



MINUTE SHEET

THURSDAY, FEBRUARY 06, 2025

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  
RODNEY YANDELL  
Planning Manager

**ZONING ADMINISTRATOR  
COUNTY OF HUMBOLDT**

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

**ACTION SUMMARY**

Thursday, February 6, 2025

10:00 AM

Regular Meeting - Hybrid

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**A. CALL TO ORDER**

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

**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.

*The Zoning Administrator adopted Resolution 25-001 which 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 (Attachment 3); and finds the proposed project complies with the General Plan and Zoning*

***Ordinance; and approves the Vesuvio Garden, LLC Special Permit subject to the conditions of approval.***

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.

***The Zoning Administrator adopted the Resolution 25-002 which 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 finds the proposed project complies with the General Plan and Zoning Ordinance; and approves the Special Permit subject to the conditions of approval.***

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.

***The Zoning Administrator adopted the Resolution 25-003 which 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 finds the proposed project complies with the General Plan and Zoning Ordinance; and approves the Special Permit subject to the conditions of approval.*

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.

*The Zoning Administrator adopted Resolution 25-004 - Resolution 25-009 which 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 finds the applicant has not provided sufficient evidence to demonstrate the proposed projects comply with the General Plan and Zoning Ordinance; and 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.*

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.

*The Zoning Administrator adopted Resolution 25-010 - Resolution 25-024 which 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 finds the applicant has not provided sufficient evidence to demonstrate the proposed projects comply with the General Plan and Zoning Ordinance; and 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.*

**D. ITEMS PULLED FROM CONSENT**

**E. PUBLIC HEARINGS**

**F. ADJOURNMENT**

*Director John Ford adjourned the meeting at 10:12 a.m.*

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