

ZONING ADMINISTRATOR

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

AGENDA

Thursday, July 18, 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, July 17, 2024 will be included with the administrative record after the fact.

A. CALL TO ORDER**B. AGENDA MODIFICATIONS****C. CONSENT CALENDAR**

1. Larabee Farm, LLC, Special Permit
Assessor Parcel Numbers (APN) 210-250-020-000
Record No.: PLN-11889-SP
Bridgeville area

A Special Permit for 9,460 square feet of existing mixed light commercial cannabis cultivation. The ancillary nursery area totals 900 square feet. Water for irrigation is sourced from a permitted well. Water storage totals 66,600 gallons and an additional 40,000 gallons of rainwater catchment is proposed. Annual water use for irrigation is 110,000 gallons (11 gallons per square foot). Processing occurs on site. Power is supplied by PG&E.

Recommendation: That the Zoning Administrator:

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

Attachments: [11889 Staff Report 7.18.24](#)
[Attachment 1 - Draft Resolution](#)
[Attachment 1A - Conditions of Approval](#)
[Attachment 1B - Operations Plan 052024](#)
[Attachment 1C - Site Plan](#)
[Attachment 2 - Location Maps](#)
[Attachment 3 - CEQA Addendum](#)
[Attachment 4 - Applicant's Evidence in Support of Required Findings](#)
[Attachment 4A - Site Management Plan 02.15.2021](#)
[Attachment 4B - Lake or Streambed Alteration Agreement](#)
[Attachment 4C - Well Competition Report](#)
[Attachment 4D - Road Evaluation Report 6-1-2018](#)
[Attachment 4E - NOA-Updated Contact \(01.24.2022\)](#)
[Attachment 4F - Hydrologic Isolation Report](#)
[Attachment 4G - Septic Review Letter](#)
[Attachment 5 - Referral Agency Comments](#)

2. Benzinger Coastal Development Permit and Lot Line Adjustment
Record Number: PLN-2024-18983
Assessor Parcel Numbers: 014-291-007 and 014-291-008
Myrtle town area

A Coastal Development Permit to allow a Lot Line Adjustment between two parcels of approximately 1.75 acres and 2.08 acres, resulting in two parcels of approximately 1.63 acres and 2.20 acres. Both parcels are currently developed with single family residences and are served water and sewer by Humboldt Community Services District. The purpose of the Lot Line Adjustment is to add land to APN 014-291-008 to include improvements appurtenant to said parcel. A utility easement will be reserved over the adjusted land. No development is proposed.

Recommendation: That the Zoning Administrator:

1. Adopt the resolution (Attachment 1) which does the following:
2. Finds that the proposed project complies with the Humboldt Bay Area Plan and Zoning Ordinance; and
3. Finds the project exempt from CEQA pursuant to Section 15305(a) of the CEQA Guidelines, and that there is no substantial evidence that the project will have a significant effect on the environment; and
4. Approves the Coastal Development Permit and Lot Line Adjustment subject to the recommended conditions of approval (Attachment 1A).

Attachments: [18983 Staff Report 7.18.24](#)
[Attachment 1 - Draft Resolution](#)
[Attachment 1A - Conditions of Approval](#)
[Attachment 1B - Lot Line Adjustment Map](#)
[Attachment 2 - Applicant's Evidence in Support of the Required Findings](#)
[Attachment 3 - Referral Agency Comments and Recommendations](#)

3. Blue Lake Gravel Bar renewal of SMARA Reclamation Plan and Review of Financial Assurance Cost Estimates

Assessor's Parcel Numbers (APN) 312-161-007, 312-161-020, 313-231-001, 313-231-002
Record No.: PLN-2024-18901 / SMR-08-91XX
Blue Lake area

A fifteen-year (15) extension of the Reclamation Plan (SMR-08-91XX) (CA Mine ID #91-12-0032) for the existing in-stream operations on the Blue Lake Bar. A vested rights determination was made in 1992 for the annual maximum extraction of 50,000 cubic yards. Blue Lake Bar is located just downstream (west) of the confluence of the Main Stem Mad River and the North Fork Mad River. Primary access to the site is off a private drive at the end of Taylor Way accessing Hatchery Road approximately 800 feet north of Hatchery Road Bridge. Portions of the operation are located within the City of Blue Lake. If approved, the Reclamation Plan will expire July 29, 2037.

