

ZONING ADMINISTRATOR

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

AGENDA

Thursday, March 24, 2022

10:00 AM

Special Meeting - Virtual

NOTE: In accordance with Executive Order N-29-20 the County of Humboldt Zoning Administrator meeting will be held virtually until further notice.

HOW TO LISTEN OR WATCH THE ZONING ADMINISTRATOR MEETING:

You may access the live stream of the meeting in two ways:

- 1. You may access the live stream of the meeting by using the following link:
<https://zoom.us/j/84855854554> Password: 604225*
- 2. Call in via telephone at 346 248-7799, enter meeting ID 848 5585 4554 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 707-268-3702. All public comments must be received by Wednesday, March 23, 2022, 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. Season George: Special Permit (2)

Record Number PLN-11933-SP (filed 12/16/2016)

Assessor's Parcel Number (APN) 033-271-009

Garberville Area

A Special Permit for 2,000 square feet of existing full-sun outdoor cannabis cultivation and 1,000 square feet of new full sun outdoor cannabis cultivation. Water for irrigation is provided by rainwater catchment. There is 10,000 gallons of tank storage on site and the annual estimated water budget is 10,000 gallons. No employees are required as operations will be conducted by the resident operator. Power is provided by PG&E, and solar is proposed. Also requested is a Special Permit to allow cannabis tour visits, which will be conducted by a licensed third-party tour operator.

Recommendation: Find that the Zoning Administrator has considered the Addendum to the Environmental Impact Report adopted for the Commercial Cannabis Land Use Ordinance (CCLUO) as described by Section 15164 of the State CEQA Guidelines, make all of the required findings for approval of the Special Permits and adopt the Resolution approving the Season George Special Permits as recommended by staff subject to the recommended conditions.

Attachments: [11933 Season George Executive Summary 03.24.22](#)
[11933 Season George Staff Report 03.24.22](#)

2. New Earth Farms, LLC: Special Permit

Record Number PLN-12260-CUP (filed 12/22/2016)

Assessor's Parcel Number: 524-072-010

Willow Creek area

A Special Permit for 10,000 square feet (SF) of existing mixed light cultivation. There is 1,000 SF of ancillary propagation proposed. Irrigation water will be sourced from rainwater catchment. Estimated annual water usage is currently 150,000 gallons. Water storage will total 247,500 gallons. Processing will occur in a proposed 2,500-square-foot structure. Power will be provided by Pacific Gas and Electric Company (PG&E) and a generator for emergency purposes only.

Recommendation: Continue to a date uncertain.

3. Nava Ranch, Inc: Special Permit

Record Number PLN-2021-17162 (filed 4/15/2021)

Assessor's Parcel Number (APN) 107-106-006

Honeydew Area

A Special Permit for expansion of approved project PLN-12657-SP. The project will consist of 43,560 square feet (SF) of mixed light cultivation in twelve (12) greenhouses and 2,500 SF of indoor cultivation in a converted barn. The original project consisted of 6,600 square feet of outdoor cultivation, 2,500 square feet of mixed light cultivation, and 2,500 square feet of indoor cultivation. The outdoor cultivation will be converted to mixed light and the total mixed light cultivation area will be expanded to one acre. This represents a total increase of 36,960 SF of cultivation area. The applicant hopes to achieve up to three (3) harvests annually. All water will be sourced by rainwater catchment from an existing pond, a proposed pond, and an existing rooftop rainwater catchment system. The estimated water needed annually for irrigation is approximately 315,000 gallons (6.83 gal/sq.ft./yr). The ponds will total approximately 1,050,000 gallons of storage, and twelve (12) 5,000 gallon tanks are proposed, for a total of 1,110,000 gallons of water storage. There is also one separate 5,000 gallon tank designated for fire suppression. Drying, trimming, and processing will occur onsite in the existing 900 SF storing, processing, and packaging building. Operations will utilize one (1) full-time employee and up to three (3) additional seasonal employees, totaling four (4) employees. There is a portable restroom facility on site for employees, and a cannabis support building is proposed with an additional septic system. Power is sourced from PG&E via a green energy program and there is an existing solar array onsite featuring six (6) panels with outputs of 235 watts each. There is a 25 kilowatt (kW) Whisperwatt generator kept onsite for emergency use only. This project is within 600 feet of Kings Range National Conservation Area, but the parcel has already been issued a setback reduction for cultivation and the setback would not require further reduction.

