

**NOTICE OF PUBLIC HEARING  
HUMBOLDT COUNTY ZONING ADMINISTRATOR**

On **Thursday, August 19, 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](mailto: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 it must be received by **Wednesday, August 18, 2021.** Comments received after Wednesday can be found at the "Attachments" section of the "[Meeting Details](#)" link next to the posted Agenda at: <https://humboldt.legistar.com> and will be included with the administrative record after the fact.

1. **26879 Humboldt, Inc.;** Miranda area; Record Number PLN-11005-SP (filed: 8/23/2016); Assessor's Parcel Number: 211-401-017. 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@aecom.com](mailto:Jenifer.King@aecom.com).

2. **Platinum King Farms, LLC**; Petrolia area; Record Number PLN-2018-15196 (filed 12/14/2018); Assessor's Parcel Number: 104-071-004. A Special Permit for an existing 15,700 square feet of mixed light cannabis cultivation, and 8,800 square feet of full sun outdoor cultivation to occur on APN 104-071-004. Propagation will occur on the adjoining parcel (APN 104-071-005) under the same ownership, in one (1) greenhouse nursery 68'x69.5' (4,726 square feet) and a 29'x25' (725 square feet) clone room in an existing ag barn for a total nursery area of 5,451 square feet. The proposed propagation space will also support the applicants proposed cannabis cultivation, which is being processed as a separate application (PLN-2018-15200). Water for the project will be provided year-round by a proposed 2.5-million-gallon rainwater catchment pond on site. Supplemental water will be supplied by two onsite permitted wells utilizing solar powered pumps. Power for the project will be provided by PG&E, purchased through the Redwood Coast Energy Authority's RePower+ electricity service. A generator will be kept on site for use during emergency power outages. The Humboldt County Zoning Administrator will consider an Addendum to a previously adopted EIR and has been prepared for consideration per §15164 of the State CEQA Guidelines. The project is located in the County of Humboldt, in the Petrolia area, on the west side of Reynolds Road, approximately 1.5 miles south of the intersection of Reynolds Road and Mattole Road, on the property known to be in Section 32 of Township 02 South, Range 01 West, Humboldt Base and Meridian. Specific questions regarding this project can be directed to Michael Holtermann at (707) 268-3737 or via email at [mholtermann@co.humboldt.ca.us](mailto:mholtermann@co.humboldt.ca.us).
3. **Platinum King Farms, LLC**; Petrolia area; Record Number PLN-2018-15200 (filed 12/14/2018); Assessor's Parcel Number: 104-071-005. Special Permit for a proposed 30,000 square feet of new mixed light cannabis cultivation to occur on APN 104-071-005. Propagation for the project will occur in one (1) greenhouse nursery, 68'x69.5' (4,726 square feet), and a 29'x25' (725 square feet) clone room in an existing ag barn for a total nursery area of 5,451 square feet. The proposed propagation space will also support the applicants proposed cannabis cultivation, which is being processed as a separate application (PLN-2018-15196). The applicant anticipates a maximum of three growing cycles per year for the first two years, after which the applicant proposes to convert to a year-round operation that may include up to six (6) harvests annually. Water for the project will be provided year-round by a proposed 300'x100' rainwater catchment and storage pond, capable of storing 2.5 million gallons with supplemental water supplied by two permitted wells utilizing solar powered pumps. Drying will occur in an existing 32'x54' drying barn on the neighboring parcel (104-071-004). Power for the project will be provided by PG&E, purchased through the Redwood Coast Energy Authority's RePower+ electricity service. A generator will be kept on site for use during emergency power outages. The applicant is also requesting a Special Permit for a commercial processing facility to allow for the processing of cannabis from other cultivators in the area. The Humboldt County Zoning Administrator will consider an Addendum to a previously adopted EIR and has been prepared for consideration per §15164 of the State CEQA Guidelines. The project is located in the County of Humboldt, in the Petrolia area, on the east side of Reynolds Road, approximately 1.2 miles from the intersection of Reynolds Road and Mattole Road, on the property known as 37773 Mattole Rd. Specific questions regarding this project can be directed to Michael Holtermann at (707) 268-3737 or via email at [mholtermann@co.humboldt.ca.us](mailto:mholtermann@co.humboldt.ca.us).
4. **Madrone Forrest California, LLC**; Alderpoint area; Record Number PLN-2020-16451 (filed 6/18/2020); Assessor's Parcel Number: 216-152-058. A Special Permit for 22,050 square feet (SF) of existing mixed light cultivation and 21,510 SF of new mixed light cannabis cultivation for a total of 43,560 SF of cultivation. Ancillary propagation is 2,000 SF. Irrigation water is sourced from a permitted groundwater well and rainwater catchment. A total of 191,500 gallons of water storage is proposed. Estimated annual water usage is 880,000 gallons. Drying, bucking, and curing will occur onsite in the proposed 1,920 SF shop building and all other processing will occur offsite at a licensed processing or manufacturing facility. Power is to be 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 Alderpoint area, on the south side of Rancho Sequoia Drive, approximately 0.4 miles west from the intersection of Alderpoint Road and Rancho Sequoia Drive, on the property known as 410 Rancho Sequoia Drive. 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](mailto:marruffom@lacoassociates.com).

