

NOTICE OF PUBLIC HEARING  
HUMBOLDT COUNTY ZONING ADMINISTRATOR

On **Thursday, November 04, 2021, at 10:00 a.m.** or as soon thereafter as the matter can be heard, the Humboldt County Zoning Administrator will hold a public hearing to consider the matter listed below.

**NOTE: In accordance with Executive Order N-29-20 the County of Humboldt Zoning Administrator meeting will be held virtually until further notice.**

**HOW TO LISTEN OR WATCH THE ZONING ADMINISTRATOR MEETING:**

**You may access the live stream of the meeting in two ways:**

1. **You may access the live stream of the meeting by using the following link:**  
<https://zoom.us/j/93263143044> Password: 421159
2. **Call in via telephone at 346 248-7799, enter meeting ID 932 6314 3044 Password: 421159**

**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 Zoning Administrator meeting begins, call in to the conference line. When the Zoning Administrator 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. If you do not have access to email, contact the planning clerk at 707-268-3702. All public comments must be received by **Wednesday, November 03, 2021**, to be provided to the Zoning Administrator for consideration. After agenda is posted on the Friday prior to the meeting comments can be found at the "Attachments" section of the "[Meeting Details](#)" link next to the posted Agenda at: <https://humboldt.legistar.com>. All public comment and supplemental information submitted after the agenda has been published 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 **RICH WELL DRILLING, MORAIS AG WELL** Coastal Development Permit: McKinleyville Area, Record Number PLN-2021-17071 (filed 3/09/2021); Assessor's Parcel Number (APN) 507-283-001. A Coastal Development Permit for the development of an irrigation well on an 18.64-acre parcel zoned Agriculture Exclusive (AE). This project is located in McKinleyville area, on the south side of Silva Road, approximately 1,100 feet West from the intersection of US-101 South and Silva Road, on the property

known as 1610 Silva Road. The project is exempt from environmental review pursuant to Sections 15303 (small new structures) and 15304 (Minor alterations to land) of the CEQA Guidelines. Specific questions regarding the proposed project may be directed to Logan Shine, Planner at (707) 671-6844 or by email at Logan@LandLogistics.com

- 2 **RICH WELL DRILLING, MORAIS AG WELL** Coastal Development Permit: McKinleyville Area, Record Number PLN-2021-17100 (filed 3/23/2021); Assessor's Parcel Number (APN) 508-041-001. A Coastal Development Permit for the development of well irrigation on a 41.43-acre parcel zoned Agriculture Exclusive (AE). This project is located in McKinleyville area, on the north side of Silva Road, approximately 3,000 feet west from the intersection of US-101 South and Silva Road, on the property known as 1335 Silva Road. The project is exempt from environmental review pursuant to Sections 15303 (small new structures) and 15304 (Minor alterations to land) of the CEQA Guidelines. Specific questions regarding the proposed project may be directed to Logan Shine, Planner at (707) 671-6844 or by email at Logan@LandLogistics.com
- 3 **JC Consultants, LLC**; Grouse Creek area; Record Number PLN-11612-SP (filed: 12/02/2016); Assessor's Parcel Number: 317-191-001. A Special Permit for an existing 9,800-square-foot (SF) outdoor cannabis cultivation operation in five full-sun cultivation areas. Two cultivation areas partially crossing onto property to the west will only remain if a lot-line adjustment with the adjoining neighbor is completed within one year, otherwise these two areas will be relocated to existing cultivation areas and the retired locations will be remediated. Irrigation water is sourced from an existing onsite well. Total storage is 7,275 gallons. An estimated 109,000 gallons of water are needed annually for irrigation. All processing will occur offsite at a licensed facility. Electricity is sourced by generators. The project includes a Special Permit for the installation of a culvert on a Class III watercourse. The Humboldt County Zoning Administrator will consider an Addendum to a previously adopted Mitigated Negative Declaration. The project site is located in the Grouse Creek area, approximately 14 air miles south by southwest of Willow Creek, on both sides of U.S. Forest Service Route 1 (6N01), approximately 19.8 miles on Berry Summit-Mad River Road from Titlow Hill Road, and then approximately 2.64 miles from the intersection of Berry Summit-Mad River Road and a private access road, on the property known as 19265 USFS Route 1, Willow Creek. Specific questions regarding this project can be directed to the assigned planner Jordan Mayor at 707-683-4711 or by email at jordan.mayor@icf.com.
- 4 **Happy Ranger, LLC**, Blocksburg area; Case Number PLN-11810-ZCC (filed 12/14/2016); Assessor's Parcel Number 217-391-008. A zoning clearance certificate (ZCC) for the continued use of 4,200 square feet of cannabis cultivation and an associated Special Permit for work within the SMA for the diversion maintenance and for restoration activities associated with retired cultivation areas. Irrigation water is sourced from a Point of Diversion from an unnamed spring that is tributary to Larabee Creek and is permitted by the State Water Resource Control Board and the California Department of Fish and Wildlife. The water source is an existing well that is proposed to be re-drilled for additional production capacity. Estimated annual water use is 45,800 gallons. Water storage will total 91,500 gallons in hard tank storage. Processing is done off-site at a third-party licensed facility. Power is sourced from Pacific Gas and Electric Company (PG&E), with a generator on-site for emergency backup. The Zoning Administrator will consider an addendum to a previously adopted Mitigated Negative Declaration pursuant to the California Environmental Quality Act. The project is located in the Blocksburg area, on the west side of Alderpoint/Cemetery Road, approximately 3400 feet south from the intersection of Alderpoint Road and Homestead Road, on the property known to be in Section 17 of Township 02S, Range 05E, Humboldt Base & Meridian. Specific questions regarding this project can be directed to the assigned planner Jordan Mayor, Senior Biologist and Contract Planner, at 707-683-4711 or by email at jordan.mayor@icf.com.

