

NOTICE OF PUBLIC HEARING
HUMBOLDT COUNTY ZONING ADMINISTRATOR

On **Thursday, July 15, 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, July 07, 2021**. All public comments must be received prior to **Monday, July 12, 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, July 07, 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. **Christopher Cameron;** Miranda area; Record Number PLN-11005-SP (Application Date: 8/23/2016); Assessor's Parcel Number: 210-250-009. A Special Permit for continued cultivation of 7,566 square feet (SF) cannabis cultivation of which 4,566 SF is full-sun outdoor and 3,000 SF is mixed-light with appurtenant drying and processing activities. Ancillary propagation occurs within three (3) 216-square-foot greenhouses, with additional propagation to occur within a portion of a proposed 4,000-square-foot metal building. Estimated annual water usage is 149,640 gallons. Irrigation water is sourced from a permitted onsite groundwater well. Existing available water storage is 23,500 gallons in a series of hard-sided tanks. All processing will occur onsite within the proposed metal building. Power is provided by a generator. The Humboldt County Zoning Administrator will consider an Addendum to a previously adopted Mitigated Negative Declaration. The project site is located in the Miranda area, on the west side of Salmon Creek Road, approximately 0.4 miles from the intersection of U.S. Highway 101 and Salmon Creek Road, on the property known as 2464 Salmon Creek Road, Miranda. Specific questions regarding this project can be directed to Jenifer King, Assigned Planner, at (916)414-5800 or via email at Jenifer.King@acem.com.
2. **Humboldt Healing Collective;** Willow Creek area; Special Permit Record Number PLN-11517-SP (filed 11/23/2016); Assessor's Parcel Number: 316-063-006. A Special Permit for an existing 9,568-square-foot outdoor cannabis cultivation. Cultivation occurs in the northern and western portions of the parcel in three (3) existing greenhouses, with six (6) full-sun outdoor areas totaling 4,072 square feet (SF). Ancillary propagation occurs in two (2) 400-square-foot carports. Irrigation water is sourced from an onsite spring and rainwater catchment. Existing available water storage is 81,650 gallons. Drying and curing occurs onsite, with all other processing occurring off-site at a licensed facility. Power is provided by solar panels, with a generator utilized only as back-up. The proposed project also includes two (2) Special Permits: one (1) Special Permit to reduce the 600-foot setback requirement to public lands of land owned by the Six Rivers National Forest, and another Special Permit for prior work within Streamside Management Areas (SMAs) to relocate existing development and cultivation located within the SMA required buffer. The Humboldt County Zoning Administrator will consider an Addendum to a previously adopted Mitigated Negative Declaration. The project is located in the Willow Creek area, on the north side of State Highway 299, approximately 4.86 miles east from the intersection of Titlow Hill Road and State Highway 299 and 0.74 miles north from the intersection of State Highway 299 and USFS 06N23, on the property known as 1245 USFS 06N23. Specific questions regarding this project can be directed to the assigned planner Megan Marruffo at (707) 443-5054 or via email at marruffom@lacoassociates.com.
3. **Kings Peak, LLC;** Honeydew area; Zoning Clearance Certificate; Record Number PLN-11535-ZCC (filed 11/28/2016); Assessor's Parcel Number: 107-261-010. A Zoning Clearance Certificate for continued cultivation of 3,000 square feet (SF) outdoor cannabis. Propagation is done by seed without the use of an ancillary nursery area. Irrigation water is sourced from one point of diversion located on APN 107-261-011. Existing available water storage is 8,800 gallons. Estimated annual water usage is 19,425 gallons. Bucking occurs onsite and all other processing will occur off site at a licensed processing or manufacturing facility. Power is provided by PG&E. The proposed project includes a Special Permit that would authorize a reduction in the 600-foot setback from nearby public lands. The Humboldt County Zoning Administrator will consider an Addendum to a previously adopted Mitigated Negative Declaration. The project is located in the Honeydew area, on the west side and adjacent to Wilder Ridge Road, approximately 1.0 mile south from the intersection of Stansbury Road and Wilder Ridge Road, on the property known as 4414 Wilder Ridge Road, Honeydew. Specific questions regarding this project can be directed to the assigned planner Cameron Purchio at (707) 443-5054 or via email at cpurchio@lacoassociates.com.

