

ZONING ADMINISTRATOR

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

AGENDA

Thursday, August 4, 2022

10:00 AM

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 707-268-3702. All public comments must be received by Wednesday, August 3, 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. CONSENT CALENDAR

1. Green Gardens Gardens: Special Permit (2)

Record Number PLN-11550-SP (filed 11/29/2016)
Assessor's Parcel Number (APN) 522-143-024
Willow Creek Area

A Special Permit for 9,250 square feet (sf) of pre-existing outdoor cannabis cultivation with 920 sf of ancillary propagation. Cultivation activities extend from April to November annually. Water for irrigation is provided by the Willow Creek Community Services District. Annual water usage is estimated at 132,500 gallons. There is 4,050 gallons of water storage in hard-sided tanks on-site for irrigation, and there is one (1) 2,500-gallon tank designated for fire suppression. Drying and curing will occur on-site and trimming will occur off-site at a licensed processing facility. Up to 4 employees are required during peak operations. Power to the subject parcel is provided by PGE. An additional Special Permit is being requested for a setback reduction to public lands (SRNF) to approximately 260 feet.

Recommendation: Adopt the resolution to take the following actions: 1) 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 CEQA Guidelines, 2) make all of the required findings for approval of the Special Permits and 3) approve the Green Gate Gardens, LLC Special Permits as recommended by staff subject to the recommended conditions.

Attachments: [11550 Green Gate Gardens Executive Summary 08.04.22](#)
[11550 Green Gate Gardens Staff Report 08.04.22](#)

2. Pacific Madrone Timber, LLC: Special Permit (2)
Record Number PLN-12203-SP (filed 12/21/2016)
Assessor's Parcel Number (APN) 524-153-001 & 524-153-002
Burnt Ranch/Willow Creek Area

A Special Permit for 6,713 sq. ft. of pre-existing outdoor cannabis cultivation. Water is sourced from a rain catchment pond and from a stream diversion under Water Right Certificate H100228. A Special Permit is being requested to approve the continued use and maintenance of a stream diversion within a streamside management area. Anticipated annual water usage is 133,350 gallons. Existing water storage includes one (1) 180,000-gallon rain catchment pond, and two (2) 1,500-gallon hard water tanks, for a total of 183,000 gallons of water storage. The applicant is requesting a setback reduction for cultivation areas within 150-feet of a perennial wetland on-site, and proposes to relocate all cultivation within 100 feet of the wetland to outside of 150 feet. Consultation with CDFW has been conducted for the setback reduction request, and a recommendation of conditional approval was received. An additional Special Permit is being requested to reduce the 600-foot setback to Public Lands (SRNF). The farm is owner-operated and no employees are used. Processing will occur within the processing building on-site.

Recommendation: Continue to a date uncertain.

3. Heavy Ratchet, LLC; Special Permit
Record Number PLN-12292-SP (filed 12/22/2016)
Assessor's Parcel Number: 210-117-024
Dinsmore area

Heavy Ratchet, LLC seeks a Special Permit for 8,248 square feet (SF) of pre-existing outdoor cannabis cultivation, within three (3) greenhouses. Greenhouse 1 (GH1) measures 2,400 SF; Greenhouse 2 (GH2) measures 2,400 SF; and Greenhouse 3 (GH3) measures 3,448 SF. Propagation occurs in one (1) 1,120 SF structure that would contain the nursery, drying/storage/processing facilities. The project also includes the decommissioning/ restoration of a prior cannabis grow area (Cultivation Site 1) as shown on the site plan. Upon decommissioning, this grow area will not be used. Irrigation water is supplied by an existing 500,000-gallon rain catchment pond. Total estimated annual water use is 75,300 gallons/year (9.12 gallons/SF) as shown in the table below. Water is stored in the pond and in seven (7) tanks totaling 12,700 gallons. One existing 50,000-gallon water bladder was decommissioned and removed from the site. The project requires up to eighteen (18) employees, both full-time and part-time, overseeing the cultivation, processing, and drying operations. Two on-site generators currently supply power: one (1) 6-kW diesel generator; and one (1) 8-kW diesel generator. The Humboldt County Zoning Administrator will consider an Addendum to a previously adopted Environmental Impact Report and has been prepared for consideration per §15164 of the State CEQA Guidelines.

Recommendation: Continue to a date uncertain.

Attachments: [12292 Heavy Ratchet Staff Report 08.04.22](#)
[12292 Heavy Ratchet Executive Summary 08.04.22](#)

4. VZIR, LLC; Special Permit
Record Number PLN-2021-16942 (filed 1/13/2021)
Assessor's Parcel Number (APN) 107-103-015
Honeydew Area

The applicant is seeking a Special Permit for 12,400 square feet of new mixed light commercial cannabis cultivation, in addition to 7,072 square feet of permitted cannabis cultivation. New cultivation will occur in three (3) greenhouses. Ancillary propagation will expand to a total of 2,000 square feet to accommodate the 19,472 square feet of total existing and proposed mixed light cannabis cultivation. The applicant anticipates there will be two cultivation and harvest cycles occurring annually. Water for irrigation will be provided by a proposed rainwater catchment system that can supply up to 91,000 gallons of rainwater for irrigation, and a proposed 350,000-gallon rainwater catchment pond on the neighboring property under the same ownership (APN 107-103-014). The applicant anticipates 214,000 gallons of water will be required annually for irrigation for the existing and proposed cannabis cultivation. The applicant proposes to upgrade an ag exempt structure to commercial standards to be utilized for processing. The applicant anticipates a maximum of four (4) employees will be required for operations. Power for the project will be 100% renewable energy provided by PG&E. A generator will be on site for emergency backup use.

