

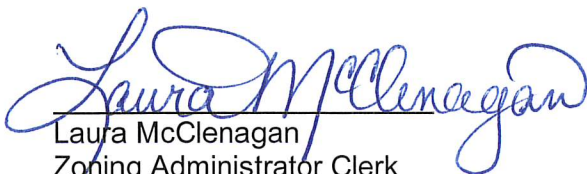


MINUTE SHEET

THURSDAY, SEPTEMBER 16, 2021

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, 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 was held virtually.

A. CALL TO ORDER

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

B. AGENDA MODIFICATIONS

Item C-2 Hone PLN-2021-17105 Supplemental information provided, public comment received and was referred to the Planning Commission.

Item C-3 Valvo PLN-17337-SP Public comment received.

Item C-6 Humboldt John PLN-11780-SP Supplemental information provided.

Item C-7 John Miranda PLN-12147-SP Public comment received and was continued to the October 7, 2021 meeting.

Item C-11 North Fork Mattole Farms PLN-2020-16766 Public comment received.

Item C-13 Steven Luu PLN-2020-17313 Public comment received, and was referred to the Planning Commission.

C. CONSENT CALENDAR

2. Hone; Demolition and Coastal Development Permit
Record Number PLN-2021-17105
Assessor's Parcel Number: 511-061-009
3480 Letz Avenue, McKinleyville area

A Coastal Development Permit to authorize the construction of a 9,800 square foot single family residence, 1,700 square foot garage, 876 square feet of covered porches, 728 square foot port au cochere, 1,340 square foot pool, and 5,000 square foot recreation area (basketball/tennis courts). All existing structures are proposed for demolition. The McKinleyville Community Services District currently provides water and sewer services to the property and is expected to serve the proposed new development. Grading is expected to be less than 50 cubic yards, and no trees will be removed.

The HONE project was referred to the Planning Commission.

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).

Action: The Zoning Administrator finds the project exempt from environmental review pursuant to Sections 15303(a) of the State CEQA Guidelines, made 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.

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.

Action: 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, made all the required findings for approval of the Special Permit and adopt the Resolution approving the Sacred Solutions project subject to the recommended conditions.

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.

The John Miranda project was continued to the October 7, 2021 meeting.

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.

The Emerald Flower Farms project was continued 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.

The Emerald Flower Farms project was continued to a date uncertain.

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.

The Steven Luu project was referred to the Planning Commission

D. ITEMS PULLED FROM CONSENT

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.

Public hearing opened

Action: The Zoning Administrator finds 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.

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.

Public hearing opened

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

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.

Public hearing opened

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

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.

Public hearing opened

Action: The Zoning Administrator has considered the project exempt as described by Section 15304 of State CEQA Guidelines; made the required findings for approval of the Special Permit; and approved the Honey Honeydew, LLC Special Permit as recommended by staff and subject to the recommended conditions.

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.

Public hearing opened

Action: 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, made all the required findings for approval of the Conditional Use Permit and adopted the Resolution approving the proposed North Fork Mattole Farms project subject to the recommended conditions as modified (Water use from rainwater catchment only).

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.

Public hearing opened

Action: 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, made all the required findings for approval of the Conditional Use Permit and adopted the Resolution approving the proposed Kenneth Claypool project subject to the recommended conditions.

E. ADJOURNMENT

Director John Ford adjourned the meeting at 11:56 a.m.

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.