



MINUTE SHEET

THURSDAY, MAY 7, 2020

Regular Meeting

The Honorable Zoning Administrator of the County of Humboldt held a regular meeting on the above date within the Humboldt County Planning and Building Department at 3015 H Street in Eureka, California. The Zoning Administrator and the Zoning Administrator Clerk of the County of Humboldt hereby certify the foregoing to be a true and correct record of the actions taken on the above-entitled matters by said Zoning Administrator at the meeting held on date noted above.

Suzanne Lippre  
Zoning Administrator Clerk

John H. Ford  
Zoning Administrator

ZONING ADMINISTRATOR

JOHN H. FORD  
Director, Planning and Building



COUNTY STAFF

MICHAEL RICHARDSON  
Supervising Planner  
STEVE WERNER  
Supervising Planner  
CLIFF JOHNSON  
Supervising Planner

**ZONING ADMINISTRATOR  
COUNTY OF HUMBOLDT**

Planning and Building Department  
3015 H St.  
Eureka, CA 95501

**ACTION SUMMARY**

Thursday, May 7, 2020

10:00 AM

Regular Meeting

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*NOTE: In accordance with Executive Order N-29-20 the May 7, 2020 Zoning Administrator meeting was held virtually.*

**A. CALL TO ORDER**

*John Ford called the meeting to order at 10:04 a.m.*

**B. AGENDA MODIFICATIONS**

*Item C-6: Supplemental information provided*

*Item D-1: Supplemental Information #1 provided*

**C. CONSENT CALENDAR**

1. TNT Grown, LLC Special Permit  
Record Number PLN-2019-15992  
Assessor's Parcel Number: 032-171-027  
1041 Sprowl Creek Road, Garberville area

Project Description: A Special Permit for 5,060 square feet of new outdoor cannabis cultivation. Cultivation activities extend from May to November. The applicant anticipates two cultivation cycles per year. Water for irrigation will be provided by the Garberville Community Services District. Processing such as drying, and curing will take place in a 20'x20' square foot structure. Further processing such as trimming will take place offsite at a permitted processing facility. Power for the project is supplied by P.G.&E.

***ACTION: The Zoning Administrator has considered the Addendum to the Environmental Impact Report for the Commercial Cannabis Land Use Ordinance (CCLUO) pursuant to Section 15164 of the State CEQA Guidelines, makes all of the required findings for approval of the Special Permit based on evidence in the staff report, and adopts the Resolution approving the proposed TNT Grown LLC Special Permit subject to the recommended conditions.***

7. Alyeska, 707, LLC, Special Permits  
Record Number PLN-2018-15220  
Assessor's Parcel Number: 221-081-001  
3598 Thomas Road , Whitethorn area

Project Description: A Zoning Clearance Certificate for 5,000 square feet of existing full-sun outdoor cannabis cultivation. Water for irrigation is sourced from a 250,000-gallon off-stream rainwater catchment pond. The applicant's estimated annual water use is 82,350 gallons. Processing activities, including drying, trimming, and packaging will occur offsite at a permitted third-party processing facility. The cultivation activity does not require any power use. Power to a residence on the site is provided by an existing solar array with a backup generator. No employees work on site. The project requires a Special Permit for an area with cultivation on slopes greater than 15% and a Special Permit for minor site reconfiguration.

***ACTION: The Zoning Administrator has considered the Addendum to the Environmental Impact Report for the Commercial Cannabis Land Use Ordinance (CCLUO) pursuant to Section 15164 of the State CEQA Guidelines, makes all of the required findings for approval of the Special Permit based on evidence in the staff report, and adopts the Resolution approving the proposed Alyeska 707, LLC Special Permits subject to the recommended conditions.***

8. Barn Cat Farm, LLC Special Permit  
Record Number: PLN-11893-SP  
Assessor's Parcel Number: 522-044-039  
3400 Brannan Mountain Road, Willow Creek Area

Project Description: A Special Permit for 8,482 square feet of existing outdoor cannabis cultivation. There will be a maximum of three cultivation cycles annually. The proposed project includes relocation of two historic cultivation sites. The applicant estimates 182,847 gallons of water is required annually. Water for irrigation is sourced from a class II spring diversion and rainwater catchment from an ag building and a proposed rainwater catchment pond. An additional Special Permit is sought for stream channel restoration and decommissioning the point of diversion. Total water storage for irrigation will be 228,750 gallons. The proposed project includes relocation of the historic cultivation area to an environmentally superior location on the subject parcel. Processing will occur in an existing 750 square foot 'Ag Building' where cannabis is dried and then boxed and moved across the site to a proposed 320 square foot, two story processing building. The applicant anticipates the need for four employees to handle operations onsite. Power for the project is provided by a large propane generator and Honda generators.