5. **Glissman Coastal Development Permit and Special Permit:** Shelter Cove Area, Record Number PLN-17046 CDP-SP (filed March 1, 2021); Assessor's Parcel Number (APN) 111-191-068. Project Description: A Coastal Development Permit and a Special Permit for the construction of an approximately 2,549 square foot two-story single-family residence on a property in the Shelter Cove area. The proposed structure will be approximately 31 feet in height, and also includes an attached 754 square foot garage and approximately 666 square feet of decking and patio. No trees are proposed to be removed and the project is expected to involve minimal grading (< 50 cubic yards). Water and Sewer services will be provided by the Resort Improvement Services District. A Special Permit is required for Design Review. This project is located in Humboldt County, in the Shelter Cove area on the Southwest side of Upper Pacific Drive, approximately 630 feet from the intersection of Shelter Cove Road and Upper Pacific Drive, on the property known as 1237 Upper Pacific Drive. Specific questions regarding the proposed project may be directed to Kathleen Franklin, Planner at (916) 642-5505 or by email at [kathleen@landlogistics.com](mailto:kathleen@landlogistics.com)
  
6. **Larson/Levin Coastal Development Permit:** Trinidad Area, Record Number PLN-2021-17052 (filed 3/3/2021); Assessor's Parcel Number (APN) 515-211-049 and 515-211-052; Project: A Coastal Development Permit for a Lot Line Adjustment between two parcels resulting in two parcels. The purpose of this adjustment is to change the shared boundary between two parcels to address the encroachment of existing development on the west side of APN 515-211-052. Parcels are each developed with a single-family home. A proposed 0.17 acres are to be exchanged between the parcels. No additional development is proposed at this time. This project is located in the Trinidad area, on the North side of Gipson Drive, approximately 0.2 miles from the intersection of Stagecoach Road and Gipson Drive, on the properties known as 152 Rainbow Lane and 441 Gipson Drive. 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](mailto:asuarez@co.humboldt.ca.us)
  
7. **McKinleyville Community Services District Groundwater Monitoring Wells (COASTAL DEVELOPMENT PERMIT):** McKinleyville Area, Record Number PLN-2021-17154 (filed April 14, 2021); Assessor's Parcel Numbers (APNs) 508-091-037 and 508-031-001. The McKinleyville Community Services District (MCSD) recently acquired parcels as part of the MCSD's expanded recycled water distribution and irrigation system. The MCSD will install four groundwater monitoring wells to monitor for potential groundwater contaminants, and to monitor groundwater levels to understand groundwater flow directions and depths to groundwater. The Planning Commission will consider a Notice of Exemption for the project citing CEQA Categorical Exemption Section 15304 (Minor Alterations to Land) will be filed for the Project. Specific questions regarding the proposed project may be directed to Melanie Halajian, Project Planner at (559) 612-7606 or by email at [melanie@landlogistics.com](mailto:melanie@landlogistics.com).
  
