



MINUTE SHEET

THURSDAY, OCTOBER 07, 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 7, 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 10:01 a.m.

B. AGENDA MODIFICATIONS

Item C-4 Miller Creek Farms PLN-12221-ZCC is continued to the October 21, 2021 Zoning Administrator meeting.

Item C-7 Alderbaran's Gaze PLN-12961-SP Supplemental information provided

C. CONSENT CALENDAR

1. The Humboldt Current Ag Alliance, LLC, Special Permit
Record Numbers: PLN-12634-CUP and PLN-12226-SP
Assessor's Parcel Number: 314-156-009 and 314-321-031
Kneeland area

A Special Permit for an existing 10,000 square feet of outdoor cannabis cultivation. The applicant estimates that 85,900 gallons of water are required annually for irrigation. Irrigation water is sourced from a permitted well and rainwater catchment. Water storage totals 91,000 gallons. Processing will take place at a licensed, off-site facility. Power is provided by a generator.

The Humboldt Current Ag Alliance was continued to a date uncertain.

2. SMALL-PAYSINGER, Special Permit
Record Number PLN-16937-SP
Assessor's Parcel Number (APN) 517-071-003
Trinidad Area

An after-the-fact Special Permit for Major Vegetation Removal associated with removal of three mature alder trees and clearing of a drainage ditch (approximately 10 cubic yards) pursuant to Section 313-64.1.2 of the Humboldt County Code. Development of a living fence and restoration using native plants and non-native species removal is proposed. The tree removal and proposed work is located within the State's retained jurisdiction of the coastal zone and a Coastal Development Permit will be processed by the Coastal Commission. No additional development is requested.

Action: The Zoning Administrator finds the project Categorically Exempt under Sections 15304 and 15333 of the State CEQA Guidelines; made the required findings for approval of the Special Permit; and approved the Small-Paysinger Special Permit as recommended by staff and subject to the recommended conditions.

3. COCCIA Coastal Development Permit and Special Permit
Record Number PLN-2021-17343
Assessor's Parcel Number (APN) 111-022-033
Shelter Cove Area

A Coastal Development Permit and Special Permit for the development of a single-family, 2-story, 1-bedroom residence totaling 857 square feet. The proposed structure will be approximately 25 feet in height and includes a 257 square foot deck. The project will utilize an existing concrete foundation. No trees are proposed to be removed and the project is expected to involve minimal grading (< 50 cubic yards). Water and sewer services will be provided by the Resort Improvement District. A Special Permit is required for Design Review within the Shelter Cove area.

Action: The Zoning Administrator finds the project categorically exempt under Section 15303 (a) of the State CEQA Guidelines; made the required findings for approval of the Coastal Development Permit and Special Permit; and approved the Coccia Coastal Development Permit and Special Permit as recommended by staff and subject to the recommended findings and conditions of approval.

4. 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.

The Miller Creek Farms project was continued to October 21, 2021 meeting

5. Humboldt Sunrise Farms, Special Permits
Record Number PLN-12648-SP
Assessor's Parcel Numbers 217-411-011, 217-411-008 & 217-411-009
Blocksburg area

Humboldt Sunrise Farms seeks a Special Permit for 6,130-square-foot (sf) of existing outdoor cannabis cultivation. Propagation will occur in one 900-square-foot nursery located on APN 217-411-008 which is under the same ownership as the applicant. Water for irrigation will be provided by a registered spring diversion and an existing 607,700-gallon rain catchment pond located on the adjacent parcel (APN 217-411-009) which is under the ownership of the applicant. Water storage totals 622,700 gallons consisting of three (3) 5,000-gallon hard tanks and one (1) 607,700-gallon rainwater catchment pond. The applicant anticipates 79,150 gallons of water will be required annually for irrigation. Processing such as drying and curing will occur onsite in a 625-square-foot shop located on APN 217-411-008. Power for the project will be provided by solar with a 4kw Isuzu backup generator. A Special Permit is also requested for the ongoing use and maintenance of the point of diversion within the Streamside Management Area.

