

**ZONING ADMINISTRATOR**

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

**AGENDA**

**Thursday, October 21, 2021**

**10:00 AM**

**Regular Meeting - Virtual**

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*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/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.*

*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](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. After the Agenda is posted on Friday, October 15, 2021, 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. Golden Bud, LLC; Special Permits  
Record Numbers: PLN-11439-SP and PLN-2020-1691  
Assessor's Parcel Number: 218-031-008  
3550 Island Mountain Road, Palo Verde area

A Special Permit for 7,700 square feet (SF) of existing cultivation and 35,860 SF of new cultivation. Existing cultivation consists of 3,200 SF of mixed light and 4,500 SF of outdoor cultivation. The newly proposed cultivation area would consist of 6,600 SF of mixed light and 29,260 SF of outdoor cultivation for a total of 43,560 SF of on-site cultivation. Ancillary propagation will occur in a 960-square-foot greenhouse. Irrigation water will be sourced from a groundwater well and rainwater catchment system. Proposed and existing storage is 237,000 gallons. Processing will occur in a proposed 1,334-square-foot structure. Power will be provided by solar and wind with PGE to offset any additional needs.

**Recommendation:** Continue to the November 4th Zoning Administrator Hearing.

2. Meadow Acreage, LLC; Special Permit  
Record Number PLN-11977-SP  
Assessor's Parcel Numbers: 216-083-005 and 216-093-015  
Bell Springs area

A Special Permit for an existing 7,000 square foot (SF) outdoor cannabis cultivation. Onsite propagation totals 1,000 SF. Irrigation water is sourced from a permitted groundwater well and rainwater catchment. Drying occurs onsite with all other processing occurring offsite at a licensed processing or manufacturing facility. Power is provided by Pacific Gas and Electric Company (PG&E).

**Recommendation:** Adopt the Resolution to 1) find that the Zoning Administrator has considered the Addendum to the adopted Mitigated Negative Declaration for the Commercial Medical Land Use Ordinance (CCMLUO) as described by Section 15164 of the State CEQA Guidelines, 2) make all the required findings for approval of the Special Permit and 3) approve the Meadow Acreage, LLC project as recommended by staff subject to the recommended conditions.

**Attachments:** [11977 Meadow Acreage, LLC Staff Report FINAL 10.21.21.pdf](#)  
[Attachment - 11977 Site Management Plan 02.01.2021.pdf](#)

**3. Miller Creek Farms, Special Permits**

Record Number PLN-12221-SP

Assessor's Parcel Number: 220-271-008

Whitethorn area

A Special Permit for an existing 4,350 square feet (SF) of outdoor cannabis cultivation. Irrigation water is sourced from spring and creek diversions. Estimated annual water usage is 14,000 gallons. Existing available water storage is 26,500 gallons. Drying and curing occurs onsite with all other processing currently occurring offsite at a licensed processing or manufacturing facility, although onsite processing is anticipated at a future date. Power is provided by solar and a portable generator, with plans to add more solar onsite in the future or connect to PG&E, if available. Special Permits are also requested for development in the Streamside Management Area (SMA) related to continued use of the point of diversions and fish passage upgrades.

**Recommendation:** Adopt the Resolution to 1) find that the Zoning Administrator has considered the Addendum to the adopted Mitigated Negative Declaration for the Commercial Medical Land Use Ordinance (CCMLUO) as described by Section 15164 of the State CEQA Guidelines, 2) make all the required findings for approval of the Zoning Clearance Certificate and Special Permits and 3) approve the Miller Creek Farms project as recommended by staff subject to the recommended conditions.

**Attachments:**[12221 Miller Creek Farms Staff Report 10.21.21.pdf](#)[Attachment a. 12221 Water Resources Protection Plan 03.02.2017.pdf](#)[Attachment b. 12221 Site Management Plan 01.23.2020.pdf](#)[Attachment c. 12221 Fish Passage Project 03.2018.pdf](#)[Attachment d. 12221 Fish Passage Implementation 03.20.2018.pdf](#)

4. High Spirits 1, LLC and High Spirits 2, LLC; Special Permits  
Record Number PLN-12414-CUP (1) and PLN-2021-16957 (2)  
Assessor's Parcel Number: 315-291-001 (1) and 315-082-007 (2)  
Dinsmores area

High Spirits 1, LLC seeks a Special Permit for 25,925 sq. ft. of outdoor light-deprivation cannabis cultivation without the use of supplemental lights, and 2,560 sq. ft. of ancillary propagation. The applicant also seeks a Special Permit in order to reduce the setback from Six Rivers National Forest to approximately 283 feet. Irrigation water is sourced from two (2) groundwater wells on-site, and one (1) groundwater well on the adjacent parcel to the south, APN: 315-082-007. Estimated annual water use is 280,280 gallons (9.8 gal/sq. ft./year). Total water storage for the project will be 58,850 gallons in hard tanks designated for irrigation, and a 2,825 gallon tank designated for fire suppression. Drying and trimming will take place on-site within an existing processing facility that will be equipped with an ADA compliant restroom. Power is currently sourced from three (3) generators on-site and the project is conditioned to transition to full renewable energy source within two years from the date of approval.

