

ZONING ADMINISTRATOR

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

**AGENDA**

Thursday, December 16, 2021

10:00 AM

Regular Meeting - Virtual

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*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/93263143044> Password: 421159*
- 2. Call in via telephone at 346 248-7799, enter meeting ID 932 6314 3044 Password: 421159*

**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. After the Agenda is posted on Friday, December 10, 2021, 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. MDF Enterprises, Inc,  
Record Number PLN-12095-ZCC  
Assessor's Parcel Number: 210-250-022.  
Bridgeville area

A Special Permit and Zoning Clearance Certificate to receive 60,000 square feet of mixed light cultivation in 24 greenhouses from three retirement sites, add 6,000 square feet of additional propagation space in two greenhouse/nursery buildings, and add a 2,400 square foot metal building for processing. The proposed uses would add to an existing approved 30,000 square feet of mixed light cultivation and 3,000 square feet of propagation in 13 greenhouses. Existing and proposed cultivation will total 90,000 square feet in 37 greenhouses, and 9,000 square feet of propagation in three greenhouses. An existing 1,500 square foot metal building will be retrofitted to code as a cottage/office for a caretaker/manager who will be onsite 24 hours per day. An existing 1.5 million-gallon rainwater catchment pond, and two existing wells for backup, will serve the existing and proposed cultivations. There are 16 existing water tanks, which, with the pond, provide 1,547,500 gallons of storage. The mixed light cultivation power is currently sourced from generator which will continue to be used for the expansion. The applicant has applied for a PG&E agricultural drop to obtain grid power.

**Recommendation:** Adopt the Resolution to take the following actions: 1) Adopt the Mitigated Negative Declaration prepared for the MDF Enterprises, Inc. project, 2) Adopt the Mitigation Monitoring and Reporting Program; 3) Make all the required findings for approval of the Special Permit and Zoning Clearance Certificate; and 4) Approve the MDF Enterprises, Inc., Special Permit and Zoning Clearance Certificate subject to the recommended conditions

**Attachments:** [12095 MDF Executive Summary 12.16.21](#)  
[12095 MDF Staff Report 12.16.21](#)  
[Attachment 2 - 12095 MDF IS-MND](#)

**2. Conklin Creek Farms, Inc.**

Record Number PLN-2021-17034

Assessor's Parcel Numbers (APNs) 105-042-002; 105-111-001; 105-071-005; and 105-101-006.  
Petrolia Area,

A Special Permit for 43,560 square feet (one acre) of new mixed light cultivation. Four Zoning Clearance Certificates for 5,000 square feet of indoor cultivation; 23,500 square feet of enclosed wholesale nursery; offsite processing; and distribution. Power is provided by PGE and solar. Irrigation water is provided by a 2.6-million-gallon rainwater catchment pond. Annually water usage is estimated at 655,000 gallons. The indoor cultivation is associated with a 500 square foot ancillary nursery. The mixed light cultivation is associated with a 4,360 square foot ancillary nursery.

**Recommendation:** Adopt the Resolution to take the following actions: 1) 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 CEQA Guidelines, 2) make all required findings for approval of the Special Permit and Zoning Clearance Certificates and 3) adopt the Resolution approving the Conklin Creek, LLC Special Permit and Zoning Clearance Certificates as recommended by staff subject to the recommended conditions.

**Attachments:** [17034 Conklin Creek Farms LLC Executive Summary 12.16.21](#)  
[17034 Conklin Creek Farms LLC Staff Report 12.16.21](#)

**3. Smultea, Coastal Development Permit:**

Record Number PLN-2021-17258

Assessor's Parcel Number (APN) 515-022-036  
Westhaven Area,

A Coastal Development Permit to drill a test well and remove two (2) red alder trees less than 12 DBH at the junction of Belvedere Lane (private road) and Kay Road (County-maintained) on a 5.8 acre parcel zoned Rural Residential Agriculture (RA).

**Recommendation:** Adopt the Resolution to take the following actions: 1) find the project exempt from environmental review pursuant to Section 15303 of the State CEQA Guidelines, 2) make all the required findings for approval of the Coastal Development Permit, and 3) approve the Smultea project subject to the recommended conditions.

**Attachments:** [17258 Smultea Executive Summary 12.16.21](#)  
[17258 Smultea Staff Report 12.16.21](#)

**D. ITEMS PULLED FROM CONSENT****E. ADJOURNMENT**

**NEXT MEETING:      January 6, 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).*