4. **Kings Peak, LLC;** Honeydew area; Zoning Clearance Certificate; Record Number PLN-11536-ZCC (filed 11/28/2019); Assessor's Parcel Number: 107-261-011. A Zoning Clearance Certificate for continued cultivation of 3,000 square feet (SF) outdoor cannabis. Propagation is done by seed without the use of an ancillary nursery area. Irrigation water is sourced from one point of diversion located on APN 107-261-011. Existing available water storage is 26,200 gallons in four (4) hard tanks. Estimated annual water usage is 19,425 gallons. Bucking occurs onsite and all other processing will occur off site at a licensed processing or manufacturing facility. Power is provided by PG&E. The proposed project includes a Special Permit that would authorize a reduction in the 600-foot setback from nearby public lands. The Humboldt County Zoning Administrator will consider an Addendum to a previously adopted Mitigated Negative Declaration. The project is located in the Honeydew area, on the west side and adjacent to Wilder Ridge Road, approximately 1.0 mile south from the intersection of Stansbury Road and Wilder Ridge Road, on the property known as 4694 Wilder Ridge Road, Honeydew. Specific questions regarding this project can be directed to the assigned planner Cameron Purchio at (707) 443-5054 or via email at cpurchio@lacoassociates.com.
5. **William Rolff;** Ettersburg Area, Record Number PLN-12561-SP (filed 12/27/2016); Assessor's Parcel Number (APN) 221-202-015. The applicant is seeking a Special Permit for 10,000 square feet of existing outdoor commercial cannabis cultivation. Light deprivation techniques are used to achieve two harvests annually. The project will be supported by a proposed 1,920 square-foot propagation greenhouse. Water for irrigation is sourced from a point of diversion from an unnamed spring located on the adjacent parcel (APN 221-271-001) for which the applicant maintains a water right. The applicant is also seeking a Special Permit for the ongoing use and maintenance of the registered spring diversion. Projected annual water usage totals 151,348 gallons. Water is stored in 20 hard-sided tanks totaling 100,000 gallons and 100,000 gallons of additional water storage is proposed. All processing will occur onsite in a proposed ag-exempt structure until such time a commercial processing building can be completed. Electricity for the project is supplied by P.G.E and a generator is onsite to provide supplemental energy, if needed. Four family members will be onsite to assist with operations. The Humboldt County Zoning Administrator will consider an Addendum to a previously adopted Mitigated Negative Declaration. The project is located in Humboldt County, in the Ettersburg area, on the North side of Ettersburg-Honeydew Road, approximately .8 miles Southeast from the intersection of Dutyville Road and Ettersburg-Honeydew Road, on the property known as 4791 Ettersburg-Honeydew 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.
6. **Harry Asuncion and Troy Dean Asuncion;** New Harris Area; Record Number PLN-12813-SP; Assessor's Parcel Number: 218-031-009. A Special Permit for 9,900 square feet of outdoor cannabis cultivation with ancillary propagation. Water for irrigation is sourced primarily from rainwater catchment from the rooftops of existing structures. The rainwater catchment will be supplemented by a point of diversion from an unnamed spring. The applicant anticipates a maximum of 90,000 gallons of water will be required annually for irrigation. Water storage onsite totals 210,000 gallons. There will be two family members operating the farm. Processing, including drying and curing will occur within a 560-square-foot structure. Further processing such as trimming, and packaging will occur offsite at a licensed processing facility. Electricity is sourced from solar and backup generator power. The Zoning Administrator will consider an Addendum to a previously adopted Final Environmental Impact Report per §15164 of the State CEQA Guidelines. This project is in Humboldt County, in the New Harris area, on the East and West side of Road A, approximately .5 miles West from the intersection of Road K and Road A, on the property known as

3223 Road A. Specific questions regarding this project can be directed to the assigned planner, Christopher Alberts at 707-268-3771 or via email at calberts@co.humboldt.ca.us.

