

ZONING ADMINISTRATOR

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

AGENDA

Thursday, September 16, 2021

10:00 AM

Regular 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/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 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, September 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.

1.

A. CALL TO ORDER

B. AGENDA MODIFICATIONS**C. CONSENT CALENDAR**

1. REGLI Modification to a Coastal Development Permit
Record Number PLN-2021-16972
Assessor's Parcel Number (APN) 106-051-004.
Ferndale Area

A modification to a Coastal Development Permit for a proposed agriculture well. The purpose of the well is to provide a water source for agriculture activities on the site.

Recommendation: Find the project exempt from environmental review pursuant to Section 15303(d) of the State CEQA Guidelines, make all of the required findings for approval of the modification of the Coastal Development Permit, PLN-2021-16972, based on evidence in the staff report, and adopt the Resolution approving the Regli project subject to the recommended conditions.

Attachments: [16972 RegliDarily CDP Staff Report 9.16.21.pdf](#)

2. HONE, Demolition and Coastal Development Permit
Record Number PLN-2021-17105
Assessor's Parcel Number (APN) 511-061-009
McKinleyville Area

A Coastal Development Permit for the construction of a 9,800 ft.² single family residence, 1,700 ft.² garage, 876 ft.² of covered porches, 728 ft.² port au cochere, 1,340 ft.² pool, and 5,000 ft.² recreation area on a five-acre parcel zoned Residential Estates (RE).

Recommendation: Find the project exempt from environmental review pursuant to Sections 15303(a) of the State CEQA Guidelines, make all of the required findings for approval of the Coastal Development Permit, based on evidence in the staff report, and adopt the Resolution approving the Hone project subject to the recommended conditions.

Attachments: [17105 Hone Staff Report 9.16.21.pdf](#)

3. VALVO Special Permit

Record Number PLN-17337 SP

Assessor's Parcel Number (APN) 402-031-017

Bayside Area

A Special Permit for Design Review for an addition to a two-bedroom, single-family residential dwelling. The addition includes two (2) bedrooms, private office, and laundry room totaling 1,440 SF of new development for a total residence size of 3,205 square feet. The house is located within the Coastal Zone but is exempt from Coastal permitting requirements per Public Resources Code 30610(a). The parcel is served by an onsite wastewater treatment system (OWTS) and a private well. No grading or tree removal is proposed for this addition.

Recommendation: Find that the Zoning Administrator has found the project categorically exempt under Section 15301(e) of the State CEQA Guidelines; make the required findings for approval of the Special Permit; and approve the Valvo Special Permit as recommended by staff and subject to the recommended findings and conditions.

Attachments: [17337 Valvo Staff Report 9.16.21.pdf](#)

4. LEAVITT Special Permit

Record Number PLN-2021-17159

Assessor's Parcel Number (APN) 200-221-002.

Fortuna Area

This Special Permit will be for the building of an accessory 2,808 square foot single-family residence and the development of a new septic system on a forty-acre parcel zoned Agriculture General (AG) and Timber Production Zone (TPZ).

Recommendation: Find the project exempt from environmental review pursuant to Sections 15303(a) of the State CEQA Guidelines, make all of the required findings for approval of the Special Permit, based on evidence in the staff report, and adopt the Resolution approving the Friesen project subject to the recommended conditions.

Attachments: [17159 Leavitt Staff Report 9.16.21.pdf](#)

5. Sacred Solutions, Inc. Special Permits
Record Number PLN-10790-SP
Assessor's Parcel Number (APN) 218-111-004.
New Harris Area

The applicant is seeking a Special Permit for 5,421 square feet of existing outdoor commercial cannabis cultivation. No ancillary propagation is required. Water for irrigation is sourced from an existing well and is stored in hard-sided tanks totaling 101,000 gallons of available water storage. Projected annual water use totals 70,000 gallons. All processing for the project will occur onsite in an existing 448 square foot structure. All energy for the project will be sourced from solar panels, however, a generator is onsite to provide supplemental energy approximately 3-4 days per year. The applicant is also seeking a Special Permit for remediation efforts within the Streamside Management Area.

Recommendation: Find that the Zoning Administrator has considered the Addendum to the Mitigated Negative Declaration adopted for the Commercial Medical Marijuana Land Use Ordinance pursuant to Section 15164 of the State CEQA Guidelines, make all the required findings for approval of the Special Permit and adopt the Resolution approving the Sacred Solutions project subject to the recommended conditions.

Attachments: [10790 Sacred Solutions Staff Report 9.16.21.pdf](#)
[Attachment 3A 10790 WRPP 9.1.17.pdf](#)
[Attachment 3B 10790 Road Evaluation 8.27.2018.pdf](#)

6. Humboldt John, LLC Special Permits
Record Number PLN-11780-SP
Assessor's Parcel Number (APN): 221-061-036
Salmon Creek area

A Special Permit for existing 7,450-square-foot outdoor cannabis cultivation. Ancillary propagation totals 1,275 square feet (SF). Irrigation water is sourced from a spring diversion located on APN 211-061-008 and rainwater catchment pond. Existing available water storage totals 156,736 gallons. Estimated annual water usage is 120,000 gallons. Drying and curing occurs onsite, with all other processing occurring off-site at a licensed facility. Power is provided by solar and one generator. The applicant is requesting a Special Permit for remediation within the SMA in conjunction with the removal of structures.

