

ZONING ADMINISTRATOR

JOHN H. FORD
Director, Planning and Building



COUNTY STAFF

MICHAEL RICHARDSON
Supervising Planner
CLIFF JOHNSON
Supervising Planner

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

AGENDA

Thursday, July 15, 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, July 9, 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. Christopher Cameron

Record Number PLN-11005-SP

Assessor's Parcel Number: 210-250-009.

Miranda area

A Special Permit for 7,566 square feet (SF) of existing cannabis cultivation of which 4,566 SF is full-sun outdoor and 3,000 SF is mixed-light with appurtenant drying and processing activities. Ancillary propagation occurs within three (3) 216-square-foot greenhouses, with additional propagation to occur within a portion of a proposed 4,000-square-foot metal building. Estimated annual water usage is 149,640 gallons. Irrigation water is sourced from a permitted onsite groundwater well. Existing available water storage is 23,500 gallons in a series of hard-sided tanks. All processing will occur onsite within the proposed metal building. Power is provided by a 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 the required findings for approval of the Special Permit and adopt the Resolution approving the Christopher Cameron project subject to the recommended conditions.

Attachments: [11005 Christopher Cameron Staff Report FINAL 7.15.21.pdf](#)

2. Humboldt Healing Collective
Record Number PLN-11517-SP
Assessor's Parcel Number: 316-063-006.
Willow Creek area

A Special Permit for 9,568-square-feet of existing outdoor cannabis cultivation. Ancillary propagation occurs in two (2) 400-square-foot carports. Irrigation water is sourced from an onsite spring and rainwater catchment. Existing available water storage is 81,650 gallons. Drying and curing occurs onsite, with all other processing occurring off-site at a licensed facility. Power is provided by solar panels, with a generator utilized only as back-up. The proposed project also includes two (2) Special Permits: one (1) Special Permit to reduce the 600-foot setback requirement to public lands of land owned by the Six Rivers National Forest, and another Special Permit for prior work within Streamside Management Areas (SMAs) to relocate existing development and cultivation located within the SMA required buffer.

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 the required findings for approval of the Special Permit and adopt the Resolution approving the Humboldt Healing Collective project subject to the recommended conditions.

Attachments: [11517 Humboldt Healing Collective Staff Report FINAL 7.15.21.pdf](#)
[Attachment 3A 11517 WRPP - 7.14.2017.pdf](#)
[Attachment 3B 11517 RealRoadEvaluation.pdf](#)

3. Kings Peak, LLC

Record Number PLN-11535-ZCC

Assessor's Parcel Number: 107-261-010.

Honeydew area

A Zoning Clearance Certificate for 3,000 square feet (SF) of existing outdoor cannabis cultivation and a Special Permit to authorize a reduction in the 600-foot setback from public lands. Propagation is done by seed without the use of an ancillary nursery area. Irrigation water is sourced from one point of diversion located on APN 107-261-011. Existing available water storage is 8,800 gallons. Estimated annual water usage is 19,425 gallons. Bucking occurs onsite and all other processing will occur off site at a licensed processing or manufacturing facility. Power is provided by PG&E.

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 the required findings for approval of the Zoning Clearance Certificate and Special Permit and adopt the Resolution approving the Kings Peak project subject to the recommended conditions.

Attachments: [11535 Kings Peak LLC Staff Report FINAL 7.15.21.pdf](#)
[C-3 Public Comment - Teresa Davey.pdf](#)

4. Kings Peak, LLC

Record Number PLN-11536-ZCC

Assessor's Parcel Number: 107-261-011.

Honeydew area

A Zoning Clearance Certificate for continued cultivation of 3,000 square feet (SF) outdoor cannabis and a Special Permit to authorize a reduction in the 600-foot setback from nearby public lands. Propagation is done by seed without the use of an ancillary nursery area. Irrigation water is sourced from one point of diversion located on APN 107-261-011. Existing available water storage is 26,200 gallons in four (4) hard tanks. Estimated annual water usage is 19,425 gallons. Bucking occurs onsite and all other processing will occur off site at a licensed processing or manufacturing facility. Power is provided by PG&E.

