



MINUTE SHEET

THURSDAY, JULY 18, 2024

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.



Laura McClenagan
Zoning Administrator Clerk



John H. Ford
Zoning Administrator

ZONING ADMINISTRATOR

JOHN H. FORD
Director, Planning and Building



COUNTY STAFF

CLIFF JOHNSON
Planning Manager
ELIZABETH SCHATZ
Planning Manager

**ZONING ADMINISTRATOR
COUNTY OF HUMBOLDT**

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

ACTION SUMMARY

Thursday, July 18, 2024

10:00 AM

Regular Meeting - Hybrid

A. CALL TO ORDER

Director John Ford called the meeting to order at 10:01 a.m.

B. AGENDA MODIFICATIONS

Agenda Item E1 - Mayers Flat Farm was moved up and approved on Consent

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.

The Zoning Administrator adopted the resolution (Resolution 24-025) which finds 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 finds that the proposed project complies with the General Plan and Zoning Ordinance; and approves the Larabee Farm, LLC Special Permit subject to the conditions of

approval.

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.

The Zoning Administrator adopted the resolution (Resolution 24-026) which finds the proposed project complies with the Humboldt Bay Area Plan and Zoning Ordinance; and 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 approves the Coastal Development Permit and Lot Line Adjustment subject to the conditions of approval.

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.

The Zoning Administrator adopted the resolution (Resolution 24-027) which 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 finds that the proposed project complies with the General Plan and Zoning Ordinance; and approves the Renewal of the Blue Lake Bar SMARA Reclamation Plan Renewal subject to the conditions of approval.

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.

The Zoning Administrator adopted the resolution (Resolution 24-028) which 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 finds that the proposed project complies with the General Plan and Zoning Ordinance; and approves the Permit renewal subject to the conditions of approval.

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.

The Zoning Administrator adopted the resolution (Resolution 24-029) which 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 finds that the proposed project complies with the General Plan and Zoning Ordinance; and approves the Permit renewal subject to the conditions of approval.

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.

The Zoning Administrator adopted the resolution (Resolution 24-030) which 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 finds that the proposed project complies with the General Plan and Zoning Ordinance; and approves the Special Permit subject to the conditions of approval.

D. ITEMS PULLED FROM CONSENT

E. PUBLIC HEARINGS

F. ADJOURNMENT

Director John Ford adjourned the meeting at 10:10 a.m.

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