

ZONING ADMINISTRATOR

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

AGENDA

Thursday, April 7, 2022

10:00 AM

Regular Meeting - Virtual

NOTE: In accordance with Executive Order N-29-20 the County of Humboldt Zoning Administrator meeting will be held virtually until further notice.

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 707-268-3702. All public comments must be received by Wednesday, April 6, 2022, to be provided to the Zoning Administrator for consideration. After agenda is posted on the Friday prior to the meeting 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. Mayers Flat Farm, LLC: Special Permit
Record Number PLN-12651-SP (filed 12/28/2016)
Assessor's Parcel Number (APN) 211-372-006
Myers Flat Area

A Special Permit to expand an existing 8,750-square-foot (SF) cannabis cultivation operation consisting of two light-deprivation greenhouses to 41,300 SF of outdoor cultivation in 11 light-deprivation greenhouses. Ancillary propagation would occur also expand to 3,900-SF consisting of a 3,360-SF propagation area and within an existing 840-SF greenhouse. Water is sourced from a 350,000-gallon onsite rainwater catchment pond with excess flows would be pumped to a collection of 40,000 gallons of proposed tank storage. A point of diversion (POD) and groundwater well are used for domestic purposes. Water usage is estimated to require 379,444 gallons for irrigation, per growing season, at full buildout (9.2 gallons/SF/year), with an additional 18,250-gallons used domestically. Existing water storage of 364,100 gallons would be expanded to 404,100 gallons at full buildout. 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 is only allowed once the applicant demonstrates conversion to alternative energy to meet total power needs within 3 years of the permit as a condition of approval. Two additional Special Permits are required for the buffer reduction of the storage pond located within delineated wetland buffers and for the ongoing maintenance or decommissioning of the registered point of diversion.

Recommendation: Continue to the April 21, 2022 Zoning Administrator hearing.

2. Benbow Valley Ranch Farms, LLC: Special Permit
Case Number PLN-11916-SP (filed 12/15/2016)
Assessor's Parcel Number 223-044-010
Benbow area

A Special Permit for an existing 10,000-square-foot (SF) mixed-light cannabis cultivation operation. All cannabis will be grown in three greenhouses that total 9,600 SF consolidated to one location per California Department of Fish and Wildlife recommendation. Three cultivation locations are to be retired and remediated. The additional 400 SF of permitted cultivation area would be used to bring 1,000 SF of ancillary propagation up to 1,200 SF in a fourth greenhouse and an additional 200 SF of clone propagation would occur in the drying room. There is a maximum of three mixed-light harvests annually. Processing activities including drying, curing, and trimming would be performed onsite in an existing 2,000-SF drying facility and 260-SF processing building. The estimated projected water use for the project is approximately 235,425 gallons (23 gallons/SF/year). All irrigation water is derived from a 1,466,329-gallon rainwater catchment pond and hard storage filled by the catchment pond. Up to three seasonal employees or contractors may be required during cannabis processing. Power for the project for the short term would be provided by a diesel generator. The applicant is proposing to install a solar system consisting of 30 1,000-watt photovoltaic panels and three Tesla batteries to power the project in the near future if Pacific Gas and Electric Company power should not be available.

Recommendation: Adopt the resolution to 1) 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, 2) make all of the required findings for approval of the Special Permit and 3) approve the Benbow Valley Ranch Farms, LLC Special Permit as recommended by staff subject to the recommended conditions.

Attachments: [11916 Benbow Valley Ranch Executive Summary 04.07.22](#)
[11916 Benbow Valley Ranch Staff Report 04.07.22](#)

3. Lost Coast Nursery, LLC: Special Permit
Record Number PLN-2020-16719 (filed 10/14/2020)
Assessor's Parcel Number: 077-331-029
Redway area

A Special Permit for a new 5,900-square-foot cannabis nursery within 3 existing buildings. There will be no storefront retail purchases. All clones will be delivered directly to cannabis farms. Water and wastewater service for the project will be provided by the Redway Community Services District. Hours of operation will be 8:00 AM to 5:00 PM, seven (7) days a week. Power for the project will be provided by Pacific Gas and Electric Company (PG&E).

Recommendation: Adopt the resolution to 1) find that the Zoning Administrator has considered the Addendum to the adopted Addendum to the Environmental Impact Report adopted for the Commercial Cannabis Land Use Ordinance pursuant to Section 15164 of the State CEQA Guidelines, 2) make all of the required findings for approval of the Special Permit based on evidence in the staff report, and 3) approve the proposed Lost Coast Nursery, LLC, project subject to the recommended conditions.

Attachments: [16719 Lost Coast Nursery, LLC Executive Summary 04.07.22](#)
[16719 Lost Coast Nursery, LLC Staff Report 04.07.22](#)

4. Figas Coastal Development Permit

Record Number PLN-2019-15399 (filed 2/20/2019)

Assessor's Parcel Number: 505-192-004

Arcata Area

A Coastal Development Permit is being requested to authorize the installation of security fencing along the perimeter of an approximately 20-acre parcel. Though primarily vacant at this time, since at least 1955 eastern portions of the property have hosted a series of industrial uses following establishment of a lumber mill within this area. The property has had problems with unauthorized occupancy, trespass, and arson during past years, resulting in neighborhood complaints about garbage, drug use, and illegal camping. New six-foot-tall fencing is proposed to be installed along the southern and western perimeters of the property and existing fencing along the northern and eastern portions of the parcel would be raised to 6 feet in height using barbed wire. The proposed fencing is being requested to help curtail these activities and allow for ongoing monitoring and prevention. The proposal is also consistent with terms specified under an executed compliance agreement between the landowner and the County of Humboldt.

Recommendation: Adopt the resolution to 1) find the project exempt from environmental review pursuant to Sections 15301 and 15303 of the State CEQA Guidelines, 2) make all of the required findings for approval of the Coastal Development Permit and 3) approve the Figas project subject to the recommended conditions.

Attachments: [15399 Figas Executive Summary 04.07.22](#)
[15399 Figas Staff Report 04.07.22](#)

D. ITEMS PULLED FROM CONSENT**F. ADJOURNMENT**

NEXT MEETING APRIL 21, 2022 10:00am VIRTUAL - HYBRID

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.