

ZONING ADMINISTRATOR

JOHN H. FORD
Director, Planning and Building



COUNTY STAFF

MICHAEL RICHARDSON
Supervising Planner
CLIFF JOHNSON
Supervising Planner
ELIZABETH SCHATZ
Supervising Planner

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

AGENDA

Thursday, December 1, 2022

10:00 AM

Regular Meeting - Virtual

NOTE: The County of Humboldt Zoning Administrator meeting will be held virtually pursuant to Assembly Bill 361 until further notice. You may access 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. All public comments must be received by Wednesday, November 30, 2022, to be provided to the Zoning Administrator for consideration. After agenda is posted on the Friday prior to the meeting 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. PUBLIC COMMENT

D. CONSENT CALENDAR

1. Adoption of Resolution Authorizing Remote Teleconference Meetings of the Humboldt County Planning Commission for the period of October 6, 2022, through November 5, 2022, Pursuant to the Ralph M. Brown Act.

Sponsors: Giannini

Attachments: [ZA Resolution 22-0XX County of Humboldt Remote Meetings AB-361 12.01.22](#)

2. GW Construction Coastal Development Permit

Record Number: PLN-2022-17851 (filed 7/18/2022)

Assessor Parcel Numbers (APN) 510-371-035

McKinleyville area

A Coastal Development Permit for the remodel and addition of an existing single-family residence, including a study room, bedroom, bathroom, and a utility closet. The applicant also proposes an increase of an existing deck by 900 square feet and replacement of all windows and siding on the existing residence. The existing master bedroom will be converted to a 136 square foot bathroom, and 40 square foot utility closet. The addition will expand the house to the southern and eastern sides of the property. The addition includes a 316 square foot bedroom and a 96 square foot study room. Minimal grading will be required. The residence is served by the McKinleyville Community Services District for sewer and water.

Recommendation:

That the Zoning Administrator:

1. Describe the application as part of the Consent Agenda
2. Survey the audience for any person who would like to discuss the application.
3. If no one requests discussion, make the following motion to approve the application as part of the Consent Agenda; and
4. Adopt the resolution (Resolution 22-__). (Attachment 1) which does the following:
 - a. Find the project exempt from further environmental review pursuant to Section 15303(a) of the State CEQA Guidelines; and
 - b. make all of the required findings for approval of the Coastal Development Permit; and
 - c. approve the GW Construction Coastal Development Permit subject to the recommended Conditions of Approval (Attachment 1A).

Sponsors:

Giannini

Attachments:[17851 GW Constuction Staff Report 12.01.22.docx](#)[Attachment 1 - Draft Resolution](#)[Attachment 1A - Conditions of Approval](#)[Attachment 1B - Site Plan](#)[Attachment 2 - Location Map](#)[Attachment 3 - Referral Agency Comments and Recommendations](#)

3. Avenue of the Giants Farm, LLC Special Permit Modification

Application Number: PLN-2021-17095

Assessor's Parcel Number: 211-384-013

Miranda area

A Special Permit modification to an already approved Special Permit (Case No. SP 16-525 Application No. 12447) for 8,235 square feet (SF) of cannabis cultivation in one cultivation area consisting of 5,610 SF of outdoor and 2,625 SF of mixed-light cultivation. The modification includes the relocation of cultivation and propagation areas to increase property buffers and community church setbacks and the enclosure of cultivation within 3 greenhouses and propagation within a 4th greenhouse. The modification will decrease total cultivation area by 10 SF, from 8,245 SF to 8,235 SF and consolidate mixed-light cultivation into a single greenhouse. Irrigation water for cultivation is supplied by a 350,000-gallon rainwater catchment pond. Two 1,500-gallon hard-sided water tanks are used as additional storage for domestic water supplied from a stream diversion registered with the California Department of Fish and Wildlife. The applicant is requesting a continued reduction to the required 600-foot setback from public lands to the west. There will be no employees; all cultivation and processing activities will continue to be performed by the applicant and the applicant's family. Power is provided by Pacific Gas and Electric Company.

Recommendation: That the Zoning Administrator:

1. Describe the application as part of the Consent Agenda
2. Survey the audience for any person who would like to discuss the application.
3. If no one requests discussion, make the following motion to approve the application as part of the Consent Agenda; and
4. Adopt the resolution (Resolution 22-__). (Attachment 1) which does the following:
 - a. Finds that the Zoning Administrator has considered the Addendum to the Environmental Impact Report for the Commercial Cannabis Land Use Ordinance that was prepared for the Avenue of the Giants Farm, LLC Special Permit Modification); and
 - b. Finds that the proposed project complies with the General Plan and Zoning Ordinance; and
 - c. Approves the Avenue of the Giants Farm, LLC Special Permit Modification subject to the recommended conditions of approval (Attachment 1A)

Sponsors: Giannini

Attachments: [17095 Avenue of The Giants Farm Mod Staff Report 12.01.22](#)
[Attachment 1 - Draft Resolution](#)
[Attachment 1A - Conditions of Approval](#)
[Attachment 1B - Cultivation and Operations Plan](#)
[Attachment 1C - Site Plan](#)
[Attachment 3 - CEQA Addendum](#)
[Attachment 4 - Applicant's Evidence in Support of Required Findings](#)
[Attachment 5 - Referral Agency Comments and Recommendations](#)

4. Xotic Flavorz, LLC, Special Permit
Assessor Parcel Number(s) (APN) 107-272-007
Record No.: PLN-2022-17861
Honeydew area

The applicant is seeking a Special Permit for 33,560 square feet of new outdoor commercial cannabis cultivation, in addition to 43,330 square feet of permitted cannabis cultivation (PLN-11067-SP). A total of 76,890 square feet of commercial cannabis cultivation will be occurring onsite. The applicant is proposing 3,300 square feet of additional ancillary propagation. The applicant anticipates there will be a maximum of three cultivation cycles occurring annually. Artificial lighting used for project activities will adhere to shielding and International Dark Sky Association standards as set forth in the CCLUO. Water for irrigation will be provided by an existing 2.5-million-gallon rainwater catchment pond. The applicant projects an annual water use of 1,000,000 gallons for the combined 76,890 square feet of cannabis cultivation (approximately 13 gallons per square foot per year). All processing will occur onsite in a previously approved commercial processing facility. The applicant anticipates a maximum of ten (10) employees will be required for proposed operations, in addition to a maximum of twenty-six (26) employees required for existing operations, for a total of thirty-six (36) employees at peak operations. Power for the project will be 100% renewable energy provided by PG&E, with a generator on site for emergency backup use in power outage events.

Recommendation: Referred to the Planning Commission

Sponsors: Giannini

Attachments: [17861 Xotic Flavorz Staff Report 12.01.22](#)
[Attachment 1 - Draft Resolution](#)
[Attachment 1A - Conditions of Approval](#)
[Attachment 1B - Cultivation Operations Plan](#)
[Attachment 1C - Site Plan](#)
[Attachment 2 - Location Maps](#)
[Attachment 3 - CEQA Addendum](#)
[Attachment 3B - Noise Plan](#)
[Attachment 4 - Applicant's Evidence in Support of Required Findings](#)
[Attachment 4A - Biological Report](#)
[Attachment 5 - Referral Agency Comments and Recommendations](#)

E. ITEMS PULLED FROM CONSENT

F. PUBLIC HEARINGS

G. ADJOURNMENT

NEXT MEETING: December 15, 2022 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.