7. **Ulysses Bailey:** Myers Flat Area, Record Number PLN-2019-16123 (filed 12/31/2019); Assessor's Parcel Number (APN) 081-051-027. The applicant is seeking a Special Permit for 2,800 square-feet of existing outdoor commercial cannabis cultivation within the Avenues Community Planning Area. Light deprivation techniques will be used to achieve two harvests annually. Water will be sourced from Myers Flat Mutual Water System. The applicant projects an annual water use of 16,000 gallons and proposes 5,000 gallons of onsite water storage. Processing such as drying and curing will occur onsite, further processing will occur offsite at a licensed third-party processing facility. Energy for the project is sourced from P.G.E and a 4kW solar power system is onsite to provide supplemental energy. There will be no employees required for the project, as it is owner-operated. The applicant is also seeking a Special Permit for a setback reduction to Humboldt Redwoods State Park. The Zoning Administrator will consider an Addendum to a previously adopted Final Environmental Impact Report per §15164 of the State CEQA Guidelines. This project is located in Humboldt County, in the Myers Flat area, on the east side of Boy Scout Camp Road, approximately 750 feet north from the intersection of Boy Scout Camp Road and Myers Avenue, on the property known as 360 Boy Scout Camp 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.
8. **164 Buck, LLC;** Honeydew area; Special Permit Record Number PLN-2019-16197 (filed 1/27/2020); Assessor's Parcel Number: 107-085-025. A Special Permit for 33,560 square feet (SF) of new outdoor cannabis cultivation within 18 greenhouses using light deprivation techniques. The subject property has 30,000 SF of existing outdoor cultivation, 10,000 SF approved under PLN-13083-ZCC and 20,000 SF permitted through the Retirement, Remediation, and Relocation (RRR) program (PLN-12348-ZCC). Ancillary propagation currently occurs within two (2) existing 3,500 SF greenhouses (7,000 SF total), with two (2) additional 3,500 SF greenhouses proposed, for a total of 14,000 SF of ancillary space onsite. Irrigation water is sourced from a permitted 2,000,000-gallon rainwater catchment pond and a permitted groundwater well on the subject parcel. Existing available water storage consists of a series of hard-sided tanks and the pond. Estimated annual water usage is 1,080,200 gallons. Drying and curing will occur onsite in two drying barns (1,875 SF and 2,700 SF, approved under PLN-10383-ZCC) and all other processing will occur offsite at a licensed processing or manufacturing facility. Up to ten (10) employees may be utilized during peak operations. Power is provided by Pacific Gas and Electric Company (PG&E). The Humboldt County Zoning Administrator will consider an Addendum to a previously adopted Environmental Impact Report The project is located in the Honeydew area, on the south side of Mattole Road, approximately 4,200 feet west from the intersection of Mattole Road and Lindley Road, on the property known as 40300 Mattole Road, Honeydew. Specific questions regarding this project can be directed to the assigned planner Megan Marruffo at (707) 443-5054 or via email at marruffom@lacoassociates.com.
9. **DKC Consulting, LLC;** Petrolia Area; Record Number PLN-2020-16231; Assessor's Parcel Number: 105-091-011. A Special Permit for 10,000 square feet of new mixed-light commercial cultivation occurring in five greenhouses with up to three flowering cycles. Planting will occur directly in the prime ag soil. In the future, an additional 20,000 square feet of cultivation through the Retirement, Remediation, and Relocation (RRR) program will be proposed. The RRR cultivation will be processed under a separate application. Included in this application is a Zoning Clearance Certificate for a 6,000 square foot wholesale commercial nursery. Irrigation water will be provided by a proposed groundwater well and rainwater catchment collected from structures. An existing well is for domestic use only. Proposed water storage

totals 25,000 gallons in hard tanks. Estimated annual irrigation use for the 10,000 square feet of mixed light, the future RRR cultivation, and the nursery is estimated at 256,000 gallons. Renewable energy will be provided by PGE. A proposed 3,000 square foot agricultural exempt building will be used for drying, storage and ancillary nursery. A proposed 1,500 square foot commercial building will be used for processing including trimming. Four full-time employees will be present, with up to fifteen employees at peak operation. The project also includes a Special Permit for encroachment into a Streamside Management Area. The Zoning Administrator will consider an Addendum to a previously adopted Final Environmental Impact Report per §15164 of the State CEQA Guidelines. This project is in Humboldt County, in the Petrolia area, on the north side of Conklin Creek Road, approximately 1,700 feet east from the intersection of Conklin Creek Road and Mattole Road, on the property known as 605 Conklin Creek Road. Specific questions regarding this project can be directed to the assigned planner, Steven Santos at 707-441-2634 or via email at sasantos@co.humboldt.ca.us.

10. **Cingular Wireless PCS:** Redcrest Area, Record Number PLN-2020-16854 (filed 12/09/2020); Assessor's Parcel Number (APN) 209-291-017 The project is a Conditional Use Permit application proposing the construction of a new 150-foot-tall faux mono-pine tower with ground-mounted equipment. The tower would be able to host up to four different wireless carriers. The project is located in the Redcrest area, on the north side of Avenue of the Giants, approximately 1,200 feet northwest from the intersection of Avenue of the Giants and Holmes Flat Road, on the property known as Assessor Parcel Numbers 209-291-001, 209-291-017 & 209-351-022. Specific questions regarding the proposed project may be directed to Melanie Halajian, Planner at 559-612-7606 or by email at melanie@landlogistics.com.
11. **Knowlton Coastal Development Permit:** McKinleyville Area, Record Number PLN-2020-17110 (filed 03/24/2021); Assessor's Parcel Number (APN) 511-042-043 A Coastal Development Permit is being requested to authorize the construction of a single-family dwelling (approximately 1,348 square feet in size and approximately 15 feet in height), which includes a garage (approximately 440 square feet in size) and a porch (approximately 48 square feet in size). The construction is proposed on an approximately 0.16-acre parcel. The currently vacant lot is located in a residential area where single family residences are the primary use within the Two Trees Subdivision. No trees are proposed to be removed and approximately 30 yards of gravel fill are proposed. Water and sewer are provided by the McKinleyville Community Services District. Access would be provided by a driveway connection to Yamaha Place. The dwelling will be built on Lot 24 of the Two Trees Subdivision (FMS-03-09). NOTE: This project is in the Coastal Zone. This project is located in Humboldt County, in the unincorporated area of McKinleyville on the parcel addressed as 1026 Yamaha Place, McKinleyville, CA 95519 and identified as Assessor's Parcel Number 511-042-043-000. Specific questions regarding the proposed project may be directed to Leiloni Shine, Planner, at 707-671-6928 or by email at leiloni@landlogistics.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
June 30, 2021