Recommendation: Continue to a date uncertain

4. Caltrans Culvert Replacement:

Record Number PLN-2022-17562 (filed 1/4/2022)

Assessor's Parcel Number (APN) 000-000-000 (Caltrans right-of-way)

Adjacent parcels: 511-351-001, 511-351-009, 520-261-004.

A Coastal Development Permit for the removal and replacement of two existing culverts which have reached the end of their serviceable life. Both culverts are within Caltrans' right-of-way of Highway 101, and will be on the same alignment as the culverts being replaced. The culvert at PM 94.95 will be the same material as the existing, which is corrugated steel pipe. The culvert at PM 119.46 is in an area of high soil moisture, and will be replaced with reinforced concrete pipe (RCP) rather than corrugated steel pipe (CSP) to provide additional life expectancy for the new culvert. Additional work includes the replacement of the headwall at the PM 119.46 culvert. Best management practices and specific avoidance measures are incorporated into the project to avoid impacts to biological resources. The work should last no longer than 30 working days, and traffic control measures will be used. The proposed project will include one-lane reversing closures where applicable and delays up to 15 to 20 minutes.

Recommendation: Concur with the lead agency's determination that the project is exempt from environmental review, make all of the required findings for approval of the Coastal Development Permit and adopt the Resolution approving the Caltrans Culvert Replacement Coastal Development Permit as recommended by staff subject to the recommended conditions.

Attachments: [17562 Caltrans Culvert Replacement CDP Executive Summary 03.24.22](#)
[17562 Caltrans Culvert Replacement CDP Staff Report 03.24.22](#)

5. Angie Jeong: Special Permit & Zoning Clearance Certificate
Record Number PLN-11898-SP & PLN-11899-ZCC (filed 12/15/2016)
Assessor's Parcel Number's (APN) 314-222-005 & 314-223-009.
Kneeland Area

PLN-11898-SP

Project is for a Zoning Clearance Certificate for 10,000 sq. ft. of outdoor commercial cannabis cultivation, and 2,000 sq. ft. of ancillary propagation (to supply immature plants on-site and on adjacent parcel APN: 314-223-006). Of that, 4,500 sq. ft. is pre-existing and 5,500 sq. ft. will be new cultivation. Light-deprivation methods (without the use of supplemental lights) will be utilized for 6,080 sq. ft. of cultivation within greenhouses, and 3,920 sq. ft. will be full-sun outdoor. Water for irrigation of pre-existing cultivation is currently sourced from a spring diversion on adjacent parcel 314-223-010, under Water Right Certificate H509142, and the applicant has an easement allowing access of the diversion on the adjacent parcel. The applicant is proposing to install a 180,000-gallon rainwater catchment pond to collect water for irrigation of all new cultivation areas on-site and on adjacent parcel 314-223-006. The total anticipated annual water usage is 120,000 gallons (10 gal/sq. ft./year). Total existing water storage on-site is 150,900 gallons for irrigation designated in hard tanks and one 2,500-gallon water tank designated for fire suppression. The site will be solely operated by the applicant and machine trimming will occur on-site. Electricity is provided from a solar array and two (2) on-site generators. A Special Permit is being applied for the use of a point of diversion from a spring, and an additional Special Permit for restoration activities within a streamside management area.

PLN-11899-ZCC

Project is for a Zoning Clearance Certificate for 10,000 sq. ft. of new outdoor cannabis cultivation on APN: 314-223-006. Water is proposed to come from a proposed 180,000-gallon rainwater catchment pond on adjacent parcel APN: 314-223-009. The total anticipated annual water usage is 100,000 gallons (10 gal/sq. ft./year). All other support facilities for drying and water storage will occur on adjacent parcel 314-223-009. No power is required for the full-sun outdoor cultivation and the site will be solely operated by the applicant. Trimming will occur off-site at a licensed processing facility.

