

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

On **Thursday, January 06, 2022**, 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, December 31, 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. **North McKay Ranch Subdivision Project;** Cutten area; Record Number PLN-9902-GPA (filed 07/06/2015); Assessor's Parcel Numbers 017-032-003, 017-071-004, 017-071-009, 017-072-002, 017-072-003, 017-073-007, 017-073-009 and [303-012-020](#). The project involves a General Plan Amendment, Zone Reclassification, Tentative Subdivision Map, Planned Unit Development, Development Agreement and Special Permit for a mixed-use development with 320 residential units and approximately 22,000 square feet of commercial development. The Tentative Subdivision Map would create 146 single-family lots, 6 lots to support construction of up to 174 multi-family residential units, 2 commercial parcels supporting up to approximately 22,000 square feet of commercial space and 6 parcels totaling 21.73 acres to be dedicated to the County for future trail management and open space. The proposed project would be developed in nine phases over a period of 20 years or as market conditions allow. The proposed project would require annexation into HCSO for the provision of

utilities. The project includes an amendment to the Eureka Community Plan land use map to change the land use designation from Residential Low Density (1-7) to Commercial General (CG) and Residential Medium Density (RM) and to reclassify the zoning district from One Family Residential (R-1) with overlays for Planned Development, Recreation and Greenway and Open Space to Neighborhood Commercial (C-1) and Apartment-Professional (R-4) zoning. The project will be a Planned Development. A Special Permit is required for work within Streamside Management Areas for two isolated wetlands in the northern part of the project, a wetland at the proposed location of the Arbutus Street extension and stream crossings related to the extension of Redwood Street. An Environmental Impact Report (SCH#2019049166) has been prepared for the project finding potentially significant and unavoidable impacts related to greenhouse gases and wildfire. The EIR evaluated the need for an off-site sewer line, and an off-site water storage tank (APN 303-012-020) in support of the project. The off-site water storage tank would be owned and managed by the Humboldt Community Services District (HCSD) and would support the proposed development. The project site is located immediately south of the City of Eureka and surrounding the Cutten Ballfields at the eastern terminus of Redwood Street and Arbutus Street, with an additional access at the eastern terminus of Manzanita Avenue. The proposed water storage tank would be located approximately 2.5 miles south, near Ridgewood, in proximity to HCSD's existing water storage tank. The associated APN for the water tank is 303-012-020. The Planning Commission will consider recommending the Board of Supervisors certify the EIR, adopt findings of fact and Statements of Overriding Consideration, adopt findings the project is consistent with applicable policies, laws and regulations, adopt a mitigation monitoring and reporting plan, consider alternatives in the FEIR and approve the project as defined in the FEIR and approve a Development Agreement. **Beginning on or before December 20, 2021, the Final EIR will be available for review online at <https://humboldt.gov/2755/North-McKay-Ranch>.** Specific questions regarding this project can be directed to Des Johnston at 707-441-2622 or via email at djohnston@co.humboldt.ca.us.

2. **MDF Enterprises, Inc**, Bridgeville area; Record Number PLN-12095-ZCC (filed 12/20/2016); Assessor's Parcel Number: 210-250-022. The applicant is seeking a Zoning Clearance Certificate to receive 60,000 s.f. of mixed light cultivation in 24 greenhouses from three retirement sites, and add 6,000 s.f. of additional propagation space in two greenhouse/nursery buildings, and add a 2,400 s.f. metal building for processing. The proposed uses would add to an existing approved 30,000 s.f. of mixed light cultivation and 3,000 s.f. of propagation in 13 greenhouses. Existing and proposed cultivation will total 90,000 s.f. in 37 greenhouses, and 9,000 s.f. of propagation in three greenhouses. The applicant anticipates two to three cycles per year of mixed light for all cultivation areas. An existing 1,500 s.f. metal building will be retrofitted to code as a cottage/office for a caretaker/manager who will be onsite 24 hours per day. An existing 1.5 million-gallon rainwater catchment pond has a capture and storage capacity greater than projected annual water usage of 1,437,998 gallons, including in years of drought. An additional 47,500 gallons of tank storage may also be filled from the pond. Two existing, permitted well are available for backup but are not expected to be needed. The mixed light cultivation power is currently sourced from generator which will continue to be used for the expansion. The applicant has applied for a PG&E agricultural drop to obtain grid power. Six employees may be added to the existing six to serve the total facility. There is a 6' privacy fence interior to the property and surrounding the existing and proposed new cultivation and processing facilities. The Planning Commission will consider adopting a CEQA Mitigated Negative Declaration. This project is located in Humboldt County, in the Bridgeville area, on the North side of State Hwy 36, at the intersection of State Hwy 36 and Larabee Valley Road, on the property known as 101 Larabee Valley Road. 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.
3. **Conklin Creek Farms, Inc.:** Petrolia Area, Record Number PLN-2021-17034 (filed 02/23/2021); Assessor's Parcel Numbers (APNs) 105-042-002; 105-111-001; 105-071-004; and 105-101-006. A Special Permit for 43,560 square feet (one acre) of new mixed light cultivation. Four Zoning Clearance Certificates for: 5,000 square feet of indoor cultivation; 23,500 square feet of enclosed wholesale nursery; offsite processing; and distribution. Power is provided by PGE and solar. Irrigation water is

provided by a 2.6-million-gallon rainwater catchment pond. Annually water usage is estimated at 655,000 gallons. The indoor cultivation is associated with a 500 square foot ancillary nursery. The mixed light cultivation is associated with a 4,360 square foot ancillary nursery. The Planning Commission will consider an Addendum to a previously adopted Final Environmental Impact Report per §15164 of the State CEQA Guidelines. This project is in Humboldt County, in the Petrolia area, on the north side of Conklin Creek Road, approximately 2,200 feet east from the intersection of Conklin Creek Road and Mattole Road, on the property known as 795 Conklin Creek Road and on the property known to be in the northwest and southwest quarters of the northwest quarter of Section 11 of Township 02 South, Range 02 West, Humboldt Base & Meridian. Specific questions regarding the proposed project may be directed to Steven A. Santos, Senior Planner at (707) 445-7245 or by 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
December 22, 2021