

ZONING ADMINISTRATOR

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

**AGENDA**

Thursday, September 5, 2019

10:00 AM

Regular Meeting

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**A. CALL TO ORDER**

**B. AGENDA MODIFICATIONS**

**C. CONSENT CALENDAR**

**1. Miller Lot Line Adjustment and Coastal Development Permit**

Application Number: 15350

Case Number: PLN-2019-15350

Assessor's Parcel Number (APN): 510-261-011, 510-261-014  
2723 and 2733 Bolier Avenue, McKinleyville area

Project Description: A Lot Line Adjustment (LLA) between two parcels resulting in two parcels of approximately 2.2 acres and 3.7 acres. Proposed Parcel 1 is developed with a single-family residence and an accessory dwelling unit and proposed Parcel 2 will remain vacant. The purpose of the LLA is to provide a larger parcel around the existing dwelling units. The parcels are located within the appeals jurisdiction of the Coastal Zone, therefore, a Coastal Development Permit (CDP) is required for the LLA. The parcels are served with community water and sewer provided by the McKinleyville Community Services District.

**Recommendation:** Find the project exempt from environmental review pursuant to Section 15305 of the State CEQA Guidelines, make all of the required findings for approval of the Lot Line Adjustment and Coastal Development Permit, based on evidence in the staff report, and adopt the Resolution approving the Miller project subject to the recommended conditions.

**Attachments:** [PLN-2019-15350 Staff Report.pdf](#)

2. Jack Noble, Conditional Use and Surface Mining Permits and Reclamation Plan Re-Issuance  
Application Number 9832  
Case Numbers SMP-15-002X, CUP-15-013X, RP-15-003X  
Assessor Parcel Number (APN) 204-041-019 et al  
Hydesville Area

Project Description: Re-issuance for a 15-year term of a previously approved Conditional Use Permit, Surface Mining Permit and Reclamation Plan for the extraction of instream river-run aggregate from exposed gravel bars located in 14 parcels along the Van Duzen River at the mouth of Yager Creek. The original permits approved the following: “the annual extraction of up to 100,000 cubic yards (yd<sup>3</sup>) of river-run sand and gravel aggregate products from a three-mile stretch of the Van Duzen River near its confluence with Yager Creek. The extraction method will be “bar-skimming” --- where the upper portion of exposed point bar materials is scraped horizontally to a depth no less than one foot above the elevation of the live stream. Mined materials will be transported to five stockpiling sites where they await further transport to other sites for processing. No on-site processing (e.g., washing, size-sorting and crushing) is proposed for on-site. Stockpiled material will transit the site either by railcar along the Northcoast Railroad Authority’s Eel River Canyon line, or by truck over one of three routes --- River Bar Road, South Fisher Road, or Odd Fellows Park Road --- onto State Highway 36.

**Recommendation:** Adopt the Mitigated Negative Declaration and make the required findings for approval of the Re-issuance of the Conditional Use Permit, Surface Mining Permit and Reclamation Plan based on evidence in the staff report, and adopt the Resolution approving the Jack Noble project subject to the recommended conditions.

**Attachments:** [SMP-15-002X Staff Report.pdf](#)  
[Attachment 3c Reclamation Plan Excerpts and Errata.pdf](#)  
[Attachment 3d Final SEIR.pdf](#)  
[ZA Supplemental #1 Noble 9832.pdf](#)  
[ZA Supplemental #2 Noble 9832.pdf](#)

**3. Humboldt Organics, LLC Special Permit**

Application Number: 13206

Case Number: SP16-822

Assessor's Parcel Number: 106-141-022

9557 Blue Slide Road, Ferndale, CA

Project Description: A Special Permit for an existing 8,700 square foot (SF) outdoor cannabis cultivation. The project also includes a 200 SF propagation area. Processing will occur off site at a licensed processing facility.

**Recommendation:** Find that the Zoning Administrator has considered the Addendum to the adopted Mitigated Negative Declaration for the Commercial Medical Land Use Ordinance (CCMLUO) as described by Section 15164 of the State CEQA Guidelines, make the required findings for approval of the Special Permit based on evidence in the staff report and adopt the Resolution approving the Humboldt Organics, LLC, Special Permit as recommended by staff subject to the recommended conditions.

**Attachments:** [Item #3 PLN-13206-SP Staff Report.pdf](#)

**4. Humboldt Highlands, Inc. Special Permit**

Application Number 11124

Case Number SP17-080

Assessor's Parcel Number 210-062-006

Bridgeville, California

Project Description: A Special Permit for 9,535 square feet of existing outdoor cannabis cultivation on APN: 210-062-006. A Special Permit is also requested for four points of water diversion and remediation work within a Streamside Management Area. Processing will occur offsite.