Recommendation: Find that the Zoning Administrator has considered the Addendum to the adopted Mitigated Negative Declaration for the Commercial Medical Marijuana Land Use Ordinance (CMMLUO) as described by Section 15164 of the State CEQA Guidelines, make all of the required findings for approval of the Zoning Clearance Certificates and Special Permits and adopt the Resolution approving the Angie Jeong's Zoning Clearance Certificates and Special Permits as recommended by staff subject to the recommended conditions.

Attachments: [11898 11899 Angie Jeong Combined Executive Summary 03.24.22](#)
[11898 11899 Angie Jeong Combined Staff Report 03.24.22](#)

6. Hope Springs Farm: Special Permit
Record Number PLN-12045-SP (filed 12/19/2016)
Assessor's Parcel Number: 210-043-003.
Dinsmore area

A Special Permit for 10,000 square feet (SF) of existing outdoor cannabis cultivation, including 600 SF of ancillary propagation. Irrigation water is currently sourced from a permitted groundwater well; however, the applicant is proposing to switch to rainwater catchment and add additional water storage onsite by 2024. There will be a total of 211,000 gallons of water storage. Estimated annual water usage is 90,000 gallons. Processing occurs onsite. Power is provided by a generator and solar. The Humboldt County Zoning Administrator will consider an Addendum to a previously adopted Mitigated Negative Declaration.

Recommendation: Staff Recommendation: Find that the Zoning Administrator has considered the Addendum to the adopted Mitigated Negative Declaration for the Commercial Medical Marijuana Land Use Ordinance (CCMLUO) as described by Section 15164 of the State CEQA Guidelines, make all of the required findings for approval of the Special Permit and adopt the Resolution approving the Hope Springs Farm project as recommended by staff subject to the recommended conditions.

Attachments: [12045 Hope Springs Farm Executive Summary 03.24.22](#)
[12045 Hope Springs Farm Staff Report 03.24.22](#)
[Attachment 3A - 12045 Road Evaluation](#)

7. Vital Herb Farm, LLC: Special Permit
Record Number PLN-12345-SP (filed 12/22/2016)
Assessor's Parcel Number: 221-221-012
Ettersburg area

The applicant is seeking a Special Permit for 10,000 square feet of existing outdoor commercial cannabis cultivation. The applicant will utilize light deprivation techniques to achieve two harvests annually. The project will be supported by 984 square feet of propagation space. Irrigation is provided from rainwater catchment that fills 70,600 gallons of water tanks. Projected annual water use is approximately 60,000 gallons. A maximum of 2 employees will be utilized. Solar panels supply most of the power needed for the project and a generator is onsite to provide supplemental energy. The applicant is also seeking approval of a Lot Line Adjustment between two parcels resulting in two parcels. The purpose of the LLA is to create two approximate 40-acre parcels that allow for more beneficial and valuable land use opportunities for the property owners.

Recommendation: Staff Recommendation: Find that 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, make all of the required findings for approval of the Special Permit and Lot Line Adjustment based on evidence in the staff report, and adopt the Resolution approving the Vital Herb Farm, LLC, Special Permit and Lot Line Adjustment subject to the recommended conditions.

Attachments: [12345 Vital Herb Farms Executive Summary 03.24.22](#)
[12345 Vital Herb Farms Staff Report 03.24.22](#)

8. Mayers Flat Farm, LLC: Special Permit
Record Number PLN-12651-SP (filed 12/28/2016)
Assessor's Parcel Number (APN) 211-372-006
Myers Flat Area

