

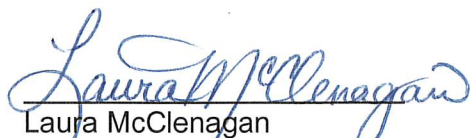


MINUTE SHEET


THURSDAY, APRIL 21, 2022

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

MICHAEL RICHARDSON
Supervising Planner
CLIFF JOHNSON
Supervising Planner

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

ACTION SUMMARY

Thursday, April 21, 2022

10:00 AM

Regular Meeting - Virtual

A. CALL TO ORDER

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

B. AGENDA MODIFICATIONS

C-2 Mayers Flat Farm PLN-12651-SP will be continued to a date uncertain.

C. CONSENT CALENDAR

1. New Earth Farms, LLC: Special Permit (2)
Record Number PLN-12260-CUP (filed 12/22/2016)
Assessor's Parcel Number (APN) 524-072-010.
Willow Creek area

A Special Permit for 10,000 square feet (SF) of existing mixed light cultivation with 1,000 SF of ancillary propagation. 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. A Special Permit is also requested to reduce the required 600-foot setback from Public Lands. The Humboldt County Zoning Administrator will consider an Addendum to a previously adopted Mitigated Negative Declaration.

Action: 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, made all of the required findings for approval of the Special Permits, and adopted the resolution approving the proposed New Earth Farms, LLC, project as recommended by staff subject to the recommended conditions.

3. Ronald Sherr: Special Permit
Record Number PLN-11668-SP (filed 12/06/2016)
Assessor's Parcel Number (APN) 218-071-005.
New Harris Area

The applicant is seeking a Special Permit for an existing 9,446 square feet of cannabis cultivation and a Special Permit for restoration work in a Streamside Management Area (SMA). Irrigation for cultivation is provided by one (1) rainwater catchment pond. There are 676,000 gallons of water storage for the project, and the applicant expects water use to total 250,000 gallons annually. Power is supplied by solar and wind power. The applicant proposes to process cannabis on site

Action: 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, made all of the required findings for approval of the Special Permit and adopted the Resolution approving the Ronald Sherr project as recommended subject to recommended conditions of approval.

6. Bell: CDP/CUP/SP Modifications and Notice of Merger
Record Number PLN-2020-16840 (filed 12/3/2020)
Assessor's Parcel Number (APN) 109-351-061
Shelter Cove Area

A Modification to a previously issued Coastal Development Permit, Conditional Use Permit, and Special Permit (CDP-46-90/CUP-35-90/SP-44-90) to authorize the after-the-fact permitting of the following development: 1) Construction of a 120 square foot garden shed, 2) Construction of a 15 square foot concrete pad for the installation of a generator, 3) Construction of a 2-inch deep, quarter inch-wide underground coaxial cable, 4) Addition of 192 square foot extension of an existing deck and two staircases on either side of the deck on the western side of the existing residence, 5) repair of existing 45" fence on the eastside of the residence using existing footings 6) Removal of 11 dead/dying trees (<12" DBH) within 30-feet of a residence. All of the work was completed prior to County review. The parcel is developed with an existing single-family residence, gravel driveway and served community water and sewer by the Shelter Cove Resort Improvement District. The original CDP authorized construction of a Bed and Breakfast. The residence is no longer occupied as such, therefore a modification to the CUP is required to authorize the change of the use to a single-family residence. A Notice of Merger of three legal parcels into one legal parcel is also proposed, due to development across all three parcels.

Action: The Zoning Administrator finds that the project is Categorically Exempt from environmental review pursuant to Section 15302, 15303, and 15305 of the CEQA Guidelines, made all of the required findings for approval of the Coastal Development Permit and adopted the Resolution approving the Bell Coastal Development Permit, Special Permit, and Conditional Use Permit Modifications, and Notice of Merger, as recommended by staff subject to the recommended conditions.

7. Humboldt Spirit, Inc.: Special Permit
Record Number PLN-2021-17171 (filed 04/23/2021)
Assessor's Parcel Number (APN) 220-071-028.
Garberville area

The applicant is seeking a Special Permit for 22,000 SF of new outdoor commercial cannabis cultivation, in addition to PLN-11905-ZCC which is an approved permit for 4,000 SF of existing outdoor commercial cannabis cultivation and 6,000 SF of existing mixed-light cultivation. The combined projects will total 32,000 SF of commercial cannabis cultivation. The project is supported by 1,700 square feet of existing propagation space and an additional 1,500 square feet of propagation space is proposed for a total of 3,200 square feet of propagation space. Water for irrigation is sourced from an existing rainwater catchment system and the new cultivation will utilize a proposed 1,000,000-gallon rainwater catchment pond. Until such time the proposed pond can be constructed, the applicant will utilize a 930,626-gallon rainwater catchment pond on the adjacent parcel under the same ownership (APN 222-071-030). The projected annual water usage for the combined projects totals 410,000 gallons (12.8 gal/SF). Existing available water storage onsite totals 207,000 gallons, which will increase to 1,207,000 gallons upon the completion of the rainwater catchment pond. Energy for the operation is currently sourced from an existing solar array, additional solar panels are proposed to support the increased energy demands of the expansion. All processing will occur onsite. The Humboldt County Planning Commission will consider an Addendum to a previously adopted EIR and has been prepared for consideration per §15164 of the State CEQA Guidelines.

