



MINUTE SHEET

THURSDAY, AUGUST 03, 2023

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

CLIFF JOHNSON
Planning Manager
ELIZABETH SCHATZ
Planning Manager

**ZONING ADMINISTRATOR
COUNTY OF HUMBOLDT**

**Planning and Building Department
3015 H St.
Eureka, CA 95501**

ACTION SUMMARY

Thursday, August 3, 2023

10:00 AM

Regular Meeting - Virtual

A. CALL TO ORDER

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

B. AGENDA MODIFICATIONS

C. CONSENT CALENDAR

1. Old Briceland Holding Company
Assessor Parcel Numbers: 220-241-017 and 220-251-034;
Record No.: PLN-10697-SP
Briceland area

A Special Permit for 7,196 square feet of existing and 2,804 square feet of new for a total of 10,000 square feet of mixed light commercial cannabis cultivation supported by 1,000 square feet of ancillary nursery. Processed under a separate application (12786), an additional 20,000 square feet of mixed light cultivation will be relocated to the property under the Retirement, Remediation, and Relocation program along with an additional 2,000 square foot ancillary nursery. Irrigation water is provided by a surface water diversion and rainwater catchment. The total annual water budget for all the proposed cultivation is estimated at 1,127,600 gallons. Water storage consists of the 440,000-gallon pond plus 270,000 gallons in hard tanks for a total of 710,000 gallons. Onsite processing is proposed and power is provided by generators. A Special Permit is included for restoration within a streamside management area.

Action: Continued the Old Briceland Holding Company Special Permit to the August 17, 2023 meeting

2. Kings Peak, LLC; Special Permit and Zoning Clearance Certificate
Record Number: PLN-11537-ZCC (filed 11/28/2016)
Assessor Parcel Numbers (APN) 107-236-013
Honeydew area

An application for a Zoning Clearance Certificate for 3,000 square feet of outdoor cannabis cultivation that was in existence prior to Jan. 1, 2016. The application includes a Special Permit for work within a Streamside Management Area (SMA) for the continued use and maintenance of a Point of Diversion (POD) from surface water, restoration of stream channel due to past unauthorized grading within the channel, and removal of fill materials within the channel and restoration to its original grade and condition. The surface water diversion is used for irrigating cannabis. Existing water storage totals 17,000-gallons, and project conditions require additional 5,000-gal. of storage totaling 23,000-gal. to allow for forberarance during the summer months. Annual irrigation budget is approximately 19,000-gal. All processing is proposed to occur offsite, as cannabis is harvested for fresh-frozen. Power use is very limited and provided by PG&E, as the POD is gravity fed and processing is proposed to occur offsite. Operations are conducted by the applicant using no employees.

Action: The Zoning Administrator adopted the resolution (Resolution 23-076) which finds that the Zoning Administrator has considered the Mitigated Negative Declaration (MND) adopted for the Commercial Medical Marijuana Land Use Ordinance and Addendum that was prepared for the Kings Peak, LLC project; and finds that the proposed project complies with the General Plan and Zoning Ordinance; and approves the Zoning Clearance Certificate and Special Permit subject to the recommended conditions of approval (Attachment 1A).

3. Full Pardon Farms, LLC Special Permit
Assessor Parcel Number 216-081-008
Record No.: PLN-11692-SP
New Harris area

Full Pardon Farms, LLC seeks a Special Permit (PLN-11692) for 10,000 square feet (SF) of existing outdoor cannabis cultivation. Plants are propagated in a 1,500-SF nursery on an adjacent parcel under common ownership (APN 216-083-006). Irrigation water is sourced from one (1) 1,400,000-gallon rainwater catchment pond onsite. Estimated annual water use is 104,000 gallons (10.4 gal/SF). Water is stored in the pond totaling 1,400,000 gallons. Processing such as drying, curing, and bucking down flower occurs onsite in a 2,400 SF barn located in the parcel's southeast corner. Further processing such as trimming and packaging occurs offsite at a licensed third-party facility. Besides the owners/operators, no additional full-time employees would be required. Power demand is limited as cultivation occurs without power, and drying and curing of harvested cannabis occur using natural ambient heat and circulation. A 3-kilowatt (kW) generator is used to dry and cure cannabis when temperatures are low.

