

ZONING ADMINISTRATOR

JOHN H. FORD
Director, Planning and Building



COUNTY STAFF

CLIFF JOHNSON
Planning Manager
ELIZABETH SCHATZ
Planning Manager

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

AGENDA

Thursday, March 7, 2024

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, March 6, 2024, will be included with the administrative record after the fact.

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

1. Barter Mountain Roots

Assessor Parcel Number (APN) 524-123-002-000

Record No.: PLN-11856-CUP

Willow Creek/Friday Ridge area

Denial of a Conditional Use Permit for 36,000 square feet of existing outdoor commercial cannabis cultivation.

Recommendation: That the Zoning Administrator:

1. Adopt the resolution (Resolution 24-___). (Attachment 1) which does the following:
 - a. Finds that the Zoning Administrator has found the project exempt from environmental review pursuant to State CEQA Guidelines Section 15270; and
 - b. Finds that the applicant has not provided sufficient evidence necessary to make the required findings for approval; and
 - c. Deny the Barter Mountain Roots Conditional Use Permit (PLN-11865-CUP).

Attachments:

[11856 Staff Report 3.7.24](#)
[Attachment 1 - DRAFT Resolution](#)
[Attachment 2 - Location Maps](#)
[Attachment 3A - Incomplete letter 04.9.2018](#)
[Attachment 3B - Deficiency Letter 11.30.2020](#)
[Attachment 3C - 30-day Deficiency letter 01.11.2023](#)
[Attachment 3D - Denial Scheduled letter 01-10-24](#)

2. Cameron Moore Zoning Clearance Certificate, Special Permit, and Lot Line Adjustment

Assessor Parcel Numbers: 209-301-012, 209-301-013, 209-301-016, and 209-301-017

Record Numbers: PLN-11603-ZCC and PLN-2020-16893

Redcrest area

A Zoning Clearance for 10,000 square feet of new outdoor light-deprivation cannabis cultivation and a Special Permit for a setback reduction from Humboldt Redwoods State Park (PLN-11603-ZCC); and a Lot Line Adjustment between three parcels, resulting in two parcels (PLN-2020-16893). 1,000 square feet of propagation space is proposed. The cannabis will be partially dry farmed, with supplemental water for irrigation provided by rainwater catchment. Approximately 30,700 gallons of water will be required annually for irrigation. A total of 52,800 gallons of water storage is proposed. Drying and bucking of mature cannabis will occur onsite within the greenhouses. Further processing will take place at an off-site licensed processing facility. There will be a maximum of two employees on site. Power for the project will be provided by solar. A generator will be kept on site for emergency purposes only.

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 project; and
 - b. Finds the Lot Line Adjustment exempt from further environmental review pursuant to Section 15305(a) of the State CEQA Guidelines; and
 - c. Finds that the proposed project complies with the General Plan and Zoning Ordinance; and
 - d. Approves the Zoning Clearance Certificate, Special Permit, and Lot Line Adjustment subject to the recommended conditions of approval (Attachment 1A);

Attachments:

[11603 and 16893 Staff Report 3.7.24](#)

[Attachment 1 - Draft Resolution](#)

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

[Attachment 1B - Operations Plan](#)

[Attachment 1C - Site Plan](#)

[Attachment 1D - Lot Line Adjustment Map](#)

[Attachment 2 - Location Map](#)

[Attachment 3 - CEQA Addendum](#)

[Attachment 4 - Applicant's Evidence in Support of Required Findings](#)

[Attachment 5 - Referral Agency Comments and Recommendations](#)

3. Cannabanana, LLC Special Permit

Assessor Parcel Number: 221-061-001

Record No.: PLN-12419-SP

Salmon Creek area

A Special Permit for 6,250 square feet (SF) of existing outdoor cannabis utilizing light deprivation techniques and 200 SF of ancillary nursery space, a Special Permit for development in a Streamside Management Area (SMA), and a Special Permit to reduce the 600-foot setback to public lands. Irrigation water is sourced from rain catchment collected and stored in two ponds. Water storage in the ponds is 106,500-gal., hard tank storage is 115,500-gal., total irrigation storage is 222,000-gal. Estimated annual water usage is 136,000-gal. Processing such as drying and curing occur onsite in an existing 1,500 SF shop building, with all further processing including trimming taking place off-site at a licensed third-party processing facility. No employees are proposed, only onsite residents will operate the project. Power is provided by an existing solar system with generators as a supplemental power source. The applicant has proposed to transition to full solar power within two years of project approval and this is included as a recommended condition of approval.

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 for the Commercial Medical Marijuana Land Use Ordinance and the Addendum that was prepared for the Cannabanana 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); and

Attachments:

[12419 Staff Report 3.7.24](#)
[Attachment 1 - DRAFT Resolution](#)
[Attachment 1A - Conditions of Approval](#)
[Attachment 1B - Cultivation Operations Plan](#)
[Attachment 1C - Site Plan](#)
[Attachment 2 MapSet](#)
[Attachment 3 - CEQA Addendum](#)
[Attachment 4 Applicant Submitted Information](#)
[Attachment 4A - Water Resources Protection Plan 12.13.2019](#)
[Attachment 4B - Lake and Streambed Alteration Agreement 05.24.2023](#)
[Attachment 4C - Timber Conversion and Restocking Plan 04.12.2023](#)
[Attachment 4D - Road Evaluation with Photos](#)
[Attachment 4E - Historic Cultivation Report 02.19.2019](#)
[Attachment 4F - Environmental Superiority and Restoration Plan](#)
[Attachment 5 - Referral Agency Comments and Recommendations](#)
[Attachment 5A - Building Referral Response](#)
[Attachment 5B - DEH Referral Comments](#)
[Attachment 5C - Public Works Referral Response](#)
[Attachment 5D - CDFW Referral Comments](#)

4. Zee Coastal Development Permit and Special Permit Extension
Assessor Parcel Numbers (APN) 400-121-007-000
Record No.: PLN-2023-18272
Manila Area

A two-year extension of a Coastal Development Permit and Special Permit originally approved on July 6, 2006 and modified on March 1, 2007 and again on August 18, 2016. Subsequent two-year extensions have been approved, most recently in 2021. No changes to the modified project are proposed. If approved, the extension will expire on August 4, 2025. The approved project is for a 2,590 square foot residence and associated improvements and a reduction in

the 100-foot wetland buffer to 81 feet.

Recommendation:

That the Zoning Administrator:

1. Adopt the resolution (Resolution 24-). (Attachment 1) which does the following:
 - a. Finds that a Mitigated Negative Declaration of Environmental Impact (SCH# 2006062069) adopted July 6, 2006. An addendum to the document was adopted August 18, 2016. and no additional environmental review is necessary; and
 - b. Approves the Coastal Development Permit and Special Permit Extension.

Attachments:

[18272 Staff Report 3.7.24](#)

[Attachment 1 - DRAFT Resolution](#)

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

[Attachment 2 - Location Maps](#)

[Attachment 3 - Referral Agency Comments](#)

[Attachment 4 - CDP-04-94XMXDXXM Staff Report](#)

D. ITEMS PULLED FROM CONSENT

E. PUBLIC HEARINGS

F. ADJOURNMENT

G. NEXT MEETING: March 21, 2024 10:00 a.m. Regular meeting - Virtual