

NOTICE OF PUBLIC HEARING
HUMBOLDT COUNTY ZONING ADMINISTRATOR

On **Thursday, July 01, 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, June 23, 2021**. All public comments must be received prior to **Monday, June 28, 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, June 23, 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. **The Humboldt County Farms, Inc.;** Arcata Area; Record Number PLN-11512-SP (filed; 11/22/2016); Assessor's Parcel Number: 504-201-042 & 504-201-048. The Humboldt County Farms, LLC seeks a Special Permit for an 1,800 square-foot wholesale nursery. Water will be sourced from a rainwater catchment system that will be connected to rooftops. Existing water storage on-site is 21,900 gallons in hard tanks. Anticipated yearly water usage is 21,600 gallons per year. Power is sourced by PG&E, and a total of 2 employees will be used for operations on-site. The applicant anticipates a total of three deliveries on average per week with no onsite sales. Typical trips would be between four and six per day. The 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, in the Arcata area, on the South side of West End Road, approximately 1.4 miles from the intersection of West End Road and Giuntoli Lane, then approximately 0.2 miles South on a private drive, on the property known as 7365 West End Road, Arcata. Specific questions regarding this project can be directed to the assigned Megan Acevedo at 707-441-2634 or via email at macevedo@co.humboldt.ca.us.

2. **Jason Caldwell;** Blocksburg Area; Record Number PLN-11820-SP (filed December 14, 2016); Assessor's Parcel Number: 217-401-001. The applicant is seeking a Special Permit for 10,000 square feet of existing outdoor commercial cannabis cultivation. Water for irrigation is sourced from an existing off-stream rainwater catchment pond with a capacity of 500,000 gallons. Hard tank water storage totals 5,000 gallons. Processing such as drying and curing will occur onsite in an existing structure, further processing will occur offsite at a licensed third-party processing facility. The project will require minimal energy which will be provided by a generator. No employees are required for the project. The Humboldt County Zoning Administrator will consider an Addendum to a previously adopted MND and has been prepared for consideration per §15164 of the State CEQA Guidelines. The project is located in the County of Humboldt, in the Blocksburg area, on the North and South side of Homestead Road, approximately .5 miles North from the intersection of Browning Road and Homestead Road, on the property known to be in Section 24 of Township 02 South, Range 04 East, Humboldt Base & Meridian. Specific questions regarding this project can be directed to the assigned planner Abbie Strickland at (707)-441-2630 or via email at astrickland@co.humboldt.ca.us.

3. **Jarrett Rolf;** Briceland Area, Record Number PLN-11830-SP (filed December 14, 2016); Assessor's Parcel Number (APN) 221-181-020 and 221-181-018. The applicant is seeking a Special Permit for 10,000 square-feet of existing outdoor cultivation utilizing light deprivation techniques. Water for irrigation will be sourced from two existing ponds, one of which is a rainwater catchment pond and the other is fed by an unnamed spring. The ponds have a combined capacity of over 2 million gallons. The parcel contains 60,000-gallons of hard tank water storage. The applicant estimates an annual water use of 172,000 gallons. Processing such as drying and curing will occur onsite, further processing will occur on the northern parcel under the same ownership (APN 221-181-007). Power for the operation is provided by solar and a backup generator is onsite to provide supplemental energy. The operation will not require employees as it will be operated by family

members. The project is in the Briceland area, on both sides of Blue Slide Creek Road, approximately 5.2 miles north from the intersection of Briceland-Thorne Road and Blue Slide Creek Road, on the property known as 5351 Blue Slide Creek Road. The Humboldt County Zoning Administrator will consider an Addendum to a previously adopted Mitigated Negative Declaration. 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.

4. **Daydream Enterprises, LLC**; Dinsmore Area; Record Number PLN-12488-SP (filed; 12/23/2016); Assessor's Parcel Number: 208-231-013. A Special Permit for an existing 9,000-square-foot (SF) outdoor cannabis cultivation operation in three cultivation areas, with 1,280 square feet of ancillary nursery space in two greenhouses. The applicant proposes onsite relocation of 2,800 SF from Cultivation Area 2 to a new area adjacent to the agricultural storage area per recommendations from Timberland Resource Consultants to improve water conservation and decrease erosion potential. Irrigation water is sourced from a 168,000-gallon rain catchment pond and annual estimated water usage is 120,000 gallons. Total water storage is 14,850 gallons in six tanks. A spring diversion is used for domestic use. Processing is currently done onsite in the drying sheds, which include drying and machine trimming. The applicant plans to construct a commercial building for all future processing activities. Additionally, the adjacent property (APN: 208-231-011, App# 12493) utilizes the drying sheds on the subject property for processing but the applicant plans to construct its own onsite commercial processing building in the future (project will be routed under a different cover). Power for the operation is provided by a 400-watt solar array system, two gas generators which have a noise level rating of less than 60 decibels and a diesel generator which is enclosed in a trailer for noise reduction. A Special Permit is also requested for restoration work within Streamside Management Areas (SMA) associated with the removal of cultivation areas and ancillary facilities within SMAs. The Humboldt County Planning Commission 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 Dinsmore area, on the north and east side of River Road, approximately 1.4 miles from the intersection of Ridge Road and River Road, on the property known as 1073 Bronco Road. Specific questions regarding this project can be directed to the assigned planner Jordan Mayor at 707-683-4711 or by email at jordan.mayor@icf.com.
5. **Ocho Organics, LLC**; Miranda Area; Record Number PLN-12827-CUP (filed; 12/29/2016); Assessor's Parcel Number: 212-071-005. Ocho Organics, LLC seeks a Special Permit for 9,774 square feet of cannabis cultivation consisting of 4,668 square feet of existing mixed light and 5,106 square feet of existing outdoor cannabis cultivation. Water for irrigation will be provided by a Point of Diversion (POD) from a Class II water course located on the property. The applicant will also be utilizing rainwater catchment from the roofs of existing structures. The applicant is also proposing to drill a new well that will be used to supplement the POD. There is a total of 35,000 gallons of water storage onsite occurring in eleven (11) hard tanks. The applicant anticipates a maximum of 116,000 gallons of water will be required annually for irrigation. Processing such as drying and curing will occur in two (2) 160-square-foot shipping containers. Ocho Organics, LLC is

