

ZONING ADMINISTRATOR

JOHN H. FORD
Director, Planning and Building



COUNTY STAFF

MICHAEL RICHARDSON
Supervising Planner
CLIFF JOHNSON
Supervising Planner
ELIZABETH SCHATZ
Supervising Planner

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

AGENDA

Thursday, November 3, 2022

10:00 AM

Regular Meeting - Virtual

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 November 2, will be included with the administrative record after the fact.

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

C. CONSENT CALENDAR

1. Adoption of Resolution Authorizing Remote Teleconference Meetings of the Humboldt County Planning Commission for the period of November 3, 2022, through December 3, 2022, Pursuant to the Ralph M. Brown Act.

Attachments: [ZA Resolution 22-0XX_County of Humboldt_Remote Meetings_AB-361_10.06.22](#)

2. Review and approval of October 20, 2022, Action Summary;

Recommendation: Approve the September 15, 2022, Action Summary

Attachments: [ZA Action Summary 10.20.22](#)

3. Steven Jones, Special Permit
Record Number: PLN-11051-CUP (12/09/2016)
Assessor Parcel Numbers (APN) 220-272-003
Briceland area

A Special Permit for 9,600 square feet (SF) of existing cannabis cultivation (4,200 SF outdoor and 5,400 SF mixed light) and 960 SF of ancillary propagation. Irrigation water is sourced from a groundwater well. There will be a total of 48,500 gallons of water storage. Estimated annual water usage is 60,000 gallons. Drying, curing, and processing occurs onsite. Power is provided by solar, with two (2) propane generators utilized for backup.

Recommendation: That the Zoning Administrator:

1. Describe the application as part of the Consent Agenda
2. Survey the audience for any person who would like to discuss the application.
3. If no one requests discussion, make the following motion to approve the application as part of the Consent Agenda; and
4. Adopt the resolution (Resolution 22-__). (Attachment 1) which does the following:
 - a. Finds that the Zoning Administrator has considered the Addendum to the Mitigated Negative Declaration for the Commercial Cannabis Land Use Ordinance that was prepared for the Steven Jones Special Permit); and
 - b. Finds that the proposed project complies with the General Plan and Zoning Ordinance; and
 - c. Approves the Steven Jones Special Permit subject to the recommended conditions of approval (Attachment 1A)

Attachments: [11051 Steven Jones Staff Report 11.03.22](#)
[Attachment 1 - Draft Resolution](#)
[Attachment 1A - Conditions of Approval](#)
[Attachment 1B - Cultivation and Operations Plan](#)
[Attachment 1C - Site Plan](#)
[Attachment 2 - Location Maps](#)
[Attachment 3 - CEQA Addendum](#)
[Attachment 4 - Applicant's Evidence in Support of the Required Findings](#)
[Attachment 4A - Water Resource Protection Plan](#)
[Attachment 4B - Timberland Conversion Report](#)
[Attachment 4C - Road Evaluation](#)
[Attachment 4D - Hydrologic Isolation of Existing Well from Surface Waters by Lindt](#)
[Attachment 5 - Referral Agency Comments and Recommendations](#)

4. Eureka Ready Mix CUP & SMR Renewal

Record Number: PLN-2022-17873

Assessor's Parcel Number: 025-161-006, 312-151-015, 312-151-019

Blue Lake area

A 15-year extension of the Reclamation Plan (SMR-06-91X, SMP-06-91X) for the existing in-stream operation on Emmerson Bar. A vested rights determination was made in 1992 for the annual maximum extraction of 50,000 cubic yards of flood-washed aggregate from the exposed bar surface downstream of the Mad River Bridge on Hatchery Road near the City of Blue Lake. All extraction occurs on the exposed gravel bar. No changes to the vested mine nor to the adopted reclamation plan are proposed.

Recommendation: Continue the Eureka Ready Mix Conditional Use Permit and Surface Mining Reclamation Renewal to a date uncertain.

D. ITEMS PULLED FROM CONSENT

E. PUBLIC HEARINGS

1. Highpoint Honeydew Farm, LLC, Special Permit

Record Number: PLN-2018-15260

Assessor's Parcel Number: 107-054-036

Honeydew area

A Special Permit for 23,616 square feet of new outdoor commercial cannabis cultivation in light deprivation greenhouses. Cultivation will take place in four (4) 130'x32' greenhouses, one (1) 110'x32' greenhouse, and one (1) 108'x32' greenhouse. Ancillary propagation will occur in one (1) 20'x100' greenhouse and in a 20'x20' mother room in the proposed propagation area for a total propagation space of 2,400 square feet. Processing such as drying, curing and trimming is proposed onsite within an

existing 2,880-square-foot structure that will be upgraded to commercial standards. The applicant anticipates a maximum of three (3) employees will be required for operations. Water for irrigation will be provided by an existing permitted groundwater well. The applicant anticipates 201,390 gallons of water will be required annually for irrigation. Processing such as drying, curing and trimming is proposed onsite within an existing 2,880-square-foot structure that will be upgraded to commercial standards. Power for the project will be provided by PG&E and a backup generator.

- Recommendation:** That the Zoning Administrator:
1. Describe the application as a Public Hearing
 2. Survey the audience for any person who would like to discuss the application.
 3. If no one requests discussion, make the following motion to approve the application as a Public Hearing; and
 4. Adopt the resolution (Resolution 22-__). (Attachment 1) which does the following:
 - a. Finds that the Zoning Administrator has considered the Addendum to the that the Zoning Administrator has considered the Addendum to the adopted Environmental Impact Report for the Commercial Cannabis Land Use Ordinance (CCLUO) as described by Section □15164 of the State CEQA Guidelines; 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:**
- [15620 Highpoint Honeydew Staff Report 11.03.22](#)
 - [Attachment 1 - Draft Resolution](#)
 - [Attachment 1A - Conditions of Approval](#)
 - [Attachment 1B - Cultivation Operations Plan](#)
 - [Attachment 1C - Site Plan](#)
 - [Attachment 2 - Map Set](#)
 - [Attachment 3 - CEQA Addendum](#)
 - [Attachment 4 - Applicant's Evidence in Support of the Required Findings](#)
 - [Attachment 4A - Well Permit Documents](#)
 - [Attachment 4B - Biogeological Assessment](#)
 - [Attachment 4C - Wetland Delineation](#)
 - [Attachment 4D - Well Connection Report by Lindberg Geologic Consulting](#)
 - [Attachment 4E - Well Completion Report](#)
 - [Attachment 5 - Referral Agency Comments and Recommendations](#)

F. NEW BUSINESS

G. ADJOURNMENT

H. NEXT MEETING **November 17, 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 707-267-9363 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.