

NOTICE OF PUBLIC HEARING
HUMBOLDT COUNTY ZONING ADMINISTRATOR

On **Thursday, September 15, 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 Assembly Bill 361 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 707-267-9409. All public comments must be received by **Wednesday, September 14, 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>

Eagle Rock, LLC; Alderpoint area; Record Number PLN-11785-SP (filed 12/13/2016); Assessor's Parcel Number: 216-381-026. A Special Permit for 8,241 square feet (SF) of existing cannabis cultivation and 780 SF of ancillary propagation. Irrigation water is sourced from a permitted groundwater well and rainwater catchment. Water storage totals 42,500 gallons. Estimated annual water usage is 57,199 gallons. Onsite processing occurs within an existing 750 SF facility. Power is provided by Pacific Gas and Electric Company (PG&E). The Humboldt County Zoning Administrator will consider an Addendum to a previously adopted Mitigated Negative Declaration. The project is located in the Alderpoint area, on

both sides of Rancho Sequoia Drive, approximately 1.25 miles west from the intersection of Alderpoint Road and Rancho Sequoia Drive, on the property known as 890 Rancho Sequoia Drive. 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.

Pacific Madrone Timber, LLC: Burnt Ranch/Willow Creek Area, Record Number PLN-12203-SP (filed 12/21/2016); Assessor's Parcel Number (APN) 524-153-001 & 524-153-002. A Special Permit for 6,713 sq. ft. of pre-existing outdoor cannabis cultivation. Water is sourced from a rain catchment pond and from a stream diversion under Water Right Certificate H100228. A Special Permit is being requested to approve the continued use and maintenance of a stream diversion within a streamside management area. Anticipated annual water usage is 133,350 gallons. Existing water storage includes one (1) 180,000-gallon rain catchment pond, and two (2) 1,500-gallon hard water tanks, for a total of 183,000 gallons of water storage. The applicant is requesting a setback reduction for cultivation areas within 150-feet of a perennial wetland on-site, and proposes to relocate all cultivation within 100 feet of the wetland to outside of 150 feet. Consultation with CDFW has been conducted for the setback reduction request, and a recommendation of conditional approval was received. An additional Special Permit is being requested to reduce the 600-foot setback to Public Lands (SRNF). The farm is owner-operated and no employees are used. Processing will occur within the processing building on-site. Power is sourced primarily from an on-site solar array, and one portable generator is used minimally when needed. The Humboldt County Zoning Administrator will consider a MND per CEQA Section 15164. This project is located in Humboldt County, in the Burnt Ranch/Willow Creek area, on the east side of Friday Ridge Road, approximately 25 miles from the intersection of State Highway 299 and Friday Ridge Road, on the property known as 1200 Friday Ridge Road, Willow Creek. 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.

Tina Colafranceschi ; Briceland area; Record Number PLN-13065-SP (filed 12/29/2016); Assessor's Parcel Number: 220-291-023. A Special Permit for 9,998 square feet (SF) of existing outdoor cultivation and 960 SF of ancillary propagation. Irrigation water is currently sourced from a permitted groundwater well and a spring diversion; however, the applicant proposes to cease use of the well for irrigation and add rainwater catchment. Existing and proposed water storage is 51,665 gallons. Estimated annual water usage is 43,000 gallons. Drying and curing currently occurs onsite, with all other processing occurring offsite at a licensed processing or manufacturing facility; however, onsite processing is proposed once the proposed 1,000 SF prefabricated steel garage is constructed and fully permitted. Power is currently provided by two (2) generators; however, there are long-term plans to add solar. A Special Permit is also requested for development within the Streamside Management Area for the continued use and maintenance of the point of diversion. The Humboldt County Zoning Administrator will consider an Addendum to a previously adopted Mitigated Negative Declaration. The project is located in the Briceland area, on the west side of Blue Slide Creek Road, approximately 4.5 miles north from the intersection of Briceland-Thorne Road and Blue Slide Creek Road, on the property known as 4590 Blue Slide Creek Road. 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.

