

PUBLIC NOTICE
HUMBOLDT COUNTY ZONING ADMINISTRATOR
NOTICE OF PUBLIC HEARING

On **Thursday, April 1, 2021, 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 Executive Order N-29-20 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/93263143044> Password: 421159
2. Call in via telephone at 346 248-7799, enter meeting ID 932 6314 3044 Password: 421159

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 707-268-3702. If you want to provide comment to the Zoning Administrator with the Staff Report it must be received by **Wednesday, March 24, 2021**. All public comments must be received prior to **Monday, March 29, 2021** to be provided to the Zoning Administrator for consideration. The Agenda is posted on the Friday prior to the meeting. After the agenda is posted comments received after **Wednesday, March 24, 2021** can be found at the "Attachments" section of the "[Meeting Details](#)" link next to the posted Agenda at: <https://humboldt.legistar.com>. All public comment and supplemental information submitted after the agenda has been published 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>

1. **Dustin Sylvies**; Honeydew Area, Record Number PLN-12660-SP (filed December 28, 2016); Assessor's Parcel Number (APN) 107-271-001-000. The proposed project is for a Special Use Permit for a maximum of 7,411 square feet (SF) of outdoor cultivation, in an existing 7,392 SF of cultivation area. Outdoor cultivation occurs in two greenhouses that include: Greenhouse 1 (4,480 SF) and Greenhouse 2 (2,912 SF). Both greenhouses use light deprivation techniques that occurs in two harvest cycles. Propagation occurs in a 1,200 SF nursery. Irrigation water is sourced from an onsite groundwater well (Permit No. 14/15-0112) that is considered hydrologically connected to the Mattole River. Annual water use is estimated at 80,000 gallons (9.5 gallons/SF). Water storage totals 105,000 gallons, using twenty (20) 5,000-gallon (HDPE) tanks and two (2) 2,500-gallon HDPE tanks. The applicant is being conditioned to update the current site plan, in order to show the addition of sixteen (16) water storage tanks. Drying and curing activities occur onsite within an existing shed (400 SF), and trimming activities occur offsite at a third party processing facility. There would be an average of two (2) employees during the harvest season. Electricity is provided by PG&E. The Zoning Administrator will consider an Addendum to a previously adopted Mitigated Negative Declaration. This project is located at 45835 Mattole Road (APN 107-271-001) in the unincorporated community of Honeydew, located in southern Humboldt County. Specific questions regarding the proposed project may be directed to David Mack, AICP, Planner at (831) 320-0413 or by email at david.mack@weareharris.com.
2. **Salman Properties, LLC**; Petrolia Area, Record Number PLN-2020-16512 (filed July 14, 2020); Assessor's Parcel Number (APN) 105-121-006: The applicant is seeking a Special Permit for 33,640 square feet (SF) of outdoor commercial cannabis cultivation which would expand an existing permitted 9,920 square-foot outdoor operation to 43,560 square feet. The proposed and existing operation will utilize a total of 4,320 SF of nursery space. Projected annual water usage for the combined projects will total 76,300 gallons. The proposed project will utilize irrigation water sourced from a rainwater collection system, the existing project utilizes rainwater catchment and a registered spring diversion. Water for the two projects will be stored in hard-sided tanks. Drying will occur onsite in proposed and existing dry sheds. Further processing will occur off-site. The project will be largely owner-operated with two full-time employees. The applicant may utilize help from third-party contractors during peak months. Power is supplied by solar, and the property is tied into the P.G.E grid. The applicant is enrolled in the renewable credits service. The Zoning Administrator will consider an Addendum to a previously adopted Environmental Impact Report. The project is located in the Petrolia area, on the South side of a Private Drive, approximately 4,012 feet Northeast from the intersection of a Private Drive and Mattole Road, on the property known as 31995 Mattole 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.
3. **Christopher Cameron (Riveridge Farms, LLC), Applicant and Dawne Arthur, Owner**; Piercy Area, Record Number PLN-10993-SP (filed August 22, 2016); Assessor's Parcel Number (APN) 033-271-021-000. The proposed project is for a Special Use Permit to permit a maximum of 8,855 square feet (SF) of existing mixed light cultivation in five (5) greenhouses. Cultivation is achieved in five harvest cycles using light deprivation, which will be used within all greenhouses. Propagation occurs in a 1,200-SF nursery. Irrigation water is sourced from an existing onsite groundwater well (Permit No. 19/20-0793). Annual water use is estimated at 360,000 gallons (40.65 gallons/SF). Water storage totals 125,000 gallons in twenty-five (25)

