

ZONING ADMINISTRATOR

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

AGENDA

Thursday, February 3, 2022

10:00 AM

Regular Meeting - Virtual

NOTE: The County of Humboldt Zoning Administrator meeting will be held virtually 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. After the Agenda is posted on Friday, January 28, 2022, 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. Tree House Culture, LLC, Special Permit
Record Number PLN-11967-SP (filed 12/16/2016)
Assessor's Parcel Number (APN) 210-051-060
Bridgeville Area

A Special Permit for 8,700-square-foot (SF) of existing cannabis cultivation of which 5,200 SF is mixed-light and 3,500 SF is outdoor. Applicant relocated approximately 5,200 SF of mixed-light and 1,050 SF of outdoor cultivation adjacent to the existing non-permitted residence, which is proposed to be converted into materials storage and Americans with Disabilities Act-compliant restrooms. Approximately 14,868 SF of existing outdoor cultivation in multiple areas was retired and will no longer be used. A remediation inspection plan was prepared documenting revegetation from onsite retirement, remediation, and relocation of three historic cultivation areas. Irrigation water is sourced from a registered point of diversion and a rainwater catchment system that captures water from all greenhouse roof surfaces and is stored in 20 hard tanks totaling 79,200 gallons. An additional 270,000-gallon rain catchment storage tank is proposed. Estimated annual water usage for cultivation is approximately 97,000 gallons. Drying occurs onsite and all additional processing will occur offsite. Power for the operation is currently provided by two generators that will be retired and replaced with renewable (Pacific Gas and Electric Company, solar, or wind) power within 3 to 5 years of permit approval.

Recommendation: Find that the Zoning Administrator has considered the Addendum to the adopted Mitigated Negative Declaration (MND) for the Commercial Medical Marijuana Land Use Ordinance (CMMLUO) as described by Section 15164 of the State California Environmental Quality Act (CEQA) Guidelines, make all of the required findings for approval of the Special Permit and approve the Tree House Camp, Inc Special Permit subject to the recommended conditions.

Attachments: [11967 Tree House Culture Executive Summary 2.3.22](#)
[11967 Tree House Culture Staff Report 2.3.22](#)
[Attachment A - 11967 WRPP 05.09.18](#)
[Attachment B - 11967 Wetland Delineation Report 04.04.2019](#)
[Attachment C - 11967 Botanical Survey Report 04.04.2019](#)

D. ITEMS PULLED FROM CONSENT

E. ADJOURNMENT

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.

