

PUBLIC NOTICE
HUMBOLDT COUNTY ZONING ADMINISTRATOR
NOTICE OF PUBLIC HEARING

On **Thursday, May 20, 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, May 12, 2021.** All public comments must be received prior to **Monday, May 17, 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, May 12, 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. **Judy Hulbert;** Willow Creek Area, Record Number PLN-10951-SP (filed August 19, 2016); Assessor's Parcel Number (APN) 523-025-005. A Special Permit for 7,854 square feet of existing outdoor cannabis cultivation with 774 square feet of ancillary propagation. The applicant is

proposing to add light-deprivation greenhouses with no use of supplemental lights to the pre-existing outdoor cultivation footprint. Irrigation water will be provided by a permitted groundwater well. Annual water needed for irrigation is estimated at a maximum of 200,000 gallons. There are three (3) 2,500-gallon hard-sided water tanks, and one (1) additional 2,500-gallon tank is proposed to be designated for fire suppression. Drying will occur on-site, and trimming will be done off-site at a licensed processing facility. There are an estimated 2-4 employees. Electricity will be provided by a Honda EU2000i generator and solar fans. The Zoning Administrator will consider an addendum to the previously adopted Mitigative Negative Declaration. This project is located in Humboldt County, in the Willow Creek area, on the west side of River Access Road, approximately 1.3 miles southeast from the intersection of Horse Linto Road and River Access Road and a Private Drive, on the property known to be in Section 23 of Township 07 North, Range 05 East, Humboldt Meridian Base. 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.

2. **John Mahony, LLC**, Briceland/Redway area; Record Number PLN-11827-SP (filed 12/14/2016); Assessor's Parcel Number 220-301-021. John Mahony, LLC seeks a Special Permit for an existing outdoor cannabis cultivation project consisting of up to 5,912 square feet (SF) grown in nine adjacent greenhouses on a previously graded flat within the 65-acre parcel. A tenth 560-SF greenhouse is used as a plant nursery. Irrigation water is sourced from a permitted 220-foot groundwater well onsite. Water is stored in two 2,500-gallon and two 1,200-gallon hard plastic tanks totaling 7,400 gallons of water storage. Estimated annual water usage is 69,868 gallons (11.9 gallons/SF/year). No additional employees are required for cultivation and during peak operations. An existing 1,820-SF multiple use structure is used to store and dry cannabis. Trimming and processing would be performed offsite by a licensed processing facility. There is an onsite wastewater septic tank leach-field system that serves an existing residence. Power is provided by solar power and an emergency Honda generator for residential use. No artificial lights are used in the cultivation activities. The Zoning Administrator will consider an addendum to a previously adopted Mitigated Negative Declaration pursuant to the California Environmental Quality Act. The project is located in Humboldt County, in the Briceland/Redway area, approximately 3.5 road miles north of Briceland and 6.3 road miles west-by-northwest of Redway, on the west side of Elk Ridge Road, at a location approximately 1 mile north from the intersection of Elk Ridge Road and Briceland Road, on the property known as 3500 Elk Ridge Road, Briceland, in the East Half of Section 01 Township 04 South Range 02 East, H.B.&M. Specific questions regarding this project can be directed to the assigned planner Jordan Mayor, Senior Biologist and Contract Planner, at 707-683-4711 or by email at jordan.mayor@icf.com.
3. **Pharming Humboldt Dreams, LLC**; Garberville Area, Record Number PLN-16677-SP (filed September 25, 2020); Assessor's Parcel Number (APN) 223-241-006. A Special Permit to allow 43,560 square feet of new cannabis cultivation consisting of 31,560 square feet of outdoor and 12,000 square feet of mixed light cultivation located in three distinct areas on the subject parcel. There will be a maximum of two outdoor cultivation cycles and five mixed light cultivation cycles. Propagation will occur on-site in a 4,500-square-foot greenhouse. Water for irrigation would be provided by rain catchment. Annual water use is 390,713 gallons. There would be

580,000 gallons of water storage in hard-sided tanks. The proposed project includes development of a processing structure for drying, curing and trimming. The applicant is proposing to process off-site during the first year of operations. There will be a maximum of 2 seasonal employees to assist with operations. Power is provided by P. G. & E. and a generator; use of the generator is limited to 20% of the total power need. The Humboldt County Zoning Administrator will consider an addendum to a previously adopted Environmental Impact Report. The project is in the Garberville area, on the east side of Alderpoint Road, approximately 1,200 feet southeast from the intersection of Alderpoint Road and Little Buck Mountain, on the property known as 3295 Alderpoint Road. A 38.54-acre parcel within the E ½ of Section 17, T4S R4E HB&M. 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.