a family-owned and operated farm. There will be a maximum of three family members working onsite. Power for the project will be provided by PG&E. The Zoning Administrator will consider an Addendum to a previously adopted Final Environmental Impact Report per §15164 of the State CEQA Guidelines. The project is located in the County of Humboldt, in the Miranda area, on the north side of Salmon Creek Road, approximately 0.9 miles west from the intersection of Maple Hills Road and Salmon Creek Road, then northwest on a private road for approximately 1.2 miles, on the property known as 3259 Salmon Creek Road. Specific questions regarding this project can be directed to the assigned Christopher Alberts at 707-268-3771 or via email at calberts@co.humboldt.ca.us.

6. **Brandon Mismash**; Shelter Cove Area; Record Number PLN-12914-SP (filed; 12/29/2016); Assessor's Parcel Number: 108-121-019. Brandon Mismash seeks a Special Permit for 10,000 square feet of existing outdoor cannabis cultivation. The cultivation will occur in light deprivation greenhouses. Propagation will occur in a 1,000-square-foot greenhouse. Water for irrigation will be provided by a Point of Diversion (POD) from the South Fork Bear River Creek and an existing well. There is 30,250 gallons of water storage located onsite occurring in eight (8) 3,000-gallon tanks, two (2) 2,500-gallon tanks, and one (1) 1,250-gallon tank. The applicant anticipates approximately 150,000 gallons will be required annually for irrigation. Processing such as drying and curing will occur in the 800-square-foot harvest storage structure. Further processing such as trimming, and packaging will take place off-site a licensed third-party processing facility. The applicant anticipates on hiring a maximum of four (4) employees during peak of operations. According to the Operations Plan, there will be two cultivation cycles occurring annually. Power for the project currently is provided by an 13000KW Kubota diesel generator. The generator is rated at 63 db at 23 feet without enclosure. The generator will be housed in a shed and kept in secondary containment. The applicant will be transitioning to solar energy. The project also involves a Special Permit for setback reduction to the King Range National Conservation Area. The Zoning Administrator will consider an Addendum to a previously adopted Final Environmental Impact Report per §15164 of the State CEQA Guidelines. The project is located in the County of Humboldt, in the Shelter Cove area, on both sides of Chemise Mountain Road, approximately 1.2 miles southeast from the intersection of Shelter Cove Road and Chemise Mountain Road, on the property known as 1285 Chemise Mountain Road. Specific questions regarding this project can be directed to the assigned Christopher Alberts at 707-268-3771 or via email at calberts@co.humboldt.ca.us.
7. **Nicholas C. Paissios**; Dinsmore Area, Record Number PLN-12974-SP (filed December 29, 2016); Assessor's Parcel Number (APN) 208-241-001. The applicant is seeking a Special Permit for 8,000 of existing outdoor commercial cannabis cultivation utilizing light deprivation techniques to achieve two harvests annually. The project will be supported by a 800 square-foot nursery. Water for irrigation will is sourced from an existing well and a second well is proposed. The applicant projects an annual water usage of 99,040 gallons. Existing available water storage totals 10,200 gallons. All processing will occur on site in an existing structure. Two seasonal employees will be required. A solar array will supply a majority of the required energy and a generator will be onsite

to provide supplemental energy. The applicant is also applying for a Special Permit to request a setback reduction to Six Rivers National Forest and a Special Permit for remediation efforts in the Streamside Management Area. The project is located in Humboldt County, in the Dinsmore area, on the north side of County Line Creek Road, approximately 0.88 miles east from the intersection of Mad River Road, Eight Mile Ridge Road, US Forest Service Road 1N15 and County Line Creek Road, and 590 feet north from the intersection of County Line Creek Road and a private driveway, on the property known as 4396 County Line Creek Road. The Humboldt County Zoning Administrator will consider an Addendum to a previously adopted Mitigated Negative Declaration. 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.

