

NOTICE OF PUBLIC HEARING  
HUMBOLDT COUNTY ZONING ADMINISTRATOR

On **Thursday, September 16, 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, September 15, 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.

**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 **Sacred Solutions, Inc.:** New Harris Area, Record Number PLN-10790-SP (filed 9/27/16); Assessor's Parcel Number (APN) 218-111-004. The applicant is seeking a Special Permit for 5,421 square feet of existing outdoor commercial cannabis cultivation. No ancillary propagation is required. Water for irrigation is sourced from an existing well and is stored in hard-sided tanks totaling 101,000 gallons of available water storage. Projected annual water use totals 70,000 gallons. All processing for the project will occur onsite in an existing 448 square foot structure. All energy for the project will be sourced from solar panels, however, a generator is onsite to provide supplemental energy approximately 3-4 days per year. The project is owner-operated and therefore no employees are required. The applicant is also seeking a Special Permit for

remediation efforts within the Streamside Management Area. 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 Humboldt County, in the New Harris area, on both sides of South Face Road, approximately 0.36 miles east from the intersection of Hogtrap Road and South Face Road, on the property known as 2760 South Face 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](mailto:astrickland@co.humboldt.ca.us).

- 2 **Humboldt John, LLC**; Salmon Creek area; Record Number PLN-11780-SP (filed 12/13/2016); Assessor's Parcel Number (APN): 221-061-036. A Special Permit for existing 7,450-square-foot outdoor cannabis cultivation. Ancillary propagation totals 1,275 square feet (SF). Irrigation water is sourced from a spring diversion located on APN: 211-061-008 and rainwater catchment pond. Existing available water storage totals 156,736 gallons. Estimated annual water usage is 120,000 gallons. Drying and curing occurs onsite, with all other processing occurring off-site at a licensed facility. Power is provided by solar and one generator. The applicant is requesting a Special Permit for remediation within the SMA in conjunction with the removal of structures. 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 Salmon Creek area, on the east side of Thomas Road, approximately .61 miles North from the intersection of Salmon Creek Road and Thomas Road to a private driveway then .45 miles west from the intersection of Thomas Road and the private driveway, on the property known 3852 Thomas Road. Specific questions regarding this project can be directed to the assigned planner Max Hilken at (707) 443-5054 or via email at [hilkenm@lacoassociates.com](mailto:hilkenm@lacoassociates.com).
- 3 **John Miranda**; Benbow area; Record Number PLN-12147-SP (filed 12/21/2016); Assessor's Parcel Number: 223-034-005. A Special Permit for an existing 10,000-square-foot outdoor cannabis cultivation. Ancillary propagation totals 600 square feet (SF). Irrigation water is sourced from an onsite spring. Existing available water storage is 175,000 gallons. Estimated annual water usage is 360,000 gallons. Onsite processing, including drying, curing, and trimming, occurs onsite within the existing 1,200 SF building. Power is provided by generators; however, the applicant has long-term plans to switch to solar. The Humboldt County Zoning Administrator will consider an Addendum to a previously adopted Mitigated Negative Declaration. The project is located in the Benbow area, on the south side of East Blue Rock Road, approximately 2.5 miles south from the intersection of Low Gap Road and East Blue Rock Road, on the property known as 3761 East Blue Rock Road. 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).
- 4 **HONEY HONEYDEW, LLC**, Special Permit: Honeydew Area, Record Number PLN-2018-14300 (filed 9/07/2018); Assessor's Parcel Number (APN) 107-086-025. This Special Permit to rectify Code Violation 18-CEU-104 for grading without a permit in the Streamside Management Area (SMA) of the Mattole River on a forty-acre parcel zoned Agriculture Exclusive (AE) in the General Plan. The submitted restoration plan specifically addresses violations related to grading without a permit in a stream management area and details the restoration measures recommended to mitigate for that violation. Restoration activities include grading of project sites, installation of erosion control materials to reduce erosion, removal of invasive plants, and installation of native plants to restore site stability and provide functional habitat for flora and fauna in part to qualify the site for licensing future Cannabis cultivation activity. This project is located 10.7 miles southeast of Petrolia, in the Honeydew area, on the north side of Mattole Road, approximately

