On Thursday, March 2, 2023, 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, March 1, 2023, 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

Humboldt Natural Collective; Ettersburg area; Record Number: PLN-11460-CUP (filed 11/15/2016); Assessor Parcel Number (APN): 221-111-027. A Special Permit for 9,850 square feet (SF) of existing outdoor cannabis cultivation and 1,050 SF of ancillary propagation. Irrigation water is sourced from two (2) points of diversion (spring and spring-fed pond). Existing available water storage is 83,000 gallons. Estimated annual water usage is 53,000 gallons. Processing occurs onsite. Power is provided by two (2) generators and solar, with long-term plans to add additional solar onsite. Special Permits are also requested for development in the Streamside Management Area (SMA) related to continued use and maintenance of the points of diversion, and for a setback reduction to
reduce the 600-foot setback requirement from public lands. The Humboldt County Zoning Administrator will consider a previously adopted Mitigated Negative Declaration and an addendum prepared per §15164 of the State CEQA Guidelines. The project site is located in the Ettersburg area approximately 2,000 feet from the intersection of Duttyville Road and Doody Ridge Road, on the property known as 4840 Doody Ridge Road. Specific questions regarding this project can be directed to the assigned planner Cliff Johnson at 707-268-3721 or via email at cjohnson@co.humboldt.ca.us.

MR Hilltop Buds: Dinsmore area; Record Number: PLN-12014-SP (filed 12/19/2016); Assessor Parcel Number (APN): 208-341-015. A Special Permit for 9,984 square feet (SF) of existing cannabis cultivation, of which 8,584 SF is outdoor (full sun and light deprivation) and 1,400 SF is mixed light, also utilized for ancillary propagation. Irrigation water is currently sourced from a permitted groundwater well; however, the applicant proposes to switch to rainwater catchment. There will be a total of 90,500 gallons of onsite water storage. Estimated annual water usage is 88,400 gallons. All processing currently occurs offsite at a licensed processing or manufacturing facility, although future onsite processing is anticipated. Power is provided by two (2) generators, with long term plans to install solar and a battery bank. A Special Permit is also requested to reduce the 600-foot setback requirement to public lands. The Humboldt County Zoning Administrator will consider a previously adopted Mitigated Negative Declaration and an addendum prepared per §15164 of the State CEQA Guidelines. The project is located in Humboldt County, in the Dinsmore area, on the north side of State Highway 36, approximately 1.11 miles east from the intersection Rattlesnake Bridge Road and Cobb Road, which is located approximately 510 feet north from the intersection of State Highway 36 and Rattlesnake Bridge Road, on the property known as 14501 Cobb Road. Specific questions regarding this project can be directed to the assigned planner Cliff Johnson at 707-268-3721 or via email at cjohnson@co.humboldt.ca.us.

Austin Gomm: McKinleyville Area, Record Number PLN-12284-SP (filed 06/30/2017); Assessor’s Parcel Number (APN) 511-261-026. A Special Permit for 5,000 square feet (SF) of new indoor cannabis cultivation in an existing 6,144 SF shop, with ancillary propagation. Irrigation water will be sourced from the McKinleyville Community Services District (MCSD). The applicant has obtained a Will-Serve letter from the MCSD allowing up to 2,600 cubic-feet (19,450 gallons) of water to be used monthly for the proposed cannabis facility. Total water storage is 5,000 gallons in one tank. Processing will be onsite in existing shop which is proposed to be converted into a commercial building to house the indoor cultivation, and drying and processing activities. Power for the operation will be provided by PGE. The Zoning Administrator will consider the Mitigated Negative Declaration that was previously adopted for the Commercial Medical Marijuana Land Use Ordinance and an Addendum to this document prepared pursuant to Section 15164 of the Guidelines for the California Environmental Quality Act. This project is located in Humboldt County, in the McKinleyville area, on the west and south side of Kemp Avenue, approximately 810 feet from the intersection of Mather Road and Kemp Avenue, on the property known as 4760 Kemp Avenue. 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.

