

ZONING ADMINISTRATOR

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

AGENDA

Thursday, May 6, 2021

10:00 AM

Regular Meeting - Virtual

NOTE: In accordance with Executive Order N-29-20 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 Friday April 30, 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. Westhaven Community Services District, Coastal Development Permit,
Record Number PLN-2020-16808
Assessor's Parcel Numbers (APNs) 513-181-014, 514-112-004, -014 and 514-133-001
Westhaven Area

A Coastal Development Permit to drill one (1) new well at 823 and 843 1st Avenue (APNs 514-112-004 and -014), installation of a new water line along 1st and Transit Avenues, and replacement of existing water lines along 4th Avenue in the public road right-of-way to connect the new well and existing wells located along 3rd Avenue to the existing water treatment plant at the terminus of 4th Avenue (APN 513-181-014). The existing 4-inch asbestos-cement (AC) pipe along 4th Avenue will be left in place. Traffic control during the pipe replacement would be required. No major vegetation removal would occur as a result of the project. Additionally, the roads would be restored to pre-project conditions.

Recommendation: Find that the Zoning Administrator has considered the Notice of Exemption as adopted by Westhaven Community Services District per the CEQA Guidelines, make all of the required findings for approval of the Coastal Development Permit and adopt the Resolution approving the Westhaven Community Services District Coastal Development Permit as recommended by staff subject to the recommended conditions.

Attachments: [PLN-2020-16808 WCSD Staff Report 5.6.21.pdf](#)

2. Organnabliss Farms, Special Permit,
Record Number PLN-12587-SP
Assessor's Parcel Numbers (APN) 219-081-004.
Miranda Area

A Special Permit for an existing commercial medical cannabis operation consisting of 8,074 square feet of outdoor cannabis cultivation within ten (10) hoop houses. The project includes 700-square-feet of nursery space located within two (2) hoop houses. Several cultivation areas have been relocated in the past to mitigate environmental issues, and some have been retired. Water for domestic and irrigation uses are provided by two points of diversion from two (2) unnamed Class III streams located on the subject parcel as well as two (2) rainwater catchment ponds. Processing activities including drying and curing occurs on-site in existing outbuildings, trimming and packaging activities occur offsite at a permitted processing facility. Power is provided by generators.

Recommendation: Find that the Zoning Administrator has considered the Addendum to the adopted Mitigated Negative Declaration for the Commercial Medical Land Use Ordinance (CCMLUO) as described by Section 15164 of the State CEQA Guidelines, make all of the required findings for approval of the Special Permit and adopt the Resolution approving the Organnabliss Farms Special Permit as recommended by staff subject to the recommended conditions.

Attachments: [PLN-12587-SP Staff Report 5.6.21.pdf](#)

3. Moon and Stars Farm, Inc, Special Permit
Case Number PLN-11252-SP
Assessor's Parcel Number 316-065-008.
Willow Creek area

Moon and Stars Farm, Inc. seeks a Special Permit (SP-16-183) for an existing 10,000-square-foot (SF) cannabis cultivation operation. The cannabis cultivation operation consisting of 1,700 SF of mixed-light cannabis cultivation in 3 existing greenhouses and 6,700 SF of outdoor cannabis cultivation within 5 existing light-deprivation greenhouses and a full-sun outdoor area on a terraced location on the 51-acre parcel. Irrigation water is sourced from two existing, permitted groundwater wells. Drying and curing will take place on-site without the use of additional employees, and processing will occur offsite at a licensed facility until an existing 480 SF building can be permitted for processing by the applicant and other owners. Power for the operation is supplied by a solar array and a 7-kw Kubota GL emergency-use generator.

Recommendation: 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, make all of the required findings for approval of the Special Permit and adopt the Resolution approving the Moon and Stars Farm, Inc. Special Permit as recommended by staff subject to the recommended conditions.

Attachments: [PLN-11252-SP Moon and Stars Staff Report 5.6.21.pdf](#)
[Attachment 3D 11252 Less than 3 Acre Conversion HUM Accepted 01.14.16.pdf](#)
[Attachment 3E 11252 LSAA.pdf](#)
[Attachment 3F Road Evaluation.pdf](#)

4. Dimitar Dimitrov Special Permit

Record Number PLN-12590-SP

Assessor's Parcel Number: 215-291-002.

