

**ZONING ADMINISTRATOR**

**JOHN H. FORD**  
Director, Planning and Building



**COUNTY STAFF**

**MICHAEL RICHARDSON**  
Supervising Planner  
**CLIFF JOHNSON**  
Supervising Planner

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

**ACTION SUMMARY**

**Thursday, July 7, 2022**

**10:00 AM**

**Regular Meeting - Virtual**

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**A. CALL TO ORDER****B. AGENDA MODIFICATIONS****C. DISCUSSION OF REMOTE MEETINGS**

Resolution of the Planning Commission of the County of Humboldt re-authorizing remote teleconference meetings for the period July 12, 2022, through August 11, 2022 pursuant to the Ralph M. Brown Act.

*Action: The Zoning Administrator adopted the Resolution re-authorizing remote teleconference meetings for the period July 12, 2022, through August 11, 2022 pursuant to the Ralph M. Brown Act.*

**D. CONSENT CALENDAR**

Eco Green Grow, LLC; Special Permit  
Record Number PLN-11647-SP (filed 12/02/2016)  
Assessor's Parcel Number: 522-211-046  
Willow Creek area

A Special Permit for 4,972 square feet (sf) of pre-existing mixed-light cannabis cultivation. Two harvests are anticipated per year. Clones will be sourced by ancillary propagation on the adjacent parcel (522-211-045) and an off-site licensed nursery. Water for irrigation is provided by the Willow Creek Community Services District and the applicant has a will-serve letter. Annual water needed for the operation is 50,000 gallons (10 gal/sf/yr). There is 9,000 gallons of existing hard tank water storage on-site. Processing will occur on a neighboring parcel (522-211-045) owned and operated by the applicant, and will include bucking and packaging. Harvested product will be fresh frozen on neighboring parcel 522-211-045, and no trimming will occur. There will be 7-10 employees used for operations across two adjacent parcels (522-211-045 & 522-211-046) owned and operated by the applicant, and a carpooling plan is in place. Electricity is provided by PGE. The Humboldt County Zoning Administrator will consider an Addendum to a previously adopted Mitigative Negative Declaration and has been prepared for consideration per §15164 of the State CEQA Guidelines.

Eco Green Grow, LLC; Special Permit  
Record Number PLN-11648-SP (filed 12/02/2016)  
Assessor's Parcel Number: 522-211-045  
Willow Creek area

A Special Permit for 4,840 square feet (sf) of pre-existing mixed-light cannabis cultivation, and 625 sf of ancillary propagation. Two harvests are anticipated per year. Additional clones will be sourced from an off-site licensed nursery. Water for irrigation is provided by the Willow Creek Community Services District and the applicant has a will-serve letter. Annual water needed for the operation is 50,000 gallons (10.3 gal/sf/yr). There is 7,500 gallons of existing hard tank water storage on-site. Processing on-site will include bucking and packaging. Harvested product will be fresh frozen on-site, and no trimming will occur. There will be 7-10 employees used for operations across two adjacent parcels (522-211-045 & 522-211-046) owned and operated by the applicant, and a carpooling plan is in place. Electricity is provided by PGE. The Humboldt County Zoning Administrator will consider an Addendum to a previously adopted Mitigative Negative Declaration and has been prepared for consideration per §15164 of the State CEQA Guidelines.

***Action: 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 made all of the required***

*findings for approval of the Zoning Clearance Certificates & Special Permits and adopted the Resolution approving the Eco Green Grow, LLC Zoning Clearance Certificates & Special Permits as recommended by staff subject to the recommended conditions.*

Roland Zee; Coastal Development Permit and Special Permit Extension  
Record Number PLN-2021-15650-EXT2 (filed July 20, 2021)  
Assessor's Parcel Number (APN) 400-121-007-000  
Manila Area

A two-year extension of a Coastal Development Permit and Special permit originally approved on July 6, 2006. The permits were subsequently modified and extended with the current extension set to expire August 4 2021. No changes to the project are proposed. A two-year extension of a Coastal Development Permit and Special Permit to construct a new single-family residence originally approved on July 6, 2006 and modified on March 1, 2007 and again on August 18, 2016. The previously approved modification allowed the building footprint to be increased to 1,650 square feet, for a total of 2,590 square feet of living space. The Special Permit was required to reduce from 100 feet to 81 feet the wetland setback for placement of the residence. The approximately 3-acre parcel is currently developed with a shed. No trees are proposed to be removed and minimal grading is required for this project. The Manila Community Services District will provide water and sewer services. No changes to the modified project are proposed. If approved, the extension will expire on August 4, 2023.

*Action: 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 made all of the required findings based on evidence in the staff report and approved the Roland Zee project subject to the recommended conditions.*

California Redwood Samoa Sawmill Deconstruction Project: Modification, Coastal Development Permit  
Record Number PLN-2022-17662 (filed 3/2/2022)  
Assessor's Parcel Number (APN) 401-031-061  
Samoa Area

Modification of a previously approved Coastal Development Permit (CDP 99-62); the deconstruction of remaining portions of Samoa Sawmill facility to resolve an attractive nuisance which is unauthorized visitors trespassing and entering abandoned structures; to be deconstructed are the former timber production complex to include the office, dry kilns and condensate sump, boiler building, and electrical building. Said structures are all located on the same site as the previously approved project but were not included at that time. The project is exempt from CEQA.

*Action: 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 made all of the required findings and approved the modification to the previously approved Coastal Development Permit as recommended by staff subject to the recommended conditions.*

**E. ITEMS PULLED FROM CONSENT****F. PUBLIC HEARINGS****G. ADJOURNMENT**

*NEXT MEETING     July 21, 2022     6:00 p.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](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).*