

ZONING ADMINISTRATOR

JOHN H. FORD
Director, Planning and Building



COUNTY STAFF

MICHAEL RICHARDSON
Supervising Planner
CLIFF JOHNSON
Supervising Planner

**COUNTY OF HUMBOLDT
ZONING ADMINISTRATOR
Planning and Building Department
3015 H St.
Eureka, CA 95501**

AGENDA

Thursday, January 20, 2022

10:00 AM

Regular Meeting - Virtual

NOTE: The County of Humboldt Zoning Administrator meeting will be held virtually until further notice.

You may access the meeting in two ways:

1. You may access the live stream of the meeting by using the following link:

<https://zoom.us/j/86599462366> Password: 604225

2. Call in via telephone at 346 248-7799, enter meeting ID 865 9946 2366 Password: 604225

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.*

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>

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. After the Agenda is posted on Friday, January 14, 2022, comments 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.

A. CALL TO ORDER

B. AGENDA MODIFICATIONS

C. CONSENT CALENDAR

1. Not Fade Away Farms, LLC; Special Permit
Record Number PLN-12628-CUP (filed 12/28/2016);
Assessor's Parcel Number: 216-382-059.
Alderpoint area;

A Special Permit for 7,948-square-foot of existing outdoor cultivation with 240 square feet of ancillary propagation. Irrigation water is sourced from a permitted groundwater well; however, the applicant plans to switch to rainwater catchment within 2 years. Existing available water storage is 6,000 gallons with an additional 71,500 gallons proposed, for a total of 77,500 gallons of water storage. Estimated annual water usage is 75,000 gallons. Processing, including drying, curing and trimming, occurs on-site. Power is provided by generators; however, the applicant plans to add solar and switch to a propane generator.

Recommendation: Adopt the Resolution to take the following actions: 1) Find that the Zoning Administrator has considered the Addendum to the adopted Mitigated Negative Declaration for the Commercial Medical Marijuana Land Use Ordinance (CMMLUO) as described by Section 15164 of the State CEQA Guidelines, 2) make all of the required findings for approval of the Special Permit and 3) approve the Not Fade Away Farms, LLC, project as recommended by staff subject to the recommended conditions.

Attachments: [12628 Not Fade Away Farms, LLC Executive Summary 1.20.22](#)
[12628 Not Fade Away Farms, LLC Staff Report 1.20.22](#)
[Attachment 3A - 12628 Road Evaluation 07.18.2019](#)

2. Kenneth Holland; Special Permit
Record Number PLN-13183- SP (filed 12/30/2016)
Assessor's Parcel Number: 221-221-008
Ettersburg area;

A Special Permit for 8,320 square feet (SF) of existing mixed light cannabis cultivation and 832 SF of ancillary propagation. Irrigation water is sourced from a Class II stream diversion. Water storage will total of 87,300 gallons. Estimated annual water usage is 126,200 gallons. Drying and curing occurs onsite with all other processing currently occurring offsite at a licensed processing or manufacturing facility. Power is provided by a generator, with long-term plans to add solar and hydropower. Special Permits are also requested for development in the Streamside Management Area (SMA) related to continued use and maintenance of two (2) points of diversion for irrigation and future installation, use, and maintenance of hydropower infrastructure.

Recommendation: Adopt the Resolution to take the following actions 1) Find that the Zoning Administrator has considered the Addendum to the adopted Mitigated Negative Declaration for the Commercial Medical Marijuana Land Use Ordinance (CMMLUO) as described by Section 15164 of the State CEQA Guidelines, 2) make all the required findings for approval of the Special Permits and 3) approve the Kenneth Holland project as recommended by staff subject to the recommended conditions.

Attachments: [13183 Kenneth Holland Executive Summary 1.20.22](#)
[13183 Kenneth Holland Staff Report 1.20.22](#)
[Attachment 3A - 13183 Site Management Plan 7.1.19](#)

D. ITEMS PULLED FROM CONSENT

E. ADJOURNMENT

F. NEXT MEETING February 3, 2022 10:00 a.m.. Regular Meeting - Virtual

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 Clerk of the Zoning Administrator 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.