Whitehorn area

A Special Permit for continued cultivation of 7,778 square feet (SF) of cannabis within three (3) greenhouses, consisting of 2,604 SF of mixed light and 5,143 SF of outdoor via light deprivation. Ancillary propagation will occur in a 756 SF structure. Water for irrigation and domestic use is sourced from a point of diversion (POD) of an unnamed tributary to Gibson Creek. Drying, curing, trimming, and packing occurs onsite. The applicant intends to utilize a licensed processing center for curing and processing in the future. Power is provided by PG&E. The proposed project includes a Special Permit for development within the Streamside Management Area (SMA) for continued use of the POD.

Recommendation: Find that the Zoning Administrator has considered the Addendum to the adopted Mitigated Negative Declaration for the Commercial Medical Land Use Ordinance (CCMLUO) as described by Section 15164 of the State CEQA Guidelines, make all of the required findings for approval of the Special Permit and adopt the Resolution approving the Dimitar Dimitrov project as recommended by staff subject to the recommended conditions.

Attachments: [PLN-12590-CUP Dimitar Dimitrov Staff Report 5.6.21.pdf](#)
[Attachment 3A 12590 Site Management Plan.pdf](#)

5. Peaksview, Inc. Special Permit

Record Number PLN-2020-16866 and PLN-11506-SP

Assessor's Parcel Numbers: 216-082-002 and 216-082-006.

Harris area

A Special Permit for the operation 8,640 square feet of pre-existing mixed-light cannabis cultivation and a Special Permit for 34,920 square feet of new mixed-light cannabis cultivation. Approval of the permits would authorize up to 43,560 square feet of mixed-light cannabis cultivation on two contiguous parcels (APN 216-082-002 and APN 216-082-006) with ancillary propagation facilities. Cultivation will take place in one cultivation area consisting of four mixed-light greenhouses A 12,960 square-foot immature plant propagation area will occur adjacent to the greenhouses. The project further proposes relocation of an existing unpermitted 9,600-square-foot wholesale nursery from APN 216-082-002 to APN 216-082-006 and repurposing the 4,440 square-foot immature plant propagation nursery and 8,640 square-foot mixed-light greenhouse on APN 216-082-002 for immature plant propagation or wholesale nursery activities. The applicant also seeks an additional Special Permit for development within the SMA for the use of 8,640 square-foot mixed-light greenhouse on APN 216-082-002. Processing, including drying, curing and trimming, occurs onsite in an existing barn on APN 216-082-006. Post-processing activities would occur in a proposed 2,500 SF commercial building on APN 216-082-006. Power to the existing cultivation is provided by four generators, two on each parcel. PG&E improvements are proposed to move to grid power and all new cultivation and nursery operations will utilize renewable energy sources.

Recommendation: Find that the Zoning Administrator has considered the Addendum to the Environmental Impact Report adopted for the Commercial Cannabis Land Use Ordinance pursuant to Section 15164 of the State CEQA Guidelines, make all of the required findings for approval of the Special Permits based on evidence in the staff report, and adopt the Resolution approving the proposed Peaksview, Inc., project subject to the recommended conditions.

Attachments: [PLN-2020-16866 Staff Report 5.6.21.pdf](#)
[3A 16866 Operations Plan 12.11.2020.pdf](#)
[3B 16866 Management Plan 12.11.2020.pdf](#)
[3C 11506 Road Evaluation Report 10.22.2019.pdf](#)
[3D 3.16 11506 Soils Engineering Report for Catchment Pond.pdf](#)
[3E -3.20 16866 Bio Scoping.pdf](#)

6. Old Harris Farms, LLC, Special Permit
Record Number PLN-2020-16378
Assessor's Parcel Number: 216-461-001.
Harris area

A Special Permit for 21,700 square feet (SF) of new outdoor cannabis cultivation in seven (7) 3,100 SF deprivation greenhouses. The applicant procures starts offsite from a third-party vendor and utilizes 310 sf of space within each light deprivation greenhouse until plants are hardened off. Irrigation water is sourced from a rainwater catchment system utilizing two (2) greenhouses and two (2) existing 600 sf sheds. Drying and bucking will occur onsite in two existing 600 SF agricultural structures and all other processing will occur offsite at a licensed processing or manufacturing facility. Power is provided by Pacific Gas and Electric Company (P. G. & E). The proposed project also includes a Special Permit for remediation of historic cultivation activities and materials within the Streamside Management Area.

