

ZONING ADMINISTRATOR

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

AGENDA

Thursday, July 1, 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. The Agenda is posted on the Friday prior to the meeting. Comments received after the agenda has been published can be found at the “Attachments” section of the “Meeting Details” link next to the posted Agenda at: <https://humboldt.legistar.com>. All public comment and supplemental information submitted after Wednesday, June 23, 2021 will be included with the administrative record after the fact.

A. CALL TO ORDER

B. AGENDA MODIFICATIONS

C. CONSENT CALENDAR

1. The Humboldt County Farms, Inc. Special Permit
Record Number PLN-11512-SP
Assessor's Parcel Number: 504-201-042 & 504-201-048.
Arcata Area

The Humboldt County Farms, LLC seeks a Special Permit for an 1,800 square-foot wholesale nursery. Water will be sourced from a rainwater catchment system that will be connected to rooftops. Existing water storage on-site is 21,900 gallons in hard tanks. Anticipated yearly water usage is 21,600 gallons per year. Power is sourced from PG&E. The applicant anticipates a total of three deliveries on average per week with no onsite sales. Typical trips would be between four and six per day.

Recommendation: Find that the Zoning Administrator has considered the Addendum to the Mitigated Negative Declaration adopted for the Commercial Medical Marijuana Land Use Ordinance pursuant to 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 County Farms, Inc, project subject to the recommended conditions.

Attachments: [11512 THC Farms Staff Report 7.1.21.pdf](#)

2. Jarrett Rolff, Special Permit
Record Number PLN-11830-SP
Assessor's Parcel Number (APN) 221-181-020 and 221-181-018.
Briceland Area

A Special Permit for 10,000 square-feet of existing outdoor cultivation utilizing light deprivation techniques. Water for irrigation will be sourced from two existing ponds, one of which is a rainwater catchment pond, and the other is fed by an unnamed spring. The ponds have a combined capacity of over 2 million gallons. The parcel contains 60,000-gallons of hard tank water storage. The applicant estimates an annual water use of 172,000 gallons. Processing such as drying and curing will occur onsite, further processing will occur on the northern parcel under the same ownership (APN 221-181-007). Power for the operation is provided by solar and a backup generator is onsite to provide supplemental energy.

Recommendation: Find that the Zoning Administrator has considered the Addendum to the Mitigated Negative Declaration adopted for the Commercial Medical Marijuana Land Use Ordinance pursuant to 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 Jarrett Rolff, project subject to the recommended conditions.

Attachments: [11830 Jarrett Rolff Staff Report 7.1.21.pdf](#)

3. Daydream Enterprises, LLC; Special Permit
Record Number PLN-12488-SP
Assessor's Parcel Number: 208-231-013.
Dinsmore Area

A Special Permit for 9,000-square-foot (SF) of existing outdoor cannabis cultivation in three cultivation areas, with 1,280 square feet of ancillary nursery space in two greenhouses. The applicant proposes onsite relocation of 2,800 SF from Cultivation Area 2 to a new area adjacent to the agricultural storage area per recommendations from Timberland Resource Consultants to improve water conservation and decrease erosion potential. Irrigation water is sourced from a 168,000-gallon rain catchment pond and annual estimated water usage is 120,000 gallons. Total water storage is 14,850 gallons in six tanks. Processing is currently done onsite in the drying sheds, which include drying and machine trimming. The applicant plans to construct a commercial building for all future processing activities. Additionally, the adjacent property (APN: 208-231-011, App# 12493) utilizes the drying sheds on the subject property for processing but the applicant plans to construct its own onsite commercial processing building in the future (project will be routed under a different cover). Power for the operation is provided by a 400-watt solar array system, two gas generators which have a noise level rating of less than 60 decibels and a diesel generator which is enclosed in a trailer for noise reduction. A Special Permit is also requested for restoration work within Streamside Management Areas (SMA) associated with the removal of cultivation areas and ancillary facilities within SMAs.

Recommendation: Find that the Zoning Administrator has considered the Addendum to the Mitigated Negative Declaration adopted for the Commercial Medical Marijuana Land Use Ordinance pursuant to 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 Daydream Enterprises, LLC, project subject to the recommended conditions.