5,000-gallon high density polyethylene (HDPE) hard tanks. Drying and curing will occur onsite within a proposed 2,000 SF ag-exempt building, an existing 1,200 SF ag-exempt structure, and three (3) existing sheds measuring 144 SF (12' x 12'), 120 SF (12' x 10'), and 96 SF (12' x 8'). Flowers may be machine trimmed by the owner/operator or taken offsite to be hand trimmed and packaged at a licensed processing facility. There would be two (2) full time employees and six (6) to eight (8) part time seasonal laborers employed during peak seasons; totaling a maximum of nine (9) to eleven (11) employees onsite during peaking season(s). Electricity for domestic use and cultivation onsite is currently provided by a 150kW generator, a 3kW generator, and a 7kW generator. The parcel is projected to have on-grid (PG&E) electricity for operations in approximately 2 years. The Zoning Administrator will consider an Addendum to a previously adopted Mitigated Negative Declaration. This project is located at 900 Milky Way (APN: 033-271-021-000) in the unincorporated community of Piercy in southern Humboldt County. Specific questions regarding the proposed project may be directed to David Mack, AICP, Planner at (831) 320-0413 or by email at david.mack@weareharris.com

4. **Christopher Cameron, Applicant/Owner;** Miranda Area, Record Number PLN-10994-SP (filed August 22, 2016); Assessor's Parcel Number (APN) 211-401-018-000. The proposed project is for a Special Use Permit to permit a maximum of 10,000 square feet (SF) of existing mixed light cultivation in six (6) greenhouses. Cultivation is achieved in three (3) harvest cycles using light deprivation in all six greenhouses. Irrigation water is sourced from an existing groundwater well located on the adjacent property (APN 211-401-017), which is also under Cameron ownership. Annual water use is estimated at 123,840 gallons (12.38 gallons/SF) over three (3) harvest cycles. Water storage totals 107,100 gallons in ten (10) 5,000-gallon containers, three (3) 3,000-gallon containers, two (2) 20,000-gallon containers, three (3) 2,500-gallons containers, and one (1) 600-gallon container. Drying and curing will occur onsite within two (2) existing onsite metal warehouses, measuring 1,600 SF (20' x 80') and 560 SF (14' x 40'). Flowers may be machine trimmed by the owner/operator or taken offsite to be hand trimmed and packaged at a licensed processing facility. There would be three (3) full time employees, with seasonal employees yet to be determined. Electricity for domestic use and cultivation onsite is provided by PG&E. The Zoning Administrator will consider an Addendum to a previously adopted Mitigated Negative Declaration. This project at 2464 Salmon Creek Road in the Miranda area, approximately 1,290 feet from the intersection of US Highway 101 and Salmon Creek Road (APN 211-401-0188) in the unincorporated community of Miranda, located in southern Humboldt County. Specific questions regarding the proposed project may be directed to David Mack, AICP, Planner at (831) 320-0413 or by email at david.mack@weareharris.com.
5. **Calipso Organics, Inc;** Myers Flat Area, Record Number PLN-2021-16914 (filed January 4, 2021); Assessor's Parcel Number (APN) 211-373-003. The applicant seeks a Modification to an already approved Special Permit (Application No.11337) for an existing 9,969 square feet (SF) of mixed light cultivation. The Modification includes: (1) replace and relocate three existing greenhouses with two larger greenhouses; (2) creation of a smaller mixed-light cultivation area to account for a loss of square-footage following the change in greenhouses; (3) decommission the 1875 SF of nursery space and replace it with a relocated 2,000 SF nursery; (4) decommission the 1850 SF Ag Building which was used for processing and as nursery space, and replace it with a 1,800 SF Ag building; (5) use the prior Ag building as storage space for chemicals and equipment; and (6) add two additional water tanks totaling 3,000 gallons. Power for the project is still provided by an existing solar array, and two generators are on site

to provide supplemental energy. Water for the project is provided by two rainwater catchment ponds located on the adjacent parcel (APN 211-372-001), and a registered spring diversion. The modification will increase total cultivation area by 30 square feet, from 9,969 SF to 9,999 SF. The projected annual water use has increased to 120,000 gallons. Drying and curing will continue to occur onsite, and further processing will continue to occur at a licensed third-party processing facility. The applicant will still have up to seven employees on site during peak months. The Zoning Administrator will consider an Addendum to a previously adopted Environmental Impact Report. The project is located in Humboldt County, in the Myers Flat area, on the south side of Dyerville Loop Road, approximately 2.7 miles from the intersection of Elk Creek Road and Dyerville Loop Road, on the property known to be in Section 24 of Township 02 S, Range 03 E, Humboldt Base & Meridian. 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.