Recommendation: Find that the Zoning Administrator has considered the Addendum to the Environmental Impact Report adopted for the Commercial Cannabis Land Use Ordinance pursuant to Section 15164 of the State CEQA Guidelines, make all of the required findings for approval of the Special Permits based on evidence in the staff report, and adopt the Resolution approving the proposed Old Harris Farms, LLC, project subject to the recommended conditions.

Attachments: [PLN-2020-16378 Old Harris Farms Staff Report 5.6.21.pdf](#)
[Attachment 3A 16378 Biological Report 05.18.2020.pdf](#)
[Attachment 3B 16378 Management Plan 05.18.2020.pdf](#)

7. Arnochi, LLC, Special Permit
Case Number PLN-11914-SP
Assessor's Parcel Number 210-071-004.
Larabee Valley area

Arnochi, LLC seeks a Special Permit for an existing 10,000-square-foot (SF) outdoor and light-deprivation cannabis cultivation operation in three cultivation areas on the 32-acre parcel. Irrigation water is sourced from an onsite permitted well and annual estimated water usage is 120,000 gallons. There is one existing residence onsite and a 900-SF shop used for drying/trimming of cannabis. Ancillary outdoor propagation takes place within a 1,350-SF area. Processing will take place at an approved offsite facility. Power for the operation is provided from solar panels on a 48-volt voltaic system and a permanent 14-kilowatt propane generator.

Recommendation: 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 California Environmental Quality Act (CEQA) Guidelines, make all of the required findings for approval of the Special Permit and adopt the Resolution approving the Arnochi, LLC Special Permit as recommended by staff subject to the recommended conditions.

Attachments: [PLN-11914-SP Arnochi Staff Report 5.6.21.pdf](#)
[Attachment 3A 11914 Site Management Plan 102519.pdf](#)

8. Saffy THC, LLC, Special Permit
Case Number PLN-12491-SP
Assessor's Parcel Number 208-341-006.
Dinsmore area

Saffy THC, LLC seeks a Special Permit (PLN-12491-SP) to permit an existing 10,000 square feet (SF) of medical cannabis cultivation. Existing cultivation is comprised of 6,520 SF of outdoor cultivation and 3,480 SF of mixed light cultivation, which occurs in five (5) greenhouses. Propagation occurs in a 1,000 SF nursery. Irrigation water is sourced from an onsite well. Drying and post processing will take place onsite in an existing building (750 SF). Power is provided by two (2) gasoline generators.

Recommendation: Find that the Zoning Administrator has considered the Addendum to the adopted Mitigated Negative Declaration for the Commercial Medical Land Use Ordinance (CCMLUO), as described by Section 15164 of the State CEQA Guidelines, Make the required findings for approval of the Special Permit; and approve the Saffy THC LLC Special Permit as recommended by staff subject to the recommended conditions.

Attachments: [PLN-12491-SP Saffy THC 5.6.21.pdf](#)

9. Babylon Pharms, LLC, Special Permit

Record Number PLN-12804-SP

Assessor's Parcel Number: 208-341-028.

Dinsmore area

A Special Permit for an existing 10,000 square foot (SF) outdoor medical cannabis cultivation, occurring in four (4) greenhouses each measuring 2,500 SF. Propagation occurs in a 2,000-SF nursery. Irrigation water is sourced from an onsite well. Trimming and drying will be conducted onsite, and additional processing will occur offsite at a licensed third-party facility. Electrical power is provided by two (2) generators.

Recommendation: Find that the Zoning Administrator has considered the Addendum to the adopted Mitigated Negative Declaration for the Commercial Medical Land Use Ordinance (CCMLUO), as described by Section 15164 of the State CEQA Guidelines, make the required findings for approval of the Special Permit; and approve the Babylon Pharms LLC Special Permit as recommended by staff subject to the recommended conditions.

Attachments: [PLN-12804-SP Babylon Pharms 5.6.21.pdf](#)
[Attachment 3A 12804 Road Evaluation 12.04.2019.pdf](#)

10. H.I.P. Farms, LLC, Special Permit

Record Number PLN-12063-SP

Assessor's Parcel Number: 208-241-002.