Slagle Coastal Development Permit and Lot Line Adjustment: McKinleyville Area, Record Number PLN-2021-17036 (filed 02/24/2021); Assessor’s Parcel Number (APNs) 511-011-017 & 511-011-019. A Coastal Development Permit to facilitate a Lot Line Adjustment between two parcels resulting in two parcels of approximately 5.73 acres and 24.51 acres respectively. The purpose of the LLA is to reconfigure Parcel B (APN 511-011-019) to prepare for sale, and to retain Parcel A (APN 511-011-017) under current ownership. The LLA will place an existing residence, detached garage, shop, and shed on Parcel A. Parcel B will retain two existing sheds and a large pond. Parcel A is served community water from the McKinleyville Community Service District, and private onsite wastewater treatment system. The CDP includes the recognition of a legal parcel (Parcel A) that was conveyed from the County of Humboldt to the current property owners. No development is proposed as part of the project. The project is exempt from CEQA environmental review pursuant to 15305(a), minor alterations in land use limitations, and 15061(b)(3), common sense exemption. This project is located in Humboldt County, in the McKinleyville area, on the west side of Letz Road, approximately 1,850 feet south from the
intersection of Letz Road and Dolack Road, on the property known as 3248 Letz Road and on the property known to be in Section 25 of Township 07 North, Range 01 West, Humboldt Base & Meridian. Specific questions regarding the proposed project may be directed to Cade McNamara, Planner at (707) 268-3777 or by email at cmcnamara@co.humboldt.ca.us.

Giамио Coastal Development Permit and Lot Line Adjustment: Ferndale Area, Record Number PLN-2022-17706 (filed 04/05/22); Assessor’s Parcel Number (APN) 100-241-004 (two separate legal parcels, shared APN) A Coastal Development Permit to facilitate a Lot Line Adjustment between two parcels located off Port Kenyon Road in Ferndale. The adjustment will take place between two parcels and result in two parcels. Currently the parcels are identified by a shared APN 100-241-004 and are legally comprised of two separate parcels separated at Bush Street. Parcel 2 is approximately 8.9 acres of land west of Bush Street and is currently vacant. Parcel 2 will be 17.62 acres after the adjustment and will remain vacant. Parcel 1 is 10.9 acres in size on lands east of Bush Street, and is developed with a single-family residence, and detached accessory building, both listed within the National Registry for Historical Places. Parcel 1 will be 2.18 acres after the adjustment. The purpose of the Lot Line Adjustment is to adjust the parcel boundaries to surround the curtilage area of the Historic Structures and separate them from the surrounding AG lands to be purchased and used for running cattle. No ground disturbance or physical improvements are proposed as part of this project. The project is exempt from CEQA environmental review pursuant to 15305(a), minor alterations in land use limitations, and 15061(b)(3), common sense exemption. This project is located in Humboldt County, in the Ferndale area, on the South side of Port Kenyon Road, at the intersection of Bush Street and Port Kenyon Road, on the property known as 1392 Port Kenyon Road. Specific questions regarding the proposed project may be directed to Cade McNamara, Planner at (707) 268-3777 or by email at cmcnamara@co.humboldt.ca.us.

Catch a Cloud Farms, LLC; Kneeland area; Record Number PLN-2022-17957 (filed 10/14/2022); Assessor’s Parcel Number: 314-131-073. The applicant is seeking a Modification to a Special Permit to construct a one-million-gallon rainwater catchment pond, a Zoning Clearance Certificates for off-site commercial processing, off-site commercial propagation, distribution and non-volatile manufacturing of infused pre rolls, and a Special Permit for hosting farm tours. The parcel has already been permitted for 43,560 sf of cultivation under a previously approved permit (PLN-16541). No additional cultivation is proposed on this property, and the applicant is proposing to reduce previously approved nursery space from 4,500 square feet to 4,356 square feet. Distribution will take place in designated spaces within permitted commercial building, and will include transport, storage, labeling, packaging including making infused pre-rolls, facilitating testing, and sales to retailers for both product that is grown on-site and from other licensed operators year-round. Manufacturing and infusion include the manufacture of concentrated cannabis products by using non-volatile solvent-less extraction methods and the incorporation of cannabis concentrates or manufactured cannabis products into tinctures or pre-rolls. Farm tours will be conducted exclusively by a licensed Tour Group Operator and will comply with local and state Performance Standards for Public Accommodations. Water for onsite operations will come from rainwater catchment. There is an existing 450,000 gallon pond, a proposed 1,000,000 gallon pond, an existing permitted groundwater well. Irrigation is estimated to require 350,000 gallons of water per year. The site has an ADA accessible, commercial restroom. The existing power to the property is supplied through PG&E and a 7000w grid tied solar system. The Humboldt County Zoning Administrator will consider the adopted Environmental Impact Report (EIR) for the CCLUO, and an Addendum to the previously adopted EIR prepared for consideration per §15164 of the State CEQA Guidelines. This project is located in Humboldt County, in the Kneeland area, on the North side of Barry Road, approximately at the intersection of Paddock Road and Barry Road, on the property known as 1001 Barry Road. 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.

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](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
February 15, 2023