Recommendation: That the Zoning Administrator:

1. Adopt the resolution (Resolution 24-___). (Attachment 1) which does the following:
 - a. Finds that the Zoning Administrator has considered the Mitigated Negative Declaration previously adopted for the Blue Lake Bar SMARA Reclamation Plan and the Addendum that was prepared for the Blue Lake Bar Reclamation Plan Renewal (Attachment 3.A); and

- b. Finds that the proposed project complies with the General Plan and Zoning Ordinance; and
- c. Approves the Renewal of the Blue Lake Bar SMARA Reclamation Plan Renewal subject to the recommended conditions of approval (Attachment 2.A).

Attachments:

[18901 Staff Report 7.18.24](#)
[Attachment 1 - Draft Resolution](#)
[Attachment 2A - Conditions of Approval](#)
[Attachment 2B - Original Conditions of Approval](#)
[Attachment 3A - Addendum to MND](#)
[Attachment 3B - Reclamation Plan - CEQA MND](#)
[Attachment 4 - Applicant's Evidence in Support of the Required Findings](#)
[Attachment 4A - Reclamation Plan revised 12.1.2023](#)
[Attachment 4B - Financial Assurance Cost Estimate](#)

4. Charles Bar Conditional Use Permit, Surface Mining Permit and Reclamation Plan Renewal
Assessor Parcel Numbers (APN) 217-053-004 and 217-053-005
Record No.: PLN-2023-18275
Garberville area

A 15-year extension to the Charles Bar Mining Permit. The mining operation was originally permitted in 1993 for the extraction and crushing of up to 25,000 cubic yards of gravel every 3 to 5 years for County road maintenance. The Humboldt County Department of Public Works has performed four extractions at the site. Crushed material will be stockpiled at designated permanent areas. When no crushing is done, extracted material will be transported to a job site. The bar will be accessed via the designated haul road on the bar directly off of Alderpoint Road. Gravel extraction will be intermittent, with each extraction period lasting approximately three to four weeks. No changes to the original approval are proposed.

Recommendation:

That the Zoning Administrator:

1. Adopt the resolution (Resolution 24-___). (Attachment 1) which does the following:
 - a. Finds that the project complies with the California Environmental Quality Act and no further environmental review is necessary for the Charles Bar Conditional Use Permit Renewal project; and
 - b. Finds that the proposed project complies with the General Plan and Zoning Ordinance; and
 - c. Approves the Permit renewal subject to the recommended conditions of approval (Attachment 1A).

Attachments: [18275 Staff Report 7.18.24](#)
 [Attachment 1 - Draft Resolution](#)
 [Attachment 1A - Conditions of Approval](#)
 [Attachment 1B - CharlesBar Operations Plan Renewal \(2009\)](#)
 [Attachment 1C - Site Map Charles Bar](#)
 [Attachment 2A - Location Maps](#)
 [Attachment 2B - Charles Bar Location](#)
 [Attachment 3 - Subsequent Mitigated Negative Declaration](#)
 [Attachment 4 - Charles Bar Reclamation Plan](#)
 [Attachment 5A - PG&E comment 7.25.2023](#)
 [Attachment 5B - PG&E comment 7.26.2023](#)
 [Attachment 5C - Humboldt Dept. of Public Works - Response](#)
 [Attachment 5D - CDFW email](#)

5. Wallan Quarry Conditional Use Permit, Surface Mining Permit and Reclamation Plan Renewal
Assessor Parcel Numbers (APN) 223-136-003 and 223-136-004
Record No.: PLN-2023-18118
Garberville area

A 15-year extension to the Wallan Quarry. The site has been intermittently quarried since at least 1963 for major highway construction projects, riverbank flood repair and bridge abutment protection. The quarry was previously permitted in 1989 (CUP-21-89/SMR-01-89). The quarry was again permitted in 2008 (CUP-06-30/SMP-06-01/RP-06-01) for continued operations for the intermittent extraction and processing of up to 45,000 cubic yards in any given year with an average annual rate not to exceed 15,000 cubic yards. No changes to the original approval are proposed.

Recommendation: That the Zoning Administrator:

1. Adopt the resolution (Resolution 23-___). (Attachment 1) which does the following:
 - a. Finds that the project complies with the California Environmental Quality Act and no further environmental review is necessary for the Wallan Quarry Conditional Use Permit Renewal project; and
 - b. Finds that the proposed project complies with the General Plan and Zoning Ordinance; and
 - c. Approves the Permit renewal subject to the recommended conditions of approval (Attachment 1A).