Attachments: [12488 DayDream Enterprises Staff Report 7.1.21.pdf](#)
[Attachment 3A 12488_LSAA.pdf](#)
[Attachment 3B 12488 Road Evaluation 11.22.2019.pdf](#)
[Attachment 4A 12488 Determination of No Hazard to Air Navigation 08.15.2019.pdf](#)
[12488 Daydream Enterprises - ZA Supplemental 1.pdf](#)

4. Ocho Organics, LLC; Special Permit
Record Number PLN-12827-CUP
Assessor's Parcel Number: 212-071-005.
Miranda Area

A Special Permit for 9,774 square feet of cannabis cultivation consisting of 4,668 square feet of existing mixed light and 5,106 square feet of existing outdoor cannabis cultivation. Water for irrigation will be provided by a Point of Diversion (POD) from a Class II water course located on the property. The applicant will also be utilizing rainwater catchment from the roofs of existing structures. The applicant is also proposing to drill a new well that will be used to supplement the POD. There is a total of 35,000 gallons of water storage onsite occurring in eleven (11) hard tanks. The applicant anticipates a maximum of 116,000 gallons of water will be required annually for irrigation. Processing such as drying and curing will occur in two (2) 160-square-foot shipping containers. Power for the project will be provided by PG&E.

Recommendation: Find that the Zoning Administrator has considered the Addendum to the Mitigated Negative Declaration for the Medical Marijuana Land Use Ordinance pursuant to Section 15164 of the State CEQA Guidelines, make all of the required findings for approval and adopt the Resolution approving the proposed Ocho Organics, LLC project subject to the recommended conditions.

Attachments: [12827 Ocho Organics Staff Report 7.1.21.pdf](#)

5. Brandon Mismash, Special Permit
Record Number PLN-12914-SP
Assessor's Parcel Number: 108-121-019.
Shelter Cove Area

A Special Permit for 10,000 square feet of existing outdoor cannabis cultivation in light deprivation greenhouses. Propagation will occur in a 1,000-square-foot greenhouse. Water for irrigation will be provided by a Point of Diversion (POD) from the South Fork Bear River Creek and an existing well. There is 30,250 gallons of water storage located onsite occurring in eight (8) 3,000-gallon tanks, two (2) 2,500-gallon tanks, and one (1) 1,250-gallon tank. The applicant anticipates approximately 150,000 gallons will be required annually for irrigation. Processing such as drying and curing will occur in the 800-square-foot harvest storage structure. Further processing such as trimming, and packaging will take place off-site a licensed third-party processing facility. Power for the project currently is provided by an 13000KW Kubota diesel generator. The generator is rated at 63 db at 23 feet without enclosure. The generator will be housed in a shed and kept in secondary containment. The applicant will be transitioning to solar energy. The project also involves a Special Permit for setback reduction to the King Range National Conservation Area.

Recommendation: Find that the Zoning Administrator has considered the Addendum to the Mitigated Negative Declaration for the Medical Marijuana Land Use Ordinance pursuant to Section 15164 of the State CEQA Guidelines, make all of the required findings for approval and adopt the Resolution approving the proposed Brandon Mismash project subject to the recommended conditions.

Attachments: [12914 Mismash Staff Report 7.1.21.pdf](#)
[Public Comment from Leland Miller.pdf](#)

6. Nicholas C. Paissios; Special Permit
Record Number PLN-12974-SP
Assessor's Parcel Number (APN) 208-241-001.
Dinsmore Area

A Special Permit for 8,000 of existing outdoor commercial cannabis cultivation utilizing light deprivation techniques to achieve two harvests annually. The project will be supported by a 800 square-foot nursery. Water for irrigation will be sourced from an existing well and a second well is proposed. The applicant projects an annual water usage of 99,040 gallons. Existing available water storage totals 10,200 gallons. All processing will occur on site in an existing structure. A solar array will supply a majority of the required energy and a generator will be onsite to provide supplemental energy. The applicant is also applying for a Special Permit to request a setback reduction to Six Rivers National Forest and a Special Permit for remediation efforts in the Streamside Management Area.

Recommendation: Find that the Zoning Administrator has considered the Addendum to the Mitigated Negative Declaration adopted for the Commercial Medical Marijuana Land Use Ordinance pursuant to 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 Nicholas C. Paissios project subject to the recommended conditions.

