

NOTICE OF PUBLIC HEARING
HUMBOLDT COUNTY ZONING ADMINISTRATOR

On **Thursday, August 5, 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 28, 2021.** All public comments must be received prior to **Monday, August 2, 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 28, 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. **JC Consultants, LLC;** Dinsmores area; Record Number PLN-11612-SP (Application Date: 12/02/2016); Assessor's Parcel Number: 317-191-001. A Special Permit for an existing 9,800-square-foot (SF) outdoor cannabis cultivation operation in five full-sun cultivation areas. Two cultivation areas partially crossing onto property to the west will only remain if a lot-line adjustment with the adjoining neighbor is completed within one year, otherwise these two areas will be relocated to existing cultivation areas and the retired locations will be remediated. Irrigation water is sourced from an existing onsite well. Total storage is 7,275 gallons in nine tanks. An estimated 109,000 gallons of water are needed annually for irrigation for a growing season extending from April to October. All processing will occur offsite at a licensed facility. Electricity is sourced by two onsite generators; the applicant states that an additional generator will be installed for an emergency backup. Two full-time employees will be required for daily operations, with an

additional six employees needed during peak operations. The applicant is required to obtain a Streambed Alteration Agreement from the California Department of Fish and Wildlife to install a culvert on a Class III watercourse. The Humboldt County Zoning Administrator will consider an Addendum to a previously adopted Mitigated Negative Declaration. The project site is located in the Dinsmores area, approximately 14 air miles south by southwest of Willow Creek, on both sides of U.S. Forest Service Route 1 (6N01), approximately 19.8 miles on Berry Summit-Mad River Road from Titlow Hill Road, and then approximately 2.64 miles from the intersection of Berry Summit-Mad River Road and a private access road, on the property known as 19265 USFS Route 1, Willow Creek. 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.

2. **Forever Honeydew Farms, LLC**; Honeydew area; Special Permit Record Number PLN-12155-CUP (filed 12/21/2016); Assessor's Parcel Number: 107-095-003. A Special Permit for continued cultivation of 9,999 square feet (SF) of existing full-sun outdoor cannabis with ancillary propagation. Ancillary propagation occurs from January to April and from July to September within a 980-square-foot structure. Irrigation water is sourced from a permitted groundwater well located on the subject parcel. Existing available water storage onsite is 10,000 gallons. Estimated annual water usage is 150,000 gallons. Drying and processing occurs within an existing 3,048-square-foot facility on the applicant's adjacent property (APN 107-096-007). A maximum of 16 employees may be utilized during peak operations between the two adjacent operations. Power is provided by three solar panels. A Special Permit is also requested for a setback reduction to reduce the 600-foot setback requirements from 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 southwest side of Mattole Road, approximately 7.0 miles southwest from the intersection of Wilder Ridge Road and Mattole Road, on the property known to be in Section 9, Township 03 South, Range 01 West, H. B. & M. 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. **Hog Trap Farms, LLC**; Palo Verde area; Record Number PLN-12646-SP (Application Date: 12/28/2016); Assessor's Parcel Number: 218-071-004. A Special Permit for 7,296-square-feet of outdoor cannabis cultivation utilizing light deprivation techniques. Propagation is proposed in one 1,000-square-foot greenhouse. Water for irrigation will be sourced from two spring fed ponds. There is one 100,000-gallon pond identified as Pond #1 on the applicant's Site Map and one 200,000-gallon pond identified as Pond #2. Water storage totals 357,200 gallons. The applicant anticipates 128,300 gallons of water will be required annually for irrigation. There will be two (2) cultivation cycles occurring annually. Processing such as drying and curing will occur in an existing 2,000-square-foot shed. Further processing such as trimming will take place offsite at a licensed processing facility. The proposed project will be a family-owned and operated farm. There will be three family members working onsite. Power for the project will be provided by PG&E. The Humboldt County Zoning Administrator will consider an Addendum to a previously adopted Mitigated Negative Declaration. The project site is located in the Palo Verde area, on the North side of Hogtrap Road, approximately 978 feet West from the intersection of Southface Road and Hogtrap Road, on the property known as 787 Hogtrap Road. Specific questions regarding this project can be directed to Christopher Alberts, Assigned Planner, at (707)268-3771 or via email at calberts@co.humboldt.ca.us.
4. **THE WILDLANDS CONSERVANCY, Eel River Estuary Preserve** Coastal Development Permit and Conditional Use Permit: Ferndale Area, Record Number PLN-13564 CDP (filed April 14, 2017) & 16306

CUP (filed March 19, 2020); Assessor's Parcel Numbers (APNs) 100-131-003 & 100-121-001. Project Description: A Coastal Development Permit (CDP) for existing and proposed facilities at the Wildlands Headquarters (HQ) Barn. The project includes renovations to an existing 5,762 sf as-built barn with structural improvements, including an office (not open for public use), installation of one (1) ADA compliant parking stall, installation of a flood-proof ADA vault toilet, and installation of an ADA compliant path from the parking stall to the HQ barn and vault toilet; and a Conditional Use Permit (CUP) to allow public access to the Eel River Estuary Preserve (EREP) including access improvements (new gate, entrance sign/lighting, fencing) and interpretive signage, and installation of a graveled parking area with bumper stops (30 parking stalls). The public access will be limited to three (3) days per week and only while The Wildlands Conservancy (TWC) staff is on duty. The subject parcels have a Transitional Agriculture combining zone (T) and are actively being managed as grazing lands within Williamson Act Agriculture Preserve Nos. 98-05 and 87-28. This project is located in Humboldt County, in the area on Ferndale area at the terminus of Russ Lane (approximately 4,800 feet north from the intersection of Russ Lane and Centerville Road), on the property known as 770 Russ Lane. Specific questions regarding the proposed project may be directed to Kathleen Franklin, Planner at (916) 642-5505 or by email at kathleen@landlogistics.com

