

ZONING ADMINISTRATOR

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

ACTION SUMMARY

Thursday, October 20, 2022

10:00 AM

Regular Meeting - Virtual

A. CALL TO ORDER

B. AGENDA MODIFICATIONS

C. CONSENT CALENDAR

1. Review and approval of September 15, 2022, Zoning Administrator Action Summary;
The Zoning Administrator Approved the September 15, 2022, Zoning Administrator Action Summary

2. Review and approval of the October 6, 2022, Zoning Administrator Action Summary;
The Zoning Administrator Approved the October 6, 2022, Zoning Administrator Action Summary

6. Green Life Solutions, LLC, Special Permits
Record Number: PLN-12541-SP (filed 12/27/2016)
Assessor's Parcel Number (APN): 210-221-011

Dinsmore area

A Special Permit for 9,694 square feet (SF) of existing cannabis cultivation. A total of 1,600 SF of ancillary propagation is proposed. Irrigation water is currently sourced from a point of diversion from a Class II stream. Existing and proposed water storage totals 133,000 gallons. Estimated annual water usage is 128,000 gallons. Processing occurs onsite. Power is provided by a generator; however, the applicant has long-term plans to connect to Pacific Gas and Electric Company (PG&E). A Special Permit is also requested for development within the Streamside Management Area (SMA) related to continued use and maintenance of the point of diversion.

That the Zoning Administrator:

Adopted the resolution (Resolution 22-). (Attachment 1) which does the following:

- a. Finds that the Zoning Administrator has considered the Addendum to the adopted Mitigated Negative Declaration for the Commercial Medical Marijuana Land Use Ordinance (CMMLUO) as described by Section 15164 of the State CEQA Guidelines, that was prepared for the Green Life Solutions, LLC, Special Permits project); and*
- b. Finds that the proposed project complies with the General Plan and Zoning Ordinance; and*
- c. Approves the Green Life Solutions, LLC, Special Permits subject to the recommended Conditions of Approval (Attachment 1A)*

7. Pratt Mountain Farms Special Permit Modification
Application Number: PLN-2022-17673 (filed 03/10/2022)
Assessor's Parcel Number: 216-133-013-000
Alderpoint Area

A Modification to an approved Special Permit to add a 1.5-million-gallon rainwater catchment pond to serve as a primary irrigation water source. The existing well will be utilized as a supplement to the commercial cannabis cultivation irrigation in low rainfall years. The original special permit was for 43,560 square feet new outdoor light deprivation cannabis cultivation, anticipating two harvests per year. The project included 4,350 sf of ancillary nursery space which would not use lights or fans. Drying to occur onsite; further processing would be performed by a licensed third-party. Annual irrigation demand totals 654,000 gallons (15gal/sf). The project requires a maximum of eight employees. Power will be provided by a solar array, with generators kept onsite for backup emergency use only.

The Zoning Administrator:

Adopted the resolution (Resolution 22-067). (Attachment 1) which does the following:

- a. Finds that the Zoning Administrator has considered the Addendum to the Environmental Impact Report has been prepared for Pratt Mountain Farms Special Permit Modification for consideration per Section 15164 of CEQA Guidelines; and*
- b. Finds that the proposed project complies with the General Plan and Zoning Ordinance; and*
- c. Approves the Pratt Mountain Farms Special Permit Modification subject to the Conditions of Approval (Attachment 1A)*

8. Moore Rock Quarry Conditional Use/Mining Permit 15-Year Renewal
Case Number PLN-2022-17698 (filed 03/29/2022)
Assessor's Parcel Numbers 314-242-001 and 314-225-007
Kneeland Area

The Moore Rock Quarry CUP Renewal is a request of the Zoning Administrator for renewal of a 15-year term of a previously approved, existing rock quarry (CUP-37-912X, SMR-05-912X). No changes are proposed to the site plan, limits of excavation, methods, equipment, plan of operation, nor to the approved end use.

The Zoning Administrator:

Adopted the resolution (Resolution 22-068). (Attachment 1) which does the following:

- a. Finds the Moore Rock Quarry Conditional Use/Mining Permit 15-Year Renewal project exempt from the California Environmental Quality Act; and*
- b. Makes all of the required findings for approval of the Conditional Use Permit; and*
- c. Approves the Moore Rock Quarry Conditional Use/Mining Permit 15-Year Renewal subject to the Conditions of Approval. (Attachment 1A)*

D. OLD BUSINESS

E. ITEMS PULLED FROM CONSENT

4. Merry Whether Farms, LLC, Special Permit
Record Number: PLN-11734-SP (filed 12/09/2016)
Assessor's Parcel Number (APN): 221-111-028
Whitethorn area

A Special Permit for 9,950 square feet (SF) of existing outdoor cannabis cultivation and 1,000 SF of ancillary propagation. Irrigation water is sourced from rainwater catchment. There will be a total of 162,900 gallons of onsite water storage. Estimated annual water usage is 150,000 gallons. Drying and curing occurs onsite, with all other processing occurring offsite at a licensed processing or manufacturing facility. Power is provided by a solar system.

The Zoning Administrator:

Pulled Merry Whether Farms, LLC Special Permit from the Consent Agenda and referred the project to The Humboldt County Planning Commission on a date uncertain.

5. Slow and Steady LLC Special Permit

Record Number PLN-12408-SP (filed 12/23/2016)

Assessor Parcel Number 210-061-008

Bridgeville area

A Special Permit for 7,400 square feet of existing outdoor commercial cannabis cultivation supported by a 600 square foot ancillary nursery. Annual irrigation water usage is estimated at 35,700 gallons sourced from a point of diversion and supported by proposed storage totaling 55,775 gallons.

Processing will occur offsite, energy is provided by a generator, and a maximum of two employees will be present during peak operation.

The Zoning Administrator:

Pulled Merry Whether Farms, LLC Special Permit from the Consent Agenda and referred the project to The Humboldt County Planning Commission on a date uncertain.

3. Highpoint Honeydew Farm, LLC, Special Permit

Record Number: PLN-2018-15260 (filed 12/28/2018)

Assessor's Parcel Number: 107-054-036

Honeydew area

A Special Permit for 23,616 square feet of new outdoor commercial cannabis cultivation in light deprivation greenhouses. Cultivation takes place on north portion of the parcel. Cultivation will take place in four (4) 130'x32' greenhouses, one (1) 110'x32' greenhouse, and one (1) 108'x32' greenhouse. Ancillary propagation will occur in one (1) 20'x100' greenhouse and in a 20'x20' mother room in the proposed propagation area for a total propagation space of 2,400 square feet.

Processing such as drying, curing and trimming is proposed onsite within an existing 2,880-square-foot structure that will be upgraded to commercial standards. The applicant anticipates a maximum of three (3) employees will be required for operations. Water for irrigation will be provided by an existing permitted groundwater well. The applicant anticipates 201,390 gallons of water will be required annually for irrigation. Processing such as drying, curing and trimming is proposed onsite within an existing 2,880-square-foot structure that will be upgraded to commercial standards. Power for the project will be provided by PG&E and a backup generator.

The Zoning Administrator:

Continued Highpoint Honeydew Farm, LLC, Special Permit to the November 3, 2022 Zoning Administrator Meeting.

F. ADJOURNMENT

NEXT MEETING: NOVEMBER 3, 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 or the ADA Coordinator at 844-365-0352 or by email at ada@co.humboldt.ca.us.