Attachments: [12974 Nicholas Paissios Staff Report 7.1.21.pdf](#)
[Attachment 3A 12974 Road Evaluation 04.28.21.pdf](#)
[12974 Supplemental 6.30.21.pdf](#)

7. Fat Quail Farms, Inc.; Special Permit
Record Number PLN-13273-SP
Assessor's Parcel Number: 217-391-001
Blocksburg, area

A Special Permit for a maximum of 10,000 square feet (SF) of outdoor cannabis cultivation. Existing outdoor cultivation is 9,969 SF occurring in sixteen (16) full-sun outdoor cultivation areas. Plants are propagated in a 1,250 SF nursery. Irrigation water is sourced from a permitted groundwater well. Total estimated annual water use is 125,770 gallons (12.6 gallons/SF). Total water storage is 36,000 gallons. Drying and curing take place on site within a 3,360-SF barn and 1,820-SF multiuse building. Further processing occurs offsite at a licensed third-party facility. The primary source of electrical power is a solar array and two (2) 3-kW generators.

Recommendation: Find that the Zoning Administrator has considered the Addendum to the Mitigated Negative Declaration adopted for the Commercial Medical Marijuana Land Use Ordinance pursuant to 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 Fat Quail Farms, Inc project subject to the recommended conditions.

Attachments: [13273 \(Fat Quail\) Paula Stevens Staff Report 7.1.21.pdf](#)

8. Lucas Coastal Development Permit and Notice of Merger
Record Number PLN-2018-15076
Assessor's Parcel Number (APN) 506-071-020.
Manila Area

A Coastal Development Permit to facilitate a voluntary Notice of Merger to cure a violation of the Subdivision Map Act (Document number 2019-017194 on file with the Humboldt County Recorder's Office). The subject Assessor Parcel Number 506-071-020 contains two separate parcels, one of which was created in violation of the Subdivision Map Act (Section 66410 of the Government Code) and Section 321-1 of the Humboldt County Code circa 1972. No development is proposed as part of this project.

Recommendation: Find the project exempt from environmental review pursuant to Section 15305(a) of the State CEQA Guidelines, make all of the required findings for approval of the Coastal Development Permit and Notice of Merger based on evidence in the staff report, and adopt the Resolution approving the Lucas project subject to the recommended conditions.

Attachments: [15076 John Lucas Staff Report 7.1.21.pdf](#)

9. Humboldt Standard, LLC; Zoning Clearance Certificate and Special Permit
Record Number PLN-2020-16383
Assessor's Parcel Number: 524-075-023.
Willow Creek Area

A Zoning Clearance Certificate for the operation of a 16,728 square foot wholesale commercial nursery within six (6) greenhouses on existing rock quarry areas of less-than 15% slope. The applicant is also applying for a Special Permit to request a setback reduction to the Six Rivers National Forest (SRNF). The nursery will operate year-round. Water is sourced from two permitted wells on-site, and the applicant anticipates using 300,000 gallons of water per year. There is a total of 8,550 gallons of existing water storage on-site. Power will be provided by PG&E. The applicant is in the process of getting a connection to PG&E grid and is conditioned to have proof of enrollment in a 100% renewable energy program before commencing activities on-site.

Recommendation: Find that the Zoning Administrator has considered the Addendum to the Environmental Impact Report for the Commercial Cannabis Land Use Ordinance pursuant to Section 15164 of the State CEQA Guidelines, make all of the required findings for approval and adopt the Resolution approving the proposed Humboldt Standard, LLC project subject to the recommended conditions.

Attachments: [16383 Humboldt Standard Staff Report 7.1.21.pdf](#)
[Attachment 3A 16383 Site Management Plan 05.19.2020.pdf](#)
[Attachment 3B 16383 WRPP.pdf](#)
[Public Comment from William Lewinson.pdf](#)

10. Rajan Coastal Development Permit and Special Permit Modification

Record Number PLN-2020-16420

Assessor's Parcel Number (APN) 109-292-066.