High Spirits 2, LLC, seeks a Special Permit for 43,560 sq. ft. of outdoor light-deprivation commercial cannabis cultivation without the use of supplemental lights, and 4,356 sq. ft. of ancillary propagation. Of that, 12,000 sq. ft. of cultivation is pre-existing, and 31,560 sq. ft. of cultivation is proposed within the same existing flat. Water for irrigation is sourced from two (2) on-site permitted groundwater wells, and one (1) additional permitted groundwater well on the adjacent parcel to the north, APN: 315-291-001. Total water storage for the project will be 47,325 gallons in hard tanks designated for irrigation needs (32,325 gallons of that storage exists on the adjacent parcel to the north APN: 315-291-001), and a 5,000-gallon tank is designated for fire suppression. Anticipated water usage is 475,675 gallons per year (9.9 gal/sq. ft./year). Drying and curing will occur within two (2) existing buildings on-site. Trimming will occur on-site within the existing Shop, which will be equipped with an ADA compliant restroom. Pre-existing cultivation is currently powered by one (1) generator on-site, and the project is conditioned to transition to 80% renewable energy source within two years from the date of approval.

**Recommendation:** Adopt the Resolution to 1) find that the Zoning Administrator has considered the Addendum to the Environmental Impact Report for the Commercial Cannabis Land Use Ordinance (CMMLUO) pursuant to Section 15164 of the State CEQA Guidelines, 2) make all the required findings for approval of the Special Permits based on evidence in the staff report, 3) approve the High Spirits 1, LLC and the High Spirits 2, LLC projects subject to the recommended conditions.

**Attachments:** [12414\\_16957 High Spirits Staff Report FINAL 10.21.21.pdf](#)  
[Attachment a. 16957\\_12414 Site Management Plan & Water Resource Protection Plan](#)  
[Attachment b. Signed Streambed Alteration Agreement 2019.pdf](#)  
[Attachment c. 12414\\_16957 Timberland Conversion 01.21.2021.pdf](#)

5. John Mahony, Special Permit  
Record Number: PLN-13143-SP  
Assessor's Parcel Number 216-107-006  
New Harris area

John Mahony seeks a Special Permit for an existing 8,000-square-foot outdoor cannabis cultivation. The project also includes an 800-square-foot appurtenant nursery greenhouse. Water for irrigation will be provided by a permitted groundwater well (DEH permit 16/17-0517). Water storage consists of 42,500 gallons in seventeen (17) 2,500-gallon poly/plastic water tanks located on a flat at the top of the parcel. The applicant anticipates 56,354 gallons of water will be required annually for cannabis irrigation. Processing such as drying, curing, and trimming is proposed onsite within an existing 750-square-foot garage. Power for the project will be provided by PG&E.

**Recommendation:** Adopt the Resolution to 1) find that the Zoning Administrator has considered the Addendum to the adopted Mitigated Negative Declaration for the Commercial Medical Land Use Ordinance (CCMLUO) as described by Section 15164 of the State CEQA Guidelines, 2) make all the required findings for approval of the Special Permit and 3) approve the John Mahony project as recommended by staff subject to the recommended conditions.

**Attachments:** [13143\\_Staff Report\\_John Mahony\\_10.21.21.pdf](#)

6. ASCENSO Coastal Development Permit, Special Permit and Notice of Lot Merger  
Record Number PLN-2021-17288  
Assessor's Parcel Number (APN) 111-133-034 and 035  
Shelter Cove Area

A Coastal Development Permit and Special Permit for Design Review for the construction of a two-story residence with attached garage. The proposed development footprint spans two lots from the existing subdivision, which are proposed to be merged as part of the project. The proposed residence is approximately 1,200 square feet in size and includes an approximately 360 square foot patio and approximately 360 square feet of attached second-story decking. The proposed garage is approximately 512 square feet in size. Minimal grading is expected (< 50 cubic yards,) and all trees proposed for removal are less than 12 inches in diameter. The height of the proposed structure is approximately 24 feet. Water and sewer services will be provided by the Resort Improvement District.

**Recommendation:** Adopt the Resolution to 1) find the project Categorically Exempt under Sections 15303 and 15305 of the State CEQA Guidelines; 2) make the required findings for approval of the Coastal Development Permit, Special Permit and Notice of Merger; and 3) approve the ASCENSO project as recommended by staff and subject to the recommended conditions.

**Attachments:** [17288 Ascenso Staff Report 10.21.21.pdf](#)

**D. ITEMS PULLED FROM CONSENT****E. ADJOURNMENT**

*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](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).*

**NEXT MEETING:**

*November 4, 2021*