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 Permits and approved the Humboldt Sunrise Farms, Special Permits as recommended by staff subject to the recommended conditions.

6. Skyfall Humboldt, LLC, Special Permit
Record Number PLN-12661-SP
Assessor's Parcel Number (APN) 204-101-008
Hydesville Area

A Special Permit for 10,000-square-foot (SF) of existing outdoor cannabis cultivation on a 13.6-acre parcel zoned Agricultural Exclusive (AE). Nine thousand (9,000) SF is full-sun outdoor on prime agricultural soil and 1,000 SF is greenhouse outdoor cultivation. A 1,000-SF greenhouse is used as an ancillary nursery. Irrigation water is sourced from rainwater catchment to supplement the dry farming techniques utilized by the operation. Existing available rain catchment water storage is 7,500 gallons in three hard tanks, and water is delivered to cannabis plants either via drip irrigation or hand watering. Estimated annual water usage is 7,500 gallons. All processing will occur offsite in coordination with a licensed third-party processor. Power is provided by Pacific Gas and Electric Company.

Action: The Zoning Administrator has considered the Addendum to the adopted Mitigated Negative Declaration (MND) for the Commercial Medical Marijuana Land Use Ordinance (CMMLUO) as described by Section §15164 of the State California Environmental Quality Act (CEQA) Guidelines, made all the required findings for approval of the Special Permit and approved the Skyfall Humboldt, LLC Special Permit as recommended by staff subject to the recommended conditions.

7. Aldebaran's Gaze, LLC, Special Permit
Record ID PLN-12961-SP
Assessor's Parcel Number 223-091-003
Garberville area

A Special Permit for 10,000-square-feet of existing outdoor cannabis cultivation. Propagation is proposed in one 1,000-square-foot greenhouse. Water for irrigation will be sourced from a Point of Diversion (POD) from an onsite spring. Water storage onsite totals 111,500 gallons in hard tanks and one (1) 20,000-gallon water bladder. The applicant anticipates 124,870 gallons of water will be required annually for irrigation. Processing such as drying, curing and trimming will occur onsite in an existing 658-square-foot drying shed and a 160-square-foot shipping container. Power for the project will be provided by a 4kW Solar System with 38.4kWh battery bank with a Honda EU2000, Honda EU3000 and Honda EU7000 back-up generators. A Special Permit is also requested for the ongoing use and maintenance of the point of diversion within the Streamside Management Area.

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 Permits and approved the Aldebaran's Gaze, LLC Special Permits as recommended by staff subject to the recommended conditions

8. Full Cup Farmstead, LLC, Special Permit
Record Number PLN-13043-CUP
Assessor's Parcel Number: 316-064-011
Willow Creek area

A Special Permit for existing 10,000 square feet (SF) of outdoor cannabis cultivation with ancillary propagation. Irrigation water is sourced from rainwater catchment. Onsite processing is proposed within an existing barn. Power is provided by Pacific Gas and Electric Company (PG&E). The proposed project also includes a Special Permit to reduce the required 600-foot setback from public lands.

Continued to 11.04.21

Action: The Full Cup Farmstead project was continued to the November 04, 2021 Zoning Administrator meeting

9. Dank Ape, LLC, Special Permit
Record Number PLN-2018-15222
Assessor's Parcel Number (APN) 208-241-019-000
Mad River area

A Special Permit for 8,830 square feet of existing full-sun commercial cannabis cultivation. Water is sourced from a 232,500-gallon rain catchment pond. Additional water storage totaling 30,000 gallons is within nine (9) 2,500-gallon and five (5) 1,500-gallon HDPE tanks. The projected annual water use is 58,500 gallons (6.6 gallons per square foot). Power is provided by solar panels. Drying is proposed to occur in the 20'x30' barn. Processing is proposed to occur at a licensed third-party facility.

Action: The Zoning Administrator has considered the Addendum to the Mitigated Negative Declaration for the Commercial Medical Marijuana Land Use Ordinance (CMMLUO) pursuant to Section 15164 of the State CEQA Guidelines, made all the required findings for approval of the Special Permit based on evidence in the staff report, and approved the Dank Ape project subject to the recommended conditions.