4. **Pratt Mountain Farms**, Garberville Area, Record Number PLN-2020-16739 (filed October 23, 2020); Assessor's Parcel Number (APN) 216-133-013. Special Permit for 43,560 sf new outdoor light deprivation cannabis cultivation, anticipating two harvests per year. The project includes 4,350 sf of ancillary nursery space which would not use lights or fans. Drying would occur onsite; further processing would be performed by a licensed third-party. Annual irrigation demand would total 654,000 gallons (15gal/sf). Irrigation water will be provided by a groundwater well and supplemented by rainwater catchment tanks. 30,000 gallons of water storage capacity would be provided by three 5,000-gallon tanks and five 3,000-gallon tanks. The project would require a maximum of eight employees. Power would be provided by a proposed solar array. This project is located in Humboldt County, in the Garberville area, on the east side of Pratt Mountain Road, approximately 4,800 feet north from the intersection of Pratt Mountain Road and Alderpoint Road, on the property known to be in the northwest quarter of the northwest quarter of Section 24, and in the northwest, southwest, and southeast quarters of the southwest quarter, the southwest quarter of the northwest quarter, and the southwest quarter of the southeast quarter of Section 13 of Township 04 South, Range 04 East, Humboldt Base & Meridian. Specific questions regarding the proposed project may be directed to Anna Colegrove-Powell, Planner at (707) 268-3737 or by email at acolegrove-powell@co.humboldt.ca.us.
5. **I and I Ranch, LLC**; Garberville Area, Record Number PLN-13324-SP (filed December 30, 2016); Assessor's Parcel Number (APN) 214-112-006. A Special Permit for 43,560 square feet of new mixed light cannabis cultivation with ancillary propagation. The applicant anticipates three cultivation cycles will occur annually. Water for irrigation will be provided by one permitted existing well. Water will be stored in a proposed one-million-gallon rainwater catchment pond and hard tanks. The applicant anticipates approximately 700,000 gallons of water will be required annually. Processing such as drying, curing, and trimming will occur onsite in a proposed 1,600-square-foot structure. The applicant anticipates on hiring a maximum of six (6) employees. Power for the project will be sourced from solar with a backup generator for emergencies. The Zoning Administrator will consider an addendum to a previously certified Environmental Impact Report. This project is located in Humboldt County, in the Phillipsville area, on the southwest side of Dyerville Loop Rd, approximately 50 feet west from the

intersection of Dyerville Loop Rd and UNN17, on the property known to be in Section 8 of Township 03S, Range 04E, 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.

6. **PDCON Enterprises, LLC;** Garberville Area, Record Number PLN-2020-16367 (filed May 11, 2020); Assessor's Parcel Number (APN) 222-156-019. The proposed project is a Special Permit (SP) for 10,000 square feet (SF) of new outdoor commercial cannabis cultivation utilizing light deprivation techniques. The applicant anticipates two harvests annually. The plants will be propagated within the cultivation greenhouses and minimal supplemental lighting will be utilized until they have rooted. The applicant projects an annual water usage of 100,000 gallons. Water for the project will be sourced from the Garberville Community Services District. All processing will occur offsite at a licensed third-party processing facility. The operation will be owner-operated, no employees are required. Power for the project will be provided by P.G.&E. The project is located in Humboldt County, in the Garberville area, on the north side of Kadin Way, at the northeast corner of the intersection of Connick Creek Road and Kadin Way, on the property known as 10 Kadin Way. 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. The Zoning Administrator will consider an addendum to a previously adopted Environmental Impact Report pursuant to the California Environmental Quality Act.
7. **Avicenna Holdings, LLC;** Petrolia Area, Record Number PLN-2020-16633 (filed September 08, 2020); Assessor's Parcel Number (APN) 105-111-007. An application for a Special Permit to conduct one acre (43,560 square feet) of outdoor cannabis cultivation. Cultivation will utilize dry farm methods to plant directly in the native soil in delineated rows with minimal irrigation. Five proposed hoop houses totaling 5,000 square feet will be used for propagation to support on-site seed and clone production. The irrigation water source is rainwater catchment. The applicant will install eleven (11) 5,000-gallon tanks for a total of 55,000 gallons of storage. Estimated annual water use is 50,000 gallons. Drying will occur on-site in a proposed 5,000 square foot metal ag barn. Processing will occur off-site. Work will be conducted by the five owner-applicants, with up to seven additional temporary workers during transplant and harvest. Power will be provided by P.G.&E. This project is located in Humboldt County, in the Petrolia area, on both sides of Conklin Creek Road, approximately 1.82 miles east from the intersection of Conklin Creek Road and Mattole Road, on the property known as 2001 Conklin Creek Road. Specific questions regarding the proposed project may be directed to Anna Colegrove-Powell, Planner at (707) 268-3737 or by email at acolegrove-powell@co.humboldt.ca.us.
8. **Honey Country Compassionate Use Project:** Honeydew Area, Record Number PLN-16594-SP (filed August 14, 2020); Assessor's Parcel Number (APN) 107-241-017. A Special Permit for 42,000 ft of new mixed-light cannabis cultivation. Water source to be existing pump in-stream for 10,000 SF canopy from 1.0 application and remainder to be sourced off of rain catchment from greenhouses and buildings. There is a total of 137,500 gallons of existing water storage

