

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

On **Thursday, October 20, 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, October 19, 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 14, 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.

CHRISP FARMS, LLC; The project is located along unnamed forest road USFS 4N06, off Highway 1, in the Willow Creek area. Record Number PLN-12456-CUP; Assessor's Parcel Number: 315-094-003, a Conditional Use Permit (PLN-12456-CUP) for 25,130 SF of proposed outdoor cannabis cultivation within five (5) cultivation areas. Plants are propagated in a 2,500-SF immature plant area; Special Permit to allow a reduction of the 600-foot setback to Six Rivers National Forest, which is located adjacent to the subject parcel. Irrigation water is sourced from a groundwater well, a proposed rainwater catchment pond and one (1) existing stream diversion. Currently there is 69,100-gallons of water storage on site. All water storage currently occurs within hard plastic tanks, with the exception of two (2) 10,000-gallon water bladders, which will be replaced. The more westerly water bladder will be replaced with two (2) 5,000-gallon hard plastic tanks. The more easterly bladder will be replaced with six (6) 5,000-gallon plastic tanks. The overall water storage will be increased to 89,100-gallons. The proposed rainwater catchment pond would have a capacity of 280,000 gallons. Current water storage on the parcel is approximately 369,100 gallons. Annual water use is estimated at 145,000 gallons (5.7 gallons/SF). Drying and further processing activities would occur onsite. There would be two (2) employees during peak harvest. Power is provided by two (2) Honda generators. The Humboldt County Planning Commission will consider an Addendum to a previously adopted Mitigated Negative Declaration has been prepared for consideration per §15164 of the State CEQA Guidelines. Specific questions regarding this project can be directed to the assigned planner David J. R. Mack, AICP at 831-320-0413 or via email at David.Mack@weareharris.com.

Carlotta Gardens, LLC; The project is located in the Carlotta area. Record Number PLN-2022-17611; Assessor's Parcel Number: 206-331-028-000. Conditional Use Permit (CUP) for a 200 SF portable farm stand for the sale of Farm Based Retail products, including cannabis, located on the approved cultivation parcel. All cannabis products that are produced at the farm will be transported and tested by a licensed distributor. The mobile farm stand will be staffed by one employee during the hours of operation. Operating hours will be limited to 9AM - 6PM, Monday through Sunday. Hours and days of operation may vary depending on weather conditions and holidays. Customer traffic will occur on-site during the operating hours. At the end of each business day, the farm stand will be stored on site and all products will be removed and stored inside a secure location. Power is provided by PG&E. 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. Specific questions regarding this project can be directed to the assigned planner Portia Saucedo at (707) 268-3745 or via email at psaucedo1@co.humboldt.ca.us.

Nickerson Minor Subdivision; McKinleyville area; Record Number PLN-2022-17687 (filed 03/22/2022); Assessor's Parcel Number: 511-191-030. A minor subdivision of an approximately 16.5-acre parcel into two parcels: Parcel A = 7.08 acres and Parcel B = 9.62 acres. The area of proposed Parcel A is developed with two existing residences; the area of proposed Parcel B is undeveloped with the exception of three small sheds, and is envisioned to be a future homesite and would be set back 120 from the onsite Streamside Management Area. The site is served with community water provided by the McKinleyville Community Services District. The application may be found exempt from CEQA review pursuant to Section 15183 of the CEQA Guidelines. The project is located in Humboldt County, in the McKinleyville Community Plan Area, on the south side of Grange Road, approximately one-half mile east of the intersection of Dows Prairie Road and Grange Road on the property at 2000 Grange Road. Specific questions regarding this project can be directed to Desmond Johnston at 707-441-2622 or via email at djohnston@co.humboldt.ca.us.

TRISTEN OATES; The project is located at 35 Dean Creek Road in the Garberville area. Record Number PLN-2020-16765; Assessor's Parcel Number: 223-141-008; Conditional Use Permit for 22,000 SF of mixed

light cannabis cultivation within eleven (11) greenhouses, each measuring 20' x 100' in size. Plants are propagated in a 2,200-SF immature/nursery plant area. Irrigation water is sourced from an engineered 1.15 million gallon catchment pond located on the adjacent parcel (APN 223-141-010). Water is pumped from the pond and stored in hard tanks on site. Annual water use is estimated to be approximately 264,000 gallons per year (12 gallons/SF). The project will contract with a licensed processor to manage the harvest. The cannabis will either be harvested fresh and bagged to be frozen or will be transported to a licensed processing facility to be hung, dried, and trimmed. The project will utilize a full-time staff or four (4) individuals with two (2) part-time staff. There will be a maximum of ten (10) employees on site during peak harvest and re-planting season. Power will be provided by solar panels. No generator use is proposed for the project. The Humboldt County Planning Commission will consider an Addendum to a previously adopted Mitigated Negative Declaration has been prepared for consideration per §15164 of the State CEQA Guidelines. Specific questions regarding this project can be directed to the assigned planner David J. R. Mack, AICP at 831-320-0413 or via email at David.Mack@weareharris.com.

Salmon Creek Farms, LLC: Salmon Creek area, Record Number PLN-2022-17876 (filed 07/29/2022); Assessor's Parcel Number (APN) 212-061-030. The applicant is seeking a Special Permit for a Microbusiness which will permit the applicant to conduct non-storefront retail sales and commercial distribution activities. The site currently contains an approved Zoning Clearance Certificate (apps 11822) for 10,000 square feet of new and existing outdoor cultivation and 20,000 square feet of outdoor cultivation approved under the RRR program. Following the approval of this Special Permit, the applicant proposes to obtain a Microbusiness license for 9,640 square feet of approved outdoor cultivation, commercial distribution, and non-store front retail sales. No changes are proposed to the approved cultivation area onsite. The project is located in Humboldt County, in the Salmon Creek area, on the North side of Salmon Creek Road, at the intersection of Road D and Salmon Creek Road, on the property known as 5014 Salmon Creek Road. Specific questions regarding the proposed project may be directed to Abbie Strickland, Planner at (707) 441-2630 or by email at astrickland@co.humboldt.ca.us.

Geck-Moeller CDP; Loleta Area; Record Number PLN-2022-17700 (filed 03/30/2022); Assessor's Parcel Number: 308-231-002. A Coastal Development Permit (CDP) for the construction of a new approximately 2,024 SF two-story residence, 984 SF uncovered deck, 40 SF entry deck, gravel driveway, and a detached two-car garage constructed on an existing 25x25-foot concrete slab. The CDP will also authorize brush clearing north of the residence for the planting of fruit trees, logan berries, and a residential garden area. The parcel is currently developed with a well and on-site wastewater treatment system. The Humboldt County Planning Commission will consider an approval of the Coastal Development Permit per §15303 of the State CEQA Guidelines. Specific questions regarding this project can be directed to Cade McNamara at 707-268-3777 or via email at cmcnamara@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 05, 2022