Recommendation: Find that the Zoning Administrator has considered the Addendum to the Mitigated Negative Declaration adopted for the Commercial Medical Marijuana Land Use Ordinance pursuant to Section 15164 of the State CEQA Guidelines, make all the required findings for approval of the Special Permit and adopt the Resolution approving the Humboldt John project subject to the recommended conditions.

Attachments: [11780 Humboldt John Staff Report 9.16.21.pdf](#)
[Attachment 3a 11780 ISOWD .pdf](#)
[Attachment 3b 11780 Geologic Report 10.31.19.pdf](#)
[Attachment 3c 11780 SoilStudy 06.08.2020.pdf](#)
[Attachment 3d 11780 Road Evaluation 01.18.19.pdf](#)

7. John Miranda Special Permit

Record Number PLN-12147-SP

Assessor's Parcel Number: 223-034-005

Benbow area

A Special Permit for an existing 10,000-square-foot outdoor cannabis cultivation. Ancillary propagation totals 600 square feet (SF). Irrigation water is sourced from an onsite spring. Existing available water storage is 175,000 gallons. Estimated annual water usage is 360,000 gallons. Onsite processing, including drying, curing, and trimming, occurs onsite within the existing 1,200 SF building. Power is provided by generators.

Recommendation: Find that the Zoning Administrator has considered the Addendum to the Mitigated Negative Declaration adopted for the Commercial Medical Marijuana Land Use Ordinance pursuant to Section 15164 of the State CEQA Guidelines, make all the required findings for approval of the Special Permit and adopt the Resolution approving the John Miranda project subject to the recommended conditions.

Attachments: [12147 John Miranda Staff Report 9.16.21.pdf](#)
[Attachment 3A - 12147 Site Management Plan 08.13.2020.pdf](#)
[Attachment 3B - 12147 Road Evaluation 08.13.2020.pdf](#)

8. Honey Honeydew, LLC, Special Permit

Record Number PLN-2018-14300

Assessor's Parcel Number (APN) 107-086-025.

Honeydew Area

This Special Permit for grading without a permit in the Streamside Management Area (SMA) of the Mattole River on a forty-acre parcel zoned Agriculture Exclusive (AE) in the General Plan. The submitted restoration plan specifically addresses violations related to grading without a permit in a stream management area and details the restoration measures recommended to mitigate for that violation. Restoration activities include grading of project sites, installation of erosion control materials to reduce erosion, removal of invasive plants, and installation of native plants to restore site stability and provide functional habitat for flora and fauna in part to qualify the site for licensing future Cannabis cultivation activity.

Recommendation: Find that the Zoning Administrator has considered the project exempt as described by Section 15304 of State CEQA Guidelines; make the required findings for approval of the Special Permit; and approve the Honey Honeydew, LLC Special Permit as recommended by staff and subject to the recommended conditions.

Attachments: [14300 HoneyHoneydew Staff Report 9.16.21.pdf](#)

9. Emerald Flower Farms Special Permit
Record Number PLN-2021-16644
Assessor's Parcel Number: 108-281-003
Shelter Cove area

Emerald Flower Farms seeks a Special Permit for 16,908 square feet (SF) of outdoor cultivation, including 4,908 SF of existing cultivation in three (3) outdoor greenhouses (under a Zoning Clearance Certificate PLN-12394-ZCC) and 12,000 SF of new cultivation, and one (1) new 2,000-SF nursery propagation greenhouse. Irrigation water is sourced from a permitted well (19/20-0464), and a 91,120 gallon rainwater catchment surface will be used to fill 55,000 of hard tank storage. Total annual water use is approximately 168,650 gallons (10 gal/SF). Power is provided by a solar system on the property that consists of 20 solar panels and exceeds the operational power needs of the farm.

Recommendation: To continue Emerald Flower Farms to a date uncertain.

10. Emerald Flower Farms Special Permit
Record Number PLN-2021-16645
Assessor's Parcel Number: 108-132-031
Shelter Cove area

Emerald Flower Farms seeks a Special Permit for 24,880 square feet (SF) of outdoor cultivation, including 4,880 SF of existing outdoor cultivation in five (5) greenhouses (Zoning Clearance Certificate PLN-12394-ZCC) and 20,000 SF of new cultivation, and a 2,000-SF nursery propagation greenhouse. Irrigation water will be provided by the permitted well (permit no. 19/20-0464) located on the adjacent property under the same ownership (PLN-2021-16644), and a 91,120 gallon rainwater catchment surface will be used to fill 55,000 of hard tank storage. Estimated total annual water use is 198,340 gallons (8 gal/SF). Power is provided by a solar array system, a propane generator and two gas generators for backup power.