Humboldt Spirit was continue to a date uncertain.

8. Cedar Farm West, LLC, Special Permits
Record Number PLN-13340-SP (filed 12/30/2016)
Assessor's Parcel Number (APN) 317-055-001
Korbel Area

Cedar Farm West, LLC is applying for a Special Permit for 9,000 sq. ft. of pre-existing outdoor cannabis cultivation and 900 sq. ft. of ancillary propagation area. The applicant is proposing greenhouses for light-deprivation methods without the use of supplemental lights. Historic cultivation areas will be relocated to a central location on the parcel with environmental superiority. Water will be sourced primarily from a stream diversion under Water Right Certificate H100570, and supplemental water will be sourced from an on-site well. A Special Permit is being requested in order to allow the use of the stream diversion for cannabis irrigation. Total annual water usage is estimated at 117,000 gallons per year (11.8 gal/sq. ft./yr.). There is currently a total of 105,000 gallons of water storage on-site, and the applicant is proposing to add a 150,000 gallon rainwater catchment pond. Portable toilets and hand washing stations will be available on-site. Trimming will occur off-site at a licensed processing facility. Power will be sourced from an on-site generator.

Cedar Farm West was continue to a date uncertain.

10. 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 10,000 square feet of existing light-deprivation outdoor cannabis cultivation 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.

Action: 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, made all of the required findings for approval of the Special Permits and Notice of Merger, and adopted the Resolution approving the Vesuvio Gardens, LLC, project as recommended by staff subject to the recommended conditions.

D. ITEMS PULLED FROM CONSENT

2. 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.

Mayers Flat Farm was continued to a date uncertain.

4. Salmon Creek High Grade LLC: Modification to Special Permit
Record Number PLN-2019-16114 (filed 12/30/2019)
Assessor's Parcel Number (APN) 219-011-009
Miranda Area

A Modification to a Special permit for 10,000 square feet of existing outdoor commercial cannabis and 1,824 square foot ancillary nursery previously approved under record number PLN-12482-SP. The modification adds an additional 1,350 square feet of existing outdoor commercial cannabis cultivation increasing the total to 11,350 which will be comprised of 4,599 square feet of light deprivation for two harvest cycles and 6,751 of full sun for one harvest cycle. The water budget is increasing from 44,000 gallons annually to 120,00 gallons annually to correct an error in the original estimation. The change in water budget will be met through the addition of rainwater catchment. The modification includes reconfiguration of outdoor cultivation areas consistent with the operations plan. Water storage is also increasing from 75,000 gallons to 155,200 gallons which includes 75,200 gallons of rainwater catchment tanks. Other aspects of the operation concerning nursery size, processing, power source, and number employees remain the same.

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 required findings for approval of the Special Permit modification, and adopted the Resolution approving the Salmon Creek High Grade, LLC Special Permit Modification as recommended by staff subject to the recommended conditions.

5. Organic Humboldt, LLC: Special Permit and Zoning Clearance Certificate
Record Number PLN-2020-16475 (filed 06/26/2020)
Assessor's Parcel Number: 205-231-029
Scotia area

The applicant is seeking a Special Permit for 43,560 square feet of new outdoor commercial cannabis cultivation and a Zoning Clearance Certificate for 13,500 square feet of existing outdoor cultivation being relocated to the subject parcel under the RRR program. Total cultivation on the parcel totals 57,060 square feet of outdoor commercial cannabis cultivation. Light deprivation techniques may be utilized to achieve two harvests annually. The project will be supported by 5,706 square feet of propagation space. The applicant will implement dry farming practices, although supplemental irrigation water will be sourced from the existing rainwater catchment system. The projected annual water usage is estimated to be 20,000 gallons and the existing water storage totals 50,000 gallons. All processing will occur offsite at a licensed third-party processing facility. Energy for the operation will be supplied by the existing P.G. & E. service. Up to three employees may be utilized for the operation.

The Organic Humboldt project was referred to the Planning Commission to be heard on May 5, 2022

9. Rosen Rusinov: Special Permit
Record Number PLN-15298-CUP (filed 12/31/2018)
Assessor's Parcel Number (APN) 107-136-005.
Honeydew Area

A Special Permit for 10,000 square feet of existing outdoor cannabis cultivation. The operation will achieve up to two harvest cycles with the use of light deprivation methods. Propagation is on-site in a 1,000 sf nursery area within a proposed cultivation greenhouse. Irrigation water is sourced from a proposed rainwater catchment system. Estimated annual water use is 70,000 gallons due to an irrigation practice of watering every other to every third day. Proposed water storage totals 70,600 gallons in fourteen (14) five-thousand-gallon hard tanks and two (2) three hundred gallon hard tanks. Up to 10 workers are estimated to be on-site during peak operations, in addition to the residents. Drying, curing and processing is proposed on-site in a building that will be constructed to meet commercial building standards. The applicant is proposing a solar array to provide for energy needs with generators as a backup energy source.

Action: The Zoning Administrator has considered the Addendum to 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 adopted the Resolution approving the Rusinov project as recommended by staff subject to the recommended conditions.

F. ADJOURNMENT

Director John Ford adjourned the meeting at 10:31 a.m.

NEXT MEETING May 5, 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.