

ZONING ADMINISTRATOR

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

**AGENDA**

Thursday, November 4, 2021

10:00 AM

Regular Meeting - Virtual

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

*You may access the meeting in two ways:*

***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](mailto: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 03, 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. Full Cup Farmstead, LLC, Special Permit  
Record Number PLN-13043-CUP  
Assessor's Parcel Number: 316-064-011  
Willow Creek area

A Special Permit for 8,790 square feet (SF) of existing outdoor cannabis cultivation with ancillary propagation. Irrigation water is sourced from rainwater catchment. Onsite processing is proposed within an existing barn. Estimated annual water usage is 33,000 gallons. Existing available water storage is 34,905 gallons in a series of hard sided tanks, with an additional 30,000 gallons of water storage proposed, for a total of 64,905 gallons of onsite water storage. Power is provided by Pacific Gas and Electric Company (PG&E). The proposed project also includes a Special Permit to reduce the required 600-foot setback from public lands.

**Recommendation:** Adopt the Resolution to: 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 Full Cup Farmstead, LLC project as recommended by staff subject to the recommended conditions.

**Attachments:** [13043 Full Cup Farmstead, LLC Executive Summary 11.4.21.pdf](#)  
[13043 Full Cup Farmstead, LLC Staff Report 11.4.21.pdf](#)  
[Attachment 3A - 13043 WRPP Final Revised.pdf](#)  
[Attachment 3B - 13043 LSAA.pdf](#)

**2. Golden Bud, LLC; Special Permits**

Record Numbers: PLN-11439-SP and PLN-2020-16911

Assessor's Parcel Number: 218-031-008

3550 Island Mountain Road, Palo Verde area

A Special Permit for 7,700 square feet (SF) of existing cultivation and 35,860 SF of new cultivation. Existing cultivation consists of 3,200 SF of mixed light and 4,500 SF of outdoor cultivation. The newly proposed cultivation area would consist of 6,600 SF of mixed light and 29,260 SF of outdoor cultivation for a total of 43,560 SF of on-site cultivation. Ancillary propagation will occur in a 960-square-foot greenhouse. Irrigation water will be sourced from a groundwater well and rainwater catchment system. Estimated annual irrigation needs are 282,000 gallons. Proposed and existing storage is 237,000 gallons. Processing will occur in a proposed 1,334-square-foot structure. Power will be provided by solar and wind with PGE to offset any additional needs.

**Recommendation:** Adopt the Resolution to; 1) find that the Zoning Administrator has considered the Addendum to the adopted Addendum to the Environmental Impact Report adopted for the Commercial Cannabis Land Use Ordinance pursuant to Section 15164 of the State CEQA Guidelines, 2) make all of the required findings for approval of the Special Permit based on evidence in the staff report, and 3) approve the proposed Golden Bud, LLC, project subject to the recommended conditions.

**Attachments:** [11439\\_16911 Golden Bud LLC Executive Summary 11.4.21.pdf](#)  
[11439\\_16911 Golden Bud LLC Staff Report 11.4.21.pdf](#)  
[Attachment 3A - 11439 Lake Or Streambed Alteration.pdf](#)  
[Attachment 3B - 11439 Biological Report 11.02.2020.pdf](#)  
[Attachment 3C - 2020.10.15 Site Management Plan.pdf](#)

**3. RICH WELL DRILLING, MORAIS AG WELL Coastal Development Permit**

Record Number PLN-2021-17071

Assessor's Parcel Number (APN) 507-283-001

McKinleyville Area

A Coastal Development Permit for the development of an irrigation well on an 18.64-acre parcel zoned Agriculture Exclusive (AE).

**Recommendation:** Adopt the Resolution to: 1) find the project exempt from environmental review pursuant to Section 15303(d) of the State CEQA Guidelines, 2) make all of the required findings for approval of the Coastal Development Permit, PLN-2021-17071, based on evidence in the staff report, and 3) approve the Morais project subject to the recommended conditions.

**Attachments:** [17071 Morais AgWell Executive Summary 11.4.21.pdf](#)  
[17071 Morais AgWell Staff Report 11.4.21.pdf](#)

4. RICH WELL DRILLING, MORAIS AG WELL Coastal Development Permit  
Record Number PLN-2021-17100  
Assessor's Parcel Number (APN) 508-041-001  
McKinleyville Area

A Coastal Development Permit for the development of well irrigation on a 41.43-acre parcel zoned Agriculture Exclusive (AE).

**Recommendation:** Adopt the Resolution to; 1) find the project exempt from environmental review pursuant to Section 15303(d) of the State CEQA Guidelines, 2) make all of the required findings for approval of the Coastal Development Permit, PLN-2021-17100, based on evidence in the staff report, and 3) approve the Morais project subject to the recommended conditions.

**Attachments:** [17100 Morais AgWell Executive Summary 11.4.21.pdf](#)  
[17100 Morais AgWell Staff Report 11.4.21.pdf](#)

5. JC Consultants, LLC; Special Permit  
Record Number PLN-11612-SP  
Assessor's Parcel Number: 317-191-001  
Grouse Creek area

A Special Permit for an existing 9,800-square-foot (SF) outdoor cannabis cultivation operation in five full-sun cultivation areas. Two cultivation areas partially crossing onto property to the west will only remain if a lot-line adjustment with the adjoining neighbor is completed within one year, otherwise these two areas will be relocated to existing cultivation areas and the retired locations will be remediated. Irrigation water is sourced from an existing onsite well. Total storage is 7,275 gallons. An estimated 109,000 gallons of water are needed annually for irrigation. All processing will occur offsite at a licensed facility. Electricity is sourced by generators. The project includes a Special Permit for the installation of a culvert on a Class III watercourse.