A Special Permit to expand an existing 8,750-square-foot (SF) cannabis cultivation operation consisting of two light-deprivation greenhouses to 41,300 SF of outdoor cultivation in 11 light-deprivation greenhouses. Ancillary propagation would occur also expand to 3,900-SF consisting of a 3,360-SF propagation area and within an existing 840-SF greenhouse. Water is sourced from a 350,000-gallon onsite rainwater catchment pond with excess flows would be pumped to a collection of 40,000 gallons of proposed tank storage. A point of diversion (POD) and groundwater well are used for domestic purposes. Water usage is estimated to require 379,444 gallons for irrigation, per growing season, at full buildout (9.2 gallons/SF/year), with an additional 18,250-gallons used domestically. Existing water storage of 364,100 gallons would be expanded to 404,100 gallons at full buildout. Drying of cannabis would continue onsite in an existing outbuilding using dehumidifiers and fans. Offsite processing in a licensed facility is proposed. Up to three independent contract employees are anticipated during peak operations. Power is provided by a 25-kilowatt (kW) (and backup 45-kW) diesel generator as the applicant finalizes plans to install a solar array. Expansion is only allowed once the applicant demonstrates conversion to alternative energy to meet total power needs within 3 years of the permit as a condition of approval. Two additional Special Permits are required for the buffer reduction of the storage pond located within delineated wetland buffers and for the ongoing maintenance or decommissioning of the registered point of diversion.

Recommendation: Staff Recommendation: Find that 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 California Environmental Quality Act (CEQA) Guidelines, make all of the required findings for approval of the Special Permits (3) and adopt the Resolution approving the Mayers Flat Farm, LLC, Special Permits (3) as recommended by staff subject to the recommended conditions.

Attachments: [12651 Mayers Flat Executive Summary 03.24.22](#)
[12651 Mayers Flat Staff Report 03.24.22](#)
[Attachment 3A - LSAA REVISIONS Response](#)
[Attachment 3B - Site Management Plan Pt. 1 Final Revised 4-9-20 TRC 106 Reduced](#)
[Attachment 3C - Mayers Flat Farm BA Final 2 0](#)
[Attachment 3D - Mayers Flat Botanical Survey 10 13 21](#)

9. Emerald Triangle Medicinal, Inc.: Special Permit
Record Number PLN-12679-SP (filed 12/28/2016)
Assessor's Parcel Number (APN) 081-051-014
Myers Flat Area

The applicant is seeking a Zoning Clearance Certificate for 4,999 square feet of existing commercial cannabis cultivation of which 3,879 square feet is outdoor cultivation and 1,120 square feet is mixed light cultivation. The project is supported by 344 square feet of propagation space in two existing structures. The estimated annual water usage for the project totals 31,829 gallons (6.3 gal/SF). Water for irrigation is sourced from the Myers Flat Mutual Water System. There is no onsite water storage. All processing occurs onsite in an existing 120 square foot structure and 240 square foot trailer. The applicant is proposing to construct an additional 240 square foot processing structure. Up to four family members will be onsite assisting with operations, no employees are required. Energy for the project is sourced from P.G.&E. A Special Permit is also required for a setback reduction to Humboldt Redwoods State Park

Recommendation: Staff Recommendation: Find that 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, make all of the required findings for approval of the Zoning Clearance Certificate and Special Permit based on evidence in the staff report, and adopt the Resolution approving the Emerald Triangle Medicinal, Inc., Zoning Clearance Certificate and Special Permit subject to the recommended conditions.

Attachments: [12679 Emerald Triangle Medicinal Executive Summary 03.24.22](#)
[12679 Emerald Triangle Medicinal Staff Report 03.24.22](#)
[Attachment 3A - 12679 Site Management Plan 1.11.22](#)

- 10. Angela Cho: Coastal Development Permit**
Record Number PLN-2021-17483 (filed 10/15/21)
Assessor's Parcel Number (APN) 402-042-010
Indianola Area.

A Coastal Development Permit to authorize the replacement of an 11-foot-deep hand dug well with a professionally drilled domestic groundwater well. The approximately 2.2-acre parcel is currently developed with a residence and detached shed/outbuilding. The current well conditions are deteriorating, and water volume has decreased significantly as the only source of water to the parcel. The applicant has provided documentation of poor water quality and water pressure. An emergency permit was granted on 2-18-22 pursuant Humboldt County Code 312-15. No tree removal or grading are proposed.