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 the required findings for approval of the Zoning Clearance Certificate and Special Permit and adopt the Resolution approving the Kings Peak project subject to the recommended conditions.

Attachments: [11536 Kings Peak LLC Staff Report FINAL 06252021.pdf](#)
[Attachment 3A 11536 LSAA 10.01.2016.pdf](#)

5. William Rolff

Record Number PLN-12561-SP

Assessor's Parcel Number (APN) 221-202-015.

Ettersburg Area

A Special Permit for 10,000 square feet of existing outdoor commercial cannabis cultivation using light deprivation techniques to achieve two harvests annually. The project will be supported by a proposed 1,920 square-foot propagation greenhouse. Water for irrigation is sourced from a point of diversion from an unnamed spring located on the adjacent parcel (APN 221-271-001) for which the applicant maintains a water right. The applicant is also seeking a Special Permit for the ongoing use and maintenance of the registered spring diversion. Projected annual water usage totals 151,348 gallons. Water is stored in 20 hard-sided tanks totaling 100,000 gallons and 100,000 gallons of additional water storage is proposed. All processing will occur onsite in a proposed ag-exempt structure until such time a commercial processing building can be completed. Electricity for the project is supplied by P.G.E and a generator is onsite to provide supplemental energy, if needed.

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 the required findings for approval of the Special Permit and adopt the Resolution approving the William Rolff project subject to the recommended conditions.

Attachments: [12561 William Rolff Staff Report FINAL 7.15.21.pdf](#)
[Attachment 3A 12561 Water Resource Protection Plan 11.27.2019.pdf](#)

6. Harry Asuncion and Troy Dean Asuncion
Record Number PLN-12813-SP
Assessor's Parcel Number: 218-031-009.
New Harris Area

A Special Permit for 9,900 square feet of outdoor cannabis cultivation with ancillary propagation. Water for irrigation is sourced primarily from rainwater catchment from the rooftops of existing structures. The rainwater catchment will be supplemented by a point of diversion from an unnamed spring. The applicant anticipates a maximum of 90,000 gallons of water will be required annually for irrigation. Water storage onsite totals 210,000 gallons. There will be two family members operating the farm. Processing, including drying and curing will occur within a 560-square-foot structure. Further processing such as trimming, and packaging will occur offsite at a licensed processing facility. Electricity is sourced from solar and backup generator power.

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 the required findings for approval of the Special Permit and adopt the Resolution approving the proposed Harry Asuncion and Troy Dean Asuncion project subject to the recommended conditions.

Attachments: [12813 HA and TDA Staff Report FINAL 7.15.21.pdf](#)

7. Ulysses Bailey
Record Number PLN-2019-16123
Assessor's Parcel Number (APN) 081-051-027
Myers Flat Area

A Special Permit for 2,800 square-feet of existing outdoor commercial cannabis cultivation within the Avenues Community Planning Area. Light deprivation techniques will be used to achieve two harvests annually. Water will be sourced from Myers Flat Mutual Water System. The applicant projects an annual water use of 16,000 gallons and proposes 5,000 gallons of onsite water storage. Processing such as drying and curing will occur onsite, further processing will occur offsite at a licensed third-party processing facility. Energy for the project is sourced from P.G.E and a 4kW solar power system is onsite to provide supplemental energy. The applicant is also seeking a Special Permit for a setback reduction to Humboldt Redwoods State Park.

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 the required findings for approval of the Special Permit and adopt the Resolution approving the proposed Ulysses Bailey project subject to the recommended conditions.

Attachments: [16123 Ulysses Bailey Staff Report FINAL 7.15.21.pdf](#)

8. 164 Buck, LLC

Record Number PLN-2019-16197

Assessor's Parcel Number: 107-085-025.