365 feet west of the intersection of Mattole Road and Lindley Road, on the property known as 41087 Mattole Road. Specific questions regarding the proposed project may be directed to Logan Shine, Planner at (707) 671-6844 or by email at [Logan@LandLogistics.com](mailto:Logan@LandLogistics.com)

- 5 **Emerald Flower Farms**, Shelter Cove area; Record Number PLN-2021-16644 (filed 08/30/2021); Assessor's Parcel Number: 108-281-003. Emerald Flower Farms seeks a Special Permit for 16,908 square feet (SF) of outdoor cultivation, including 4,908 SF of existing cultivation in three (3) outdoor greenhouses (under a Zoning Clearance Certificate PLN-12394-ZCC) and 12,000 SF of new cultivation, and one (1) new 2,000-SF nursery propagation greenhouse. Irrigation water is sourced from a permitted well (19/20-0464), and a 91,120 gallon rainwater catchment surface will be used to fill 55,000 of hard tank storage. Total annual water use is approximately 168,650 gallons (10 gal/SF). Power is provided by a solar system on the property that consists of 20 solar panels and exceeds the operational power needs of the farm. The Humboldt County Planning Commission 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 Shelter Cove area. Specific questions regarding this project can be directed to Sarah Faraola or via email at [sarah.faraola@weareharris.com](mailto:sarah.faraola@weareharris.com).
  
- 6 **Emerald Flower Farms**, Shelter Cove area; Record Number PLN-2021-16645 (filed 08/30/2021); Assessor's Parcel Number: 108-132-031. Emerald Flower Farms seeks a Special Permit for 24,880 square feet (SF) of outdoor cultivation, including 4,880 SF of existing outdoor cultivation in five (5) greenhouses (Zoning Clearance Certificate PLN-12394-ZCC) and 20,000 SF of new cultivation, and a 2,000-SF nursery propagation greenhouse. Irrigation water will be provided by the permitted well (permit no. 19/20-0464) located on the adjacent property under the same ownership (PLN-2021-16644), and a 91,120 gallon rainwater catchment surface will be used to fill 55,000 of hard tank storage. Estimated total annual water use is 198,340 gallons (8 gal/SF). Power is provided by a solar array system, a propane generator and two gas generators for backup power. The Humboldt County Planning Commission 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 Shelter Cove area. Specific questions regarding this project can be directed to Sarah Faraola or via email at [sarah.faraola@weareharris.com](mailto:sarah.faraola@weareharris.com).
  
- 7 **North Fork Mattole Farms, LLC**: Petrolia Area, Record Number PLN-2020-16766 (filed 11/03/2020); Assessor's Parcel Number (APN) 105-051-009. The applicant is seeking a Special Permit for 23,560 square feet of new dry farmed full sun outdoor commercial cannabis cultivation, and 20,000 square feet of new light deprivation cultivation. 20,000 square feet of outdoor cultivation utilizing light deprivation will occur in ten (10) 20'x100' (2,000 square feet each) cold frame greenhouses. Full sun outdoor cultivation will occur in twenty-one (21) 4'x200' rows, sixteen (16) 4'x100' rows, and one (1) 4'x90' row, for a total cultivation space of 23,560 square feet. Ancillary propagation will occur in three greenhouses totaling 4,350 square feet. The applicant anticipates there will be two cultivation and harvest cycles occurring annually for the outdoor cultivation utilizing light deprivation techniques, and one harvest cycle occurring annually for the full sun outdoor cultivation. Water for irrigation will be provided by a proposed rainwater catchment system to fill seventy-two (72) 5,000-gallon water tanks for a total water storage of 360,000 gallons. The applicant anticipates a total of 229,000 gallons of water will be required annually for irrigation (219,000 gallons for the light deprivation cultivation, and 10,000 gallons for the full sun outdoor dry-farmed cultivation). After harvesting, drying cannabis will occur onsite within a proposed 5,000-square-foot barn,

