

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, November 7, 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 cell phone 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 6, 2024, will be included with the administrative record after the fact.

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

C. CONSENT CALENDAR**D. ITEMS PULLED FROM CONSENT**

1. Native Humboldt Farm, Zoning Clearance Certificate and Special Permit
Assessor Parcel Numbers (APN) 217-282-015
Record No.: PLN-11454-ZCC
Blocksburg area

A Zoning Clearance Certificate for 5,000 square feet of existing outdoor cannabis cultivation. Water is stored in 15 hard tanks (34,500 gallons) and the applicant proposes to add an additional two hard tanks (5,000 gallons) for a total of 39,500 gallons of available water storage. Estimated annual water usage is 41,000 gallons. All processing is completed at a licensed off-site processing facility. Electricity is sourced from PGE. Also requested is a special permit for the ongoing use of a point of diversion for the water for irrigation from an existing on-site spring.

Recommendation: That the Zoning Administrator:

1. Adopt resolutions (Resolution 24-__) (Attachments 1) which does the following:
 - a. Finds the Zoning Administrator has considered the Mitigated Negative Declaration previously adopted for the Commercial Medical Marijuana Land Use Ordinance and the Addendum that was prepared for the Native Humboldt Farm project (Attachment 3); and
 - b. Finds the proposed project complies with the General Plan and Zoning Ordinance; and
 - c. Approves the Zoning Clearance Certificate and Special Permit subject to the recommended conditions of approval (Attachments 1A).

Attachments: [11454 Staff Report 11.07.24](#)
[Attachment 1 - Draft Resolution](#)
[Attachment 1A - Conditions of Approval](#)
[Attachment 1B - Cultivation and Operations Plan 01.10.2023](#)
[Attachment 1C - Updated Site Plan 01.10.2023](#)
[Attachment 2 - Location Maps](#)
[Attachment 3 - CEQA Addendum 11454](#)
[Attachment 4 - Referral Agency Comments and Recommendations](#)

2. Larabee Farm, LLC, Special Permit and Lot Line Adjustment
Assessor Parcel Numbers (APN) 210-051-070-000, 210-051-068-000
Record No.: PLN-11888-SP
Bridgeville area

A Special Permit for the continued operation of an existing cannabis cultivation site consisting

of 9,000 square feet of mixed light cannabis cultivation in greenhouses and 900 square feet of ancillary nursery space. Irrigation water is sourced from a permitted, hydrologically disconnected well. Water storage for irrigation totals 19,750 gallons. The applicant's estimated annual water use is approximately 95,000. Drying and other processing will occur on-site. Power is provided by a PG&E and a generator for emergencies.

A lot line adjustment is also proposed between APN 210-051-070-000 (20.16 acres) and 210-05-068-000 (22.17 acres) to transfer of approximately 0.9 acres in an equal exchange with no net change in either parcel size.

Recommendation: That the Planning Commission:
Adopt the resolution (Resolution 24-__) (Attachment 1) which does the following:

- a. Finds that the Zoning Administrator has considered the Addendum to the Mitigated Negative Declaration for the Commercial Medical Marijuana Land Use Ordinance (CMMLUO) 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 Special Permit and Lot Line Adjustment subject to the recommended conditions of approval (Attachment 1C).

Attachments:

- [11888 Staff Report 11.7.24](#)
- [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 4A - Road Evaluation Report](#)
- [Attachment 4B - Site Management Plan](#)
- [Attachment 4C - Notification of Lake or Streambed Alteration](#)
- [Attachment 4D - Well Completion Report](#)
- [Attachment 4E - Well Study](#)
- [Attachment 4F - NOA](#)
- [Attachment 4G - Lot Line Adjustment](#)
- [Attachment 5 - Referral Agency Comments and Recommendations](#)
- [Attachment 5A - ref Public Works](#)
- [Attachment 5B - ref CDFW](#)

3. CannaDreams, LLC; Special Permits
Assessor Parcel Numbers (APN) 108-026-006
Record No.: PLN-12088-SP
Ettersburg area

A Special Permit for the continued operation of an existing cannabis cultivation site consisting of 9,500 square feet of outdoor cannabis cultivation in greenhouses and 950 square feet of ancillary nursery space, a Special Permit to reduce the setback to BLM public land, and a Special Permit for reduction of the Streamside Management Area setback to allow for a hydroelectric facility on the onsite stream and for the point of diversion. Irrigation water is sourced from a point of diversion and is subject to forbearance. There will be 171,000 gallons of water storage on the parcel designated for cannabis irrigation and 6,500 gallons reserved for fire suppression. The applicant's estimated annual water use is approximately 88,700 gallons. Drying will occur onsite and other processing will occur offsite at a licensed third-party facility. Power is provided by a solar array with a generator used to supply supplemental power. There will be two employees on site at peak.

