sunset Ridge Road and Alderpoint Road, on the property known as 2555 Sunset Ridge Road and the property know to be in Sections 13, Township 02 South, Range 04 East, H. B. & M. Specific questions regarding this project can be directed to Cameron Purchio, Staff Planner, at (707) 443-5054 or via email at purchioc@lacoassocates.com
9. **Redwood Valley Farms, LLC**; Titlow Hill area; Record Number PLN-12310-CUP (filed 12/22/2016); Assessor Parcel Number (APN) 316-174-010. A Conditional Use Permit for an existing 14,180 square foot (SF) outdoor cannabis cultivation with 660 SF of ancillary propagation. Irrigation water is sourced from a

stream diversion and a rainwater catchment pond. Processing occurs onsite within an existing 1,000 SF agricultural barn. Power is provided by solar, with two (2) generators utilized for drying, curing, and supplemental domestic uses. The proposed project also includes a Special Permit for the use of the point of diversion. The 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 south side of State Highway 299, approximately 3.38 miles east from the intersection of State Highway 299 and Lower Sabertooth Road, on the property known to be in Section 24 of Township 06 North, Range 03 East, Humboldt Base & Meridian. Specific questions regarding this project can be directed to Megan Marruffo, Assigned Planner, at 707-443-5054 or via email at marruffom@lacoassociates.com.

10. **Eagles Nest Farm, LLC:** Whitethorn Area, Record Number PLN-12490-CUP (filed 12/23/2016); Assessor's Parcel Number (APN) 220-191-027. The applicant is seeking a Conditional Use Permit for 13,350 square feet of existing commercial cannabis cultivation of which 8,830 square feet is outdoor cultivation and 4,520 square feet is mixed light cultivation. The project is supported by 1,340 square feet of propagation space. Water for irrigation is sourced from two existing permitted groundwater wells and a 400,000-gallon rainwater catchment pond. The projected annual water usage totals 140,000 gallons and hard tank water storage totals 58,000 gallons. Processing occurs onsite although the applicant may utilize a licensed third-party processing facility. Energy for the project will be sourced from a generator although the applicant is actively pursuing solar power. Once installed, solar will be the primary energy source. 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 Humboldt County, in the Whitethorn area, on the east side of Briceland Thorne Road, approximately 2600 feet NE from the intersection of Briceland Thorne Road and Shelter Cove Road, on the property known to be in Township 04S of Range 02E Section 33 Humboldt Base & Meridian. Specific questions regarding the proposed project may be directed to Abbie Strickland, Planner at (707)441-2630 or by email at astrickland@co.humboldt.ca.us.
11. **Humboldt Holistics, Inc.;** Bridgeville area; Record Number PLN-12901-ZCC (filed 12/29/2016); Assessor's Parcel Number: 210-250-021. The Planning Department is seeking a recommendation from the Planning Commission to revoke the existing Zoning Clearance Certificate for violations of the permit and County Ordinance. The existing permitted operation consists of 10,000 square feet of outdoor commercial cannabis cultivation in four greenhouses. Water for irrigation is sourced from two wells and the projected annual water usage totals 100,000 gallons. Hard tank water storage totals 15,000 gallons and there is a 200,000-gallon water bladder onsite. All processing occurs onsite, and the applicant may utilize up to 20 employees. Energy for the operation is sourced from solar and generators are onsite to provide supplemental energy. The applicant is also seeking two RRR applications, each for 20,000 square feet, to expand the operation to 50,000 square feet of outdoor commercial cannabis cultivation. The action is exempt from review under CEQA per §15321 *Enforcement Actions by Regulatory Agencies* of the State CEQA Guidelines. The project is located in Humboldt County, in the Bridgeville area, on the North side of State Highway 36, approximately .30 miles northeast from the intersection of State Highway 36 and Larabee Valley Road, on the property known as 275 Larabee Valley 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. **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. 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.

13. **Martin Minor Subdivision;** Redway area; Record Number PLN-2020-16208 (filed 01/31/2020); Assessor's Parcel Number: 077-331-028. A minor subdivision of an approximately 19,460 ft.² parcel into two parcels of 8,925 square feet and 10,535 square feet. The parcel is currently developed with two separate commercial buildings used by different commercial uses. An approximately 2,474 ft.² two-story office building and associated parking lot will be located on proposed parcel 1 and an approximately 985 ft.² existing machine shop and associated parking area will be located on proposed parcel 2. Both buildings currently receive water and sewer service from Redway Community Services District. Rusk Lane crosses through the eastern portion of the property within an existing 25-foot easement and provides access to existing development on proposed parcel 2. An exception pursuant to 325-9 of the county code will be needed to permit further subdivision without enlarging the size of the right-of-way to conform to the standard 50-foot width requirement for a category 4 road. The existing building located on Parcel 1 encroaches into an existing Public Utility Easement, this will need to be resolved prior to the subdivision map being filed with the County Recorder. This project is considered exempt from the California Environmental Quality Act (CEQA) per Section 15061(b)(3). Specific questions regarding this project can be directed to the assigned Planner, Leiloni Shine, at 707-671-6928 or via email at Leiloni@LandLogistics.com.

14. **Hone Demolition and Coastal Development Permit;** McKinleyville area, Record Number PLN-2021-17105 (filed 3/24/2021) Assessor's Parcel Number: 511-061-009. A Coastal Development Permit is being requested to authorize the construction of a 9,800 square foot single family residence, 1,700 square foot garage, 876 square feet of covered porches, 728 square foot port au cochere, 1,340 square foot pool, and 5,000 square foot recreation area (basketball/tennis courts). All existing on-site structures are proposed for demolition. The McKinleyville Community Services District currently provides water and sewer services to the property and is expected to serve the proposed new development. Grading is expected to be less than 50 cubic yards, and no trees will be removed. The project is exempt from environmental review pursuant to Section 15303 of the CEQA Guidelines. 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.

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
October 07, 2021