- 5 **Not Fade Away Farms, LLC**; Alderpoint area; Record Number PLN-12628-SP (filed 12/28/2016); Assessor's Parcel Number: 216-382-059. A Special Permit for an existing 7,948-square-foot outdoor cultivation with 240 square feet of ancillary propagation. Irrigation water is sourced from a permitted groundwater well. Processing, including drying, curing and trimming, occurs on-site. Power is provided by generators; however, the applicant plans to add solar and switch to a propane generator. The Humboldt County Zoning Administrator will consider an Addendum to a previously adopted Mitigated Negative Declaration. The project is located in the Alderpoint area, on the east and west sides of Upper Willow Road, approximately 0.6 miles north from the intersection of Rancho Sequoia Drive and Upper Willow Road, on the property known as 5500 Rancho Sequoia Drive. Specific questions regarding this project can be directed to the assigned planner, Megan Marruffo, at (707) 443-5054 or via email at [marruffom@lacoassociates.com](mailto:marruffom@lacoassociates.com).
- 6 **John Mahony**; New Harris area; Record Number PLN-13137-SP (filed 12/30/2016); Assessor Parcel Number (APN) 216-107-007. John Mahony seeks a Special Permit for 6,300 square feet (SF) of existing outdoor cannabis cultivation grown on a single raised bed with ancillary support and processing activities on the 76-acre parcel. Water for irrigation is sourced from an existing onsite well. Total water storage equals 67,500 gallons in 19 2,500-gallon hard plastic tanks and one 20,000-gallon bladder. Estimated annual water usage is 61,950 gallons (9.8 gallons/SF/year). Processing, including drying and trimming, occurs onsite in an existing 3,220-SF residence with attached garage. Electricity is provided by Pacific Gas and Electric Company. Generators are used on an emergency basis only. The Zoning Administrator will consider an addendum to a previously adopted Mitigated Negative Declaration pursuant to the California Environmental Quality Act. The project is located in the New Harris area, on the east side of Lauffer Road, approximately 2.3 miles north from the intersection of Island Mountain Road and Lauffer Road, on the property known as 2343 Lauffer Road and the property know to be in Sections 36, Township 04 South, Range 05 East, H. B. & M. Specific questions regarding this project can be directed to Jordan Mayor, Assigned Contract Planner, at 707-683-4711 or by email at [jordan.mayor@icf.com](mailto:jordan.mayor@icf.com).

**Consistent with the above instructions for public comment, any person may appear and present testimony in regard to this matter at 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 Zoning Administrator at or prior to the public hearing. The Zoning Administrator'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 Zoning Administrator meeting. General questions regarding the Zoning Administrator, 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) 445-7541.

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 Zoning Administrator 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 Zoning Administrator  
October 21, 2021