8. **Fat Quail Farms, Inc.**; 2592 Sunset Ridge Road, Blocksburg, CA; Special Permit, Record Number PLN-13273-SP; Assessor's Parcel Number: 217-391-001. Fat Quail Farms, Inc. seeks a Special Use Permit (PLN-13273-SP) for a maximum of 10,000 square feet (SF) of outdoor cannabis cultivation. Existing outdoor cultivation is 9,969 SF occurring in sixteen (16) full-sun outdoor cultivation areas as follows: CA 1 (126 SF), CA 2 (480 SF), CA 3 (1,984 SF), CA 4 (560 SF), CA 5 (1,040 SF), CA 6 (960 SF), CA 7 (456 SF), CA 8 (144 SF), CA 9 (410 SF), CA 10 (692 SF), CA 11 (365 SF), CA 12 (276 SF), CA 13 (400 SF), CA 14 (360 SF), CA 15 (736 SF), and CA 16 (980 SF). Plants are propagated in a 1,250 SF nursery. Irrigation water is sourced from a permitted groundwater well (Permit No. 18/19-0850). Total estimated annual water use is 125,770 gallons (12.6 gallons/SF). Water is stored in nine (9) hard plastic tanks, including five (5) 5,000-gallon tanks, two (2) 2,500-gallon tanks, and two (2) 3,000-gallon tanks. Total water storage is 36,000 gallons. Drying and curing take place on site within a 3,360-SF barn and 1,820-SF multiuse building. Further processing occurs offsite at a licensed third-party facility. Four (4) employees are required for operations. The primary source of electrical power is a solar array and two (2) 3-kW generators. 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 2592 Sunset Ridge Road in Blocksburg, 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.
9. **Lucas** Coastal Development Permit and Notice of Merger; Manila Area, Record Number PLN-2018-15076 (filed July 31, 2020); Assessor's Parcel Number (APN) 506-071-020. The applicant is seeking a Coastal Development Permit to facilitate a voluntary Notice of Merger to cure a violation of the Subdivision Map Act (Document number 2019-017194 on file with the Humboldt County Recorder's Office). The subject Assessor Parcel Number 506-071-020 contains two separate parcels, one of which was created in violation of the Subdivision Map Act (Section 66410 of the Government Code) and Section 321-1 of the Humboldt County Code circa 1972. No development is proposed as part of this project. Specific questions regarding the proposed project may be directed to Alyssa Suárez, Planner at (707) 268-3703 or by email at asuarez@co.humboldt.ca.us.

10. **Humboldt Standard, LLC**; Willow Creek Area; Record Number PLN-2020-16383 (filed; 5/19/2020); Assessor's Parcel Number: 524-075-023. Humboldt Standard, LLC seeks a Zoning Clearance Certificate for the operation of a 16,728 ft² wholesale commercial nursery within six (6) greenhouses on existing rock quarry areas of less-than 15% slope. The applicant is also applying for a Special Permit to request a setback reduction to the Six Rivers National Forest (SRNF). The nursery will operate year-round and will have a maximum of six (6) employees used during peak season. Portable toilets and hand washing stations will be available on-site until a permitted septic system is installed. Water is sourced from two permitted wells on-site, and the applicant anticipates using 300,000 gallons of water per year. There is a total of 8,550 gallons of existing water storage on-site. Power will be provided by PG&E. The applicant is in the process of getting a connection to PG&E grid and is conditioned to have proof of enrollment in a 100% renewable energy program before commencing activities on-site. The Zoning Administrator will consider an Addendum to a previously adopted Final Environmental Impact Report per §15164 of the State CEQA Guidelines. The project is located in the County of Humboldt, in the Willow Creek area, on the southeast side of State Highway 299, approximately 3 miles from the intersection of State Highway 299 and Friday Ridge Road, on the property known as 2185 Friday Ridge Road. Specific questions regarding this project can be directed to the assigned Megan Acevedo at 707-441-2634 or via email at macevedo@co.humboldt.ca.us.
11. **Rajan** Coastal Development Permit and Special Permit Modification; Shelter Cove Area, Record Number PLN-2020-16420 (filed June 5, 2020); Assessor's Parcel Number (APN) 109-292-066. The proposed project is a Modification to previously approved permits (CDP-37-92/SP-31-92) to authorize the conversion of the second lower floor of a three-story single-family residence to a separate living space. The unit is identified as an Accessory Dwelling Unit (ADU). The project will also include construction of a 12 foot by 15-foot deck on the north side of the structure with a new stairway to access the street to accommodate the new entrance for the proposed second unit. The second lower floor plan is currently unfinished basement. The project will authorize a 1 bedroom, one bath unit with a kitchen and living room. The project will also authorize the after the fact addition of a bathroom and kitchen to the existing lower floor area, which is connected to the main unit via an existing stairwell. No tree removal is proposed, and minimal grading is required to install the new deck. No further development is proposed. The parcel is served community water and sewer from the Resort Improvement District. Specific questions regarding the proposed project may be directed to Alyssa Suárez, Planner at (707) 268-3703 or by email at asuarez@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> 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
June 17, 2021