



Public Notice
City of Rio Dell Planning Commission
Notice of Public Hearing
VIRTUAL MEETING

On **Tuesday, May 25, 2021 at 6:30 p.m.** or as soon thereafter as the matters can be heard, the Rio Dell Planning Commission will hold a **VIRTUAL MEETING** to consider the project listed below. If you have any questions regarding the proposed project, contact Kevin Caldwell, Community Development Director at (707) 764-3532.

SPECIAL PUBLIC HEALTH EMERGENCY ALTERATIONS TO MEETING FORMAT
CORONAVIRUS (COVID-19)

Due to the unprecedented public health threats posed by COVID-19 and the resultant need for social distancing, changes to the City Council and Planning Commission meeting format are required. Executive Order N-25-20 and N-29-20 from Governor Gavin Newsom allow for telephonic City Council and Planning Commission meetings eliminating in-person accessibility for City Council and Planning Commission meetings, provided that there are other means for the public to participate.

Public Comment by Email: In balancing the health risks associated with COVID-19 and need to conduct government in an open and transparent manner, public comment on agenda items can be submitted via email at publiccomment@cityofriodell.ca.gov. Please note the agenda item the comment is directed to (example: Public Comments for items not on the agenda) and email no later than one-hour prior to the start of the meeting. Your comments will be read out loud, for up to three minutes.

Zoom Public Comment: When the Chair announces the agenda item that you wish to comment on, call the toll-free conference line at **888-475-4499**, enter Meeting **ID 987 154 0944** and press star (*) 9 on your phone – this will raise your hand. You will continue to hear the meeting on the call. When it is time for public comment on the item you wish to speak on, the Clerk will unmute your phone. You will hear a prompt that will indicate your phone is unmuted. Please state your name and begin your comment. You will have 3 minutes to comment.

1. Northwestern Flower Company (Applicant and Operator) is requesting a Conditional Use Permit (CUP) for 9,600 square feet (sf) (canopy area) of indoor cannabis cultivation, including on-site drying activities. Processing will occur off-site at an off-site licensed facility. The activities will be within an **existing** two-story 19,200 square foot building.

Project Location: The project site is located at the Humboldt Rio Dell Business Park (HRDBP) on property known as 1275 Northwestern Avenue.

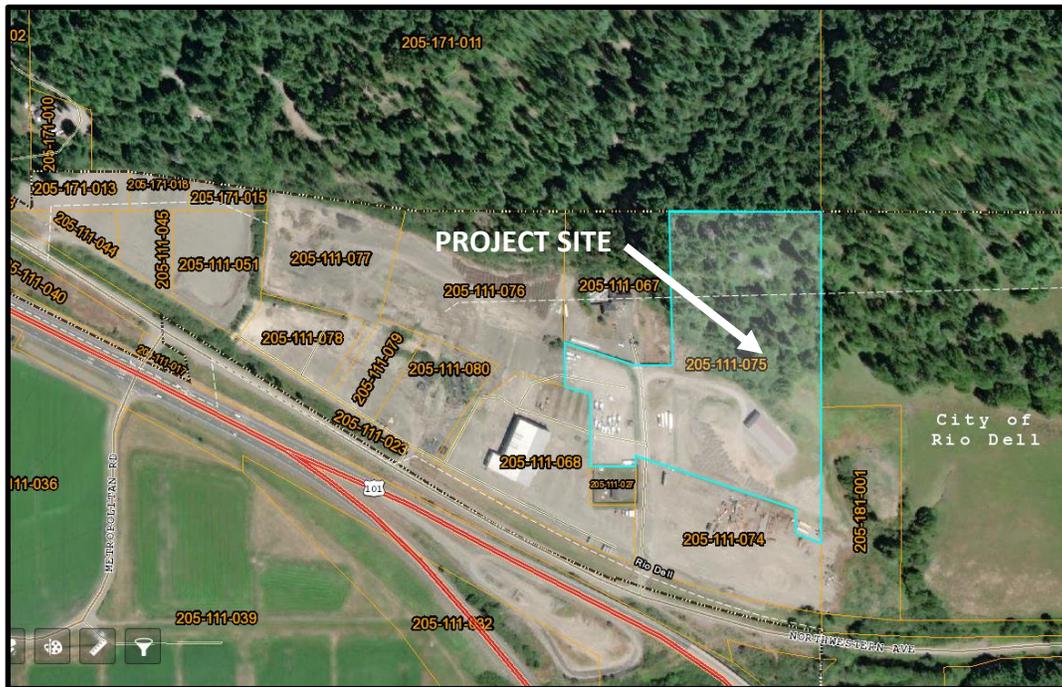


Figure 1

California Environmental Quality Act: The project is Statutorily Exempt pursuant to Section 15061(b) (3) of the CEQA Guidelines, Title 14, Chapter 3 of the California Code of Regulations. Pursuant to Section 15061(b) (3) of the CEQA Guidelines this exemption is covered by the general rule that CEQA applies only to projects which have the potential for causing a **significant** effect on the environment.

Based on the fact that the activities will occur within an existing building, information submitted, including the Plan of Operation, the Traffic Impact Study (TIS) on file, the physical characteristics of the property, the absence of any environmentally sensitive habitat, conditions of approval and comments or lack of from referral agencies, including the California Department of Fish and Wildlife (CDFW) and the North Coast Regional Water Quality Control Board (NCRWQCB), that the project will not result in a significant, substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance.

Any person may present testimony in regard to the project during the hearing. If you challenge the nature of the proposed action in court, you may be limited to raising only those issues that you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission prior to or during the public hearing.

General questions regarding the project, the planning process, submission of materials and information not specific to this project may be obtained from the City, 675 Wildwood Avenue, Rio Dell, CA. 95562; telephone (707) 764-3532.