PL-Van Duzen 15 Year Mining CUP Renewal: Redcrest Area, Record Number PLN-2021-17243 (filed 5/21/2021); Assessor's Parcel Numbers (APNs) 209-201-010 and 206-262-019. Humboldt County Department of Public Works requests the Zoning Administrator allow the 15-year renewal of the approved conditional use permit for the existing in-stream mining operation in the Van Duzen River. No changes are proposed. This project is located in Humboldt County, in the Redcrest area, on the North side of State Highway 36, approximately 0.44 miles from the intersection of State Highway 36 and Summers Delight Park Drive. 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.

Chris Dazzi: Dinsmore Area, Record Number PLN-2022-17744 (filed 05/02/2022); Assessor's Parcel Number (APN) 208-201-011-000 A Special Permit for 10,000 square feet (SF) of new cannabis cultivation and 1,000 of ancillary propagation. The parcel is accessed by a series of private access roads (Bear Creek Road 3.9 miles, Canyon Road 0.8 miles, and Canyon Court 0.3 miles) off State Highway 36. The private access roads do not meet the functional equivalent of a Category 4 road standards. Pursuant to the Commercial Cannabis Land Use Ordinance (CCLUO) Section 55.4.12.1.8(C)(2) Performance Standard - Road systems that do not meet the functional equivalent of a Category 4 road require a Special Permit. Irrigation water is sourced from rain catchment to provide 62,000 gallons annually. Drying and curing will occur within an existing agricultural exempt structure. Further processing will occur off site at a third-party processing facility. Electricity to the parcel is sourced from solar arrays. Two harvest cycles per year are anticipated. No employees will be used in carrying out cannabis operations. The Humboldt County Zoning Administrator will consider a MND per CEQA Section 15164. This project is located in Humboldt County, in the Dinsmore area, on the North side of Canyon Court, approximately 0.33 miles from the intersection of Canyon Road and Canyon Court, on the property known as 330 Canyon Court. Specific questions regarding the proposed project may be directed to Portia Saucedo, Planner II at 707-268-3745 or by email at psaucedo1@co.humboldt.ca.us.

Devin Howard; 4600 Crooked Prairie Road, Redway; Special Permit, Record Number PLN-2018-15289; Assessor's

Parcel Number: 221-221-036. Devin Howard seeks a Special Permit for 7,623 square feet (SF) of existing outdoor cannabis cultivation in five locations throughout the site (3 outdoor cultivation areas and 2 light deprivation greenhouses). Full sun cultivation is proposed to be both in-ground and in raised beds (6,990 SF) and the greenhouse/light deprivation cultivation (633 SF) are proposed to utilize pots. Irrigation water is supplied by an existing spring water diversion (POD) (97,250-gallons/year) and proposed rainwater catchment system (rooftop catchment gutters) totaling 1,860-gallons (3,100-SF of rooftop catchment area x 600-gallons/1,000 SF) per 1-inch of rain. In an average rainfall year (60-inches/year), the catchment would have the potential to collect as much as 111,600-gallons/year. Assuming less than average (50%) would yield approximately 55,800-gallons/year. Total estimated annual water use is 80,900 gallons/year including domestic uses; irrigation of cannabis is anticipated to be 50,000-gallons/year (6.56 gallons/SF). Water is stored in six rigid water tanks with a total storage of 7,500-gallons. The project requires no additional employees. Power is proposed to the site by solar panels, batteries, and generators. The Humboldt County Zoning Administrator will consider a statutory exemption per CEQA Section 15270(a). The project is located in the County of Humboldt, at 4600 Crooked Prairie Road, Redway. Specific questions regarding this project can be directed to the assigned planner David Mack at 831-320-0413 or via email at david.mack@weareharris.com.

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) 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 Zoning Administrator 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 Zoning Administrator
August 31, 2022