

PUBLIC NOTICE
HUMBOLDT COUNTY ZONING ADMINISTRATOR
NOTICE OF PUBLIC HEARING

On **Thursday, June 03, 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 26, 2021**. All public comments must be received prior to **Tuesday, June 01, 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 26, 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. **Nathan Smith:** Willow Creek Area, Record Number PLN-2018-15295 (filed 12/31/2018); Assessor's Parcel Number (APN) 522-115-002. A Special Permit for 4,992 ft² of pre-existing mixed-light and 21,294 ft² of pre-existing outdoor commercial cannabis cultivation, with 2,620 ft² of ancillary propagation space. A Special Permit is being requested to reduce the 600 foot setback to the Six Rivers National Forest, and another Special Permit is being requested in order to allow cultivation on slopes between 15% and 30%. Water is currently sourced from a permitted water diversion, and the applicant will have two years from the date of approval to provide water from a non-diversionary water source. The applicant plans to have a well drilled on-site this year, and will install a rainwater catchment pond in the event that the well comes up dry or is determined to be hydrologically connected. Total anticipated annual water needed for irrigation is 145,000 gallons. Total existing water storage on-site is 26,250 gallons in hard water tanks. The applicant plans to install 10,050 gallons of future water storage in hard water tanks, and will construct a 192,252-gallon pond in the event that the well comes up dry or is determined to be hydrologically connected. Drying and curing will occur on-site and further processing will occur off-site at a license processing facility. There will be up to four employees required to run operations on-site, and the applicant is proposing to use the Residence for on-site employee housing. Power is provided by solar power from existing solar arrays. This project is located in Humboldt County, in the Willow Creek area, on both sides of Beebe Ranch Road, approximately 2.5 miles north from the intersection of Beebe Ranch Road and Brannan Mountain Road, on the property known to be in the southwest quarter of Section 18 of Township 07 North, Range 05 East, and Humboldt Base & Meridian. Zoning Administrator will consider an Addendum to a previously adopted Final Environmental Impact Report per §15164 of CEQA Guidelines. 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. **Samoa Pacific Group;** Samoa Area, Record Number PLN-2020-16401 (filed May 29, 2020); Assessor's Parcel Numbers (APNs) 401-031-070, 401-031-079, 401-031-055. Coastal Development Permit (CDP) for several components required as part of the approval of the Samoa Town Master Plan. The proposed components are listed as follows: 1. Demolition of Fireman's Hall and storage sheds; 2. Campground and cabins construction; 3. Samoa Cookhouse Hostel Remodel; 4. Maritime museum remodeling and construction; 5. Emergency vehicle storage building; 6. Samoa block remodeling and rehabilitation; 7. Playgrounds and Sports Field improvements; 8. Trail construction; 9. Milwaukee parking area; 10. Samoa Dunes interpretive area improvements; 11. Self-storage building. A Special Permit is required for Design Review and a Conditional Use Permit is required for the trails and associated public access facilities within the NR zone and the self-storage facility. This project is located in the Samoa area, at various locations within the Town of Samoa, on the properties known as portions of 401-031-070 and 401-031-079. Specific questions regarding the proposed project may be directed to Trevor Estlow, Senior Planner at (707) 268-3740 or by email at testlow@co.humboldt.ca.us.

3. **Wood:** Garberville Area; Record No. PLN-2018-15218 (filed 12/21/2018); APN 222-071-023. A Special Permit to allow for 43,000 square feet of outdoor cannabis cultivation where 10,870 square feet is existing outdoor cannabis cultivation, and 32,130 square feet is new outdoor cannabis cultivation. The applicant anticipates 2 harvest cycles annually. Cultivation will occur under greenhouses and full sun outdoor. Water for the project will be sourced from a 538,560-gallon rainwater catchment pond. Water storage for the project totals 662,400 gallons. The applicant anticipates 385,000 gallons of water will be required annually for irrigation for two cultivation cycles. Processing such as drying and curing will take place in a 800-square-foot processing building. Further processing will occur off-site at a licensed processing facility. If a processing center is not available, the applicant proposes to perform trimming will take place in a 700-square-foot processing shed. The applicant is proposing to build an 1,800 square foot processing building with an ADA compliant restroom. The applicant anticipates hiring a maximum of 6 employees to assist with operations. Power for the project will be provided by solar with a backup generator. Zoning Administrator will consider an Addendum to a previously adopted Final Environmental Impact Report per §15164 of CEQA Guidelines. 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.
4. **Humboldt Hempire Farms, LLC:** Garberville Area; Record No. PLN-2020-16602 (filed 8/18/2020); APN 223-061-011. A Special Permit for 43,560 square feet of new mixed light cannabis cultivation. The applicant anticipates 3 harvest cycles annually. Cultivation will occur in twelve (12) 1,600 square foot greenhouses, four (4) 2,000-square-foot greenhouses, two (2) 1,950 square foot greenhouses, and two (2) 2,600-square-foot greenhouses. Water for irrigation will be provided by rainwater catchment. There is an approved land use permit on the subject parcel that allows for a business engaged in the collection, storage, delivery, and sale of non-potable water to residents in the Southern Humboldt area for primarily agricultural use (e.g., irrigation). The applicant will utilize water from this onsite business to support the cultivation. The applicant anticipates approximately 128,000 gallons of water will be required annually for irrigation. There is 3,360,000 gallons of water storage onsite. Processing such as drying and curing will occur in a 5,060-square-foot structure. Further processing will occur offsite at a licensed processing facility. The applicant is anticipating a maximum of four employees working onsite. Power of the project will be provided by PG&E. This project is located in Humboldt County, in the Garberville area, on the north side of Sprowel Creek Road, approximately 1,300 feet northwest from the intersection of Sprowel Creek Road and West River Lane, on the property known as 1575 Sprowel Creek Road. Zoning Administrator will consider an Addendum to a previously adopted Final Environmental Impact Report per §15164 of CEQA Guidelines. 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.
5. **Winterbourne:** Honeydew Area; Record No. PLN-2021-16968 (filed 2/25/2021); APN 107-103-008. Special Permit for two new outdoor cultivation areas totaling 23,560 square feet, in addition to the 20,000 square feet mixed light cultivation permitted on the site, bringing the total to 1 acre. Drying and processing will occur in the existing dry barn and in a proposed dry barn. Ancillary nursery

