

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

On **Thursday, November 03, 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 10

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, November 02, 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, October 28, 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 707-267-9409. 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.

Humboldt Native Healing; Willow Creek area; Record Number PLN-11678-CUP (filed 12/07/2016); Assessor's Parcel Number: 522-470-009. A Conditional Use Permit for 5,000 square feet (sf) of new outdoor commercial cannabis cultivation, a Special Permit for 5,000 sf of new indoor commercial cannabis cultivation, and a Special Permit for a setback reduction from public lands. Water is proposed to come from the Willow Creek Community Services District, and there is no water storage on-site. Processing will occur on-site in the Barn, and the site will be owner-operated with no employees. Power will be sourced from PG&E. The Humboldt County Planning Commission will consider a statutory exemption per CEQA §15270 (Projects which are disapproved) of the State CEQA Guidelines. The project is located in the County of Humboldt, in the Willow Creek area, on the East side of State Highway 96, approximately 675 feet South from the intersection of River Bend Road and State Highway 96, and approximately 365 feet East from the intersection of State Highway 96 and an unnamed road, on the property known as 1600 State Highway 96. Specific questions regarding this project can be directed to Megan Acevedo at 707-441-2634 or via email at macevedo@co.humboldt.ca.us.

South Fork River Ranch, LLC; Willow Creek area; Record Number PLN-13164-CUP (filed 12/30/2016); Assessor's Parcel Number: 524-114-005. A Conditional Use Permit for 18,200 square feet (SF) of existing outdoor cannabis cultivation and 1,600 SF of ancillary propagation. Water for irrigation is sourced from rainwater catchment supplemented by a point of diversion. Existing available water storage is 113,800 gallons stored in a 100,000-gallon rainwater catchment pond and a series of hard-sided water tanks, with an additional 65,000 gallons of storage proposed in tanks, for a total of 178,800 gallons of onsite water storage. Estimated annual water usage is 169,329 gallons. Drying and curing occurs onsite, with all other processing occurring off-site at a licensed processing or manufacturing facility. Electricity is sourced from generator power. Special Permits are also requested for continued use and maintenance of the point of diversion infrastructure and for a reduction to the 600-foot setback to adjacent public lands. The Humboldt County Planning Commission will consider an Addendum to a previously adopted Mitigated Negative Declaration prepared per §15164 of the State CEQA Guidelines. The project is located in the County of Humboldt, in the Willow Creek area, on the south side of Friday Ridge Road, approximately 1 mile west from the intersection of State Highway 299 and Friday Ridge Road, and approximately 5 miles southwest from the intersection of Friday Ridge Road and a private drive on the property known to be in Section 35 of Township 06 North, Range 05 East, H.B.&M. Specific questions regarding this project can be directed to the assigned Planner, Noah Rodriguez, at (707) 443-5054 or via email at rodriguez@lacoassociates.com.

Buck Mountain Gardens, LLC; The project is located in Humboldt County, in the Mad River area; Record Number PLN-2020-16826 (filed 11/25/2020); Assessor's Parcel Number: 210-142-005-000. The applicant is seeking a Special Permit 10,000 sf of new outdoor commercial cannabis cultivation. Water for irrigation is sourced from a 250,000-gallon rainwater catchment pond. Projected annual water usage totals 88,000 gallons and there is 10,600 gallons of hard tank water storage onsite. Drying and curing will occur on site and trimming will occur offsite at a licensed third-party processing facility. A portable generator is proposed to be used to power small hand tools. The proposed project is statutorily exempt from the provisions of the California Environmental Quality Act (CEQA) per section 15270 (Projects Which Are Disapproved) of the CEQA Guidelines. This project is located in Humboldt County, in the Mad River area, on the east side of Burr Valley Road, approximately 1.14 miles north from the intersection of the southeastern terminus of Burr Valley Road and a Swayback Road, on the property known to be in the northwestern and southwestern quarters of the northwestern quarter, and the northwestern quarter of the southwestern quarter of Section 36 of Township 01 North, Range 05 East, Humboldt Base & Meridian. Specific questions regarding this project can be directed to Portia Saucedo at (707)268-3745 or via email at psaucedo1@co.humboldt.ca.us.