6. **Calipso Organics, Inc;** Myers Flat Area, Record Number PLN-2021-16915 (filed January 1, 2021); Assessor's Parcel Number (APN) 211-373-002. The applicant is seeking a Modification to an approved Special Permit (Application No. 11336) for 10,000 square-feet of existing mixed-light commercial cannabis cultivation with 2,000 square-feet of ancillary propagation space. The Modification to the approved project includes: (1) the consolidation, relocation, and upgrade of the cultivation and propagation greenhouses; (2) creation of a smaller mixed light cultivation area to account for the loss of square-footage following the change in greenhouses; (3) addition of an Ag-Exempt Structure and harvest storage container; and (4) additional water storage. Power for the project is provided by an existing solar array and two generators are onsite to provide supplemental energy. Water for the project is provided by two rainwater catchment ponds located on the adjacent parcel (APN 211-372-001), and a registered spring diversion. The projected annual water use has increased to 120,000 gallons. Drying and curing will continue to occur onsite, and further processing will continue to occur at a licensed third-party processing facility. The applicant will still have up to seven employees for the project. The Zoning Administrator will consider an Addendum to a previously adopted Environmental Impact Report. This project is located in Humboldt County, in the Myers Flat area, on the south side of Dyerville Loop Road, approximately 1.04 miles southeast from the intersection of Dyerville Loop Road and Kinnebrew Lane, on the property known to be in the southwest quarter of the southeast quarter of Section 24 of Township 02 South, Range 03 East, Humboldt Base & Meridian. 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.
7. **Redcrest Farms, LLC;** Redcrest area; Record Number PLN-13056-SP (filed 12/29/2016); Assessor's Parcel Number: 209-351-083. Three Special Permits to allow for: onsite and offsite processing; manufacturing using non-volatile solvents; and for a distribution facility. Water will be sourced from a permitted onsite well. No water storage is proposed. The applicant anticipates 168,000 gallons of water will be required annually. The applicant proposes to manufacture using non-volatile chemicals such as extraction, infusion, or distillation/research. The applicant states that 34 employees will be required during peak operations. Power for the operation is provided by PGE. Hours of operation will be from 8am-6pm. The Humboldt County Zoning Administrator will consider the project exempt per CEQA Exemption Section: 15301- Existing Facilities. The project is located in Humboldt County, in the Redcrest area, on the north side of HWY 101, and fronts the north side of St HWY 254, on the property known to

be in Township 01S of Range 02E Section 10 Humboldt Base & Meridian. Specific questions regarding the proposed project may be directed to Christopher Alberts, Planner at (707) 268-3771 or by email at calberts@co.humboldt.ca.us.

8. **James Wisniewski**; Kneeland, Record Number PLN-11593-SP (filed December 2, 2016); Assessor's Parcel Number (APN) 314-131-074-000. The proposed project is for a Special Use Permit to allow 8,400 square feet (SF) of existing medical cannabis outdoor cultivation. Outdoor cultivation occurs in three greenhouses: Greenhouse 1 (1,200 SF), Greenhouse 2 (3,600 SF) and Greenhouse 3 (3,600 SF). Propagation occurs in a 1,200-SF nursery. Irrigation water is sourced from an onsite well, which produces 10 gallons/minute (14,400 gallons/day) (Permit No. 9/20-070). A surface water diversion (Certificate No. H100325) from Freshwater Creek is for domestic use only. Estimated annual water usage is 120,000 gallons (14.4 gallons per SF). Existing water storage is 17,500 gallons, stored as follows: four (4) 500-gallon tanks, five (5) 2,500-gallon tanks, and one (1) 3,000-gallon tank. Since irrigation water for cultivation activities is derived from a permitted well that is not hydrologically connected to surface water, additional storage is not required because the applicant is not required to forbear during the forbearance period. There are two storage areas located in the cultivation disturbance area, including a 112-SF agricultural chemical shed and a 192-SF propane shed. Cannabis product will be dried in an onsite metal building and processed offsite via a licensed third party, until a permit can be acquired for onsite processing in the existing residence by employees. The operation will require one (1) to two (2) full-time employees during the operation season, from March to November. Electrical power is provided by PG&E. The Zoning Administrator will consider an Addendum to a previously adopted Mitigated Negative Declaration. This project is located at 1324 Barry Road (APN 314-131-074) in the unincorporated community of Kneeland, located in central Humboldt County. Specific questions regarding the proposed project may be directed to David Mack, AICP, Planner at (831) 320-0413 or by 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) 445-7541.

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 707-445-7541 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
March 16, 2021