Attachments: [18118 Staff Report 7.18.24](#)
 [Attachment 1 - Draft Resolution](#)
 [Attachment 1A - Conditions of Approval](#)
 [Attachment 1B - Wallan Quarry Operations Plan](#)
 [Attachment 1C - 18118 Site Plan](#)
 [Attachment 2A - 18118 Location Map 03.15.2023](#)
 [Attachment 2B - 18118 Wallan Quarry Location](#)
 [Attachment 3 - Subsequent Mitigated Negative Declaration](#)
 [Attachment 4 - Reclamation Plan](#)
 [Attachment 5 - Referral Agency Comments and Recommendations](#)
 [Attachment 5A - PGE response](#)
 [Attachment 5B - Humboldt Dept. of Public Works - Roads response](#)

D. ITEMS PULLED FROM CONSENT

E. PUBLIC HEARINGS

1. Mayers Flat Farm, LLC
Assessor Parcel Numbers (APN) 211-372-006
Record No.: PLN-12651-SP
Miranda area

Mayers Flat Farm, LLC., seeks a Special Permit to expand an existing 8,750-square-foot (SF) cannabis cultivation operation consisting of two light-deprivation greenhouses to 22,000 SF of outdoor cultivation and outdoor light-deprivation. All existing and proposed cultivation is situated on existing graded or flat areas that are cumulatively less than 20 percent of the prime agricultural soils on the 80-acre parcel. Ancillary propagation would also expand from 875 SF to 2,200-SF. Water is sourced from a 350,000-gallon onsite rainwater catchment pond and from roof and tarp rainwater catchment that will collect water from greenhouses and store it in tanks. A permitted groundwater well will be utilized primarily only for backup purposes. Water usage is estimated to require 289,000 gallons for irrigation, per growing season, at full buildout (13.13 gallons per SF). Existing water storage is 360,650 gallons, including the 350,000-gallon rainwater catchment pond. An additional 20,000 gallons of hard tank storage is proposed, for a proposed total of 380,650 gallons of storage available for the cannabis irrigation. Drying of cannabis would continue onsite in an existing outbuilding using dehumidifiers and fans. Offsite processing in a licensed facility is proposed. Up to three independent contract employees are anticipated during peak operations. Power is provided by a 25-kilowatt (kW) (and backup 45-kW) diesel generator as the applicant finalizes plans to install a solar array. Expansion beyond the existing 8,750 square feet will be allowed once the applicant demonstrates conversion to alternative energy to meet total power needs. A Special Permit is required for the buffer reduction of the storage pond which is located within the delineated wetland buffers of two ephemeral wetlands.

Recommendation: That the Zoning Administrator:

Adopt the resolution (Resolution 23-___). (Attachment 1) which does the following:

- a. Finds that the Zoning Administrator has considered the Environmental Impact Report for the Commercial Cannabis Land Use Ordinance and the Addendum that was prepared for the Mayers Flat Farm, LLC project); and
- b. Finds that the proposed project complies with the General Plan and Zoning Ordinance; and
- c. Approves the Special Permit subject to the recommended conditions of approval (Attachment 1A)

Attachments:

[12651 Staff Report 7.18.24](#)

[Attachment 1 - Resolution](#)

[Attachment 1A - Conditions of Approval](#)

[Attachment 1B - 12651 Humboldt County Plot Plan 02-18-2022\(final\)](#)

[Attachment 2 - Map Set](#)

[Attachment 3 - CEQA Addendum](#)

[Attachment 4 - Applicants evidence in Support of the Required Findings](#)

[Attachment 4A - Revised Ops Plan Mayer's Flat](#)

[Attachment 4B - Energy Generation and Consumption Plan 10-22-2021](#)

[Attachment 4C - Revised Water and Irrigation Plan Mayers 2.15.2020](#)

[Attachment 4D - Rainwater Catchment Design Plan](#)

[Attachment 4E - Mayers Flat Botanical Survey 10 13 21](#)

[Attachment 4F - 12651 Grading, Draining, & Erosion Control Plan 11.15.2018](#)

[Attachment 4G - Wetland Report 1.16.19](#)

[Attachment 4H - Road Evaluation Report Form Complete](#)

[Attachment 4I - NSO Scoping Report](#)

[Attachment 4J - SMP Revision New Cultivation Area](#)

[Attachment 4K - LSAA REVISIONS Response](#)

[Attachment 4L - 1600-2018-0695-R1 HUM OpLaw](#)

[Attachment 4M - Site Managment Plan Pt. 1 & 2 Final Revised 4-9-20 TRC 106 Reduced](#)

[Attachment 4N - Mayers Flat Farm Biological Assessment Final 2 0](#)

[Attachment 4O - 24 Hour Noise Assessment](#)

[Attachment 4P - Well completion log](#)

[Attachment 5 - Referral Agency Comments](#)

F. ADJOURNMENT

G. NEXT MEETING: August 1, 2024 10:00 a.m. Regular Meeting - Hybrid