***ACTION: 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, makes all of the required findings for approval of the Special Permit based on evidence in the staff report and adopts the Resolution approving the proposed Barn Cat Farm, LLC, project without the proposed new processing building, subject to the recommended conditions.***

#### **D. CONTINUED ITEMS**

1. Johnston Construction  
Conditional Use Permit and Coastal Development Permit  
Case Number PLN-2019-16087  
Assessor's Parcel Number (APN) 305-111-005  
5621 Humboldt Hill Road, Eureka Area

Project Description: A Coastal Development Permit (CDP) and Conditional Use Permit (CUP) to authorize the construction of a three-bedroom, two bath single family residence, up to 3,000 square feet in size. The Conditional Use Permit is for a second residence on a parcel designated Agriculture Exclusive by the Humboldt Bay Area Plan. The parcel is developed with an existing 810 square foot single family residence that will become the Second Dwelling Unit (i.e., Accessory Dwelling), 1,152 square foot detached garage, and various accessory structures. The property is used for livestock grazing. No tree removal is proposed, and minimal grading is required to facilitate construction. All development will be contained within a two (2) acre building site. The parcel is served water and sewer by the Humboldt Community Services District.

***ACTION: The Zoning Administrator finds the proposed project consistent with Section 15303 (Categorical Exemption) of the CEQA Guidelines and makes all of the required findings for approval of the Coastal Development Permit/Conditional Use Permit based on evidence in the staff report and any public testimony, and adopts the Resolution approving the Johnston Construction permits subject to the recommended conditions.***

## **E. ITEMS PULLED FROM CONSENT**

2. Smokey Hollow Productions, LLC Special Permit  
Record Number PLN-2018-15297  
Assessor's Parcel Number: 212-013-011  
4646 Thomas Road, Myers Flat area

Project Description: An application for a Special Permit to allow an existing 22,500 square foot outdoor cannabis cultivation operation, of which 10,000 square feet was permitted with a Zoning Clearance Certificate under a separate permit. Propagation occurs in a 2,000 square foot nursery. The irrigation water source is a rainwater catchment pond with a 1-million-gallon capacity. Estimated annual water use is 140,000 gallons. Water storage consists of seven (7) hard tanks totaling 22,800 gallons. Drying and curing will occur in a 480 square foot outbuilding. Processing will occur on-site in a permitted commercial building or be taken offsite. Up to four people will be on-site during peak activities. The primary power source is a solar array, and a generator is onsite for backup.

***ACTION: This Smokey Hollow Productions, LLC Special Permit item was continued to a date uncertain, re-noticing of the project will be provided.***

3. Unity Farm Holdings, LLC Special Permit  
Record Number PLN-2019-15665  
Assessor's Parcel Number: 217-181-012  
3149 Whitlow Road, Myers Flat area

Project Description: A Special Permit for 43,560 square feet of new outdoor cannabis cultivation. Cultivation activities extend from April to November. The applicant anticipates three cultivation cycles per year. Irrigation water for cultivation will be sourced from an existing permitted well (18/19-1065). Water will be stored in twenty (20) 4,800-gallon hard tanks, for a total of 96,000 gallons of water storage. Processing will occur onsite in a proposed commercial building. The applicant is anticipating on hiring four employees during peak of operations. Power will be provided by Pacific Gas and Electric (PG&E) via grid energy and solar.

