

ZONING ADMINISTRATOR

JOHN H. FORD
Director, Planning and Building



COUNTY STAFF

MICHAEL RICHARDSON
Supervising Planner
CLIFF JOHNSON
Supervising Planner
ELIZABETH SCHATZ
Supervising Planner

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

AGENDA

Thursday, March 2, 2023

10:00 AM

Regular Meeting - Virtual

HOW TO LISTEN OR WATCH THE ZONING ADMINISTRATOR MEETING:

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 707-267-9409. All public comments must be received by Wednesday, March 1, 2023, to be provided to the Zoning Administrator for consideration. After agenda is posted on the Friday prior to the meeting 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. Humboldt Natural Collective Special Permits

Assessor Parcel Number: 221-111-027
Record Number: PLN-11460-CUP
4840 Doody Ridge Road, Ettersburg area

A Special Permit for 9,850 square feet (SF) of existing outdoor cannabis cultivation utilizing light deprivation techniques within three (3) greenhouses and 1,050 SF of ancillary propagation. Irrigation water is sourced from two (2) points of diversion from a spring and spring-fed pond. Existing available water storage is 83,000 gallons in a 60,000-gallon pond and a series of hard-sided tanks. Estimated annual water usage is 53,000 gallons. Processing occurs onsite within two (2) separate areas. A maximum of eight (8) people will be onsite during peak operations. Power is provided by two (2) generators and solar, with long-term plans to add additional solar onsite. Special Permits are also requested for development in the Streamside Management Area (SMA) related to continued use and maintenance of the points of diversion, and for a setback reduction to reduce the 600-foot setback requirement from public lands.

Recommendation: That the Zoning Administrator:
Adopt the resolution (Attachment 1) which does the following:
a. Finds that the Zoning Administrator has considered the adopted Mitigated Negative Declaration for the Commercial Medical Marijuana Land Use Ordinance (CCMLUO) and the Addendum that was prepared for the Humboldt Natural Collective project (Attachment 3); and
b. Finds that the proposed project complies with the General Plan and Zoning Ordinance; and
c. Approves the Special Permits subject to the recommended conditions of approval (Attachment 1A).

Attachments: [11460 Humboldt Natural Collective Staff Report 03.02.23](#)
[Attachment 1 - Draft Resolution](#)
[Attachment 1A - Conditions of Approval](#)
[Attachment 1B - Cultivation and Operations Plan](#)
[Attachment 1C - Property Map](#)
[Attachment 1D - Premises Map](#)
[Attachment 2 - Location Maps](#)
[Attachment 3 - CEQA Addendum](#)
[Attachment 4 - Applicant's Evidence in Support of Findings](#)
[Attachment 4A - Right to Divert and Use Water Certificate](#)
[Attachment 4B - Water Right Transfer Form](#)
[Attachment 4C - Site Management Plan](#)
[Attachment 4D - Notice of Applicability](#)
[Attachment 4E - Lake or Streambed Alteration Agreement](#)
[Attachment 4F - Timber Conversion Evaluation Report](#)
[Attachment 4G - Public Works Road Evaluation Report Form](#)
[Attachment 5 - Referral Agency Comments](#)

2. MR Hilltop Buds Special Permits

Assessor's Parcel Number: 208-341-015

Record Number: PLN-12014-SP

14501 Cobb Road, Dinsmore area

A Special Permit for an existing 9,984 square foot (SF) cannabis cultivation, of which 8,584 SF is outdoor (full sun and light deprivation) and 1,400 SF is mixed light, which is also utilized for ancillary propagation. Irrigation water is currently sourced from a permitted groundwater well; however, the applicant proposes to switch to rainwater catchment, unless the well is determined to be hydrologically disconnected from surface waters. Existing available water storage is 30,500 gallons in a series of hard-sided tanks and an additional 60,000 gallons will be added, for a total of 90,500 gallons of onsite water storage. Estimated annual water usage at full project build-out is 88,400 gallons. All processing currently occurs offsite at a licensed processing or manufacturing facility, although future onsite processing is anticipated. A maximum of three (3) people will be on-site during peak operations. Power is provided by two (2) generators; however, the applicant has long-term plans to install solar and a battery bank, with the generators to be utilized for back-up only. A Special Permit is also requested to reduce the 600-foot setback requirement to public lands.

Recommendation:

That the Zoning Administrator:

1. Describe the application as part of the Consent Agenda.
2. Survey the audience for any person who would like to discuss the application.
3. If no one requests discussion, make the following motion to approve the application as part of the Consent Agenda; and
4. Adopt the resolution (Resolution 23-___). (Attachment 1) which does the following:
 - a. Finds that the Zoning Administrator has considered the adopted Mitigated Negative Declaration for the Commercial Medical Marijuana Land Use Ordinance (CCMLUO) and the Addendum that was prepared for the MR Hilltop Buds project (Attachment 3); and
 - b. Finds that the proposed project complies with the General Plan and Zoning Ordinance; and
 - c. Approves the Special Permits subject to the recommended conditions of approval (Attachment 1A).

