

NOTICE OF PUBLIC HEARING  
HUMBOLDT COUNTY ZONING ADMINISTRATOR

On **Thursday, April 21, 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](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, April 20, 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>**

**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. A Special Permit is also requested to reduce the required 600-foot setback from Public Lands. 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](mailto:marruffom@lacoassociates.com).

**Ronald Sherr:** New Harris Area, Record Number PLN-11668-SP (filed 12/06/2016); Assessor's Parcel Number (APN) 218-071-005. The applicant is seeking a Special Permit for an existing 9,446 square feet of cannabis cultivation and a Special Permit for restoration work in a Streamside Management Area (SMA). Irrigation for cultivation is provided by one (1) rainwater catchment pond. There are 676,000 gallons of water storage for the project, and the applicant expects water use to total 250,000 gallons annually. Power is supplied by solar and wind power. The applicant proposes to process cannabis on site.. This project is located in Humboldt County, The project is located in Humboldt County, in the New Harris area, on both sides of Island Mountain Road, approximately 1.5 miles northeast from the intersection of Bell Springs Road and Island Mountain Road, on the property known as 1557 Island Mountain Road. The Zoning Administrator will consider an Addendum to a previously adopted MND per §15164 of the State CEQA Guidelines. 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](mailto:mholtermann@co.humboldt.ca.us)

**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 10,000 square feet of existing light-deprivation outdoor cannabis cultivation 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 Noonung Creek Rd and Huckleberry Ln, on the property known to be in Township 04S of Range 02E Section 31 Humboldt Base & Meridian. The Zoning Administrator will consider an Addendum to a previously adopted MND per §15164 of the State CEQA Guidelines. 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](mailto:mholtermann@co.humboldt.ca.us)

**Cedar Farm West, LLC:** Korbelt Area, Record Number PLN-13340-SP (filed 12/30/2016); Assessor's Parcel Number (APN) 317-055-001. Cedar Farm West, LLC is applying for a Special Permit for 9,000 sq. ft. of pre-existing outdoor cannabis cultivation and 900 sq. ft. of ancillary propagation area. The applicant is proposing greenhouses for light-deprivation methods without the use of supplemental lights. Historic cultivation areas will be relocated to a central location on the parcel with environmental superiority. Water will be sourced primarily from a stream diversion under Water Right Certificate H100570, and supplemental water will be sourced from an on-site well. A Special Permit is being requested in order to allow the use of the stream diversion for cannabis

irrigation. Total annual water usage is estimated at 117,000 gallons per year (11.8 gal/sq. ft./yr.). There is currently a total of 5,000 gallons of water storage on-site, and the applicant will add additional storage, prior to cultivating on-site, in order to abide by a forbearance period. Portable toilets and hand washing stations will be available on-site. Trimming will occur off-site at a licensed processing facility. Power will be sourced from an on-site generator. This project is located in Humboldt County, in the Korbel area, on the North side of State Highway 36, approximately 4 miles North from the intersection of State Highway 36 and Cobb Road, and approximately 14 miles North from the intersection of River Road and a US Forest Service Road on the property known to be in Section 11 of Township 03 North, Range 05 East, Humboldt Base & Meridian. 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](mailto:macevedo@co.humboldt.ca.us).

**Rosen Rusinov:** Honeydew Area, Record Number PLN-15298-CUP (filed 12/31/2018); Assessor's Parcel Number (APN) 107-136-005 Project: A Special Permit for 10,000 square feet of existing outdoor cannabis cultivation. The operation will achieve up to two harvest cycles with the use of light deprivation methods. Propagation is on-site in a 1,000 sf nursery area within a proposed cultivation greenhouse. Irrigation water is sourced from a proposed rainwater catchment system. Estimated annual water use is 70,000 gallons due to an irrigation practice of watering every other to every third day. Proposed water storage totals 70,600 gallons in fourteen (14) five-thousand-gallon hard tanks and two (2) three hundred gallon hard tanks. Up to 10 workers are estimated to be on-site during peak operations, in addition to the residents. Drying, curing and processing is proposed on-site in a building that will be constructed to meet commercial building standards. The applicant is proposing a solar array to provide for energy needs with generators as a backup energy source.. This project is located in Humboldt County, in the Honeydew area, on the south side of Fox Springs Road, approximately 3,800 feet east from the intersection of Wilder Ridge Road and Fox Springs Road, on the property known as 3400 Fox Springs Road. The Zoning Administrator will consider an Addendum to a previously adopted Final Environmental Impact Report per §15164 of the State CEQA Guidelines. 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](mailto:mholtermann@co.humboldt.ca.us)

