

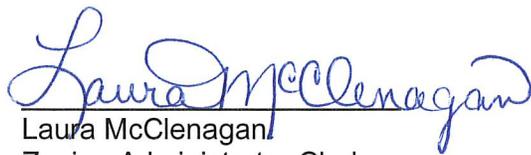


MINUTE SHEET

THURSDAY, NOVEMBER 04, 2021

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

MICHAEL RICHARDSON
Supervising Planner
CLIFF JOHNSON
Supervising Planner

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

ACTION SUMMARY

Thursday, November 4, 2021

10:00 AM

Regular Meeting - Virtual

NOTE: The County of Humboldt Zoning Administrator meeting was held virtually.

A. CALL TO ORDER

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

B. AGENDA MODIFICATIONS

*Item C-1 Full Cup Farmstead PLN-13043-CUP Supplemental information provided
Item C-2 Golden Bud PLN-11439-SP and PLN-2020-16911 Supplemental information provided
Item C-2 Golden Bud PLN-11439-SP and PLN-2020-16911 Continued to the 11.18.21 Zoning Administrator meeting.
Item C-5 JC Consultants PLN-11612-SP Continued to the 11.18.21 Zoning Administrator meeting.
Item C-7 Not Fade Away Farms PLN-12628-SP Continued to the 11.18.21 Zoning Administrator meeting.
Item C-8 John Mahony PLN-13137-SP Continued to the 11.18.21 Zoning Administrator meeting.*

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 existing 10,000 square feet (SF) of outdoor cannabis cultivation with ancillary propagation. Irrigation water is sourced from rainwater catchment. Onsite processing is proposed within an existing barn. 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.

Full Cup Farmstead was continued to date uncertain.

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.

The Golden Bud project was continued to the 11.18.21 Zoning Administrator meeting.

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).

Action: The Zoning Administrator finds the project exempt from environmental review pursuant to Section 15303(d) of the State CEQA Guidelines, made all of the required findings for approval of the Coastal Development Permit, PLN-2021-17071, based on evidence in the staff report, and approved the Morais project subject to the recommended conditions.

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).

Action: The Zoning Administrator finds the project exempt from environmental review pursuant to Section 15303(d) of the State CEQA Guidelines, made all of the required findings for approval of the Coastal Development Permit, PLN-2021-17100, based on evidence in the staff report, and approved the Morais project subject to the recommended conditions.

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.

The JC Consultants project was continued to the 11.18.21 Zoning Administrator meeting.

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.

The Not Fade Away Farms project was continued to the 11.18.21 Zoning Administrator meeting.

- 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.

The John Mahony project was continued to the 11.18.21 Zoning Administrator meeting.

D. ITEMS PULLED FROM CONSENT

- 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.

Public comment opened

The Happy Ranger project was continued to the 11.18.21 Zoning Administrator meeting.

E. ADJOURNMENT

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

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 or the ADA Coordinator at 844-365-0352 or by email at ada@co.humboldt.ca.us.