Recommendation: Staff Recommendation: Find that the Zoning Administrator has considered project as Categorically Exempt from environmental pursuant to Section 15302 of the CEQA Guidelines, make all of the required findings for approval of the Coastal Development Permit and adopt the Resolution approving the Cho Coastal Development Permit as recommended by staff subject to the recommended conditions.

Attachments: [17483 Cho CDP Executive Summary 3.24.22](#)
[17483 Cho CDP Staff Report 3.24.22](#)

D. ITEMS PULLED FROM CONSENT

E. PUBLIC HEARINGS

1. MDRV Realty Holdings, LLC: Special Permit (2)
Record Number PLN-11214-SP (filed 9/22/2016)
Assessor's Parcel Number (APN) 208-241-006
Dinsmore/Mad River Area

A Special Permit for 2,000 square feet (sf) existing outdoor and 4,850 sf existing mixed-light cultivation with a 720 sf ancillary propagation area. Water for irrigation is provided by a stream diversion (POD 1 under Water Right Certificate H100730), and a Special Permit is being requested to approve the continued use and maintenance of the stream diversion. There is a total of 50,000 gallons of water stored on-site in hard sided tanks, and estimated annual water usage is 50,000 gallons. Drying and curing will occur on-site and trimming will occur off-site at a licensed processing facility. Power is sourced from an on-site generator, and future solar is proposed. An additional Special Permit is being requested to reduce the 600-foot setback to public lands (SRNF), to approximately 320 feet.

Recommendation: Find that the Zoning Administrator has considered the Addendum to the adopted Mitigated Negative Declaration for the Commercial Medical Marijuana Land Use Ordinance (CMMLUO) as described by Section 15164 of the State CEQA Guidelines, make all of the required findings for approval of the Special Permits and adopt the Resolution approving the MDRV Realty Holdings, LLC Special Permits as recommended by staff subject to the recommended conditions.

Attachments: [11214 MDRV Executive Summary 03.24.22](#)
[11214 MDRV Staff Report 03.24.22](#)
[Attachment 3A - 11214 Road Evaluation Report 12.8.2021](#)

2. Vesuvio Gardens: Special Permit (4) Notice of Merger
Record Number PLN-12615-SP (filed 12/28/2016)
Assessor's Parcel Number (APN) 220-161-017
Whitethorn Area

A Special Permit for 8,400 square feet of existing light-deprivation outdoor cannabis cultivation, 1,600 square feet of existing cultivation space utilized for propagation, and 1,000 square feet of ancillary propagation space, a Special Permit for a setback reduction to public lands, a Special Permit for work in a Streamside Management Area (SMA), a Special Permit for the ongoing use and maintenance of a point of diversion (POD) within an SMA used for irrigation, and a Notice of Merger of two parcels of approximately 10.7 and 4.3 acres, to result in one parcel of approximately 15 acres. Propagation space totals 1,000 square feet. Water for irrigation will be provided by a POD from an onsite spring. Water storage onsite totals 80,000 gallons occurring in one (1) 30,000-gallon tank and ten (10) 5,000-gallon tanks. The applicant anticipates 100,000 gallons of water will be required annually for irrigation. The applicant has been conditioned to obtain additional hard tank storage to meet projected irrigation needs. Processing will take place offsite until a permitted processing facility is constructed. There will be two family members operating the farm. Power for the project will be provided by PG&E.

Recommendation: Find that the Zoning Administrator has considered the Addendum to the adopted Mitigated Negative Declaration for the Commercial Medical Marijuana Land Use Ordinance (CMMLUO) as described by Section 15164 of the State CEQA Guidelines, make all of the required findings for approval of the Special Permits and Notice of Merger, and adopt the Resolution approving the Vesuvio Gardens, LLC, project as recommended by staff subject to the recommended conditions.

Attachments: [12615 Vesuvio Gardens Executive Summary 03.24.22](#)
[12615 Vesuvio Gardens Staff Report 03.24.22](#)

F. ADJOURNMENT

Next Meeting: April 7, 2022 10:00am 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.