




MINUTE SHEET

THURSDAY, October 01, 2020

Regular Meeting - Virtual

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
STEVE WERNER
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 1, 2020

10:00 AM

Regular Meeting - Virtual

NOTE: In accordance with Executive Order N-29-20 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.

B. AGENDA MODIFICATIONS

Item E-1 Supplemental information #1 and #2 provided.

C. CONSENT CALENDAR

1. Humboldt Optimal Farms, Inc. Special Permits
Record Number PLN-11317-SP
Assessor's Parcel Number: 221-101-012
9295 Doody Ridge Road, Ettersburg area

A Special Permit for an existing 9,880-square-foot cannabis cultivation operation of which 2,160 square feet (SF) is outdoor and 7,720 SF is mixed-light. Onsite relocation is proposed for environmental protection from erosion. Irrigation water is sourced from a Class III stream diversion. Estimated irrigation water use is 101,000 gallons per year. Existing water storage capacity is 78,500 gallons in 17 hard-sided tanks. An additional 50,000-gallon steel tank is proposed to bring the total to 128,500 gallons. Drying and curing only will occur onsite in a proposed 1,250-square-foot building, and additional processing will occur offsite at a licensed processing facility. Power for the operation is provided by a 4 kW solar array and supplemented by two Honda generators (a EU2000 and EU3000). The applicant will provide a plan for phasing out generators except as emergency backup source. A Special Permit is also requested to permit after-the-fact development within the Streamside Management Area (SMA) for the point of diversion located on an unnamed Class III tributary to Mattole Canyon Creek.

Action: The Zoning Administrator considered the Addendum to the Mitigated Negative Declaration adopted for the Commercial Medical Marijuana Land Use Ordinance pursuant to Section 15164 of the State CEQA Guidelines, made all of the required findings for approval of the Special Permits based on evidence in the staff report, and adopted the Resolution approving the proposed Humboldt Optimal Farms, Inc. project subject to the recommended conditions.

2. Mountain Meadow Farms, Inc. Special Permit
Record Number: PLN-12808-SP
Assessor's Parcel Number: 212-031-007
700 Oriole Lane, Miranda area

A Special Permit for 6,440 square feet of existing outdoor commercial cannabis cultivation to occur in three greenhouses using light deprivation. Water for irrigation is sourced from a groundwater well. Water storage is two 2,500-gallon tanks, totaling 5,000 gallons. The applicant's estimated annual water use is 45,700 gallons. The primary power source to the project is an existing solar array. A generator is used for 2-weeks annually to power a small greenhouse used for propagation. Drying and curing will occur onsite in an existing structure. Further processing is done off-site at a licensed processing facility. No employees work on site.

Action: The Mountain Meadow Farms, Inc item was continued to the November 5, 2020 meeting of the Zoning Administrator.

3. Royal Leif Farms, LLC; Special Permit
Application Number: 11947
Case Number: SP16-352
Assessor Parcel Number (APN): 522-031-006
Willow Creek area

A Special Permit for 9,439 square feet (sf) of existing outdoor cannabis cultivation. Of that, 7,609 square feet (sf) will utilize light-deprivation methods within five (5) greenhouses, and 1,830 square feet (sf) will be full-sun outdoor. The project will also consist of 960 square feet (sf) of ancillary propagation space which will occur within one (1) hoop house structure. Water for irrigation is sourced from a groundwater well. There are a total of five (5) 2,500-gallon hard water tanks, and four (4) 5,000-gallon hard water tanks for a total of 32,500 gallons of water storage for cannabis irrigation. There are two (2) 2,500-gallon hard water tanks for domestic uses, and the Applicant proposes to install one (1) 5,000-gallon tank to be designated for fire water suppression. Estimated annual water usage is approximately 97,000 gallons. Drying occurs within two existing structures designated as Harvest Storage areas, and all other processing occurs offsite. The applicant uses four (4) full-time employees. Electricity is provided by three (3) generators on-site, and the Applicant plans to install a solar power system in the near future as the primary power source and retain one emergency backup generator.

Action: The Zoning Administrator considered the Addendum to the Mitigated Negative Declaration adopted for the Commercial Medical Marijuana Land Use Ordinance pursuant to Section 15164 of the State CEQA Guidelines, made all of the required findings for approval of the Special Permits based on evidence in the staff report, and adopted the Resolution approving the Royal Leif Farms, LLC Special Permits as recommended by staff subject to the recommended conditions.

4. Trinidad Land Development Association; Lot Line Adjustment and Coastal Development Permit
Case Number PLN-2017-13610
Assessor's Parcel Numbers (APNs) 515-221-004, 515-221-006, and 515-221-007
1096 Patricks Point Drive, Trinidad Area

A Lot Line Adjustment (LLA) and Coastal Development Permit (CDP) to adjust the property lines of three (3) parcels. Approval of the Lot Line Adjustment is contingent upon the execution of a Compliance Agreement and Conveyance of Development Rights to bring the unpermitted development on parcel 515-221-004 (1096 Patricks Point Drive) into consistency with the Humboldt County Development Code.

Action: The Zoning Administrator found the proposed project exempt from further Environmental Review (CEQA Guidelines Section 15305), and made all of the required findings for approval of the Coastal Development Permit and Lot Line Adjustment based on evidence in the staff report and any public testimony, and adopted the Resolution approving the Trinidad Land Development Association, a partnership, Coastal Development Permit and Lot Line Adjustment subject to the recommended conditions of approval.

D. ITEMS PULLED FROM CONSENT**E. PUBLIC HEARINGS****1. Organic Medicinals, Inc., Special Permit and Zoning Clearance Certificate**

Record Number: PLN-2019-15602

Assessor's Parcel Number: 209-191-018

125 Shively Flat Road, Shively area

A Special Permit for 33,560 square feet of new outdoor cannabis cultivation. A previous permit (Apps #12134) approved 10,000 square feet on the parcel. This application brings the total permitted cultivation area up to one (1) acre. The site will also host up to nine (9) RRR sites for an additional 180,000 square feet. At full build-out total cultivation will be 223,560 square feet (5.13 acres). All cultivation is full-sun outdoor and dry farmed in native soil. No irrigation water is used in cultivation. Ancillary propagation will occur in temporary hoopouses. The applicant is also seeking a Zoning Clearance Certificate for a 10,000 square foot commercial nursery that will provide starts for use on-site. In the future, the nursery may provide starts and seeds for pickup to be sold at a licensed offsite location. No supplemental lighting is used. Water use for the entire nursery area is approximately 20,000 gallons. The water source is rainwater catchment and a permitted groundwater well. Water storage totals 8,000 gallons. Drying will occur in the propagation area. Processing will occur offsite. Power to the site is 100% renewable energy from grid power, with solar panels on-site to supplement. There will be twenty (20) workers onsite at peak harvest.

Action: The Organic Medicinals, Inc. project was referred to the Planning Commission. The project is to be re-noticed after a community meeting takes place and a date has been determined.

F. ADJOURNMENT

Director John Ford adjourned the meeting at 10:41 a.m.

Next Meeting: October 15, 2020

Persons wishing to file documentation on any agenda item for the official record must submit an original and four (4) copies of each document to the Zoning Administrator Clerk at the Planning and Building Department, 3015 H Street in Eureka.