

ZONING ADMINISTRATOR

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

AGENDA

Thursday, February 6, 2025

10:00 AM

Regular Meeting - Hybrid

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/86599462366> Password: 604225
2. Call in via telephone at 346 248-7799, enter meeting ID 865 9946 2366 Password: 604225

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 707-267-9409 The Agenda is posted on the Friday prior to the meeting. Comments received after the agenda has been published can be found at the "Attachments" section of the "Meeting Details" link next to the posted Agenda at: <https://humboldt.legistar.com>. All public comment and supplemental information submitted after Wednesday, February 5, 2025, will be included with the administrative record after the fact.

A. CALL TO ORDER**B. AGENDA MODIFICATIONS**

C. CONSENT CALENDAR**1. Vesuvio Gardens, LLC. Special Permit**

Assessor Parcel Number 220-141-009-000 and 220-141-010-000

Record No.: PLN-12605-SP

Whitethorn Area

A Special Permit for 10,000 square feet of existing outdoor commercial cannabis cultivation and 1,000 square feet of ancillary propagation. Estimated annual water use is 100,000 gallons sourced from a spring diversion on APN 220-141-009 and a rooftop rain catchment system on APN 220-141-010. Irrigation water is stored in tanks totaling 104,000 gallons across the two parcels. A permitted septic is on site for operators and staff. Processing, including trimming, will occur off site. Electricity is provided by a solar array and PGE with a generator for emergency backup only.

Recommendation:

That the Zoning Administrator:

1. Adopt resolution (Resolution 25- __), which does the following:

- a. Finds the Zoning Administrator has considered the Mitigated Negative Declaration previously adopted for the Commercial Medical Marijuana Land Use Ordinance and the Addendum prepared for the Vesuvio Gardens, LLC's project; and
- b. Finds the proposed project complies with the General Plan and Zoning Ordinance; and
- c. Approves the Vesuvio Garden, LLC Special Permit subject to the conditions of approval.

Attachments:

- [12605 Staff Report 2.6.25](#)
- [Attachment 1 - Draft Resolution](#)
- [Attachment 1A - Conditions of Approval](#)
- [Attachment 1B - Cultivation Operations Plan](#)
- [Attachment 1C - Site Plan](#)
- [Attachment 2 - Location Map](#)
- [Attachment 3 - CEQA Addendum](#)
- [Attachment 4 - Applicant's Evidence in Support of the Required Findings](#)
- [Attachment 4A - Lake and Streambed Alteration Agreement](#)
- [Attachment 4B - Initial Statement of Diversion 06.15.2021](#)
- [Attachment 4C.i - Timberland Conversion - Restocking Plan 4.10.2023](#)
- [Attachment 4C.ii - Timber Conversion Calculations](#)
- [Attachment 4C.iii - Timber Conversion Images](#)
- [Attachment 4C.iv - Timberland Conversion Evaluation Report \(220-141-009\)](#)
- [Attachment 4D - Road Evaluation](#)
- [Attachment 4E - Access Easements Diagrams](#)
- [Attachment 5 - Referral Agency Comments and Recommendations](#)

2. Birds of Paradise Farms, LLC Special Permit for 5,000 square feet of existing outdoor cultivation Assessor Parcel Number 221-071-027, 221-011-016, 221-071-042, & 221-071-045
Record No.: PLN-12535-SP
Miranda area

A Special Permit for 5,000 square feet (SF) of existing outdoor commercial cannabis cultivation supported by a 336 SF ancillary propagation greenhouse on APN 221-071-027. The project also includes a Special Permit for encroachment in a Streamside Management Area for the use and maintenance of a micro-hydro system on APN 221-071-045. Water is sourced exclusively from rainwater catchment, captured and stored in three offsite ponds. The total storage capacity of the three ponds is approximately 640,000 gallons and there are 25,120 gallons of storage available in tanks. The annual estimated water budget is 107,300 gallons, or 21.46 gallons per square foot per year. Processing will occur offsite in an existing 900 SF building on APN 221-071-042 or will occur at a third-party licensed facility. Power is provided by a photovoltaic system and micro-hydro system, with a 25-kilowatt (kW) generator utilized only for emergency backup. The applicant proposes a maximum of six employees in addition to the applicant themselves and their spouse.

Recommendation: That the Zoning Administrator:

1. Adopt the resolution (Resolution 25-___), which does the following:
 - a. 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 Addendum to the MND that was prepared for

the Birds of Paradise Farms, LLC project pursuant to Section 15164 of the CEQA guidelines; and

b. Finds that the proposed project complies with the General Plan and Zoning Ordinance; and

c. Approves the Special Permit subject to the conditions of approval.