after which cannabis will be bucked and stored in totes to be transported off site for further processing. The applicant anticipates three (3) operating partners and three (3) part time staff. Approximately twelve (12) seasonal employees will be required during peak operations for a total maximum of eighteen (18) employees on site. Power for the project will be provided by an onsite solar array system and a backup generator until PG&E service is available. The Humboldt County Zoning Administrator will consider an Addendum to a previously adopted Environmental Impact Report and has been prepared for consideration per §15164 of the State CEQA Guidelines. This project is located in Humboldt County, in the Petrolia area, on the west side of Mattole Road, approximately 1,100 feet southwest from the intersection of Mattole Road and Chambers Road, on the property known as 29330 Mattole Road. Specific questions regarding the proposed project may be directed to Michael Holtermann, Planner at (707) 268-3737 or by email at [mholtermann@co.humboldt.ca.us](mailto:mholtermann@co.humboldt.ca.us).

- 8 **Kenneth Claypool:** Shively Area, Record Number PLN-2020-16844 (filed 12/04/2020); Assessor's Parcel Number (APN) 209-161-001. The applicant is seeking a Special Permit for 33,550 square feet of new full-sun outdoor commercial cannabis cultivation. There is an approved Zoning Clearance Certificate on the parcel (application 12683) which authorizes 9,700 square feet of outdoor commercial cannabis cultivation. The two projects would total 43,250 square feet of outdoor cultivation. Two harvests may be obtained annually utilizing auto-flower strains. The project will be supported by 4,320 square feet of propagation space. Irrigation water is sourced from natural subterranean irrigation (dry farming). Irrigation for the propagation area will be provided by an existing well. The combined projected annual water usage for the projects totals 5,000 gallons and there is 3,000 gallons of water storage onsite. Processing will occur offsite at a licensed processing facility until such time the applicant obtains P.G.E. Once P.G.E is obtained, drying and curing will occur onsite in shipping containers, and further processing will occur off site at a licensed processing facility. The project is owner operated therefore no employees are required although approximately six independent contractors may be utilized during the peak season. The applicant is also seeking a Special Permit for the ongoing use of the well, for propagation and transplant, which is presumed to be a diversionary water source as it is located within the Eel River Floodplain and has not been analyzed for hydrologic connectivity. The Humboldt County Zoning Administrator will consider an Addendum to a previously adopted Environmental Impact Report and has been prepared for consideration per §15164 of the State CEQA Guidelines. This project is located in Humboldt County, in the Shively area, on the south side of Shively Flat Road, at the intersection of Shively Flat Road and Stockwell Lane, on the property known to be in the southwest quarter of the southeast quarter of Section 29 of Township 01 North, Range 02 East, Humboldt Base & Meridian. 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](mailto:astrickland@co.humboldt.ca.us).
- 9 **REGLI** Modification to a Coastal Development Permit: Ferndale Area, Record Number PLN-2021-16972 (filed 1/27/2021); Assessor's Parcel Number (APN) 106-051-004. A modification to a Coastal Development Permit for a proposed agriculture well. The purpose of the well is to provide a water source for agriculture activities on the site. This project is located in Humboldt County, in the Ferndale area, on the northwest side of Whitman Lane, approximately 4,600 feet north from the intersection of Whitman Lane and Grizzly Bluff Road, on the property known as 525 Whitman Lane. Specific questions regarding the proposed project may be directed to Leiloni Shine, Planner at (707)671-6928 or by email at [Leiloni@LandLogistics.com](mailto:Leiloni@LandLogistics.com)
- 10 **HONE**, Demolition and Coastal Development Permit: McKinleyville Area, Record Number PLN-2021-17105 (filed 3/15/2021); Assessor's Parcel Number (APN) 511-061-009. A Coastal Development Permit

