

ZONING ADMINISTRATOR

JOHN H. FORD
Director, Planning and Building



COUNTY STAFF

MICHAEL RICHARDSON
Supervising Planner
CLIFF JOHNSON
Supervising Planner

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

AGENDA

Thursday, December 2, 2021

10:00 AM

Regular Meeting - Virtual

NOTE: The County of Humboldt Zoning Administrator meeting will be held virtually until further notice.

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/93263143044> Password: 421159*
- 2. Call in via telephone at 346 248-7799, enter meeting ID 932 6314 3044 Password: 421159*

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 707-268-3702. After the Agenda is posted on Wednesday, November 24, 2021, comments can be found at the “Attachments” section of the “Meeting Details” link next to the posted Agenda at: <https://humboldt.legistar.com>, and will be included with the administrative record after the fact.

A. CALL TO ORDER

B. AGENDA MODIFICATIONS

C. CONSENT CALENDAR

1. Humboldt Heritage MBC, Special Permit
Record Number PLN-11334-SP
Assessor's Parcel Number: 220-191-035
Whitethorn area

A Special Permit for 8,200 square foot (SF) of existing outdoor cannabis cultivation with 1,400 SF of ancillary propagation. Irrigation water is sourced from a creek diversion. Water storage would total of 222,100 gallons. Estimated annual water usage is 150,000 gallons. Drying, curing, bucking, and trimming occurs onsite, with all other processing occurring offsite at a licensed processing or manufacturing facility. Power is provided by 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 water diversion infrastructure.

Recommendation: Adopt the Resolution to take the following actions: 1) Find 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, 2) make all the required findings for approval of the Special Permits and 3) approve the Humboldt Heritage MBC project subject to the recommended conditions.

Attachments: [11334 Humboldt Heritage Executive Summary 12.2.21](#)
[11334 Humboldt Heritage Staff Report 12.2.21](#)

2. Otto Farms, LLC, Special Permit
Record Number PLN-12768-SP
Assessor's Parcel Number's (APN) 317-033-006
Shower's Mountain/Pilot Ridge Area

A Special Permit for 7,620 square feet (sq. ft.) of pre-existing mixed-light cannabis cultivation with 800 sq. ft. of ancillary propagation. Irrigation water will be provided by a point of diversion from an unnamed creek under Water Right Certificate H100066, and the applicant is requesting a Special Permit to allow the continued use of the stream diversion. Estimated annual water needed for irrigation is 66,400 gallons, and 54,600 gallons of water storage is designated for irrigation and one (1) 2,500-gallon water tank is designated for fire suppression needs. An additional 15,000 gallons of water storage is proposed within three (3) 5,000-gallon tanks, which will bring the total water storage for irrigation on-site to 69,600 gallons. Drying will occur on-site, and trimming will be done off-site at a licensed processing facility. Electricity will be provided by a Honda EU2000i generator on-site.

Recommendation: Adopt the Resolution to take the following actions: 1) Find 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, 2) make all of the required findings for approval of the Special Permits and 3) approve the Otto Farms, LLC Special Permits subject to the recommended conditions.

Attachments: [12768 Otto Farms Executive Summary 12.2.21](#)
[12768 Otto Farms Staff Report 12.2.21](#)
[Attachment 3A - 12768 Road Evaluation Report 12.31.2019](#)

D. ITEMS PULLED FROM CONSENT

E. ADJOURNMENT

Next Meeting: December 16, 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.