

ZONING ADMINISTRATOR

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

ACTION SUMMARY

Thursday, July 21, 2022

10:00 AM

Regular Meeting - Virtual

A. CALL TO ORDER**B. AGENDA MODIFICATIONS****C. CONSENT CALENDAR**

1. Big Rock Farms, Inc; Special Permit & Zoning Clearance Certificate
Record Number PLN-13117-SP (filed 12/30/2016)
Assessor's Parcel Number (APN) 101-061-003
Ferndale Area

One Special Permit for commercial cannabis manufacturing and distribution, and a Zoning Clearance Certificate for a community propagation center. The applicant proposes manufacturing in the form of non-volatile infusions, a 1,600 square foot commercial nursery, a distribution facility, and non-storefront retail sales. The project will use roughly 60,000 gallons of water for propagation annually and will be served by a rainwater catchment system. The project has a permitted septic system and proposes an ADA compliant restroom and hand washing facilities in the office area and proposes a maximum of four employees at peak operations. Power for the project will be provided by PG&E. A licensed testing laboratory will provide testing services for all in house and out of house products.

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 all of the required findings for approval of the Special Permit and approved the Big Rock Farms Special Permit as recommended by staff subject to the recommended conditions of approval.

2. VZIR, LLC; Special Permit

Record Number PLN-2021-16942 (filed 1/13/2021)

Assessor's Parcel Number (APN) 107-103-015

Honeydew Area

The applicant is seeking a Special Permit for 12,400 square feet of new mixed light commercial cannabis cultivation, in addition to 7,072 square feet of permitted cannabis cultivation. New cultivation will occur in three (3) greenhouses. Ancillary propagation will expand to a total of 2,000 square feet to accommodate the 19,472 square feet of total existing and proposed mixed light cannabis cultivation. The applicant anticipates there will be two cultivation and harvest cycles occurring annually. Water for irrigation will be provided by a proposed rainwater catchment system that can supply up to 91,000 gallons of rainwater for irrigation, and a proposed 350,000-gallon rainwater catchment pond on the neighboring property under the same ownership (APN 107-103-014). The applicant anticipates 214,000 gallons of water will be required annually for irrigation for the existing and proposed cannabis cultivation. The applicant proposes to upgrade an ag exempt structure to commercial standards to be utilized for processing. The applicant anticipates a maximum of four (4) employees will be required for operations. Power for the project will be 100% renewable energy provided by PG&E. A generator will be on site for emergency backup use.

Action: *Continue VIZR, LLC, Special Permit to August 4, 2022*

3. VZIR, LLC; Special Permit and Lot Line Adjustment

Record Number PLN-2021-16943 (filed 1/13/2021)

Assessor's Parcel Number (APN) 107-103-014

Honeydew Area

A Special Permit for 15,480 square feet of new mixed light commercial cannabis cultivation. Cultivation will occur in seven (7) 2,040 square foot greenhouses and one (1) 1,200 square foot greenhouse. The project will be supported by 1,575 square feet of propagation space. The applicant anticipates there will be two cultivation and harvest cycles occurring annually. Water for irrigation will be provided by a proposed 350,000-gallon rainwater catchment pond. The applicant anticipates 142,000 gallons of water will be required annually for irrigation. The applicant proposes drying, harvest storage, waste storage, and chemical storage to occur in a proposed 2,560 square foot ag exempt building. The applicant will utilize 375 square feet of the ag-exempt building for storing mother plants and conducting genetic research and development. The applicant proposes to conduct trimming onsite within the proposed 256-square-foot commercial processing facility. The applicant anticipates a maximum of five (5) employees will be required for operations. Power for the project will be provided by PG&E. The applicant is also seeking the completion of a LLA between two parcels (APN 107-103-014 and APN 107-103-015) resulting in two parcels. The purpose of the LLA is to create one approximately 10.38-acre parcel and one approximately 27.62-acre parcel that allow APN 107-103-014 to meet minimum parcel size standards for cannabis cultivation. The adjacent parcel, APN 107-103-015, has an approved cannabis application (PLN-2019-16133), and a cannabis application that is being processed currently (Application PLN-2021-16942).

Action: *Continue VIZR, LLC, Special Permit and Lot Line Adjustment to a date uncertain*

4. Fruitland Family Farms LLC; Special Permit
Record Number PLN-2021-17383 (filed 08/04/2021)
Assessor's Parcel Number (APN) 211-331-021
Myers Flat Area

A Special Permit for expansion of the approved Zoning Clearance Certificate PLN-2019-16057. The project will expand from the approved 5,000 square feet of light deprivation outdoor cultivation to the proposed 10,000 square feet of light deprivation outdoor cultivation. The cultivation will occur in five (5) 2,000 square foot greenhouses. The applicant hopes to achieve two (2) harvests annually. All water will be sourced by rainwater catchment from an existing rooftop rainwater catchment system. The estimated water needed annually for irrigation is approximately 72,500 gallons (7.25 gal/sq.ft./yr). There are twelve (12) 5,000 gallon tanks connected to the catchment system, two (2) existing 2,500 gallon tanks, and three (3) proposed 5,000 gallon tanks for a total of 80,000 gallons of water storage. There is also an existing 21,000 gallon pond designated for fire suppression. Drying and curing will occur onsite in the proposed 1,040 square foot drying shed. Operations will be handled by family members living onsite, no employees are proposed. Power is sourced from PG&E. The project also requires a reduction of the 300 feet setback from an existing residence, and the owner of that residence has provided permission to waive this setback requirement.

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 all of the required findings for approval of the Special Permit and approved the Fruitland Family Farms LLC Special Permit as recommended by staff subject to the recommended conditions.

5. Caltrans Guardrail Project; Coastal Development Permit

Record Number PLN-2022-17630 (filed 02/14/2022)

Assessor's Parcel Number - no APN, the project is in Caltrans ROW.

Trinidad Area

An application for a Coastal Development Permit (CDP) for the installation of a 665-foot long Midwest Guardrail System on the northbound 101 from postmile 98.94 to 99.07.

Action: The Zoning Administrator found the project exempt from environmental review pursuant to Section 15301 of the CEQA Guidelines, made all of the required findings for approval of the Special Permit and approved the Caltrans Guardrail Project Coastal Development Permit as recommended by staff subject to the recommended conditions.

D. ITEMS PULLED FROM CONSENT**E. PUBLIC HEARINGS****F. ADJOURNMENT**

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.