

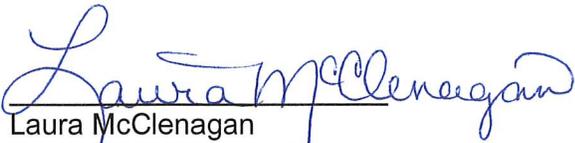


MINUTE SHEET

THURSDAY, OCTOBER 21, 2021

Regular Meeting

The Honorable Zoning Administrator of the County of Humboldt held a regular meeting on the above date within the Humboldt County Planning and Building Department at 3015 H Street in Eureka, California. The Zoning Administrator and the Zoning Administrator Clerk of the County of Humboldt hereby certify the foregoing to be a true and correct record of the actions taken on the above-entitled matters by said Zoning Administrator at the meeting held on date noted above.



Laura McClenagan
Zoning Administrator Clerk



John H. Ford
Zoning Administrator

ZONING ADMINISTRATOR

JOHN H. FORD
Director, Planning and Building



COUNTY STAFF

MICHAEL RICHARDSON
Supervising Planner
CLIFF JOHNSON
Supervising Planner

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

ACTION SUMMARY

Thursday, October 21, 2021

10:00 AM

Regular Meeting - Virtual

NOTE: The County of Humboldt Zoning Administrator meeting was held virtually.

A. CALL TO ORDER

Director John Ford called the meeting to order at 10:00 a.m.

C. CONSENT CALENDAR

1. Golden Bud, LLC; Special Permits
Record Numbers: PLN-11439-SP and PLN-2020-16911
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. Estimated annual irrigation needs are 282,000 gallons. 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.

Action: Golden Bud was continued to the 11.04.21 Zoning Administrator meeting.

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.

Action: 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, made all the required findings for approval of the Zoning Clearance Certificate and Special Permits and approved the Miller Creek Farms project as recommended by staff subject to the recommended conditions.

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.

Action: 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, made all the required findings for approval of the Special Permit and approved the John Mahony project as recommended by staff subject to the recommended conditions.

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.

Action: The Zoning Administrator finds the project Categorical Exempt under Sections 15303 and 15305 of the State CEQA Guidelines; made the required findings for approval of the Coastal Development Permit, Special Permit and Notice of Merger; and approved the ASCENSO project as recommended by staff and subject to the recommended conditions.

D. ITEMS PULLED FROM CONSENT

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).

Public Hearing Opened

Action: 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, made all the required findings for approval of the Special Permit and approved the Meadow Acreage, LLC project as recommended by staff subject to the recommended conditions with development of up to 15,000.gal of rain catchment.

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.

Public comment opened

Action: 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, made all the required findings for approval of the Special Permits based on evidence in the staff report, and approved the High Spirits 1, LLC and the High Spirits 2, LLC projects subject to the recommended conditions.

E. ADJOURNMENT

Director John Ford adjourned the meeting at 10:24 a.m.

NEXT MEETING: November 4, 2021 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.