Recommendation: Adopt the resolution to take the following actions: 1) Find that the Zoning Administrator has considered the Addendum to the adopted EIR for the Commercial Cannabis Land Use Ordinance (CCLUO) as described by Section 15164 of the State CEQA Guidelines, 2) make all of the required findings for approval of the Special Permit and 3) approve the VZIR, LLC Special Permit as recommended by staff subject to the recommended conditions.

Attachments: [16942 VIZR Executive Summary 08.04.22](#)
[16942 VIZR Staff Report 08.04.22](#)
[Attachment 3A - 16942 Biological Assessment](#)
[Attachment 3B - 16942 Aquatic Resources 02.03.2021](#)
[Attachment 3C - 16942 Botany Survey Results 7.4.22](#)

5. VZIR, LLC; Special Permit and Lot Line Adjustment
Record Number PLN-2021-16943 (filed 1/13/2021)
Assessor's Parcel Number (APN) 107-103-014
Honeydew Area

A Special Permit for 15,480 square feet of new mixed light commercial cannabis cultivation. Cultivation will occur in seven (7) 2,040 square foot greenhouses and one (1) 1,200 square foot greenhouse. The project will be supported by 1,575 square feet of propagation space. The applicant anticipates there will be two cultivation and harvest cycles occurring annually. Water for irrigation will be provided by a proposed 350,000-gallon rainwater catchment pond. The applicant anticipates 142,000 gallons of water will be required annually for irrigation. The applicant proposes drying, harvest storage, waste storage, and chemical storage to occur in a proposed 2,560 square foot ag exempt building. The applicant will utilize 375 square feet of the ag-exempt building for storing mother plants and conducting genetic research and development. The applicant proposes to conduct trimming onsite within the proposed 256-square-foot commercial processing facility. The applicant anticipates a maximum of five (5) employees will be required for operations. Power for the project will be provided by PG&E. The applicant is also seeking the completion of a LLA between two parcels (APN 107-103-014 and APN 107-103-015) resulting in two parcels. The purpose of the LLA is to create one approximately 10.38-acre parcel and one approximately 27.62-acre parcel that allow APN 107-103-014 to meet minimum parcel size standards for cannabis cultivation. The adjacent parcel, APN 107-103-015, has an approved cannabis application (PLN-2019-16133), and a cannabis application that is being processed currently (Application PLN-2021-16942).

Recommendation: Adopt the resolution to take the following actions: 1) Find that the Zoning Administrator has considered the Addendum to the adopted EIR for the Commercial Cannabis Land Use Ordinance (CCLUO) as described by Section 15164 of the State CEQA Guidelines, 2) make all of the required findings for approval of the Special Permit and Lot Line Adjustment, and 3) approve the VZIR, LLC Special Permit as recommended by staff subject to the recommended conditions.

Attachments: [16943 VIZR Executive Summary 08.04.22](#)
[16943 VIZR Staff Report 08.04.22](#)
[Attachment 3A - 16943 Biological Assessment](#)
[Attachment 3B - 16942 Aquatic Resources 02.03.2021](#)
[Attachment 3C - 16943 Botany Report 7.4.22](#)

6. Jill and Michael Brooke: Coastal Development Permit and Special Permit
Record Number PLN-2022-17603 (01/27/22)
Assessor's Parcel Number (APN) 515-191-047
Trinidad Area

A Coastal Development Permit (CDP) for the new construction of a two-story, one-bedroom single-family residence (approx. 2,409 SF; 1,717 SF footprint), detached accessory building housing a therapy pool and gym (approx. 1,102 SF), a detached one-car garage (approx. 512 SF), a new driveway, pathways, landscaping, and related site improvements. The project would be served by an existing onsite well and proposed OWTS. A Special Permit is required for Design Review. Tree removal would occur within the 30-foot defensible space for the proposed residence. No grading or fill is proposed.

Recommendation: Adopt the resolution to take the following actions: 1) Find that the Zoning Administrator has considered project as Categorically Exempt from environmental pursuant to Section 15303 of the CEQA Guidelines, 2) make all of the required findings for approval of the Coastal Development Permit and 3) approve the Brook Coastal Development Permit as recommended by staff subject to the recommended conditions.

Attachments: [17603 Brook CDP Staff Report 8.4.22](#)
[17603 Brook CDP Executive Summary 8.4.22](#)

7. Andrew Morin: Modification to After the Fact Coastal Development Permit
Record Number PLN-2022-17644 (02/23/22)
Assessor's Parcel Number (APN) 400-041-023
Manila Area.

A Modification to a previously approved Coastal Development Permit (CDP-05-03) for the addition of a sauna (approx. 9x10'), detached accessory storage shed (10'x12'), and 17' diameter dome residential greenhouse to the property. The sauna has plumbing connected to municipal water and sewer. This is an after the fact CDP, submitted by the new property to permit all structures and bring the property into compliance. No removal of trees, grading, or fill is proposed.

Recommendation: Find that the Zoning Administrator has considered project as Categorically Exempt from environmental review pursuant to Section 15301 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 Morin Coastal Development Permit Modification as recommended by staff subject to the recommended conditions.

Attachments: [17644 Morin CDP Mod Staff Report 08.04.22](#)
 [17644 Morin CDP Mod Executive Summary 08.04.22](#)

D. ITEMS PULLED FROM CONSENT

E. PUBLIC HEARINGS

F. ADJOURNMENT

Next Meeting: August 18, 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.