

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

On **Thursday, December 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 AB 361 the Planning Commission meeting will be held virtually until further notice.

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. If you do not have access to email, contact the planning clerk at 707-268-3702. Comments received after the agenda is posted on **Friday, November 24, 2021**, 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. **Green Management Group of Humboldt, LLC;** Garberville area; Record Number PLN-11713-CUP (filed 12/09/2016); Assessor Parcel Number (APN) 223-032-001. A Conditional Use Permit for an existing 17,740 square foot (SF) mixed-light cannabis cultivation with 3,210 SF of ancillary propagation. Irrigation water is sourced from a 150,000-gallon rainwater catchment pond and two (2) spring diversions. Existing available water storage is 222,825 gallons. Estimated annual water usage is 222,000 gallons. Drying and bucking occurs onsite in an existing metal building, with all other processing occurring off-site at a licensed processing or manufacturing facility. Power is provided by generators. The proposed project also includes a Special Permit for development within the Streamside Management Area for use and maintenance of the two (2) points of diversion (POD), decommissioning

of two additional PODs, culvert replacement and maintenance, and decommissioning of four (4) existing stream crossings and associated restoration. The Planning Commission will consider an addendum to a previously adopted Mitigated Negative Declaration. The project is located in Humboldt County, in the Garberville area, on the east side of U.S. Highway 101, approximately 810 feet north from the intersection of Benbow Drive and Twin Trees Road to an Unnamed Road and approximately 4.87 miles east from the intersection of Benbow Drive and an Unnamed Road, on the property known to be in Section 21 of Township 05 South, Range 04 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.

2. **Green Crows, LLC;** Benbow area; Record Number PLN-11976-CUP (filed 12/16/2016); Assessor Parcel Number (APN) 033-120-013. One Conditional Use Permits for continued cultivation of up to 14,814 square feet (SF) of outdoor and mixed-light cannabis cultivation, in addition to 1,481 SF of outdoor propagation, in two distinct garden areas. The cultivation area further to the west (Lower Flat) and accessed via Fish Canyon Road would contain 4,816 SF of full-sun outdoor cultivation. The cultivation area further to the east (Upper Flat) and accessed via Red Rock Road would contain 3,500 SF of mixed-light within four greenhouses and 6,498 SF of full-sun outdoor. Proposed mixed-light cultivation activities are contingent upon Pacific Gas and Electric Company (PG&E) power lines being developed. Annual water use is 163,600 gallons based on existing outdoor cultivation or 229,600 gallons with mixed-light included. Water for irrigation use is provided by a rain catchment system. There are 219,000 gallons of water storage in a series of hard-sided tanks and bladders and 50,000 more gallons of storage are proposed. The applicant is proposing infrastructure replacements/additions, including processing and storage structures, a propagation greenhouse, and a residence which would increase rain capture capacity. A 2,000-watt solar system supplies all power for cultivation activities. Two generators are stored onsite for emergency use only. The parcel is furnished with portable toilets. The Planning Commission will consider an addendum to a previously adopted Mitigated Negative Declaration. The project is located in Humboldt County, in the Benbow area, on the west side of Red Rock Road, approximately 1.6 miles south from the intersection of Fairway Drive and Red Rock Road, on the property known as 1360 Red Rock Road and the properties know to be in Section 6, Township 05 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.
3. **Ocean West Manufactured Home Park Expansion;** McKinleyville area; Record Number: PLN-14268-CUP (filed 07/23/2018); Assessor's Parcel Numbers: 510-171-039, 510-171-040, 510-171-060. Project description: Proposed expansion of Ocean West Manufactured Home Park. The Lot Merger portion of the proposed project consists of the merging of two vacant 4.5 acre and 0.57-acre parcels into the 25.32 acre developed manufactured home park for a total of 30.4 acres. The merger would allow for the expansion of 25 spaces for a total of 155 units. 22 spaces are proposed on the western parcel and 3 spaces are proposed on the eastern parcel. The Conditional Use Permit is required to operate a manufactured home park in the C-1 Neighborhood Commercial zoning district. There is a previously approved Conditional Use Permit (CUP-37-77) for the existing 25.33-acre portion of Ocean West. The proposed road connecting the proposed western expansion to the rest of the park and a proposed recreation path along the creek will result in approximately 209 sq ft of one-parameter wetland fill and 4,261 sq ft of encroachment into the Streamside Management Area (SMA). The Special Permit is required for development within the SMA protective buffer of Widow White Creek, resulting in temporary and permanent impacts to the riparian habitat and associated wetlands. Mitigation measures are proposed and will be required to reduce the potentially significant impact to wetlands, the SMA, water quality, and to habitats. Mitigation measures include invasive and non-native vegetation and tree removal, native planting within the restoration area, 630 sq ft of wetland restoration, and 18,750 sq ft of riparian restoration. 51 trees are proposed for removal and 232 trees will be planted. Low impact development measures are proposed to reduce stormwater runoff and to meet County standards for

