

**ZONING ADMINISTRATOR**

**JOHN H. FORD**  
Director, Planning and Building



**COUNTY STAFF**

**MICHAEL RICHARDSON**  
Supervising Planner  
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Supervising Planner

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

**AGENDA**

**Thursday, May 19, 2022**

**10:00 AM**

**Regular Meeting - Virtual**

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*NOTE: The County of Humboldt Zoning Administrator meeting will be held virtually until further notice pursuant to Assembly Bill 361.*

**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](mailto: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, May 18, 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. 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  $\square$ 15164 of the State CEQA Guidelines.

**Recommendation:** 1) Find that the Zoning Administrator has considered the Addendum to the Commercial Cannabis Land Use Ordinance (CCLUO) as described by Section  $\square$ 15164 of the State CEQA Guidelines; 2) make all of the required findings for approval of the Special Permits; 3) and approve the Humboldt Spirit, Inc. project subject to the recommended conditions.

**Attachments:** [17171 Humboldt Spirit Executive Summary 05.19.22](#)  
[17171 Humboldt Spirit Staff Report 05.19.22](#)  
[Attachment 3A - 17171 Site Management Plan 04.23.2021](#)

## D. ITEMS PULLED FROM CONSENT

## E. PUBLIC HEARINGS

## F. ADJOURNMENT

**Next Meeting:      June 2, 2022      10:00 a.m.      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](mailto:planningclerk@co.humboldt.ca.us) or the ADA Coordinator at 844-365-0352 or by email at [ada@co.humboldt.ca.us](mailto:ada@co.humboldt.ca.us).*