



MINUTE SHEET

THURSDAY, DECEMBER 19, 2024

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

CLIFF JOHNSON
Planning Manager
ELIZABETH SCHATZ
Planning Manager

**ZONING ADMINISTRATOR
COUNTY OF HUMBOLDT**

Planning and Building Department
3015 H St.
Eureka, CA 95501

ACTION SUMMARY

Thursday, December 19, 2024

10:00 AM

Regular Meeting - Hybrid

A. CALL TO ORDER

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

B. AGENDA MODIFICATIONS

PLN-12834-SP Bluff Creek Company Inc pulled from Item #1 of the consent calendar.

C. CONSENT CALENDAR

1. Denial of Fifteen Cannabis Permit Applications Due to Lack of Information.

Assessor Parcel Numbers: 221-111-004 (12009); 221-141-037 (11008), 222-083-005 (10542), 314-224-003 (12765), 316-172-024 (11301), 221-240-014 (13335), 502-044-003 (13348), 530-102-004 (12834), 107-095-003 (13152), 524-072-013 (12762), 529-361-029 (12067), 107-111-020 (12069), 208-241-012 (12164), 208-261-007 (11182), and 208-271-008 (12797).

Record Numbers: PLN-12009-CUP, PLN-11008-SP, PLN-10542-CUP, PLN-12765-CUP, PLN-11301-CUP, PLN-13335-CUP, PLN-13348-CUP, PLN-12834-SP, PLN-13152-CUP, PLN-12762-CUP, PLN-12067-CUP, PLN-12069-SP, PLN-12164-SP, PLN-11182-SP, and PLN-12797-CUP.

Location: In the unincorporated areas of Humboldt County.

Denial of Ten Conditional Use Permits and Five Special Permits.

The Zoning Administrator adopted resolutions 24-060 - 24-074 which finds the cannabis permit application projects are statutorily exempt from the California Environmental Quality Act (CEQA) per section 15270 (Projects Which Are Disapproved) of the State CEQA Guidelines; and finds the applicant has not provided sufficient evidence to demonstrate the proposed projects comply with the General Plan and Zoning Ordinance; and Denies the ten Conditional Use Permits and four Special Permits: PLN-12009-CUP, PLN-11008-SP, PLN-10542-CUP, PLN-12765-CUP, PLN-11301-CUP, PLN-13335-CUP, PLN-13348-CUP, PLN-13152-CUP, PLN-12762-CUP, PLN-12067-CUP, PLN-12069-SP, PLN-12164-SP, PLN-11182-SP, and PLN-12797-CUP.

2. Denial of Twenty-Six (26) Cannabis Permit Applications Due to Lack of Information

Assessor Parcel Numbers (APNs): 511-301-005 (PLN-12671-SP), 216-381-034 (PLN-12730-CUP), 212-151-009 (PLN-12760-SP), 212-281-009 (PLN-12816-SP), 033-271-027 (PLN-12829-CUP), 223-311-030 (PLN-12854-CUP), 507-161-006 (PLN-12859-SP), 220-052-011 (PLN-12960-SP), 209-421-012 (PLN-12962-CUP), 209-351-083 (PLN-12973-SP), 316-171-013 (PLN-13060-SP), 507-181-009 (PLN-13087-SP), 308-231-011 (PLN-13104-SP), 110-051-028 (PLN-13188-SP), 077-321-007 (PLN-13192-CUP), 223-311-031 (PLN-13214-SP), 522-492-015 (PLN-13221-CUP), 316-186-015 (PLN-13222-SP), 223-311-031 (PLN-13233-CUP), 216-382-012 (PLN-13298-CUP), 314-301-014 (PLN-13358-CUP), 033-271-004 (PLN-14030-CUP), 032-012-012 (PLN-2019-16097), 216-202-008 (PLN-2021-16980), 208-271-002 (PLN-2021-17123), and 210-022-003 (PLN-2021-17286).

Record Numbers: PLN-12671-SP, PLN-12730-CUP, PLN-12760-SP, PLN-12816-SP, PLN-12829-CUP, PLN-12854-CUP, PLN-12859-SP, PLN-12960-SP, PLN-12962-CUP, PLN-12973-SP, PLN-13060-SP, PLN-13087-SP, PLN-13104-SP, PLN-13188-SP, PLN-13192-CUP, PLN-13214-SP, PLN-13221-CUP, PLN-13222-SP, PLN-13233-CUP, PLN-13298-CUP, PLN-13358-CUP, PLN-14030-CUP, PLN-2019-16097, PLN-2021-16980, PLN-2021-17123, and PLN-2021-17286.

Location: In the unincorporated areas of Humboldt County.

Denial of Ten (10) Conditional Use Permits, Thirteen (13) Special Permits and Three (3) Modifications.

The Zoning Administrator adopted resolutions 24-075 - 24-100 which finds the cannabis permit application projects are statutorily exempt from the California Environmental Quality Act (CEQA) per section 15270 (Projects Which Are Disapproved) of the State CEQA Guidelines; and finds the applicant has not provided sufficient evidence to demonstrate the proposed projects comply with the General Plan and Zoning Ordinance; and Denies the Ten (10) Conditional Use Permits, Thirteen (13) Special Permits and Three (3) Modifications: PLN-12671-SP, PLN-12730-CUP, PLN-12760-SP, PLN-12816-SP, PLN-12829-CUP, PLN-12854-CUP, PLN-12859-SP, PLN-12960-SP, PLN-12962-CUP, PLN-12973-SP, PLN-13060-SP, PLN-13087-SP, PLN-13104-SP, PLN-13188-SP, PLN-13192-CUP, PLN-13214-SP, PLN-13221-CUP, PLN-13222-SP, PLN-13233-CUP, PLN-13298-CUP, PLN-13358-CUP, PLN-14030-CUP, PLN-2019-16097, PLN-2021-16980, PLN-2021-17123, and PLN-2021-17286.

3. Sunshine Meadows, LLC, Special Permit

Assessor Parcel Numbers (APN) 220-171-001-000

Record No.: PLN-12464-SP

Whitethorn area

A Special Permit for 4,000 square feet of existing and 6,000 square feet of new outdoor commercial cannabis cultivation and an appurtenant 1,000 square foot propagation greenhouse. Irrigation water is sourced from an existing permitted onsite well. The projected annual water usage totals 110,000 gallons and existing water storage totals 140,000 gallons. Drying and curing occurs onsite, further processing occurs offsite at a licensed third-party facility. Energy for the operation is sourced from a solar array. A Special Permit is required for restoration work within a Streamside Management Area.

The Zoning Administrator adopted the resolution 24-101 which finds the Zoning Administrator has considered the Addendum to the Mitigated Negative Declaration for the Commercial Medical Marijuana Land Use Ordinance (CMMLUO) that was prepared for the Sunshine Meadows, LLC, project; and finds the proposed project complies with the General Plan and Zoning Ordinance; and approves the Conditional Use Permits subject to the conditions of approval.

D. ITEMS PULLED FROM CONSENT

E. PUBLIC HEARINGS

F. ADJOURNMENT

Director John Ford adjourned the meeting at 10:07 a.m.