

ZONING ADMINISTRATOR

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COUNTY STAFF

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COUNTY OF HUMBOLDT

ZONING ADMINISTRATOR

Planning and Building Department

3015 H St.

Eureka, CA 95501

AGENDA

Thursday, March 6, 2025

10:00 AM

Regular Meeting - Hybrid

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 qualified disabilities as required under the Americans with Disabilities Act. With 72 hours prior notice, a request for reasonable accommodation or modification can be made. Please contact the Planning Clerk at 707-267-9409 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.

Please note: Those not able to attend the Zoning Administrator meeting in person will have the opportunity to provide public comment via Zoom; however, the County of Humboldt cannot guarantee that the Zoom system will be available for the entirety of every meeting. The only ways to guarantee that your comment is received and considered by the Zoning Administrator are to attend the meeting in person or submit your comment in writing in advance of the meeting.

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/86599462366> Password: 604225

2. Call in via telephone at 346 248-7799, enter meeting ID 865 9946 2366 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 707-267-9409 The Agenda is posted on the Friday prior to the meeting. Comments received after the agenda has been published can be found at the "Attachments" section of the "Meeting Details" link next to the posted Agenda at: <https://humboldt.legistar.com>. All public comment and supplemental information submitted after Wednesday, will be included with the administrative record after the fact.

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

[25-338](#)

1. 2121, LLC; Conditional Use Permit and Coastal Development Permit
Assessor Parcel Numbers (APN) 308-131-012 and 308-131-020

Record No.: PLN-2025-19144

Table Bluff area

Conditional Use Permit and Coastal Development Permit for the re-approval of a previously approved cannabis cultivation operation. The previous permit was revoked by the Board of Supervisors and the current applicant is not associated with the owner and operator of the previously approved permit. The proposed project involves 28,656 sq. ft. of mixed light and 9,800 sq. ft of outdoor cultivation within existing greenhouses for a total of 38,465 sq. ft. Water for cannabis irrigation is sourced from an existing permitted groundwater well, as well as dehumidifiers that will capture up to 15% of estimated needs during peak demand. Processing, including trimming, will be completed off site at a licensed third-party processing facility. The parcel was previously approved for cannabis cultivation under PLN-11065-CUP, which was recently revoked by the Board of Supervisors. The 2121, LLC proposal does not include any increase in cultivation area, water use, or electrical consumption. The project is intended to operate within the existing footprint of the original project with no new ground disturbance proposed.

Recommendation:

That the Zoning Administrator:

1. Adopt the resolution (Attachment 1) which does the following:

- a. Finds the Zoning Administrator has considered the Environmental Impact Report previously adopted for the Commercial Cannabis Land Use Ordinance as well as the Addendum to the Environmental Impact Report that was prepared for this project pursuant to Section 15164 of the CEQA guidelines; and
- b. Makes all of the required findings for approving the Conditional Use Permit and Coastal Development Permit PLN-2025-19144, based on the substantial evidence submitted; and
- c. Approves the 2121, LLC Conditional Use Permit and Coastal Development Permit as recommended by staff, and subject to the conditions of approval (Attachment 1A).

Attachments: [19144 Staff Report 3.6.25](#)
[Attachment 1 - DRAFT Resolution](#)
[Attachment 1A - Conditions of Approval](#)
[Attachment 1B - Operations Plan](#)
[Attachment 1C - Site Plan](#)
[Attachment 2 - Location Map](#)
[Attachment 3 - CEQA Addendum Existing Cultivation](#)
[Attachment 4 - Applicant's Evidence in Support of the Required Findings 19144](#)
[Attachment 4A - Road Evaluation](#)
[Attachment 4B - Ambient Noise Level](#)
[Attachment 4C - Loleta Cattle Co Well Analysis](#)
[Attachment 5 - Referral Agency Comments and Recommendations](#)
[Attachment 5A - EPIMS-HUM-55184-R1C CDFW Notification 19144](#)
[Attachment 5B - Ref Public Works Land Use Division](#)

[25-341](#)

2. Denial of four (4) Cannabis Permit Applications Due to Inconsistency with Humboldt County Code

Assessor Parcel Numbers (APN) 316-172-020-000 (12278); 221-230-010-000 (12382); 208-111-021-000 (12764); 221-111-024-000 (11541)

Record Numbers: PLN-12278-CUP, PLN-12382-CUP, PLN-12764-CUP, PLN-11541-CUP

Location: In the unincorporated areas of Humboldt County.

Denial of four (4) Conditional Use Permits

Recommendation: That the Zoning Administrator:

1. Adopt the resolutions (Resolutions 25-__), (Attachment 2-5) which do the following:
 - a. Finds that 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
 - b. Finds that the projects are inconsistent with Humboldt County Code; and
 - c. Denies the four (4) Conditional Use Permits. PLN-12278-CUP, PLN-12382-CUP, PLN-12764-CUP, PLN-11541-CUP.

Attachments: [Staff Report 3.6.25](#)
[Attachment 1 - Project Locations.pdf](#)
[Attachment 2 - ZA Resolution 25-0 12278 Natural State LLC.pdf](#)
[Attachment 3 - ZA Resolution 25-0 12382 Karyn Wagner.pdf](#)
[Attachment 4 - ZA Resolution 25-0 12764 Otto Farms LLC.pdf](#)
[Attachment 5 - ZA Resolution 25-0 11541 Ted Farm LLC.pdf](#)

D. ITEMS PULLED FROM CONSENT

E. ADJOURNMENT

F. NEXT MEETING: March 20, 2025 10:00 a.m. Regular Meeting - Hybrid