**Salmon Creek High Grade LLC:** Miranda Area, Record Number PLN-2019-16114 (filed 12/30/2019); Assessor's Parcel Number (APN) 219-011-009 Project: A Modification to a Special permit for 10,000 square feet of existing outdoor commercial cannabis and 1,824 square foot ancillary nursery previously approved under record number PLN-12482-SP. The modification adds an additional 1,350 square feet of existing outdoor commercial cannabis cultivation increasing the total to 11,350 which will be comprised of 4,599 square feet of light deprivation for two harvest cycles and 6,751 of full sun for one harvest cycle. The water budget is increasing from 44,000 gallons annually to 120,00 gallons annually to correct an error in the original estimation. The change in water budget will be met through the addition of rainwater catchment. The modification includes reconfiguration of outdoor cultivation areas consistent with the operations plan. Water storage is also increasing from 75,000 gallons to 155,200 gallons which includes 75,200 gallons of rainwater catchment tanks. Other aspects of the operation concerning nursery size, processing, power source, and number employees remain the same. This project is in Humboldt County, in the Miranda area, on the north side of Thomas Road, approximately 1,500 feet west from the intersection of Thomas Road and Lower Thomas Road, on the property known as 3550 Thomas Road. The Zoning Administrator will consider an Addendum to a previously adopted Final Environmental Impact Report per §15164 of the State CEQA Guidelines. 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](mailto:santos@co.humboldt.ca.us)

**Organic Humboldt, LLC;** Scotia area; Record Number PLN-2020-16475 (filed 06/26/2020); Assessor's Parcel Number: 205-231-029. The applicant is seeking a Special Permit for 57,060 square feet of commercial cannabis cultivation of which 43,560 square feet is new cultivation and 13,500 square feet is pre-existing cultivation being

relocated to the parcel under the RRR program. Light deprivation techniques will be used to achieve two harvests annually. The project will be supported by 5,706 square feet of propagation space. Irrigation water will be sourced entirely from an existing rainwater catchment system, however, dry farming techniques are also utilized. The projected annual water usage is 10,000 gallons and the proposed water storage totals 50,000 gallons in hard sided tanks. All processing will occur offsite at a licensed third-party processing facility. Energy for the operation will be supplied by the existing grid power. The Humboldt County Planning Commission will consider an Addendum to a previously adopted EIR and has been prepared for consideration per §15164 of the State CEQA Guidelines. This project is located in Humboldt County, in the Scotia area, on the north side of Stafford Road, approximately 2,300 feet northeast from the intersection of Stafford Road and North Road, on the property known as 445 Stafford 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](mailto:astrickland@co.humboldt.ca.us).

**Bell CDP/CUP/SP Modifications and Notice of Merger:** Shelter Cove Area, Record Number PLN-2020-16840 (filed 12/3/2020); Assessor's Parcel Number (APN) 109-351-061 Project: A Modification to a previously issued Coastal Development Permit, Conditional Use Permit, and Special Permit (CDP-46-90/CUP-35-90/SP-44-90) to authorize the after-the-fact permitting of the following development: 1) Construction of a 120 square foot garden shed, 2) Construction of a 15 square foot concrete pad for the installation of a generator, 3) Construction of a 2-inch deep, quarter inch-wide underground coaxial cable, 4) Addition of 192 square foot extension of an existing deck and two staircases on either side of the deck on the western side of the existing residence, 5) repair of existing 45" fence on the eastside of the residence using existing footings 6) Removal of 11 dead/dying trees (<12" DBH) within 30-feet of a residence. All of the work was completed prior to County review. The parcel is developed with an existing single-family residence, gravel driveway and served community water and sewer by the Shelter Cove Resort Improvement District. The original CDP authorized construction of a Bed and Breakfast. The residence is no longer occupied as such, therefore a modification to the CUP is required to authorize the change of the use to a single-family residence. A Notice of Merger of three legal parcels into one legal parcel is also proposed, due to development across all three parcels. This project is located in Shelter Cove, on the west side of Dolphin Drive, approximately 200 feet south from the intersection of Dolphin Drive and Tern Road, on the property known as 148 Dolphin Drive. Specific questions regarding the proposed project may be directed to Rebecca Jacobson, Planner at (707)268-3727 or by email at [rjacobson@co.humboldt.ca.us](mailto:rjacobson@co.humboldt.ca.us)

**Humboldt Spirit, Inc.;** Garberville area; Record Number PLN-2021-17171 (filed 04/23/2021); Assessor's Parcel Number: 220-071-028. The applicant is seeking a Special Permit for 22,000 SF of new outdoor commercial cannabis cultivation, in addition to PLN-11905-ZCC which is an approved permit for 4,000 SF of existing outdoor commercial cannabis cultivation and 6,000 SF of existing mixed-light cultivation. The combined projects will total 32,000 SF of commercial cannabis cultivation. The project is supported by 1,700 square feet of existing propagation space and an additional 1,500 square feet of propagation space is proposed for a total of 3,200 square feet of propagation space. Water for irrigation is sourced from an existing rainwater catchment system and the new cultivation will utilize a proposed 1,000,000-gallon rainwater catchment pond. The projected annual water usage for the combined projects totals 484,500 gallons (15.1 gal/SF). Existing available water storage totals 207,000 gallons, which will increase to 1,207,000 gallons upon the completion of the rainwater catchment pond. Energy for the operation is currently sourced from an existing solar array, additional solar panels are proposed to support the increased energy demands of the expansion. All processing will occur onsite. The Humboldt County Planning Commission will consider an Addendum to a previously adopted EIR 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 and West side of Ranch Road, North of Pepper Wood Springs Road, approximately 0 feet from the intersection of Oak Rock Road and Ranch Road, on the property known as 480

Ranch 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](mailto:astrickland@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](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  
April 06, 2022