activities are proposed in four (4) greenhouses totaling 8,700 square feet. The water source is a 1,000,000 gallons rainwater catchment pond. Processing will occur onsite in ADA Compliant proposed facility. Power is provided by solar power. Zoning Administrator will consider an Addendum to a previously adopted Final Environmental Impact Report per §15164 of CEQA Guidelines. 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.

6. **DewHumboldt Corp.:** Petrolia Area, Record Number PLN-16711-SP (filed 10/07/2020); Assessor's Parcel Number (APN) 107-086-020. A Special Permit application for 10,000 SF of new cultivation and 13,400 SF of RRR mixed-light cultivation being attained from app. no. 14348 Hanging Gardens. Cultivation proposal totals 23,400 square feet of new mixed-light cannabis cultivation. Cultivation will occur in seven (7) proposed greenhouses measuring 30' x 130' each. Propagation would occur on-site in a proposed 2,000 square foot area for phase one of the project which encapsulates the 10k of new being applied for, and phase two will include the RRR cultivation and convert one 3,900 SF greenhouse for entire full scale propagation space, totaling 3,900 SF of propagation space for the project. Cultivation activities extend from March to October and achieve up to two (2) harvest cycles per year. Estimated annual water use is 358,600 gallons. The irrigation water source is rainwater catchment. Rainwater will be captured and stored on-site in a proposed 500,000-gallon pond and four 5,000-gallon water tanks. An additional 5,000 gallons will be dedicated for fire protection. Drying will occur on-site in a proposed 1200 SF metal building. Processing is off-site. Up to six workers are needed at peak operations. This project is located in Humboldt County, in the Honeydew area, on the south side of Mattole Road, approximately 1,600 feet west from the intersection of Mattole Road and Lindley Road, on the property known as 40740 Mattole 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.
7. **High Meadow Farm;** 515 Wallan Road, Garberville, CA; Special Permit, Record Number PLN-13038-SP (filed 12/29/2016) Assessor's Parcel Number: 223-191-002. High Meadow Farm seeks approval of a Special Use Permit (PLN-13038-SP) for a maximum of 4891 square feet (SF) of existing cannabis cultivation, consisting of three outdoor cultivation areas: CA 1 (2,886 SF), CA 2 (135 SF), and CA 3 (1,960 SF). CA 1 would be relocated to the southwest and retain the same square footage. CA 2 and CA 3 would be relocated to the northwest and combined into a single outdoor cultivation area totaling 2,095 SF. Irrigation water is provided by the Garberville Sanitary District. There is no water storage at this site. Estimated annual water use is 95,744 gallons (19.6 gal/SF). Drying and post-cultivation processing would occur onsite in two storage sheds (96 SF and 60 SF). Owner-operators harvest and process cannabis with support of family members. Temporary staffers, either from a licensed third-party contractor or temporary employment agency, may be used to support harvest operations. Electricity to the site is provided by PG&E. The Humboldt County Zoning Administrator will consider an Addendum to a previously adopted Mitigated Negative Declaration and has been prepared for consideration per §15164 of the State CEQA Guidelines. The project is located in the County of Humboldt, at 515 Wallan Road in Garberville, CA. Specific questions regarding this project

can be directed to the assigned planner Alec Barton at 435-851-4003 or via email at alec.barton@weareharris.com.

8. **Saffy THC, LLC**, Dinsmore area; Case Number PLN-12491-SP (filed 12/23/2016); Assessor's Parcel Number 208-341-006. Saffy THC, LLC seeks a Special Permit (PLN-12491-SP) to permit an existing 10,000 square feet (SF) of medical cannabis cultivation. Existing cultivation is comprised of 6,520 SF of outdoor cultivation and 3,480 SF of mixed light cultivation, which occurs in five (5) greenhouses. Cultivation will be achieved in two harvest cycles annually. Propagation occurs in a 1,000 SF nursery. Irrigation water is sourced from an onsite well (Permit No. 16/17-0386), which provides an estimated yield of 20 gallons per minute. The depth to first water is 54 feet below surface; therefore, the well is not likely connected to surface water. Estimated annual water usage is 135,900 gallons (13.6 gallons/SF). Existing water storage is 77,500 gallons, stored in HDPE hard tanks throughout the property as follows: eight (8) 250-gallon tanks, three (3) 2,500-gallon tanks, ten (10) 4,800-gallon tanks, and four (4) 5,000-gallon tanks. Drying and post processing will take place onsite in an existing building (750 SF). The applicant will have no employees. Power is provided by two (2) gasoline generators, one Honda EU 7000 and one Honda EU 2000 that range between 6.3 kWh to 18.9 kWh daily. The Zoning Administrator will consider an addendum to a previously adopted Mitigated Negative Declaration pursuant to the California Environmental Quality Act. The project area (APN 208-341-006) is located at 701 Cobb Road in the unincorporated community of Dinsmore, located in eastern Humboldt County. Specific questions regarding this project can be directed to Sarah Faraola, Planner (Harris & Associates) at 831-346-7028 or by email at sarah.faraola@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
May 19, 2021