***ACTION: The Zoning Administrator has considered the Addendum to the Environmental Impact Report for the Commercial Cannabis Land Use Ordinance (CCLUO) pursuant to Section 15164 of the State CEQA Guidelines, makes all of the required findings for approval of the Special Permit based on evidence in the staff report, and adopts the Resolution approving the proposed Unity Farm Holdings, LLC Special Permit subject to the revised conditions of approval, as amended at the meeting.***

4. Humboldt Bud Company, LLC, Special Permits  
Record Number PLN-2018-15255  
Assessor's Parcel Number: 081-101-007  
611 Boy Scout Camp Road, Myers Flat area

Project Description: A Special Permit for 2,600 square feet (sf) of existing outdoor full-sun cultivation in the Meyers Flat Community Area. There will be one harvest annually. Annual water usage is 47,000 gallons. Irrigation water for cultivation is supplied by Myers Flat Mutual Water System, Inc. The applicant proposes to obtain plant starts from a licensed nursery. Cannabis will be processed off-site at a licensed processing facility. There will be two full-time operators. Power will be provided by Pacific Gas and Electric (P. G. & E.). The applicant is requesting a Special Permit for a reduction to the required 600-foot setback from public lands.

***ACTION: The Zoning Administrator has considered the Addendum to the Environmental Impact Report for the Commercial Cannabis Land Use Ordinance (CCLUO) pursuant to Section 15164 of the State CEQA Guidelines, makes all of the required findings for approval of the Special Permit based on evidence in the staff report, and adopts the Resolution approving the proposed Humboldt Bud Company Special Permits subject to the recommended conditions, as amended at the meeting with added conditions of approval and findings.***

5. Humboldt Bud Company, LLC, Special Permits

Record Number PLN-2018-15251

Assessor's Parcel Numbers: 081-091-002 and 081-091-003

639 Boy Scout Camp Road and 651 Boy Scout Camp Road, Myers Flat area

Project Description: A Special Permit for 1,999 square feet (sf) of existing full-sun outdoor cultivation. The applicant is proposing to reorganize full sun cultivation into temporary hoop-house structures containing 1,960 square feet to utilize a light deprivation cultivation method. Annual water usage is 45,000 gallons. Irrigation water for cultivation is supplied by Myers Flat Mutual Water System, Inc. Cannabis will be taken off-site to a licensed processing facility. There will be one to two full-time operators. Power will be provided by Pacific Gas and Electric (P. G. & E.). The applicant is requesting a Special Permit for a reduction to the required 600-foot setback from public lands.

***ACTION: The Zoning Administrator has considered the Addendum to the Environmental Impact Report for the Commercial Cannabis Land Use Ordinance (CCLUO) pursuant to Section 15164 of the State CEQA Guidelines, makes all of the required findings for approval of the Special Permit based on evidence in the staff report, and adopts the Resolution approving the proposed Humboldt Bud Company Special Permits subject to the recommended conditions, as amended at the meeting with added conditions of approval and findings.***

6. Humboldt Bud Company, LLC, Special Permits

Record Number PLN-2018-15263

Assessor's Parcel Number: 081-091-010 and 081-091-013

749 Boy Scout Camp Road, Myers Flat area

Project Description: A Special Permit for 1,999 sf of existing outdoor cultivation. Cultivation will take place in temporary hoop houses or be grown in full sun in the Meyers Flat Community Area. The existing cultivation is to be relocated outside of the Streamside Management Area of the South Fork of the Eel River to an environmentally superior location on site. Water for irrigation is provided by Myers Flat Mutual Water System. Estimated annual water use is 40,000 gallons. There is no water storage currently on site. Processing will occur offsite. Up to two workers are needed. Power is supplied by PG&E and no generators are proposed. The applicant is requesting a Special Permit for a reduction to the required 600-foot setback from public lands.

***ACTION: The Zoning Administrator has considered the Addendum to the Environmental Impact Report for the Commercial Cannabis Land Use Ordinance (CCLUO) pursuant to Section 15164 of the State CEQA Guidelines, makes all of the required findings for approval of the Special Permit based on evidence in the staff report, and adopts the Resolution approving the proposed Humboldt Bud Company Special Permits subject to the recommended conditions, as amended at the meeting with added conditions of approval and findings.***

## G. ADJOURNMENT

*John Ford adjourned the meeting at 11:19 a.m.*

*Persons wishing to file documentation on any agenda item for the official record can email [planningclerk@co.humboldt.ca.us](mailto:planningclerk@co.humboldt.ca.us) and must include your name and the agenda item number(s). If you do not have access to email, a voice mail may be left at 707-445-7541.*

*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 Planning Department at 707-445-7541 or by email [planningclerk@co.humboldt.ca.us](mailto:planningclerk@co.humboldt.ca.us) or the ADA Coordinator at 844-365-0352 or by email at [ada@co.humboldt.ca.us](mailto:ada@co.humboldt.ca.us)*