for the construction of a 9,800 ft.<sup>2</sup> single family residence, 1,700 ft.<sup>2</sup> garage, 876 ft.<sup>2</sup> of covered porches, 728 ft.<sup>2</sup> port au cochere, 1,340 ft.<sup>2</sup> pool, and 5,000 ft.<sup>2</sup> recreation area on a five-acre parcel zoned Residential Estates (RE). This project is located in McKinleyville area, on the west side of Letz Road, approximately 500 feet north from the intersection of Letz Road with Dolack Road, on the property known as 3480 Letz Road. Specific questions regarding the proposed project may be directed to Logan Shine, Planner at (707) 671-6844 or by email at [Logan@LandLogistics.com](mailto:Logan@LandLogistics.com)

- 11 **LEAVITT Special Permit:** Fortuna Area, Record Number PLN-2021-17159 (filed 3/15/2021); Assessor's Parcel Number (APN) 200-221-002. This Special Permit will be for the building of an accessory 2,808 square foot single-family residence and the development of a new septic system on a forty-acre parcel zoned Agriculture General (AG) and Timber Production Zone (TPZ). This project is located in in the Fortuna area, on the West side of Palmer Boulevard, approximately 0.3 miles from intersection of Sherman Way and Palmer Boulevard, on the property known to be in the SE ¼, NW ¼, Section 27, Township 03 North, Range 01 West, Humboldt Base & Meridian. Specific questions regarding the proposed project may be directed to Logan Shine, Planner at (707) 671-6844 or by email at [Logan@LandLogistics.com](mailto:Logan@LandLogistics.com)
  
- 12 **Steven Luu;** Kneeland Area, Record Number PLN-2020-17313 (filed 6/21/2021); Assessor's Parcel Number (APN) 314-311-037. The applicant is seeking a Special Permit for 40,000 square feet of commercial cannabis cultivation and 4,000 square feet of ancillary propagation space. The project will consist of 10,000 square feet of full-sun outdoor cultivation, and 30,000 square feet of light-deprivation cultivation. The applicant hopes to achieve (2) harvests annually. Water will be sourced via rain-catchment, and a proposed on-site well is proposed as supplemental water source. The estimated annual water needed for irrigation is 286,000 gallons (7.15 gal/sq.ft./yr). The applicant plans to install fifty-nine 5,000-gallon tanks for irrigation, and one 5,000-gallon tank for fire suppression. Drying will occur on-site and trimming will take place at a licensed third-party processing facility. Operations will utilize (3) full time employees and up to (3) seasonal employees for peak of season, totaling (6) employees. Portable toilets with handwashing stations will be provided. Power will be provided by PG&E or a solar array, and no generators are proposed. 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 Kneeland area, on the East and West side of Cross Creek Road, approximately 0.2 miles from the intersection of Paddock Road and Cross Creek Road, on the property known as 400 Cross Creek Road. 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](mailto:macevedo@co.humboldt.ca.us).
  
- 13 **VALVO Special Permit;** Bayside Area, Record Number PLN-17337 SP (filed 6/28/2021) Assessor's Parcel Number (APN) 402-031-017. Project Description: Special Permit for Design Review for an addition to a two-bedroom, single-family residential dwelling. The addition includes two (2) bedrooms, private office, and laundry room totaling 1,440 SF of new development for a total residence size of 3,205 square feet. The house is located within the Coastal Zone but is exempt from Coastal permitting requirements per Public Resources Code 30610(a). The parcel is served by an onsite wastewater treatment system (OWTS) and a private well. No grading or tree removal is proposed for this addition. This project is located in Humboldt County, in the Bayside area on on the South side of McDonald Road, approximately 520 feet from the intersection of Laura Lane and McDonald Lane, on the property known as 92 McDonald 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](mailto:kathleen@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](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  
September 01, 2021