Recommendation: That the Zoning Administrator:

1. Adopt resolutions (Resolution 24- __) (Attachments 1) which does the following:
 - a. Finds the Zoning Administrator has considered the Mitigated Negative Declaration previously adopted for the Commercial Medical Marijuana Land Use Ordinance and the Addendum that was prepared for the CannaDreams, LLC project (Attachment 3); and
 - b. Finds the proposed project complies with the General Plan and Zoning Ordinance; and
 - c. Approves the CannaDreams, LLC Special Permits subject to the recommended conditions of approval (Attachments 1A).

Attachments:

- [12088 Staff Report 11.07.24](#)
- [Attachment 1 - Resolution](#)
- [Attachment 1.A - Conditions of Approval](#)
- [Attachment 1.B - Cultivation and Operations Plan 08.28.2024](#)
- [Attachment 1.C - Site Plan 07.10.2024](#)
- [Attachment 2 - Location Maps](#)
- [Attachment 3 - CEQA Addendum](#)
- [Attachment 4 - Applicant Submitted Information](#)
- [Attachment 4.A - Site Management Plan 04.17.19](#)
- [Attachment 4.B - Road Evaluation 04.02.19](#)
- [Attachment 4.C - Biological Resource Report 04.08.19](#)
- [Attachment 5 - Referral Agency Comments](#)
- [Attachment 5.A - ref Public Works](#)
- [Attachment 5.B - ref DEH Response](#)
- [Attachment 5.C - ref CALFIRE](#)
- [Attachment 5.D - ref CDFW 10.24.2024](#)
- [Attachment 5.E - ref BLM 07.23.2019](#)
- [Attachment 5.F - ref BLM 06.26.2023](#)

4. Hogan Special Permit

Assessor Parcel Numbers: 208-241-018-000

Record Numbers: PLN-12162-SP

Dinsmore area

Hogan seeks a Special Permit (SP) for an existing 5,325-square-foot (SF) outdoor cultivation. Water for irrigation is sourced from an existing 38,000-gallon rain catchment pond. Estimated annual water usage is 50,000 gallons (11.04 gallons/SF/year). Total water storage is 51,500 gallons in a pond and hard tank storage with an additional 5,000 gallons of storage for fire suppression via (2) 2,500 storage tanks. Processing will be performed offsite at a licensed third-party processing facility. Power is provided by generators but is conditioned to convert to a renewable source by January 1st, 2026.

Recommendation:

That the Zoning Administrator:

1. Adopt the resolution (Resolution 24-__). (Attachment 1) which does the following:
 - a. Finds the Zoning Administrator has considered the Mitigated Negative Declaration previously adopted for the Commercial Medical Marijuana Land Use Ordinance and the Addendum that was prepared for the Hogan project (Attachment 3); and
 - b. Finds 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:

[12162 Staff Report 11.07.24](#)

[Attachment 1 - Draft Resolution](#)

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

[Attachment 1B - Cultivation and Operations Plan 02.03.2020](#)

[Attachment 1C - Site Plan 12.31.2019](#)

[Attachment 3 - CEQA Addendum](#)

[Attachment 4A - Revised Site Management Plan](#)

[Attachment 4B - Road Evaluation 12.31.2019](#)

[Attachment 4C - Final LSAA](#)

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

[Attachment 5A - 12162 DEH ReferralForm](#)

[Attachment 5B - 12162 Public Works 10.25.2024](#)

[Attachment 5C - 12162 CDFW 05.15.2024](#)

5. Greentech Industry, Inc. Conditional Use Permit Denial

Assessor's Parcel Numbers: 222-222-013

Record Numbers: PLN-12823-CUP

Redway Area

DENIAL of a Conditional Use Permit for 5,000 square feet of existing mixed light and 8,150 square feet of existing outdoor cannabis cultivation.

Recommendation:

That the Zoning Administrator:

1. Adopt resolutions (Resolution 24-__) (Attachments 1) which does the following:
 - a. Finds the project exempt from environmental review pursuant to State CEQA Guidelines Section 15270 (Projects Which Are Disapproved); and
 - b. Finds the applicant has not provided sufficient evidence necessary to make the required findings for approval; and
 - c. Denies the Conditional Use Permit.

Attachments:

[12823 Staff Report 11.07.24](#)

[Attachment 1A - Draft Resolution](#)

[Attachment 1B - Location Map](#)

[Attachment 1C - Correspondence Chronology](#)

E. PUBLIC HEARINGS**F. ADJOURNMENT****G. NEXT MEETING: November 21, 2024, 10:00 a.m. Regular Meeting - Hybrid**