Recommendation: To continue Emerald Flower Farms to a date uncertain.

11. North Fork Mattole Farms, LLC Special Permit

Record Number PLN-2020-16766

Assessor's Parcel Number (APN) 105-051-009.

Petrolia Area

The applicant is seeking a Special Permit for 23,560 square feet of new dry farmed full sun outdoor commercial cannabis cultivation, and 20,000 square feet of new light deprivation cultivation. 20,000 square feet of outdoor cultivation utilizing light deprivation will occur in ten (10) 20'x100' (2,000 square feet each) cold frame greenhouses. Full sun outdoor cultivation will occur in twenty-one (21) 4'x200' rows, sixteen (16) 4'x100' rows, and one (1) 4'x90' row, for a total cultivation space of 23,560 square feet. Ancillary propagation will occur in three greenhouses totaling 4,350 square feet. The applicant anticipates there will be two cultivation and harvest cycles occurring annually for the outdoor cultivation utilizing light deprivation techniques, and one harvest cycle occurring annually for the full sun outdoor cultivation. Water for irrigation will be provided by a proposed rainwater catchment system to fill seventy-two (72) 5,000-gallon water tanks for a total water storage of 360,000 gallons. The applicant anticipates a total of 229,000 gallons of water will be required annually for irrigation (219,000 gallons for the light deprivation cultivation, and 10,000 gallons for the full sun outdoor dry-farmed cultivation). After harvesting, drying cannabis will occur onsite within a proposed 5,000-square-foot barn, after which cannabis will be bucked and stored in totes to be transported off site for further processing. Power for the project will be provided by an onsite solar array system and a backup generator until PG&E service is available.

Recommendation: Find that the Zoning Administrator has considered the Addendum to the Environmental Impact Report for the Commercial Cannabis Land Use Ordinance pursuant to Section 15164 of the State CEQA Guidelines, make all the required findings for approval of the Conditional Use Permit and adopt the Resolution approving the proposed North Fork Mattole Farms project subject to the recommended conditions.

Attachments: [16766 North Fork Mattole Ranch Staff Report 9.16.21.pdf](#)

12. Kenneth Claypool Special Permit

Record Number PLN-2020-16844

Assessor's Parcel Number (APN) 209-161-001.

Shively Area

The applicant is seeking a Special Permit for 33,550 square feet of new full-sun outdoor commercial cannabis cultivation. There is an approved Zoning Clearance Certificate on the parcel (application 12683) which authorizes 9,700 square feet of outdoor commercial cannabis cultivation. The two projects would total 43,250 square feet of outdoor cultivation. Two harvests may be obtained annually utilizing auto-flower strains. The project will be supported by 4,320 square feet of propagation space. Irrigation water is sourced from natural subterranean irrigation (dry farming). Irrigation for the propagation area will be provided by an existing well. The combined projected annual water usage for the projects totals 5,000 gallons and there is 3,000 gallons of water storage onsite. Processing will occur offsite at a licensed processing facility until such time the applicant obtains P.G.E. Once P.G.E is obtained, drying and curing will occur onsite in shipping containers, and further processing will occur off site at a licensed processing facility. The applicant is also seeking a Special Permit for the ongoing use of the well, for propagation and transplanting only, as the well is presumed to be a diversionary water source as it is located within the Eel River Floodplain and has not been analyzed for hydrologic connectivity.

Recommendation: Find that the Zoning Administrator has considered the Addendum to the Environmental Impact Report for the Commercial Cannabis Land Use Ordinance pursuant to Section 15164 of the State CEQA Guidelines, make all the required findings for approval of the Conditional Use Permit and adopt the Resolution approving the proposed Kenneth Claypool project subject to the recommended conditions.

Attachments: [16844 Kenneth Claypool Staff Report 9.16.21.pdf](#)

13. Steven Luu, Special Permit

Record Number PLN-2020-17313

Assessor's Parcel Number (APN) 314-311-037

Kneeland Area

The applicant is seeking a Special Permit for 40,000 square feet of commercial cannabis cultivation and 4,000 square feet of ancillary propagation space. The project will consist of 10,000 square feet of full-sun outdoor cultivation, and 30,000 square feet of light-deprivation cultivation. Irrigation water will be sourced via rain-catchment, and a proposed on-site well is proposed as supplemental water source. The estimated annual water needed for irrigation is 286,000 gallons (7.15 gal/sq.ft./yr). The applicant plans to install fifty-nine 5,000-gallon tanks for irrigation, and one 5,000-gallon tank for fire suppression. Drying will occur on-site and trimming will take place at a licensed third-party processing facility. Power will be provided by PG&E or a solar array, and no generators are proposed.

Recommendation: To continue the Steven Luu project to a date uncertain.

D. ITEMS PULLED FROM CONSENT**E. ADJOURNMENT****F. NEXT MEETING: October 07, 2021 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 or the ADA Coordinator at 844-365-0352 or by email at ada@co.humboldt.ca.us.