8. **Bell Coastal Development Permit, Special Permit and Notice of Lot Merger:** Shelter Cove Area, Record Number PLN-17187 CDP-SP-NOTICE OF LOT MERGER (filed April 28, 2021); Assessor's Parcel Numbers (APNs) 111-071-001 and 111-071-002. Project Description: A Coastal Development Permit and Special Permit to allow for development of an approximately 832 square foot building on a vacant parcel (APN 111-071-001). Constructed of metal, the proposed new building utilizes a premanufactured design and will be approximately 15 feet in height. The building is intended to store large equipment used in a storage warehouse operated on an adjoining parcel (APN 111-071-002). Held in common ownership, both parcels are proposed to be merged as part of the project. The warehouse on the adjoining property is used to stage and store finished cabinet materials custom manufactured in Modesto. APN 111-071-002 also contains to a Caretaker's Residence which was permitted along with the warehouse under a prior Coastal Development Permit, Conditional Use Permit, and Special Permit which were approved in 2006 (CDP-06-17/CUP-06-17/SP-06-18). A seasonal unmapped drainage course runs along the rear of both properties. Specific questions regarding the proposed project may be directed to Kathleen Franklin, Planner at (916) 642-5505 or by email at [kathleen@landlogistics.com](mailto:kathleen@landlogistics.com)

9. **TCLT Tepona Point and Luffenholtz Improvements:** Trinidad Area, Record Number PLN-2021-17300-CUP (filed June 14, 2021); Assessor's Parcel Number (APN) 515-102-004. An extension and Modification to PLN-2019-15516, which is a CDP and Special Permit. The original CDP was for making public access improvements to the existing park and beach access point at Houda Point. A Special Permit was required for Design Review (D). The improvements included an ADA compliant parking area and restroom pad with a privacy fence for ADA portable toilets, up to six [6] picnic tables, restoration of existing benches, trash and recycling receptacles, bike racks, a 3-panel interpretive kiosk, directional signage, and bench seating at a scenic overlook built on a historic stone foundation. The modification is to add APN 516-102-004 to the permit, the Tepona Point Luffenholtz Improvement project, which is directly north of the parcels in the original CDP. The applicant is proposing to improve and modify parking areas, interpretive signing, improve the safety and stability on existing trails, provide a new accessible pathway and viewing area, provide a portable restroom, and provide picnic areas and benches. Planting and enhancement of wolf's evening primrose habitat is proposed. An existing former restroom building will be removed and the septic system will be decommissioned. The project is categorically exempt from environmental review pursuant to Sections 15301 (existing facilities), 15302 (replacement), 15303 (new small structures), 15304 (minor alterations to land) and 15333 (small habitat restoration) of the CEQA Guidelines. The project is located in the Trinidad area, on the west side of Trinidad Scenic Drive approximately 820 feet south from the intersection of Luffenholtz Road and Trinidad Scenic Drive, on the property known as 1808 Trinidad Scenic Drive and on the property known to be in Section 31 of Township 08 North, Range 01 East, Humboldt Base & Meridian. Specific questions regarding the proposed project may be directed to Rebecca Jacobson, Planner at (707) 268-3727 or by email at [rjacobson@co.humboldt.ca.us](mailto:rjacobson@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](mailto: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](mailto:planningclerk@co.humboldt.ca.us) or the ADA Coordinator at 844-365-0352 or by email at [ada@co.humboldt.ca.us](mailto:ada@co.humboldt.ca.us)

Humboldt County Zoning Administrator  
August 5, 2021