Action: The Zoning Administrator adopted the resolution (Resolution 23-077) which finds that the Zoning Administrator has considered the Mitigated Negative Declaration (MND) previously adopted for the Commercial Medical Marijuana Land Use Ordinance as well as the project specific Addendum to the MND that was prepared for the Full Pardon Farms, LLC project pursuant to Section 15164 of the CEQA guidelines; and finds that the proposed project complies with the General Plan and Zoning Ordinance; and approves the Special Permit subject to the conditions of approval (Attachment 1A)

4. Full Pardon Farms, LLC Special Permit
Assessor Parcel Numbers (APN) 216-083-006
Record No.: PLN-11691-SP
New Harris area

Full Pardon Farms, LLC seeks a Special Permit (PLN-11691-SP) for an existing 10,000 square feet (SF) of outdoor cannabis cultivation. Plants are propagated in a 750 SF portion of the 1,500-SF nursery onsite. The ancillary nursery serves two projects under the same ownership. Processing such as drying, curing, and bucking down flower occurs in a 2,400 SF barn on an adjacent parcel under the same ownership (APN 216-081-008). Irrigation water is sourced from a 400,000-gallon rainwater catchment pond onsite. Estimated annual water use is 61,500 gallons (6.15 gal/SF). Further processing such as trimming and packaging are proposed to occur offsite at a licensed third-party facility. Besides the owners/operators, no additional full-time employees would be required. The primary source of electrical power is a solar array, with a 7-kilowatt (kW) generator serving as backup in times of limited insolation.

Action: The Zoning Administrator adopted the resolution (Resolution 23-078) which finds that the Zoning Administrator has considered the Mitigated Negative Declaration (MND) for the Commercial Cannabis Land Use Ordinance and the Addendum that was prepared for the Full Pardon Farms, LLC Special Permit project; and finds that the proposed project complies with the General Plan and Zoning Ordinance; and approves the Full Pardon farms, LLC Special Permit subject to the conditions of approval (Exhibit A).

5. Hansen Fernbridge Properties, LLC Coastal Development Permit
Assessor Parcel Number (APN) 309-071-020
Record No.: PLN-2022-17800
Loleta area

A Coastal Development Permit for the installation of a new domestic groundwater well to serve an existing single-family residence. The existing 2,300 square foot residence is located on the northwest side of the parcel. The residence was historically served by a spring that no longer produces adequate water supply. The new well will be located on the northeast side of the parcel with sufficient setbacks from an onsite wastewater treatment system serving the residence.

Action: The Zoning Administrator adopted the resolution (Resolution 23-079) which finds that the project is exempt from environmental review per §15301 of the CEQA guidelines (Class 1 - Existing Facilities); and finds that the proposed project complies with the General Plan and

Zoning Ordinance; and approves the Coastal Development Permit subject to the conditions of approval (Exhibit A).

6. Rosenblum Coastal Development Permit, Special Permits, and Notice of Merger
Case Number: PLN-2022-18050
Assessor's Parcel Number: 109-161-063
Shelter Cove area

A Coastal Development Permit and Special Permits for Design Review and Major Vegetation Removal. Proposed development includes a new 1,532 square-foot single family residence, a 517 square-foot detached garage, and a 768 square foot detached ADU in Shelter Cove. Energy will be provided by P.G.&E. and water and sewer will be provided by the Resort Improvement District. Trees have been removed in support of the project constituting Major Vegetation Removal, which requires a Special Permit. The project will also include a Notice of Merger to merge the two separate legal parcels that obtained one parcel number for tax purposes.

Action: The Zoning Administrator adopted the resolution (Resolution 23-080) which finds that the project is Categorically Exempt from environmental review pursuant to Section 15303(a) Class 3, Small New Structures, and 15305 - Class 5, Minor Alterations in Land Use Limitations of the CEQA Guidelines; and makes all the required findings for approval of the Coastal Development Permit, Special Permits, and Notice of Merger; and approves the Coastal Development Permit, Special Permits, and Notice of Merger subject to the Conditions of Approval (Attachment 1A)

F. ADJOURNMENT

Director John Ford adjourned the meeting at 10:05 a.m.

G. NEXT MEETING: August 17, 2023 10:00 a.m. Regular Meeting - Virtual