Shelter Cove Area

Modification to previously approved Coastal Development Permit and Special Permit (CDP-37-92/SP-31-92) to authorize the conversion of the second lower floor of a three-story single-family residence to a separate living space. The unit is identified as an Accessory Dwelling Unit (ADU). The project will also include construction of a 12 foot by 15-foot deck on the north side of the structure with a new stairway to access the street to accommodate the new entrance for the proposed second unit. The second lower floor plan is currently unfinished basement. The project will authorize a 1 bedroom, one bath unit with a kitchen and living room. The project will also authorize the after the fact addition of a bathroom and kitchen to the existing lower floor area, which is connected to the main unit via an existing stairwell. No tree removal is proposed, and minimal grading is required to install the new deck. No further development is proposed. The parcel is served community water and sewer from the Resort Improvement District.

Recommendation: Find the project Categorically Exempt from further environmental review pursuant to Section 15302 and 15303 of the CEQA Guidelines, make all of the required findings for approval of the Coastal Development Permit and adopt the Resolution approving the Rajan Coastal Development Permit and Special Permit Modification as recommended by staff subject to the recommended conditions.

Attachments: [16420 Rajan Staff Report 7.1.21.pdf](#)

11. The Humboldt County Farms, Inc, Special Permit (x3)

Record Number PLN-11673-SP

Assessor's Parcel Number (APN) 314-121-040.

Kneeland Area

A Special Permit (SP16-279) for 6,000-square-feet (SF) of existing mixed light cannabis cultivation in three greenhouses on one graded flat and two Special Permits for work within a Streamside Management Area. Irrigation water is sourced from a Class II stream diversion and is limited to 150 gallons per day subject to forbearance requirements. Total water demand is 100,000 gallons per year. Existing water storage is 90,000 gallons in eight tanks and one rain catchment pond (50,000-gallon capacity). Two additional 5,000-gallon tanks will be installed to bring total irrigation storage to 100,000 gallons. Product will be dried onsite in an existing shed and further processing will occur offsite at a licensed processing facility. Pacific Gas and Electric Company provides power to the operation. A permitted On-Site Waste Treatment System is onsite that services a three-bedroom home (Permit #314-121-40), a full-time employee, and up to two seasonal employees.

Recommendation: Find that the Zoning Administrator has considered the Addendum to the Mitigated Negative Declaration adopted for the Commercial Medical Marijuana Land Use Ordinance pursuant to Section 15164 of the State CEQA Guidelines, make all of the required findings for approval of the Special Permit based on evidence in the staff report and adopt the Resolution approving the Humboldt County Farms, Inc. project subject to the recommended conditions.

Attachments: [11673 Humboldt County Farms Staff Report 7.1.21..pdf](#)

- 12. Northern Realm, Inc, Special Permit**
Record Number PLN-12774-SP
Assessor's Parcel Number: 221-151-024.
Garberville

Northern Realm, Inc. seeks approval of a Special Permit 9,780 SF of mixed-light cultivation in three (3) areas, CA 1 (2,980 SF), CA 2 (5,800 SF), and CA 3 (1,000 SF). Eight (8) former cultivation areas ("old outdoor cultivation", OOC 1 - OOC 8) have been abandoned in favor of expanded operations near the center of the site, further removed from surface waters. Propagation would occur onsite in a 960-SF greenhouse. Irrigation water is sourced from an unnamed spring that feeds into an unnamed stream, which is a tributary to Mattole Canyon Creek (Registration #H505893). Water storage consists of two (2) hard plastic storage tanks that hold a total of 5,320 gallons of water onsite. There is one (1) 2,500-gallon tank and one (1) 2,820-gallon tank. Drying and post-cultivation processing would occur onsite in a 3,000-SF shop. There would be one (1) full-time employee and an average of four (4) employees during harvest. Electricity is provided by a Honda 2000i generator and a backup Honda 7000i generator.

Recommendation: Find that the Zoning Administrator has considered the Addendum to the Mitigated Negative Declaration adopted for the Commercial Medical Marijuana Land Use Ordinance pursuant to Section 15164 of the State CEQA Guidelines, make all of the required findings for approval of the Special Permit based on evidence in the staff report and adopt the Resolution approving the Northern Realm, Inc. project subject to the recommended conditions.

Attachments: [12774 Northern Realm Staff Report 7.1.21.pdf](#)
[12774 Supplemental Item C-12 Northern Realm 07.01.2021.pdf](#)

D. ITEMS PULLED FROM CONSENT

E. ADJOURNMENT

F. NEXT MEETING: July 15, 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.