Attachments: [12014 MR Hilltop Buds Staff Report 03.02.23](#)
 [Attachment 1 - Draft Resolution](#)
 [Attachment 1A - Conditions of Approval](#)
 [Attachment 1B - Cultivation and Operations Plan](#)
 [Attachment 1C - Site Plan \(Phases 1 & 2\)](#)
 [Attachment 1D - Site Plan \(Phase 3\)](#)
 [Attachment 1E - Rainwater Catchment Map](#)
 [Attachment 2 - Location Maps](#)
 [Attachment 3 - CEQA Addendum](#)
 [Attachment 4 - Applicant's Evidence in Support of Required Findings](#)
 [Attachment 4A - Water Resource Protection Plan](#)
 [Attachment 4B - Notice of Applicability](#)
 [Attachment 4C - Well Completion Report](#)
 [Attachment 4D - Public Works Road Evaluation Form](#)
 [Attachment 4E - Cobb Road Road Assessment](#)
 [Attachment 4F - Cultivation Site Relocation Assessment](#)
 [Attachment 5 - Referral Agency Comments](#)

3. Austin Gomm

Assessor Parcel Numbers (APN) 511-261-026

Record No.: PLN-12284-SP

McKinleyville area

A Special Permit for 5,000 square feet (SF) of new indoor cannabis cultivation in an existing 6,144 SF shop, with ancillary propagation. Irrigation water will be sourced from the McKinleyville Community Services District (MCSD). The applicant has obtained a Will-Serve letter from the MCSD allowing up to 2,600 cubic-feet (19,450 gallons) of water to be used monthly for the proposed cannabis facility. Total water storage is 5,000 gallons in one tank. Processing will be onsite in existing shop which is proposed to be converted into a commercial building to house the indoor cultivation, and drying and processing activities. Power for the operation will be provided by PGE.

Recommendation: That the Zoning Administrator:
 Adopt the resolution (Resolution 23-___). (Attachment 1) which does the following:
 a. Finds that the Zoning Administrator has considered the Mitigated Negative Declaration for the Medical Marijuana Land Use Ordinance and the Addendum that was prepared for the Austin Gomm project; and
 b. Finds that the proposed project complies with the General Plan and Zoning Ordinance; and
 c. Approves the Special Permit subject to the recommended conditions of approval (Exhibit A)

Attachments: [12284 Austin Gomm Staff Report 03.02.23](#)
 [Attachment 1 - Draft Resolution](#)
 [Attachment 1B - Cultivation & Operations Plan & Addendum](#)
 [Attachment 1C - Site Map](#)
 [Attachment 2 - Location Map](#)
 [Attachment 3 - CEQA Addendum](#)
 [Attachment 4 - Applicant's Evidence in Support of Required Findings](#)
 [Attachment 4A - MCSD Will Serve letter 10.24.2022](#)
 [Attachment 4B - Road Evaluation Report 10.24.2022](#)
 [Attachment 5 - Referral Agency Comments and Recommendations](#)

4. Slagle Coastal Development Permit and Lot Line Adjustment
Assessor Parcel Numbers (APN) 511-011-017 & 511-011-019
Record No.: PLN-2021-17036 (filed 02/11/21)
McKinleyville area

A Coastal Development Permit to facilitate a Lot Line Adjustment between two parcels resulting in two parcels of approximately 5.73 acres and 24.51 acres respectively. The purpose of the LLA is to reconfigure Parcel B (APN 511-011-019) to prepare for sale, and to retain Parcel A (APN 511-011-017) under current ownership. The LLA will place an existing residence, detached garage, shop, and shed on Parcel A. Parcel B will retain two existing sheds and a large pond. Parcel A is served community water from the McKinleyville Community Service District, and private onsite wastewater treatment system. The parcels are accessed from Letz Avenue. No development is proposed as part of the project.

Recommendation: That the Zoning Administrator:
 Adopt the resolution (Attachment 1) which does the following:
 a. Find the project exempt from further environmental review pursuant to Section 15061(b)(3) and Section 15305(a) of the State CEQA Guidelines; and
 b. Make all of the required findings for approval of the Lot Line Adjustment and Coastal Development Permit; and
 c. Approve the Slagle Lot Line Adjustment and Coastal Development Permit subject to the recommended conditions.