Attachments:

[12535 Staff Report 2.6.25](#)

[Attachment 1 - DRAFT Resolution](#)

[Attachment 1A - Conditions of Approval](#)

[Attachment 1B.1 - Cultivation Operations Plan 05.01.2018](#)

[Attachment 1B.2 - Addendum to Cultivation Operations Plan 08.30.2023](#)

[Attachment 1C - Site Plan 09.15.2023](#)

[Attachment 2 - Location Map](#)

[Attachment 3 - CEQA Addendum](#)

[Attachment 4 - Applicant Submitted Information](#)

[Attachment 4A - Lake and Streambed Alteration Agreement 09.14.2023](#)

[Attachment 4B - Site Management Plan 09.21.2023](#)

[Attachment 5 - Referral Agency Comments](#)

[Attachment 5A - ref Public Works Land Use](#)

[Attachment 5B - ref Environmental Health](#)

[Attachment 5C - ref CALFIRE 2](#)

3. Birds of Paradise Farms, LLC Special Permit for 9,960 square feet of existing outdoor cultivation Assessor Parcel Number 221-071-042 & 221-071-045
Record No.: PLN-12533-SP
Miranda area

A Special Permit for 9,960 square feet (SF) of existing outdoor commercial cannabis cultivation supported by a 512 SF ancillary propagation greenhouse. The project also includes a Special Permit for encroachment in a Streamside Management Area for the use and maintenance of a micro-hydro system on APN 221-071-045. Water is sourced exclusively from rainwater catchment, captured and stored in three onsite ponds. The total storage capacity of the three ponds is approximately 640,000 gallons and there are 8,000 gallons of storage available in tanks. The annual estimated water budget is 112,275 gallons, or 11.27 gallons per square foot per year. Processing will occur onsite in an existing 900 SF building or will occur offsite at a licensed facility. Power is provided by a photovoltaic system and micro-hydro system, with a 25-kilowatt (kW) generator utilized only for emergency backup. The applicant proposes a maximum of six employees in addition to the applicant themselves and their spouse.

Recommendation: That the Zoning Administrator:

1. Adopt the resolution (Resolution 25-___), which does the following:

- a. Finds the Zoning Administrator has considered the Mitigated Negative Declaration (MND) previously adopted for the Commercial Medical Marijuana Land Use Ordinance as well as the Addendum to the MND that was prepared for the Birds of Paradise Farms, LLC project pursuant to Section 15164 of the CEQA guidelines; and
- b. Finds the proposed project complies with the General Plan and Zoning Ordinance; and
- c. Approves the Special Permit subject to the conditions of approval.

Attachments:

- [12533 Staff Report 2.6.25](#)
- [Attachment 1 - DRAFT Resolution](#)
- [Attachment 1A - Conditions of Approval](#)
- [Attachment 1B - Cultivation Operations Plan and Addendum](#)
- [Attachment 1C - Site Plan 09.15.2023](#)
- [Attachment 2 - Location Map](#)
- [Attachment 3 - CEQA Addendum](#)
- [Attachment 4 - Applicant Submitted Information](#)
- [Attachment 4A - Lake and Streambed Alteration Agreement 09.14.2023](#)
- [Attachment 4B - Site Management Plan 09.21.2023](#)
- [Attachment 5 - Referral Agency Comments](#)
- [Attachment 5A - ref Public Works](#)
- [Attachment 5B - ref Environmental Health](#)
- [Attachment 5C - ref CALFIRE](#)

4. Denial of Six (6) Cannabis Permit Applications Due to Lack of Information

Assessor Parcel Numbers (APN) 219-081-002 (11256); 220-052-007 (12388), 220-052-013 (12390), 220-261-072 (12885), 220-312-010 (12893), 316-012-008 (13362).

Record Numbers: PLN-11256-CUP, PLN-12388-SP, PLN-12390-SP, PLN-12885-CUP, PLN-12893-CUP, PLN-13362-CUP

Location: In the unincorporated areas of Humboldt County.

Denial of Four (4) Conditional Use Permits and Two (2) Special Permits.

Recommendation: That the Zoning Administrator:

1. Adopt the resolutions (Resolution 25- __), (Attachment 2-7) which does the following:
 - a. Finds the cannabis permit application projects are statutorily exempt from

the California Environmental Quality Act (CEQA) per section 15270 (Projects Which Are Disapproved) of the State CEQA Guidelines; and

b. Finds the applicant has not provided sufficient evidence to demonstrate the proposed projects comply with the General Plan and Zoning Ordinance; and

c. Denies the Four (4) Conditional Use Permits and Two (2) Special Permits. PLN-11256-CUP, PLN-12388-SP, PLN-12390-SP, PLN-12885-CUP, PLN-12893-CUP, PLN-13362-CUP.

