

ZONING ADMINISTRATOR

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Director, Planning and Building



COUNTY STAFF

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

AGENDA

Thursday, August 15, 2024

10:00 AM

Regular Meeting - Hybrid

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/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 707-267-9409 The Agenda is posted on the Friday prior to the meeting. Comments received after the agenda has been published can be found at the "Attachments" section of the "Meeting Details" link next to the posted Agenda at: <https://humboldt.legistar.com>. All public comment and supplemental information submitted after Wednesday, August 14, 2024, will be included with the administrative record after the fact.

A. CALL TO ORDER**B. AGENDA MODIFICATIONS**

C. CONSENT CALENDAR**1. Lizard Ranch Farms LLC**

Assessor Parcel Numbers (APN) 208-341-011

Record No.: PLN-12020-SP

Dinsmore area

A Special Permit for 9,325 square feet of existing outdoor commercial cannabis cultivation. Water is sourced from an existing well and rainwater catchment. Water is stored in a series of tanks totaling 96,500 gallons, the annual water budget is 120,000 gallons. Drying will occur onsite while further processing, including trimming will occur offsite. A solar panel and battery system provides electricity, with a generator used for emergencies only.

Recommendation:

That the Zoning Administrator:

1. Adopt resolutions (Resolution 24-__) (Attachments 1) which does the following:
 - a. Finds the Zoning Administrator has considered the Mitigated Negative Declaration previously adopted for the Commercial Medical Marijuana Land Use Ordinance and the Addendum that was prepared for the Lizard Ranch, LLC project (Attachment 3); and
 - b. Finds the proposed project complies with the General Plan and Zoning Ordinance; and
 - c. Approves the Lizard Ranch, LLC Special Permit subject to the recommended conditions of approval (Attachments 1A).

Attachments:[12020 Staff Report 8.15.24](#)[Attachment 1 - Draft Resolution](#)[Attachment 1A - Conditions of Approval](#)[Attachment 1B - Operations Plan](#)[Attachment 1C - Site Plan](#)[Attachment 2 - Location Maps](#)[Attachment 3 - 12020 CEQA Addendum](#)[Attachment 4 - Applicant's Evidence in Support of Findings](#)[Attachment 4A - Site Management Plan](#)[Attachment 4B - Well Completion Report](#)[Attachment 4C - Road Evaluation](#)[Attachment 4D - FAA No Hazard Letter](#)[Attachment 4E - Timber Conversion Evaluation](#)[Attachment 4F - LSAA](#)[Attachment 5 - Referral Agency Comments](#)[Attachment 5A - CDFW referral comments](#)[Attachment 5B - Division of Environmental Health](#)[Attachment 5C - Public Works](#)

2. Whipsawasons, LLC Special Permit

Assessor's Parcel Numbers (APN): 217-391-012

Record Numbers: PLN-2023-18695

Blocksburg Area; east of Miranda

A Special Permit to add 8,400 Square Feet (SF) of cannabis cultivation to an approved Conditional Use Permit (PLN-12216-CUP) for 12,000 SF, for a total cultivation area of 20,400 SF of cultivation. The proposed expansion would add (12) 10' x 70' light deprivation hoop houses to a preexisting graded flat on the parcel. The expansion would also include 840 SF of additional ancillary nursery space for a total of 2,000 SF of nursery. Water is sourced from a preexisting 550,000-gallon rain catchment pond and 30,000-gallons of hard tank storage. Domestic water is supplied from a ground water well. Cannabis is dried on site; further processing occurs off site at a licensed facility. Power is sourced from a preexisting solar system with a backup generator

Recommendation:

That the Zoning Administrator:

1. Adopt resolutions (Resolution 24-___) (Attachments 1) which does the following:
 - a. Finds the Zoning Administrator has considered the Final Environmental Impact Report for the Commercial Cannabis Land Use Ordinance and the Addendum that was prepared for the Whipsawasons, LLC project (Attachment 3); and
 - b. Finds the proposed project complies with the General Plan and Zoning Ordinance; and
 - c. Approves the Whipsawasons, LLC Special Permit subject to the recommended conditions of approval (Attachments 1A).

Attachments:

[18695 Staff Report 8.15.24](#)
[Attachment 1 - DRAFT Resolution](#)
[Attachment 1A - Conditions of Approval](#)
[Attachment 1B - Operations Plan](#)
[Attachment 1C - Site Plan](#)
[Attachment 2 - Location Map](#)
[Attachment 3 - CEQA Addendum](#)
[Attachment 4 - Applicant's Evidence in Support of Findings](#)
[Attachment 4A - Botany Survey](#)
[Attachment 4B - Grading Plan](#)
[Attachment 4C - LSAA](#)
[Attachment 4D - Road Evaluation](#)
[Attachment 4E - Encroachment Permit](#)
[Attachment 4F - Biological Report](#)
[Attachment 5 - Referral Agency Comments](#)
[Attachment 5A - ref CDFW comments 7.11.25](#)
[Attachment 5B - ref Pubic Works](#)

D. ITEMS PULLED FROM CONSENT**E. PUBLIC HEARINGS****F. ADJOURNMENT****G. NEXT MEETING: September 19, 2024 10:00 a.m. Regular Meeting - Hybrid**