Attachments: [17306 Slagle Staff Report 03.02.23](#)
 [Attachment 1 - Draft Resolution](#)
 [Attachment 1A - Conditions of Approval](#)
 [Attachment 1B - Tentative Map](#)
 [Attachment 1C - Public Works Referral](#)
 [Attachment 2 - Referral Agency Comments and Recommendations](#)

5. Giaimo Coastal Development Permit and Lot Line Adjustment
Record Number: PLN-2022-17706 (filed 4/05/2022)

Assessor Parcel Numbers (APN) 100-241-004
Ferndale area

A Coastal Development Permit to allow a Lot Line Adjustment between two parcels located off of Port Kenyon Road in Ferndale. The adjustment will take place between two parcels and result in two parcels. Currently the parcels are identified by a shared APN 100-241-004 and are legally comprised of two separate parcels separated at Bush Street. Parcel 2 is approximately 8.9 acres of land west of Bush Street and is currently vacant. Parcel 2 will be 17.62 acres after the adjustment and will remain vacant. Parcel 1 is 10.9 acres in size on lands east of Bush Street, and is developed with a single-family residence, and detached accessory building, both listed within the National Registry for Historical Places. Parcel 1 will be 2.18 acres after the adjustment. The residence utilizes a septic system and receives water service from an existing permitted well. The purpose of the Lot Line Adjustment is to adjust the parcel boundaries to surround the curtilage area of the Historic Structures and separate them from the surrounding AG lands to be purchased and used for running cattle. No ground disturbance or physical improvements are proposed as part of this project. The project is exempt from CEQA environmental review pursuant to 15305(a), minor alterations in land use limitations, and 15061(b)(3), common sense exemption.

Recommendation: That the Zoning Administrator:
Adopt the resolution (Attachment 1) which does the following:
a. Find the project exempt from further environmental review pursuant to Section 15305(a) and 15061(b)(3) of the State CEQA Guidelines; and
b. Make the required findings for approval of the Coastal Development Permit and Lot Line Adjustment; and
c. Approve the Giaimo Coastal Development Permit and Lot Line Adjustment subject to the recommended Conditions of Approval (Attachment A).

Attachments: [17706 Giaimo Staff Report 03.02.23](#)
[Attachment 1 - Draft Resolution](#)
[Attachment 1A - Conditions of Approval](#)
[Attachment 1B - Tentative Map](#)
[Attachment 1C - Parcel Analysis](#)
[Attachment 1D - Public Works Referral](#)
[Attachment 2 - Referral Agency Comments and Recommendations](#)

6. Catch a Cloud Farms, LLC
Assessor Parcel Number(s) (APN) 314-131-073
Record No.: PLN-2022-17957
Kneeland area

The applicant is seeking a Modification to a Special Permit to construct a one-million-gallon rainwater catchment pond, and Zoning Clearance Certificates for off-site commercial processing, off-site commercial propagation, distribution and non-volatile manufacturing of infused pre rolls, and a Special Permit for hosting farm tours. The parcel has already been permitted for 43,560 sf of cultivation under

a previously approved permit (PLN-16541). No additional cultivation is proposed on this property, and the applicant is proposing to reduce previously approved nursery space from 4,500 square feet to 4,356 square feet. Distribution will take place in designated spaces within permitted commercial building, and will include transport, storage, labeling, packaging including making infused pre-rolls, facilitating testing, and sales to retailers for both product that is grown on-site and from other licensed operators year-round. Manufacturing and infusion include the manufacture of concentrated cannabis products by using non-volatile solvent-less extraction methods and the incorporation of cannabis concentrates or manufactured cannabis products into tinctures or pre-rolls. Farm tours will be conducted exclusively by a licensed Tour Group Operator and will comply with local and state Performance Standards for Public Accommodations. Water for onsite operations will come from rainwater catchment. There is an existing 450,000 gallon pond, a proposed 1,000,000 gallon pond, an existing permitted groundwater well. Irrigation is estimated to require 350,000 gallons of water per year. The site has an ADA accessible, commercial restroom. The existing power to the property is supplied through PG&E and a 7000w grid tied solar system.

Recommendation: That the Zoning Administrator:
Adopt the resolution (Resolution 23- __). (Attachment 1) which does the following:
a. Finds that the Zoning Administrator has considered the Addendum to the Environmental Impact Report for the Commercial Cannabis Land Use Ordinance that was prepared for the Catch a Cloud Farms, LLC project); and
b. Finds that the proposed project complies with the General Plan and Zoning Ordinance; and
c. Approves the Special Permit Modification, Zoning Clearance Certificates, and Special Permit subject to the recommended conditions of approval (Attachment 1A)

Attachments: [17957 Catch a Cloud Farms LLC Staff Report 03.02.23](#)
[Attachment 1 - Draft Resolution](#)
[Attachment 1A - Conditions of Approval](#)
[Attachment 1B - Operation Plan](#)
[Attachment 1C - Site Plan](#)
[Attachment 3 - CEQA Addendum](#)
[Attachment 4 - Evidence in Support of Required Findings](#)
[Attachment 4A - Botanical Report and Bio Assessment](#)
[Attachment 4B - Road Evaluation Form](#)
[Attachment 5 - Referral Agency Comments and Recommendations](#)

D. ITEMS PULLED FROM CONSENT

F. ADJOURNMENT

NEXT MEETING: APRIL 6, 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.