Attachments:

[6 Denial Staff Report 2.6.25](#)

[Attachment 1 - Project Locations](#)

[Attachment 2 - Draft Resolution - Persephone Farms 11256](#)

[Attachment 3 - Draft Resolution - Humgrown Farms, LLC 12388](#)

[Attachment 4 - Draft Resolution - Humgrown Farms, LLC 12390](#)

[Attachment 5 - Draft Resolution - West Side Heritage Farms INC 12885](#)

[Attachment 6 - Draft Resolution - Westside Heritage Farms, INC 12893](#)

[Attachment 7 - Draft Resolution - Hummari Farms, LLC 13362](#)

5. Denial of Fifteen (15) Cannabis Permit Applications Due to Lack of Information

Assessor Parcel Numbers (APN) 107-095-003 (12155); 209-321-036 (12624), 209-321-053 (12627), 210-044-002 (12749), 210-044-044 (12557), 210-051-042 (12276), 210-071-006 (13103), 210-042-014 (10771), 212-311-003 (12364), 215-202-041 (13109), 216-022-023 (11902), 216-134-012 (12918), 217-034-004 (11798), 217-181-029 (12012), and 217-281-001 (13287).

Record Numbers: PLN-12155-CUP, PLN-12624-SP, PLN-12627-SP, PLN-12749-CUP, PLN-12557-CUP, PLN-12276-SP, PLN-13103-ZCC, PLN-10771-CUP, PLN-12364-CUP, PLN-13109-SP, PLN-11902-ZCC, PLN-12918-CUP, PLN-11798-CUP, PLN-12012-SP, and PLN-13287-CUP.

Location: In the unincorporated areas of Humboldt County.

Denial of Eight (8) Conditional Use Permits, Five (5) Special Permits, and Two (2) Zoning Clearance Certificates.

Recommendation: That the Zoning Administrator:

1. Adopt the resolutions (Resolution 25- __), (Attachment 2-16) which does the following:

a. Finds the cannabis permit application projects are statutorily exempt from the California Environmental Quality Act (CEQA) per section 15270 (Projects Which Are Disapproved) of the State CEQA Guidelines; and

b. Finds the applicant has not provided sufficient evidence to demonstrate the proposed projects comply with the General Plan and Zoning Ordinance; and

c. Denies the Eight (8) Conditional Use Permits, Five (5) Special Permits, and Two (2) Zoning Clearance Certificates. PLN-12155-CUP, PLN-12624-SP, PLN-12627-SP, PLN-12749-CUP, PLN-12557-CUP, PLN-12276-SP, PLN-13103-ZCC, PLN-10771-CUP, PLN-12364-CUP, PLN-13109-SP, PLN-11902-ZCC, PLN-12918-CUP, PLN-11798-CUP, PLN-12012-SP, and PLN-13287-CUP.

Attachments:

[15 Denial Staff Report 2.6.25](#)

[Attachment 1 - Project Locations](#)

[Attachment 2 - Draft Resolution - Forever Honeydew Farms 12155](#)

[Attachment 3 - Draft Resolution - William Daman 12624](#)

[Attachment 4 - Draft Resolution - William Daman 12627](#)

[Attachment 5 - Draft Resolution - Bear Farms LLC 12749](#)

[Attachment 6 - Draft Resolution - Humboldt Organic Farms, LLC 12557](#)

[Attachment 7 - Draft Resolution - Affordable Cultivation Cooperative, Inc 12276](#)

[Attachment 8 - Draft Resolution - Bear Farms LLC 13103](#)

[Attachment 9 - Draft Resolution - Humboldt's Finest 420 Collective 10771](#)

[Attachment 10 - Draft Resolution - Hrabar Todorov 12364](#)

[Attachment 11 - Draft Resolution - Humboldt Best Buds LLC 13109](#)

[Attachment 12 - Draft Resolution - Long Creek Ranch, LLC 11902](#)

[Attachment 13 - Draft Resolution - Emerald Mountain Organics, LLC 12918](#)

[Attachment 14 - Draft Resolution - DT Farms Group, Inc. 11798](#)

[Attachment 15 - Draft Resolution - Sequoia River Farms, LLC 12012](#)

[Attachment 16 - Draft Resolution - NOM-RAM, LLC 13287](#)

D. ITEMS PULLED FROM CONSENT

E. PUBLIC HEARINGS

F. ADJOURNMENT

G. NEXT MEETING: February 20, 2025 10:00 a.m. Regular Meeting - Hybrid