

NOTICE OF PUBLIC HEARING
HUMBOLDT COUNTY ZONING ADMINISTRATOR

On **Thursday, March 03, 2022, 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/86599462366> Password: 604225
- 2. Call in via telephone at 346 248-7799, enter meeting ID 865 9946 2366 Password: 604225**

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 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, March 02, 2022**, 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> 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. MDRV Realty Holdings, LLC:** Dinsmore/Mad River Area, Record Number PLN-11214-SP (filed 9/22/2016); Assessor's Parcel Number (APN) 208-241-006. A Special Permit for 2,000 square feet (sf) existing outdoor and 4,850 sf existing mixed-light cultivation with a 720 sf ancillary propagation area. Water for irrigation is provided by a stream diversion (POD 1 under Water Right Certificate H100730), and a Special Permit is being requested to approve the continued use and maintenance of the stream diversion. There is a total of 50,000 gallons of water stored on-site in hard sided tanks, and estimated annual water usage is 50,000 gallons. Drying and curing will occur on-site and trimming will occur off-site at a licensed processing facility. Power is sourced from an on-site generator, and future solar is proposed. An additional Special Permit is being requested to reduce the 600-foot setback to public lands (SRNF),

to approximately 320 feet. This project is located in Humboldt County, Dinsmore/Mad River area, on the east side of Ridge Road, approximately 2.5 miles north from the intersection of County Line Creek Road and Ridge Road, on the property known to be 2475 Eight Mile Ridge Road, Mad River, CA. Specific questions regarding the proposed project may be directed to Megan Acevedo, Planner at (707)441-2634 or by email at macevedo@co.humboldt.ca.us.

2. **Season George:** Garberville Area, Record Number PLN-11933-SP (filed 12/16/2016); Assessor's Parcel Number (APN) 033-271-009. A Special Permit for 2,000 square feet of existing full-sun outdoor cannabis cultivation and 1,000 square feet of new full sun outdoor cannabis cultivation. Water for irrigation is provided by rainwater catchment. There is 10,000 gallons of tank storage on site and the annual estimated water budget is 10,000 gallons. No employees are required as operations will be conducted by the resident operator. Power is provided by PG&E, and solar is proposed. Also requested is a Special Permit to allow cannabis tour visits, which will be conducted by a licensed third-party tour operator. The Zoning Administrator will consider an Addendum to a previously adopted Final Environmental Impact Report per §15164 of the State CEQA Guidelines. The project is located in Humboldt County, in the Garberville area, on the east side of US Highway 101, approximately 500 feet north from the intersection of Cooks Valley Road and State Highway 101, on the property known as 325 US Highway 101. Specific questions regarding the proposed project may be directed to Rodney Yandell, Senior Planner at 707-445-7541 or by email at ryandell@co.humboldt.ca.us.
3. **New Earth Farms, LLC;** Willow Creek area; Record Number PLN-12260-CUP (filed 12/22/2016); Assessor's Parcel Number: 524-072-010. A Special Permit for 10,000 square feet (SF) of existing mixed light cultivation. There is 1,000 SF of ancillary propagation proposed. Irrigation water will be sourced from rainwater catchment. Estimated annual water usage is currently 150,000 gallons. Water storage will total 247,500 gallons. Processing will occur in a proposed 2,500-square-foot structure. Power will be provided by Pacific Gas and Electric Company (PG&E) and a generator for emergency purposes only. The Humboldt County Zoning Administrator will consider an Addendum to a previously adopted Mitigated Negative Declaration. The project is located in Humboldt County, in the Willow Creek area, on the north side of Friday Ridge Rd, approximately 3000 feet N from the intersection of Friday Ridge Rd and USFS 6N13 Rd, on the property known to be in Township 06N of Range 05E Section 17 Humboldt Base & Meridian. 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.
4. **Vesuvio Gardens:** Whitethorn Area, Record Number PLN-12615-SP (filed 12/28/2016); Assessor's Parcel Number (APN) 220-161-017 Project: A Special Permit for 8,400 square feet of existing light-deprivation outdoor cannabis cultivation, 1,600 square feet of existing cultivation space utilized for propagation, and 1,000 square feet of ancillary propagation space, a Special Permit for a setback reduction to public lands, a Special Permit for work in a Streamside Management Area (SMA), a Special Permit for the ongoing use and maintenance of a point of diversion (POD) within an SMA used for irrigation, and a Notice of Merger of two parcels of approximately 10.7 and 4.3 acres, to result in one parcel of approximately 15 acres. Propagation space totals 1,000 square feet. Water for irrigation will be provided by a POD from an onsite spring. Water storage onsite totals 80,000 gallons occurring in one (1) 30,000-gallon tank and ten (10) 5,000-gallon tanks. The applicant anticipates 100,000 gallons of water will be required annually for irrigation. The applicant has been conditioned to obtain additional hard tank storage to meet projected irrigation needs. Processing will