Callahan Variance; Westhaven area; Record Number PLN-2022-17770 (filed 05/17/2022); Assessor's Parcel Number: 513-181-010. A variance is being sought to allow a reduced building setback for a proposed new residence. The request seeks to reduce the setback to 5 feet from the eastern property line where a setback of 20 or 30 feet would ordinarily be required. A vegetation management easement will be granted over the adjoining parcel to allow for the maintenance of defensible space around the structure in the event of wildland fire. The parcel is currently developed with a well and septic system and an assortment of accessory structures. The project is categorically exempt from environmental review pursuant to the Class 3 exemption found in Section 15303(a) (New Construction of Small Structures) of the CEQA Guidelines. The project is located in Humboldt County, in the Westhaven area, on the North side of Driver Road, approximately 0.3 miles North from the intersection of Moonstone Cross and Driver Road, on the property known as 1107 Driver Road. Specific questions regarding this project can be directed to Steven Lazar, Senior Planner at (707)268-3741 or via email at slazar@co.humboldt.ca.us

Collins/Goldstein – Parcel Map Subdivision; McKinleyville area; Record Number PLN-2022-17740 (filed 05/03/2022); Assessor's Parcel Number: 509-061-025. A Minor Subdivision of an approximately 10-acre parcel into four parcels of approximately 20,000 square feet, 30,830 square feet, 32,336 square feet and 7.97 acres. A Planned Development Permit is being requested to allow significantly smaller parcel sizes and clustering of development along the road frontage. This in turn ensures that sufficient area exists to accommodate future residential development observing standard setbacks from riparian and wetland areas associated with Mill Creek, which crosses through the parcel. The site is currently vacant and will be served with community water and sewer provided by the McKinleyville Community Services District. The majority of the parcel is forested with the exception of the northern portion, which was cleared as part of a recent less than 3-acre conversion completed in late 2021. This same area is targeted to host future residential development following subdivision. The project is exempt from environmental review pursuant to Section 15183 of the State CEQA Guidelines, applicable to projects that are consistent with a Community Plan, General Plan, or Zoning. The project is located in Humboldt County, in the McKinleyville area, on the south side of the 2500 block of Sutter Road, approximately 350 feet east from the intersection of Blackbird Avenue and Sutter Road. Specific questions regarding this project can be directed to Steven Lazar, Senior Planner at (707)268-3741 or via email at slazar@co.humboldt.ca.us

North Coast Hitching Post; Table Bluff area; Record Number PLN-17766-CUP (filed 05/17/2022); Assessor's Parcel Number: 308-131-033. A Coastal Development Permit and Conditional Use Permit (CUP) to authorize use of a property as a seasonal venue for special events (primarily weddings) between May and October. A maximum of 200 guests per event and 18 events per year are proposed. Events are mainly expected to occur during weekends (Friday through Sunday) and only occasionally on a weekday. During the day of an event, activity will begin no earlier than 10am and end no later than midnight. Events will be staged from an historic barn and grassy areas around the structure. A nearby small cottage will also be available for short-term rental both during and separately from events. Portable toilets will be used during events and on-site parking will be made available in several areas of mowed grass/pasture. Alcohol and food will be served during events. Food for events will be provided through mobile food trucks, catering with off-site prep, or on-site barbecuing from an existing gravel area in back of the barn. The project is categorically exempt from environmental review pursuant to the Class 1 and Class 4 exemptions found in Section 15301 (Existing Facilities) and 15304(e) (Minor Alterations to Land) of the CEQA Guidelines. The project is located in Humboldt County, in the Table Bluff area, on the West side of Table Bluff Road, approximately 0.7 miles South from the intersection of Quinn Road and Table Bluff Road, on the property known as 2190 Table Bluff Road. Specific questions regarding this project can be directed to Steven Lazar, Senior Planner at 707-268-3741 or via email at slazar@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, 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
October 19, 2022