onsite. There are two (2) 50,000-gallon bladders and fifteen (15) 2,500-gallon water tanks. The bladders are proposed to be replaced with twenty (20) 5,000-gallon water tanks, and proposing to add an additional sixty (60) 5,000-gallon water tanks to bring total water storage to 437,500 gallons onsite. An accessory drying facility is part of onsite activities for this project. Power lines run through the property and a power drop from PG&E is proposed for future power source with a backup generator. The Humboldt County Zoning Administrator will consider an addendum to a previously adopted Environmental Impact Report. The project is in the Honeydew area, on the north side of Mattole Road, approximately 1.02 miles northwest from the intersection of Mattole Road and Lindley Road, on the property known as 39811 Mattole Road. 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.

9. **Lauren Marlak**; Dinsmore area; Record Number PLN-13006-SP (Application Date: 12/29/2016); Assessor's Parcel Number: 210-250-009. A Special Permit for continued cultivation of 8,000 square feet of outdoor cannabis. Ancillary propagation occurs within an 800 SF nursery area onsite. Irrigation water is sourced from a permitted groundwater well, a rainwater catchment system, and a point of diversion. Existing available water storage totals 80,000 gallons. Estimated annual water usage is 80,000 gallons. Drying and bucking occurs onsite and all other processing will occur off site at a licensed processing or manufacturing facility. Power is provided by solar panels. The Humboldt County Zoning Administrator will consider an Addendum to a previously adopted Mitigated Negative Declaration. The project is located in the Dinsmore area, on the north side of Larabee Valley Road, approximately 0.74 miles from the intersection of Larabee Valley Road and Coyote Ridge Road on the property known as APN: 210-250-009. Specific questions regarding this project can be directed to Cameron Purchio, Associate Planner, at (707) 443-5054 or via email at purchioc@lacoassociates.com.
10. **Dinsmore Elite, LLC**, Dinsmore area; Record Number PLN-13238-SP (filed 12/30/2021); Assessor's Parcel Number 208-341-009. Dinsmore Elite LLC seeks a Special Permit for an existing 9,990-square-foot (SF) mixed-light cannabis cultivation operation. The cannabis cultivation operation consists of five greenhouses at two locations on the 9-acre parcel. Ancillary propagation in a 1,000-SF greenhouse and a 450 SF greenhouse is proposed. Three annual harvests are anticipated from the heating-equipped mixed-light greenhouses for a growing season that extends from March through October. Estimated annual water usage is 199,000 gallons (19.90 gallons/SF/year). Water for irrigation is supplied from a new 200-foot-deep well and 60,120 gallons of hard tank storage. Bucking and drying will occur in an existing drying/storage shed (1,400 SF) by part-time as-needed employees. Additional processing of cannabis will occur offsite at a licensed processing or manufacturing facility. Power is provided by one Honda EU 7-kiloWatt (kW) gasoline generator and two Cummins 30-kW generators for electricity, when needed. Approximately 2,000 gallons of petroleum are used annually at the project site and the applicant is planning to reduce dependency on fossil fuels where possible. A Special Permit is also needed pursuant to Humboldt County Code Section 314-55.4.11(d) to allow a relaxation of the six-hundred foot (600') setback requirement from Six Rivers National Forest. The Zoning Administrator will consider an addendum to a previously adopted Mitigated Negative Declaration pursuant to the California Environmental Quality Act. The project is

located in Humboldt County, in the Dinsmore area, on the south side and adjacent to Cobb Road, approximately 1.43 miles west from the intersection of Cobb Road and State Highway 36, on the property known as 658 Cobb Rd. Specific questions regarding this project can be directed to the assigned planner Jordan Mayor, Senior Biologist and Contract Planner, at 707-683-4711 or by email at jordan.mayor@icf.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

May 06, 2021