**Recommendation:** Adopt the Resolution to; 1) find that the Zoning Administrator has considered the Addendum to the adopted Mitigated Negative Declaration (MND) for the Commercial Medical Marijuana Land Use Ordinance (CMMLUO) as described by Section 15164 of the State California Environmental Quality Act (CEQA) Guidelines, 2) make all of the required findings for approval of the Special Permit and 3) approve the JC Consultants, LLC Special Permit as recommended by staff subject to the recommended conditions.

**Attachments:** [11612 JC Consultants Executive Summary 11.4.21.pdf](#)  
[11612 JC Consultants Staff Report 11.4.21.pdf](#)

6. Happy Ranger, LLC, Zoning Clearance Certificate and Special Permit  
Record ID PLN-11810-ZCC  
Assessor's Parcel Number 217-391-008  
Blocksburg area

A zoning clearance certificate (ZCC) for the continued use of 4,200 square feet of cannabis cultivation and an associated Special Permit for work within the SMA for the diversion maintenance and for restoration activities associated with retired cultivation areas. Irrigation water is sourced from a Point of Diversion from an unnamed spring that is tributary to Larabee Creek and is permitted by the State Water Resource Control Board and the California Department of Fish and Wildlife. The water source is an existing well that is proposed to be re-drilled for additional production capacity. Estimated annual water use is 45,800 gallons. Water storage will total 91,500 gallons in hard tank storage. Processing is done off-site at a third-party licensed facility. Power is sourced from Pacific Gas and Electric Company (PG&E), with a generator on-site for emergency backup.

**Recommendation:** Adopt the Resolution to; 1) find that the Zoning Administrator has considered the Addendum to the adopted Mitigated Negative Declaration (MND) for the Commercial Medical Marijuana Land Use Ordinance (CMMLUO) as described by Section 15164 of the State California Environmental Quality Act (CEQA) Guidelines, 2) make all of the required findings for approval of the Special Permit and Zoning Clearance Certificate and 3) approve The Happy Ranger, LLC Special Permit and Zoning Clearance Certificate as recommended by staff subject to the recommended conditions.

**Attachments:** [11810 Happy Ranger Executive Summary 11.4.21.pdf](#)  
[11810 Happy Ranger Staff Report 11.4.21.pdf](#)

7. Not Fade Away Farms, LLC; Special Permit  
Record Number PLN-12628-SP  
Assessor's Parcel Number: 216-382-059  
Alderpoint area

A Special Permit for an existing 7,948-square-foot outdoor cultivation with 240 square feet of ancillary propagation. Irrigation water is sourced from a permitted groundwater well. Estimated annual water use is 75,000 gallons. Existing water storage is 6,000 gallons. Processing, including drying, curing and trimming, occurs on-site. Power is provided by generators; however, the applicant plans to add solar and switch to a propane generator.

**Recommendation:** Adopt the Resolution to; 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 Permit and 3) approve the Not Fade Away Farms, LLC, project as recommended by staff subject to the recommended conditions.

**Attachments:** [12628 Not Fade Away Farms, LLC Executive Summary 11.4.21.pdf](#)  
[12628 Not Fade Away Farms, LLC Staff Report 11.4.21.pdf](#)  
[Attachment 3A - 12628 Road Evaluation 07.18.2019.pdf](#)

8. John Mahony; Special Permit  
Record Number PLN-13137-SP  
Assessor Parcel Number (APN) 216-107-007  
New Harris area

John Mahony seeks a Special Permit for 6,300 square feet (SF) of existing outdoor cannabis cultivation grown on a single raised bed with ancillary support and processing activities on the 76-acre parcel. Water for irrigation is sourced from an existing onsite well. Total water storage equals 67,500 gallons. Estimated annual water usage is 61,950 gallons. Processing, including drying and trimming, occurs onsite in an existing 3,220-SF residence with attached garage. Electricity is provided by Pacific Gas and Electric Company. Generators are used on an emergency basis only.

**Recommendation:** Adopt the Resolution to; 1) find that the Zoning Administrator has considered the Addendum to the adopted Mitigated Negative Declaration (MND) for the Commercial Medical Marijuana Land Use Ordinance (CMMLUO) as described by Section 15164 of the State California Environmental Quality Act (CEQA) Guidelines, 2) make all the required findings for approval of the Special Permit, and 3) approve the John Mahony Special Permit as recommended by staff subject to the recommended conditions.

**Attachments:** [13137 John Mahony Executive Summary 11.4.21.pdf](#)  
[13137 John Mahony Staff Report 11.4.21.pdf](#)

**D. ITEMS PULLED FROM CONSENT****E. ADJOURNMENT**

**F. NEXT MEETING:**      **November 18, 2021**      **10:00 a.m.**      **Regular Meeting - Virtual**  
                                 **December 02, 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](mailto:planningclerk@co.humboldt.ca.us) or the ADA Coordinator at 844-365-0352 or by email at [ada@co.humboldt.ca.us](mailto:ada@co.humboldt.ca.us).*