

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

On **Thursday, September 15, 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 in the Board of Supervisors' Chamber, Humboldt County Courthouse, 825 Fifth Street, Eureka, California, and virtually via Zoom to consider the matter listed below.

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/87544807065> Password: 200525
2. Call in via telephone at 346 248-7799, enter meeting id 875 4480 7065 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 11

PUBLIC COMMENT INSTRUCTIONS DURING THE MEETING:

Participate in the public comment period of the meeting in the following three ways:

1. **In Person:** Any person may appear and present testimony in regard to this matter at the hearing located in the Board of Supervisors' Chamber, Humboldt County Courthouse, 825 Fifth Street, Eureka, California. The Planning Commission needs 15 COPIES of any materials submitted at the meeting.
2. **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.**
3. **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:

Public comments may be submitted via email to Planningclerk@co.humboldt.ca.us. Please provide the project title, record or case number and date of the hearing. The deadline for submitting written comments is **12:00 p.m. Wednesday, September 14, 2022**. After the deadline, written comments may be submitted to the commission in person during the meeting. Verbal comments may be made in person, or on zoom. Comments received after the agenda is posted on **Friday, September 9, 2022**, 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. If you do not have access to email, contact the planning clerk at 707-268-3702. 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.

Davies LLA & ZBA; Arcata area; Record Number PLN-2022-17758 (filed 05/12/2022); Assessor's Parcel Numbers: 500-011-007 & 500-011-0008. The applicant is proposing a Lot Line Adjustment (LLA) and Zone Boundary Adjustment (ZBA) between two parcels, Parcel A (APN 500-011-008) & Parcel B (APN 500-011-007). The purpose of this LLA is to move the existing property line to match the current general plan boundary between the Timber (T) and Residential Estates (RE 2.5-5) plan designation. This LLA will also provide more logical layout between the two parcels. Upon completion of this adjustment a conservation easement for forest management will be gifted to the City of Arcata over the majority of APN 500-011-007. The project is located in the County of Humboldt, in the Arcata area, on the North side of Fickle Hill Road, approximately 500 feet East from the intersection of Wagon Jack Lane and Fickle Hill Road, on the property known as 2242 and 2244 Fickle Hill Road. Specific questions regarding this project can be directed to Cade McNamara at 707-268-3777 or via email at cmcnamara@co.humboldt.ca.us.

Krystal Kings Farms, LLC; Miranda area; Record Number PLN-11066-CUP (filed 3/1/2016); Assessor Parcel Number (APN) 221-011-021. A Conditional Use Permit for 18,300 square feet (SF) of existing mixed-light cultivation. Ancillary propagation totals 1,830 SF. Water sourced for cultivation occurs from a point of diversion on an unnamed Tributary of Salmon Creek and from rainwater catchment. Total proposed irrigation water storage is 205,000 gallons. Drying and curing occurs on-site while other processing will occur off-site. Power is provided by a generator. The Planning Commission will consider an addendum to a previously adopted Mitigated Negative Declaration. The project is located in the Humboldt County, in the Miranda area, on the north side of Salmon Creek Road, approximately 1.7 miles west from the intersection of Rossi Ranch Road and Salmon Creek Road, on the property known as 8200 Salmon Creek Road of Section 1, Township 03 South, Range 02 East, H. B. & M. Specific questions regarding this project can be directed to Meghan Ryan, Assigned Planner, at (707) 443-5054 or via email at ryanm@lacoassociates.com

Lost Coast Collective, Inc.; Etnersburg area; Record Number PLN-11292-CUP (filed 10/11/2016); Assessor's Parcel Number: 221-240-015. The applicant is seeking a Conditional Use Permit for 22,000 square feet of existing commercial cannabis cultivation of which 18,500 square feet is mixed light cultivation and 3,500 square feet is outdoor cultivation. The mixed light cultivation area achieves three harvests annually and the outdoor cultivation area achieves one harvest annually. The project is supported by 2,180 square feet of propagation space. Water for irrigation is sourced from an existing well and two registered spring diversions from unnamed springs, tributary to Seely Creek. The applicant is also proposing to construct a 500,000-gallon rainwater catchment pond. Projected annual water usage totals 156,980 gallons (7.13 gal/SF) and water storage onsite totals 87,850 gallons. All processing will occur onsite. Energy is sourced from a 20kW solar array, hydropower, and a 45kW and 25kW generator. The applicant is also seeking a Special Permit for the ongoing use and maintenance of two points of diversion located within the Streamside Management Area. The Humboldt County Planning Commission will consider an Addendum to a previously adopted Mitigated Negative Declaration and has been prepared for consideration per §15164 of the State CEQA Guidelines. The project is located in the County of Humboldt, in the Etnersburg area, on the North and South side of Elk Ridge Road, approximately .5 miles North from the intersection of Briceland Ridge and Elk Ridge Road, on the property known to be in Section 1 of Township 04 South, Range 02 East, Section 6 of Township 04 South, Range 03 East Humboldt Base & Meridian. Specific questions regarding this project can be directed to Abbie Strickland at (707)441-2630 or via email at astrickland@co.humboldt.ca.us.