Dinsmore area

A Special Permit for continued cultivation of 9,800 square feet (SF) outdoor cannabis. Ancillary propagation is proposed to occur in a 980-square-foot greenhouse. Irrigation water is sourced from a 250,000-gallon rainwater catchment pond, where all existing available water is stored. Processing including drying, occur within an existing 195-square-foot drying shed while trimming and packaging will occur in a proposed 2,400-square-foot commercial structure. Power is provided by solar with a backup generator for emergency use. The project involves relocation of a 1,440 SF historic cultivation area on slopes of up to 32-percent to an environmentally superior location on-site that has slopes ranging from 3-5-percent.

Recommendation: Find that the Zoning Administrator has considered the Addendum to the adopted Mitigated Negative Declaration for the Commercial Medical Land Use Ordinance (CCMLUO) as described by Section 15164 of the State CEQA Guidelines, make all of the required findings for approval of the Special Permit and adopt the Resolution approving the H.I.P. Farms, LLC, project as recommended by staff subject to the recommended conditions.

Attachments: [PLN-12063-SP H.I.P. Farms LLC Staff Report 5.6.21.pdf](#)
[Attachment 3A 12063 Biological Resource Report 5.2.19.pdf](#)

11. Mercer-Fraser Company, SMARA Permit

Record Number PLN-13873-SMA

Assessor's Parcel Numbers 207-181-016 & -019; 207-182-009.

Bridgeville area

Mercer Fraser Company Fifteen-year renewal of the Mercer Fraser Company Bridgeville Quarry SMARA Permit consisting of Conditional Use Permit, Surface Mining Permit, Reclamation Plan, and Financial Assurance. The applicant proposes to continue a rock quarry and processing operation.

Recommendation: The Zoning Administrator will consider that the project is Categorical Exemption, Class I, continuation of an existing use where no expansion of the use is proposed, per §15301 of the State CEQA Guidelines, make all of the required findings for approval of the Renewal of the Conditional Use Permit, Surface Mining Permit, and Reclamation Plan based on evidence in the staff report, and adopt the Resolution approving the Mercer Fraser Company - Bridgeville Quarry project subject to the recommended conditions.

Attachments: [PLN-13873-SMA Mercer Fraser Staff Report 5.6.21.pdf](#)

12. Eel River Farms, LLC, Special Permit

Record Number PLN-13395-SP

Assessor's Parcel Number: 217-121-002.

Eel Rock area

A Special Permit for an existing 7,500 square foot (SF) outdoor cannabis cultivation that is cultivated using light deprivation techniques. Cultivation occurs in the southeastern portion of the parcel in three (3) existing greenhouses with two (2) additional greenhouses proposed (2,200 SF and 1,900 SF). Ancillary propagation is proposed in a 750 SF greenhouse structure. Irrigation water is sourced from a permitted groundwater well on the subject parcel. Drying and curing occurs onsite, with all other processing occurring off-site at a licensed facility. Power is provided by Pacific Gas and Electric Company (PG&E).

Recommendation: Find that the Zoning Administrator has considered the Addendum to the adopted Mitigated Negative Declaration for the Commercial Medical Land Use Ordinance (CCMLUO) as described by Section §15164 of the State CEQA Guidelines, make all of the required findings for approval of the Special Permit and adopt the Resolution approving the Eel River Farms LLC project as recommended by staff subject to the recommended conditions.

Attachments: [PLN-13395-SP Eel River Farms, LLC Staff Report 5.6.21.pdf](#)

- 13. Finnzland Farms, LLC, Special Permit**
Case Number PLN-11608-SP
Assessor's Parcel Number 211-331-027
Myers Flat area

Finnzland Farms, LLC seeks a Special Permit for an existing 7,434-square-foot (SF) cannabis cultivation operation that would consist of 2,200 SF of mixed-light light-deprivation greenhouse cultivation and 5,234 SF outdoor full-sun cultivation on the 5.10-acre parcel. Irrigation water is sourced from a permitted groundwater well. Ancillary propagation occurs in an existing 480 SF structure, drying occurs in an existing 1,206 SF building, and processing and trimming occurs onsite in an existing 960 SF building. Further processing will take place at a licensed offsite facility. Power is provided by existing Pacific Gas and Electric residential service with a 3,000-Watt emergency generator. A Special Permit is also needed for a setback reduction from Public Lands located on the parcel to the west.

Recommendation: Find that the Commission 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, make all of the required findings for approval of the Special Permit and adopt the Resolution approving the Finnzland Farms, LLC Special Permit as recommended by staff subject to the recommended conditions.