5. **BRODT DAIRY UNDER ROAD CATTLE CROSSING COASTAL DEVELOPMENT PERMIT:** Ferndale Area, Record Number PLN-2021-16930 (filed 2/9/2021); Assessor's Parcel Number (APN) 106-021-022 and 106-021-062. A Coastal Development Permit for the construction of a sixty (60) foot long, eight (8) foot diameter under road cattle crossing with concrete floor and ramps on both ends of the culvert. The purpose of the crossing is to ensure the safety of livestock when crossing Fulmore Road to get from one grazing pasture to another. The County maintained road has a 50 foot wide right of way. The crossing would involve 106-021-002 as well as 106-021-062, both of which are under the same ownership. This project is located in Humboldt County, on both sides of Fulmore Road, approximately 1,500 feet south from the intersection of Fulmore Road and Goble Lane, on the property known as 439 Fulmore Road and 551 Fulmore Road and on the property known to be in the southwest and southeast quarters of the northwest quarter of the northwest quarter of Section 36 of Township 03 North, Range 02 West, Humboldt Base & Meridian. Specific questions regarding the proposed project may be directed to Leiloni Shine, Planner at (707)671-6928 or by email at Leiloni@LandLogistics.com
6. **KAHL Special Permit:** Eureka Area, Record Number PLN-17045-SP (filed March 1, 2021); Assessor's Parcel Number (APN) 018-131-015 Project Description A Special Permit for the removal of 11 redwood trees on a 0.33-acre parcel zoned Residential – One Family (R-1), pursuant to Section 314-6.2 of the Humboldt County Code. The Special Permit is required because tree removal on property zoned for single family residential is not a principally permitted use. The diameter of the trees range in size from 14 to 50 inches. The tree removal is exempt from timber harvest plan requirements. The trees proposed for removal are all within 150 feet of a single-family residential structure; therefore, the project qualifies for a CalFire *Structure Protection Exemption*. No additional development is requested. This project is located in Humboldt County, in the Eureka area on the East side of Bryeld Court, approximately 270 feet for the intersection of Fern Street and Bryeld Court, on the property known to be in Section 35 of Township 05 North, Range 01 West, Humboldt Base and Meridian, 3963 Bryeld Court. Specific questions regarding the proposed project may be directed to Kathleen Franklin, Planner at (916) 642-5505 or by email at kathleen@landlogistics.com

7. **SAVE THE REDWOODS LEAGUE:** Orick Area, Record Number PLN-2021-17048 (filed March 2, 2021); Assessor's Parcel Number (APN) 519-231-018, 520-012-013, 520-012-009, 520-231-020. This multi-phase Project will include infrastructure, recreation enhancements and habitat restoration elements to increase recreation and public educational opportunities, provide regional trail connections, restore hydrological connections and floodplain habitat, and improve habitat for native plants, fish and wildlife. The Project will establish local trails, and a new segment of the California Coastal Trail (CCT). Additionally, the Project will include onsite stream and wetland restoration to enhance nearby Prairie, Skunk Cabbage and Libby Creeks, in turn improving rearing habitat for salmonids that are federally and state listed as threatened. Culvert replacements will improve instream flow in onsite waterways such as Otter Creek and the installation of Low Impact Development (LID) retention basins will improve stormwater management within the Project area. The Planning Commission will consider a finding that the project is consistent with a previously adopted Mitigated Negative Declaration prepared for the project by the California Coastal Conservancy. The Redwood National and State Park Visitor Center and Restoration Project (Project) is located approximately 1.25 miles northeast of the unincorporated community of Orick, in Humboldt County, California. Immediately north of the intersection of Highway 101 and Bald Hills Road, on the east side of Highway 101. Specific questions regarding the proposed project may be directed to Brain Millar, Planner at (530) 902-9218 or by email at brain@landlogistics.com.
8. **Sounds of the Sea;** Trinidad area; Record Number PLN-2021-17082 (filed 3/17/2021) Assessor's Parcel Number: 517-062-008. A Coastal Development Permit and Conditional Use Permit to convert an existing office and residence into a four guest room bed and breakfast establishment to be operated in conjunction with an existing 52 space recreational vehicle park which includes four cabins and park models. The existing building will require minor alterations to accommodate the proposed development. The Zoning Administrator will consider a finding that the project is categorically exempt from CEQA pursuant to Section 15301 of the CEQA Guidelines (Existing Facilities). The project is located in in the Trinidad area, on the east side of Patricks Point Drive, approximately 100 feet north from the intersection of Patricks Point Drive with Brown Lane, on the property known as 3443 Patricks Point Drive. Specific questions regarding this project can be directed to Leiloni Shine, Contract 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
July 22, 2021