Cedar Farm South, LLC; South Fork Mountain Area; Record Number PLN-13349-CUP (filed 08/25/2022); Assessor's Parcel Number: 317-055-009. An application for a Conditional Use Permit for

17,200 SF of pre-existing outdoor cannabis cultivation with 1,700 SF of ancillary propagation. Water is sourced from a well, and the applicant has obtained a Well Assessment Report for the well supporting the continued use for irrigation. Annual water usage is approximately 232,200 gallons of water for irrigation needs (12.29 gal/SF/yr). There are eight 2,500-gallon hard tanks existing on-site and two 2,500-gallon tanks proposed for a total of 25,000 gallons of water storage. Portable toilets and hand washing stations will be provided. Processing will occur off-site at a licensed processing facility. Power is sourced from three generators and the project is conditioned to transition to 100% renewable energy by 2026. The Humboldt County Planning Commission will consider an Addendum to a previously adopted MND and has been prepared for consideration per §15164 of the State CEQA Guidelines. The project is located in the South Fork Mountain area, on the east side of USFS Route 1 (6N01), approximately 1.68 miles north from the intersection of USFS Route 1 (6N01) and USFS Route 3N33, on the property known to be in the east half of Section 11 and the west half of Section 12, Township 03 North, Range 05 East, Humboldt Base & Meridian. Specific questions regarding this project can be directed to the assigned Planner Megan Acevedo at 707-441-2634 or via email at macevedo@co.humboldt.ca.us.

Lucas & Myrtle Mini-Storage Center; Myrtle town area; Record Number PLN-16400-CUP (filed 5/28/2020); historic Assessor Parcel Numbers (APN's) 015-111-006, 015-111-012, and 015-111-013. The proposed Lucas & Myrtle Mini-Storage Center (project) includes a lot line adjustment, minor general plan amendment and zone reclassification, and a conditional use permit (CUP) for the construction and operation of a mini-storage center in unincorporated Humboldt County in the Myrtle town area of Eureka. The site would consist of two parcels—a small 5,500-square-foot (sf) residential lot on the northern end of the site and a remaining lot of about 2 acres to be commercially developed. Associated with the lot line adjustment is the proposed adjustment of the site's general plan designation boundary between the Commercial General (CG) and Residential Medium Density (RM) designations and the corresponding zoning boundary between the Neighborhood Commercial zone (C-1/GO) and Apartment Professional residential zone (R-4/GO, Q). The boundary would be shifted to the south resulting in approximately 9,000 square feet of additional commercially designated and zoned area thus facilitating the proposed mini-storage facility. The existing home and garage in the northeast corner would become its own separate parcel through the lot line adjustment. The remaining structures on the project site would be removed and replaced with an office/caretaker building with 1,800 square feet on the first floor and 1,800 square feet on the second floor. The remaining commercial area would be developed and used as a mini-storage center. The final design, dimensions, and configuration of the storage units have not been determined; however, based on preliminary plans, the overall footprint of the storage units and the office would not exceed 37,000 sf. This area would be equivalent to a lot area coverage of less than 45 percent on the 86,269-sf lot. The Planning Commission intends to adopt a Mitigated Negative Declaration for the project pursuant to Section 15074 of the Guidelines for the California Environmental Quality Act. The project is located in Myrtle town, in the Eureka area, on the west side of Myrtle Avenue, and the north side of Lucas Avenue (40.79189, -124.134882). Specific questions regarding this project can be directed to Jordan Mayor, Assigned Planner, at 707-683-4711 or by email at jordan.mayor@icf.com.

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, before the end of the appeal period. If appealed, the decision will not become effective until the appeal is resolved.

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) 267-9409.

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 707-267-9409 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
August 31, 2022