Attachments: [PLN-11608-SP Finnzland Farms Staff Report 5.6.21.pdf](#)
[Attachment 3A 11608 Response to Notice of Deficiency+SMP 05.27.2020.pdf](#)
[Attachment 3B 11608 Addendum to Cultivation and Operations Plan 05.26.2020.pdf](#)

14. Humboldt Bud Company, LLC, Special Permit

Record Number PLN-11934-SP

Assessor's Parcel Number: 211-261-016.

Weott area

A Special Permit for a continued cultivation of 8,375 square feet (SF) of outdoor cannabis with 1,195 SF of ancillary propagation. Cultivation will occur in hoop houses for a minimum of two years before permanent greenhouses are installed. Irrigation water is sourced via a rain catchment system located on the roof of the agricultural building. Drying and storage occurs onsite and all other processing and packaging will occur off site at a licensed processing facility. No power will be used for cultivation, though ancillary propagation will utilize power from P. G. & E. The proposed project also includes a Special Permit to reduce the required 600-foot setback from public lands.

Recommendation: Find that the Zoning Administrator has considered the Addendum to the adopted Mitigated Negative Declaration for the Commercial Medical Land Use Ordinance (CCMLUO) as described by Section 15164 of the State CEQA Guidelines, make all of the required findings for approval of the Special Permit and adopt the Resolution approving the Humboldt Bud Company, LLC, project as recommended by staff subject to the recommended conditions.

Attachments:[PLN-11934-SP Humboldt Bud Staff Report 5.6.21.pdf](#)[Attachment 3A 11934 Waste & Discharge Report 10.28.2019.pdf](#)[Attachment 3B Weott Road Evaluation.pdf](#)[Attachment 3C Timberland Conversion Evaluation Report_APPS #11934.pdf](#)

15. Dave Thomas, Special Permit

Record Number PLN-11751-SP

Assessor's Parcel Number: 221-121-013.

Honeydew area

A Special Permit for an existing 5,925-square-foot full-sun outdoor cannabis cultivation operation. No ancillary propagation occurs onsite. Irrigation water is sourced from an existing 280,000-gallon rainwater catchment pond on the landowner/applicant's adjoining parcel (APN 221-121-001) to the north. Estimated annual water usage is 66,500. Drying and bucking occurs onsite and all other processing will occur offsite at a licensed processing or manufacturing facility. Power is provided by solar panels with a small generator backup to provide ancillary power and/or charge battery storage, if necessary. The proposed project also includes additional Special Permits for relocation and restoration of a previously used cultivation site that was located within the Streamside Management Area (SMA), and for a reduced setback to adjacent Bureau of Land Management (BLM) lands.

Recommendation: Find that the Zoning Administrator has considered the Addendum to the adopted Mitigated Negative Declaration for the Commercial Medical Land Use Ordinance (CCMLUO) as described by Section 15164 of the State CEQA Guidelines, make all of the required findings for approval of the Special Permits and adopt the Resolution approving the David Thomas project as recommended by staff subject to the recommended conditions.

Attachments: [PLN-11751-SP Dave Thomas Staff Report 5.6.21.pdf](#)
[Attachment 3A 11751 SMP 3.13.20.pdf](#)
[Attachment 3B 11751_WRPP.pdf](#)

16. MCSD Solar Array Microgrid, Coastal Development and Conditional Use Permit Modification

Record Number PLN-2021-16979

Assessor's Parcel Number 510-271-015.

McKinleyville area

McKinleyville Community Services District proposes to install a 65,000 sq. ft. ground mounted solar array micro-grid as part of their MCSD Wastewater System Energy Efficiency and Renewable Energy Project. The microgrid would be located within the pond 5 basin of the wastewater treatment plant and would generate 500kW of power. No power would be exported off site and would be utilized by the wastewater treatment plant (WWTP). Work is expected to occur over a six-month period commencing in June 2021. Work hours would be Monday-Friday 7:00 a.m. to 7:00 p.m. and possibly an occasional Saturday. Vegetation removal involves the removal of tule and cat tails that were planted in the pond 5 basin in 2016.

Recommendation: Find the project exempt from environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines Exemptions, Class 1 15301(b), Class 2 15302(c), make the required findings for approval pursuant to Section 312-17.1 of the Humboldt County Code, and approve the MCSD Coastal Development Permit and Conditional Use Permit modification.

Attachments: [PLN-2021-16979 Mckinleyville CSD Staff Report 5.6.21.pdf](#)

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

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.