



MINUTE SHEET

THURSDAY, NOVEMBER 21, 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, November 21, 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

C. CONSENT CALENDAR

1. Denial of Fourteen (14) Cannabis Permit Applications Due to Lack of Information

Assessor Parcel Numbers (APN) 216-201-003 (11870); 210-131-008 (12173), 220-272-002 (12073), 304-061-060 (12097), 217-213-020 (12273), 221-240-014 (12416), 304-051-009 (12430), 206-331-037 (12435), 204-202-007 (12450), 223-311-031 (12528), 529-201-030, 529-201-028 (12727), 522-013-009 (12626), 204-251-010 (12638), and 520-091-004 (12678).

Record Numbers: PLN-11870-CUP, PLN-11872-CUP, PLN-12073-CUP, PLN-12097-ZCC, PLN-12273-CUP, PLN-12416-SP, PLN-12430-SP, PLN-12435-ZCC, PLN-12450-ZCC, PLN-12528-SP, PLN-12727-SP, PLN-12626-SP, PLN-12638-CUP, and PLN-12678-SP.

Location: In the unincorporated areas of Humboldt County.

Denial of Five (5) Conditional Use Permits, Six (6) Special Permits and Three (3) Zoning Clearance Certificates (ZCC).

The Zoning Administrator adopted Resolution 24-041 - 24-054 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 applicants have not provided sufficient evidence to demonstrate the proposed projects comply with the General Plan and Zoning Ordinance; and denies the five (5) Conditional Use Permits, six (6) Special Permits and three (3) Zoning Clearance Certificates (ZCC). PLN-11870-CUP, PLN-11872-CUP, PLN-12073-CUP, PLN-12097-ZCC, PLN-12273-CUP, PLN-12416-SP, PLN-12430-SP, PLN-12435-ZCC, PLN-12450-ZCC, PLN-12528-SP, PLN-12727-SP, PLN-12626-SP, PLN-12638-CUP, and PLN-12678-SP.

2. So Hum Sun Grown, LLC
Assessor Parcel Number(s) (APN) 033-271-001-000, 033-271-026-000
Record No.: PLN-12691-CUP
Garberville area
Denial of a Conditional Use Permit for a new storefront cannabis dispensary.

The Zoning Administrator adopted Resolution 24-055 which finds the So Hum Sun Grown, LLC project statutorily exempt from the California Environmental Quality Act (CEQA) per section 15270 (Projects Which Are Disapproved) of the State CEQA Guidelines; and finds that the applicant has not provided sufficient evidence necessary to make the required findings of approval; and denies the So Hum Sun Grown, LLC Conditional Use Permit (PLN-12691-CUP).

3. Ericson Pride, Inc.
Assessor Parcel Number(s) (APN) 529-053-004
Record No.: PLN-11372-CUP
Orleans area
Denial of a Conditional Use Permit for an existing 35,250 square foot outdoor cannabis cultivation operation: total existing outdoor cultivation will be 22,207 square feet, total existing relocation outdoor cultivation will be 13,043 square feet, and total decommissioned cultivation area totals 10,828 square feet. Irrigation water is sourced via surface water diversion from an on-site stream and administered by time and metered drip irrigation. Water storage totals 40,000 gallons with plans to increase to an 80,000-gallon storage capacity with the addition of ten (10) 4,000-gallon HDPE storage tanks. All processing will take place at a third-party processing facility.

The Zoning Administrator adopted Resolution 24-056 which finds the Ericson Pride, Inc. project statutorily exempt from the California Environmental Quality Act (CEQA) per section 15270 (Projects Which Are Disapproved) of the State CEQA Guidelines; and finds that the applicant has not provided sufficient evidence necessary to make the required findings of approval; and denies the Ericson Pride, Inc. Conditional Use Permit (PLN-11372-CUP).

4. Greenfield Family Farms
Assessor Parcel Number(s) (APN) 216-392-024, 216-392-025, 216-392-027
Record No.: PLN-11326-CUP
Alderpoint area
Denial of a Conditional Use Permit for an existing 21,500 square foot outdoor cannabis cultivation operation in greenhouses and full-sun outdoor. This project is associated

with two projects on adjacent parcels (Apps# 11325, APN: 216-392-025 and Apps #11327, APN: 216-392-027) and together they comprise Greenfield Family Farms, Inc. Irrigation water is sourced from a well located on APN 216-392-024. Total onsite water storage is 25,000 gallons in five hard tanks. Drying occurs on APN: 216-392-027 in a non-permitted dry shed and additional processing will occur offsite by a 3rd party processing company. Power for the operation is provided by generator.

The Zoning Administrator adopted Resolution 24-057 which finds the Greenfield Family Farms project statutorily exempt from the California Environmental Quality Act (CEQA) per section 15270 (Projects Which Are Disapproved) of the State CEQA Guidelines; and finds that the applicant has not provided sufficient evidence necessary to make the required findings of approval; and denies the Greenfield Family Farms Conditional Use Permit (PLN-11326-CUP).

5. Westhaven Community Services District Coastal Development Permit
Application Number: PLN-2023-18152
Assessor's Parcel Number: 513-181-014, 514-012-013, 514-015-007, 514-112-014, 514-113-006, 514-132-007, 514-132-008, 514-133-001, 514-211-034, 514-211-035, 514-221-008, 515-011-023, 515-011-063, 515-011-073, 515-041-014, and 515-041-020
Westhaven Area

The Zoning Administrator adopted Resolution 24-058 which considered the Lead Agency's environmental review and accepts the findings from the published Mitigated Negative Declaration and Notices of Exemption; and makes all required findings for approval of the Coastal Development Permit and approves the Westhaven Community Services District Coastal Development Permit as recommended by staff subject to the conditions of approval.

6. Coza Coastal Development Permit, Notice of Merger, and Special Permits
Record Number: PLN-2024-18985
Assessor Parcel Numbers: 110-251-037 and 110-251-038
Shelter Cove area

A Coastal Development Permit for the construction of an approximately 1,719 square-foot two-bedroom single-family residence. The residence will be two stories with a first-story 269 square-foot covered deck and a second-story 627 square-foot covered wrap-around deck. Some grading is proposed to accommodate foundation construction. The parcel will be served by community water provided by the Resort Improvement District and an on-site wastewater treatment system. Nine trees with circumferences of less than 38 inches circumference at a height of 4.5 feet will be removed and one Douglas-fir with a circumference of more than 38 inches circumference at a height of 4.5 (75 inches) feet will be removed. A Special Permit is required for removal of the Douglas-fir pursuant to Section 313-64.1 Major Vegetation Removal of Humboldt County Code (HCC). The project also includes the merger of one 0.27-acre parcel with one 0.28-acre parcel. A Special Permit is required for Design Review within the Coastal Zone pursuant to Section 313-19.1 of HCC.

The Zoning Administrator adopted Resolution 24-059 which finds that the proposed project complies with the South Coast Area Plan and Zoning Ordinance; and finds the project exempt from CEQA pursuant to Sections 15303(a), 15304(i), and 15305(a) of the CEQA Guidelines, and that there is no substantial evidence that the project will have a significant effect on the environment; and approves the Coastal Development Permit, Notice of Merger, and Special Permit 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.

G. NEXT MEETING: December 5, 2024 10:00 a.m. Regular Meeting - Hybrid