take place offsite until a permitted processing facility is constructed. There will be two family members operating the farm. Power for the project will be provided by PG&E. This project is located in Humboldt County, in the Whitethorn area, on the east side of Mattole River, approximately 1500 feet south from the intersection of Nooning Creek Rd and Huckleberry Ln, on the property known to be in Township 04S of Range 02E Section 31 Humboldt Base & Meridian.. Specific questions regarding the proposed project may be directed to Michael Holtermann, Planner at (707) 268-3737 or by email at mholtermann@co.humboldt.ca.us

5. **Nava Ranch, Inc:** Honeydew Area, Record Number PLN-2021-17162 (filed 4/15/2021); Assessor's Parcel Number (APN) 107-106-006 Project Description: A Special Permit for expansion of approved project PLN-12657-SP. The project will consist of 43,560 square feet (SF) of mixed light cultivation in twelve (12) greenhouses and 2,500 SF of indoor cultivation in a converted barn. The original project consisted of 6,600 square feet of outdoor cultivation, 2,500 square feet of mixed light cultivation, and 2,500 square feet of indoor cultivation. The outdoor cultivation will be converted to mixed light and the total mixed light cultivation area will be expanded to one acre. This represents a total increase of 36,960 SF of cultivation area. The applicant hopes to achieve up to three (3) harvests annually. All water will be sourced by rainwater catchment from an existing pond, a proposed pond, and an existing rooftop rainwater catchment system. The estimated water needed annually for irrigation is approximately 315,000 gallons (6.83 gal/sq.ft./yr). The ponds will total approximately 1,050,000 gallons of storage, and twelve (12) 5,000 gallon tanks are proposed, for a total of 1,110,000 gallons of water storage. There is also one separate 5,000 gallon tank designated for fire suppression. Drying, trimming, and processing will occur onsite in the existing 900 SF storing, processing, and packaging building. Operations will utilize one (1) full-time employee and up to three (3) additional seasonal employees, totaling four (4) employees. There is a portable restroom facility on site for employees, and a cannabis support building is proposed with an additional septic system. Power is sourced from PG&E via a green energy program and there is an existing solar array onsite featuring six (6) panels with outputs of 235 watts each. There is a 25 kilowatt (kW) Whisperwatt generator kept onsite for emergency use only. This project is located in Humboldt County, in the Honeydew area, on the west side of Landergen Road, approximately 1400 feet southwest from the intersection of Wilder Ridge Road and Landergen Road, on the property known as 844 Wilder Ridge Road. Specific questions regarding the proposed project may be directed to Augustus Grochau, Planner at (707) 441-2626 or by email at agrochau@co.humboldt.ca.us

6. **Caltrans Culvert Replacement:** McKinleyville Area and Orick Area, Record Number PLN-2022-17562 (filed 1/4/2022); Assessor's Parcel Number (APN) 000-000-000 (Caltrans right-of-way). Adjacent parcels: 511-351-001, 511-351-009, 520-261-004. A Coastal Development Permit for the removal and replacement of two existing culverts which have reached the end of their serviceable life. Both culverts are within Caltrans' right-of-way of Highway 101, and will be on the same alignment as the culverts being replaced. The culvert at PM 94.95 will be the same material as the existing, which is corrugated steel pipe. The culvert at PM 119.46 is in an area of high soil moisture, and will be replaced with reinforced concrete pipe (RCP) rather than corrugated steel pipe (CSP) to provide additional life expectancy for the new culvert. Additional work includes the replacement of the headwall at the PM 119.46 culvert. Best management practices and specific avoidance measures are incorporated into the project to avoid impacts to biological resources. The work should last no longer than 30 working days, and traffic control measures will be used. The proposed project will include one-lane reversing closures where applicable and delays up to 15 to 20 minutes. This project is

located within the Caltrans right-of-way of Highway 101. Culvert 1 is located at Postmile 94.95 in the McKinleyville area, and Culvert 4 is located at Postmile 119.46 in the Orick area. Specific questions regarding the proposed project may be directed to Rebecca Jacobson, Planner at 268-3727 or by email at rjacobson@co.humboldt.ca.us.

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. 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 or the ADA Coordinator at 844-365-0352 or by email at ada@co.humboldt.ca.us

Humboldt County Zoning Administrator
February 16, 2022