D. CONTINUED PUBLIC HEARINGS

1. John Miranda Special Permit
Record Number PLN-12147-SP
Assessor's Parcel Number: 223-034-005
Benbow area

A Special Permit for 10,000-square-feet of existing outdoor cannabis cultivation. Ancillary propagation totals 600 square feet (SF). Irrigation water is sourced from an onsite spring. Existing available water storage is 175,000 gallons. Estimated annual water usage is 360,000 gallons. Onsite processing, including drying, curing, and trimming, occurs onsite within the existing 1,200 SF building. Power is provided by generators; however, the applicant has long-term plans to switch to solar.

Public comment 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 John Miranda project as recommended by staff subject to the recommended conditions.

E. ITEMS PULLED FROM CONSENT

10. Valley Tops, LLC, Zoning Clearance Certificate and Special Permits
Record Number PLN-2019-16122
Assessor's Parcel Number 210-044-009
Bridgeville area

A Zoning Clearance Certificate and Special Permits for 10,000 square feet (SF) of existing cannabis cultivation consisting of 3,925 SF of mixed-light cultivation and 6,075 SF of outdoor cultivation with a 1,500-SF appurtenant nursery greenhouse. Water for cannabis irrigation is supplied by a permitted groundwater well. There are 6,550 gallons of water storage on the parcel. Water is delivered to the cannabis plants via a drip irrigation system and the applicant estimates that their annual water use is 111,050 gallons. Power to the project will be supplied by a proposed 20-panel solar system and a Special Permit is needed for generator use until the solar power can supply 80 percent or more of power demands. Drying and curing of cannabis will occur onsite in an 800-SF shed. Processing and packaging will occur onsite in an existing structure (cabin), which will require a commercial building permit. The project includes a second Special Permit for a reduced setback of 540 feet from the proposed nursery greenhouse on Site 1 to public land managed by the Bureau of Land Management.

Public hearing 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 Permit based on evidence in the staff report, and approved the Valley Tops project subject to the recommended conditions as modified to bring site into compliance within 2 years of effective date of permit to remove reliance on generator use.

- 11. Emerald Flower Farms, Special Permit**
Record Number PLN-16644-SP
Assessor's Parcel Number: 108-281-003
Shelter Cove area

A Special Permit for 12,000 SF of new outdoor cultivation. The site includes 4,908 SF of existing cultivation in three (3) outdoor greenhouses that was approved under a Zoning Clearance Certificate PLN-12394-ZCC) and the total cultivation on-site would be 16,908 SF. A new 2,000-SF nursery propagation greenhouse is proposed. The applicant obtained a Special Permit (SP17-112, effective August 17, 2018) to allow for a reduction of the 600-foot setback requirement to Bureau of Land Management property for the existing 4,908 SF and this area is being re-organized to accommodate the new cultivation as well. The source of water for irrigation is from a rainwater catchment surface that provides an estimated 69,460 gallons per year, and groundwater from a permitted well. Total water storage is 53,000 gallons contained in twelve (12) hard tanks: ten (10) 4,800-gallon tanks and two (2) 2,500-gallon tanks. Total annual water use is approximately 168,650 gallons (10 gal/SF). Drying will occur onsite in an existing 600-SF building, and a proposed metal building (2,100 SF). Power is provided by a 7kWH solar system on the property that consists of 20 solar panels and exceeds the operational power needs of the farm. In the event of an energy malfunction, the project has a backup Honda 7,000 watt gas generator. The applicant proposes to replace the backup gas generator with a 24k Kohler propane generator.

Public hearing opened

Action: The Zoning Administrator has considered the Addendum to the adopted Environmental Impact Report for the Commercial Cannabis Land Use Ordinance (CCLUO), as described by Section §15164 of the State CEQA Guidelines; made the required findings for approval of the Special Permit; and approved the Emerald Flower Farms, LLC. Special Permit as recommended by staff subject to the recommended conditions.

F. ADJOURNMENT

Director John Ford adjourned the meeting at 10:56 a.m.

G. NEXT MEETING: October 21, 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.