Hydromodification projects. These measures include the use of permeable pavement for all roadways and driveways, and the use of bioretention basins. Approximately 30,000 sq ft of additional recreational space is proposed to meet requirements for the expansion of manufactured home park. This will include a dog park, trails throughout the park, community garden, and picnic areas. The project is located in the McKinleyville area, on the south side of Murray Road, east of US 101. The western expansion portion of the project is adjacent to the US 101 North off-ramp exit of Murray Road. The eastern portion of the project is approximately 200 feet south from the intersection of McKinleyville Avenue and Murray Road. The project is located on the property known as 1000 and 1010 Murray Road. Specific questions regarding this project can be directed to the assigned Planner Rebecca Jacobson at 707-268-3727 or via email at rjacobson@co.humboldt.ca.us. **Note:** The County of Humboldt, as Lead Agency, in accordance with the State California Environmental Quality Act (CEQA) Guidelines intends to adopt a Mitigated Negative Declaration (finding of no significant adverse environmental effect) for the project. (**SCH #2020029032**). The draft Mitigated Negative Declaration and Initial Study are available for review on the State Clearinghouse website, located at: <https://ceqanet.opr.ca.gov/2020029032/2>

4. **RAINBOW SELF STORAGE COASTAL DEVELOPMENT PERMIT AND CONDITIONAL USE PERMIT:** Eureka Area, Record Number PLN-2021-17222 (filed May 14, 2021; Assessor's Parcel Numbers (APNs) 016-231-025, -026, and -027. Project Description: A Coastal Development Permit and Conditional Use Permit to convert the former McKenny's Do It Best building center and lumber yard into the Rainbow Self-Storage facility. The project area is comprised of three (3) APNs (016-231-025, 016-231-026, and 016-231-027) with a total area of 1.84 acres. The proposal is to enlarge an existing structure with second story additions that will increase the total square footage of the structure from 30,816 square feet to 41,374 square feet. In addition, two new buildings are proposed. The first building will be a 24,000 square foot, two-story self-storage unit; the second building will be a one-story, 6,500 square foot self-storage unit. The entire site is either developed with existing structures, or paved. The applicant proposes to address run-off from storm water via the installation of a 2,635 square foot gravel retention area. Water and sewer services are currently provided by the Humboldt Community Service District. The majority of the site is in the coastal zone. The project parcels are split-zoned C-1 and C-G. Self-storage is conditionally permitted in both zones. The Planning Commission will consider adoption of an Initial Study/Negative Declaration was prepared for the Project by Humboldt County and provided for public review (**SCH#2021100406**) consistent with the requirements of the California Environmental Quality Act (CEQA), This project is located in Humboldt County, in the Eureka area, on the West side of Hubbard Lane, approximately 500 feet from the intersection of Harris Street and Hubbard Lane, on the properties known as 2800 and 2850 Hubbard Lane. Specific questions regarding the proposed project may be directed to Robby Thacker, Contract Planner at (916) 886-6036 or by email at robby@landlogistics.com

5. **Brosgart;** Glendale area; Special Permit Extensions, Record Number: PLN-2021-17435 (filed 09/03/2021); Assessor's Parcel Number: 516-111-064. A two-year extension to the following project: Special Permits for the construction and usage of a multi-use commercial cannabis facility consisting of Volatile Manufacturing (PLN-13319-SP), Non-Volatile Manufacturing (PLN-13328-SP), Distribution (PLN-13339-SP), and Processing (PLN-13346-SP). The proposed building area is approximately 37,858 square feet (SF) in three (3) new buildings, one of which will be two-story, on a 72,230 SF (1.75 acres) parcel. Estimated water usage is roughly 371,520 gallons per year (30,960 gallons per month or 1,032 gallons per day). Water and sewer are to be provided by the Fieldbrook-Glendale Community Service District. Power is provided by PG&E and installation of solar panels on all available rooftops is proposed. 23 employees are expected for operations 7 am to 7 pm, Monday – Saturday; deliveries will only be made 8 am to 6 pm, Monday – Friday. All employees will use Exit 4 off State Route 299 for Glendale Drive. Two (2) loading spaces and 38 parking spaces, three (3) of which will be ADA compliant, are proposed. A stormwater retention area is proposed, and remaining areas will be landscaped. No changes to the original project are proposed.. The project is located in the County of

Humboldt, in the Glendale area, on the north side of Glendale Drive, approximately 700 feet west from the intersection of Glendale Drive and Swanson Lane, on the property known as 1691 Glendale Drive. Specific questions regarding this project can be directed to the assigned planner, Augustus Grochau, at (707) 441-2626 or via email at agrochau@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
November 16, 2021