Honeydew area

A Special Permit for 33,560 square feet (SF) of new outdoor cannabis cultivation within 18 greenhouses using light deprivation techniques. The subject property has 30,000 SF of existing outdoor cultivation, 10,000 SF approved under PLN-13083-ZCC and 20,000 SF permitted through the Retirement, Remediation, and Relocation (RRR) program (PLN-12348-ZCC). Ancillary propagation currently occurs within two (2) existing 3,500 SF greenhouses (7,000 SF total), with two (2) additional 3,500 SF greenhouses proposed, for a total of 14,000 SF of ancillary space onsite. Irrigation water is sourced from a permitted 2,000,000-gallon rainwater catchment pond and a permitted groundwater well on the subject parcel. Existing available water storage consists of a series of hard-sided tanks and the pond. Estimated annual water usage is 1,080,200 gallons. Drying and curing will occur onsite in two drying barns (1,875 SF and 2,700 SF, approved under PLN-10383-ZCC) and all other processing will occur offsite at a licensed processing or manufacturing facility. Up to ten (10) employees may be utilized during peak operations. Power is provided by Pacific Gas and Electric Company (PG&E).

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 the required findings for approval of the Special Permit and adopt the Resolution approving the proposed 164 Buck project subject to the recommended conditions.

Attachments: [16197 164 Buck LLC Staff Report FINAL 7.15.21.pdf](#)

9. DKC Consulting, LLC

Record Number PLN-2020-16231

Assessor's Parcel Number: 105-091-011.

Petrolia Area

A Special Permit for 10,000 square feet of new mixed-light commercial cultivation occurring in five greenhouses with up to three flowering cycles. Planting will occur directly in the prime ag soil. In the future, an additional 20,000 square feet of cultivation through the Retirement, Remediation, and Relocation (RRR) program will be proposed. The RRR cultivation will be processed under a separate application. Included in this application is a Zoning Clearance Certificate for a 6,000 square foot wholesale commercial nursery. Irrigation water will be provided by a proposed groundwater well and rainwater catchment collected from structures. An existing well is for domestic use only. Proposed water storage totals 25,000 gallons in hard tanks. Estimated annual irrigation use for the 10,000 square feet of mixed light, the future RRR cultivation, and the nursery is estimated at 256,000 gallons. Renewable energy will be provided by PGE. A proposed 3,000 square foot agricultural exempt building will be used for drying, storage and ancillary nursery. A proposed 1,500 square foot commercial building will be used for processing including trimming. Four full-time employees will be present, with up to fifteen employees at peak operation. The project also includes a Special Permit for encroachment into a Streamside Management Area.

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 the required findings for approval of the Special Permit and adopt the Resolution approving the proposed DKC Consulting project subject to the recommended conditions.

Attachments: [16231 DKC Consulting Staff Report 7.15.21.pdf](#)

10. Cingular Wireless PCS

Record Number PLN-2020-16854

Assessor's Parcel Number (APN) 209-291-017

Redcrest Area

A Conditional Use Permit application proposing the construction of a new 150-foot-tall faux mono-pine tower with ground-mounted equipment. The tower would be able to host up to four different wireless carriers.

Recommendation: Find the Zoning Administrator has considered the Categorical Exception for the project as described by Section 15303 of the State CEQA Guidelines; make the required findings for approval of the Conditional Use Permit; and approve the Cingular Wireless PCS Conditional Use Permit as recommended by staff and subject to the recommended conditions.

Attachments: [16854 AT&T Staff Report 7-15-21 .pdf](#)

11. Knowlton

Record Number PLN-2020-17110

Assessor's Parcel Number (APN) 511-042-043

McKinleyville Area

A Coastal Development Permit to authorize the construction of a single-family dwelling (approximately 1,348 square feet in size and approximately 15 feet in height), which includes a garage (approximately 440 square feet in size) and a porch (approximately 48 square feet in size). No trees are proposed to be removed and approximately 30 yards of gravel fill are proposed. Water and sewer are provided by the McKinleyville Community Services District. Access would be provided by a driveway connection to Yamaha Place. The dwelling will be built on Lot 24 of the Two Trees Subdivision (FMS-03-09).

Recommendation: Adopt the Resolution to find the project exempt from environmental review pursuant to Section 15303(a) of the State CEQA Guidelines, make all the required findings for approval of the Coastal Development Permit and approve the Knowlton project subject to the recommended conditions.

Attachments: [17110 Nolton Knox Staff Report FINAL 7.15.21.pdf](#)

D. ITEMS PULLED FROM CONSENT**E. ADJOURNMENT****NEXT MEETING***AUGUST 5, 2021*

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.