**Recommendation:** Find that the Zoning Administrator has considered the addendum to the adopted Mitigated Negative Declaration prepared for the Commercial Medical Marijuana Land Use Ordinance (CMMLUO) pursuant to Section 15164 of the State CEQA Guidelines, make the required findings for approval of the Special Permits based on evidence in the staff report, and adopt the Resolution approving the Humboldt Highlands, Inc. Special Permits as recommended by staff subject to the recommended conditions.

**Attachments:** [PLN-11124-SP Staff Report.pdf](#)

**5. Allan Luster Special Permit**

Record Number: PLN-12506-SP

Assessor's Parcel Number: 105-162-021

1321 Lighthouse Road, Petrolia area

Project Description: A Special Permit (SP) to allow a relaxation of the six hundred foot (600') setback requirement for commercial cannabis cultivation from the King Range National Conservation Area. The associated Zoning Clearance Certificate for one-thousand four-hundred and forty (1,440) square feet of existing mixed-light commercial cannabis cultivation will also be considered as part of this application. Processing, including drying and trimming, occurs onsite in two (2) existing sheds.

**Recommendation:** Find that the Zoning Administrator has considered the Addendum to the Mitigated Negative Declaration adopted for the Commercial Medical Marijuana Land Use Ordinance pursuant to Section 15164 of the State CEQA Guidelines, make all of the required findings for approval of the Special Permit based on evidence in the staff report, and adopt the Resolution approving the proposed Allan Luster Special Permit subject to the recommended conditions.

**Attachments:** [PLN-12506-SP Staff Report.pdf](#)  
[Item C-5 ZA Supplemental #1 Luster 12506.pdf](#)

**6. Steelhead Ranch, LLC Special Permit**

APPS Number: 13379

Case Number: SP18-097

Assessor's Parcel Number: 223-042-002

3655 US Highway 101, Benbow area

Project Description: A Special Permit for 4,080 square feet outdoor and 5,040 square feet mixed light existing cannabis cultivation operation. Cultivation and processing activities occur throughout the year. Processing is proposed onsite. Up to 9 employees are expected for operation. Power is provided via solar panels with a generator for backup.

**Recommendation:** Find that the Zoning Administrator has considered the Addendum to the Mitigated Negative Declaration adopted for the Commercial Medical Marijuana Land Use Ordinance pursuant to Section 15164 of the State CEQA Guidelines, make all of the required findings for approval of the Special Permit based on evidence in the staff report, and adopt the Resolution approving the proposed Steelhead Ranch, LLC, Special Permit subject to the recommended conditions.

**Attachments:** [PLN-13379-SP Staff Report.pdf](#)

**7. Ohana Grown Farms Special Permits**

Record Number: PLN-11601-SP

Assessor's Parcel Number: 217-440-004

36111 Alderpoint Road

Blocksburg, CA

Project Description: A Special Permit for 500 square feet of existing outdoor and 7,055 square feet of existing mixed light cannabis cultivation. The project also includes a 432-square-foot greenhouse nursery area. Plants will be harvested and dried onsite in the 96-square-foot dry shed. All cannabis processing will be conducted on site in an existing 2,000-square-foot processing facility that will be upgraded to commercial standards as a condition of permit approval. A Special Permit is also requested for restoration work required within the Streamside Management Area (SMA) of Bosworth Creek to move an existing greenhouse outside the SMA and restore its existing location.

**Recommendation:** Find that the Zoning Administrator has considered the Addendum to the adopted Mitigated Negative Declaration for the Commercial Medical Land Use Ordinance (CCMLUO) as described by Section 15164 of the State CEQA Guidelines, make all of the required findings for approval of the Special Permits based on evidence in the staff report and adopt the Resolution approving the Ohana Grown Farms Special Permits as recommended by staff subject to the recommended conditions.

**Attachments:** [Item #7 PLN-11601-SP Staff Report.pdf](#)  
[ZA Supplemental #1 Ohana Grown Farms 11601.pdf](#)

**D. CONTINUED PUBLIC HEARING**

**1. Asara Coastal Development Permit and Special Permit**

Application Number: 15623

Record Number: PLN-2019-15523

Assessor's Parcel Numbers (APNs): 517-251-031 and 517-251-032

369 and 379 Roundhouse Creek Road, Big Lagoon area

Project Description: A Special Permit and Coastal Development Permit for tree removal under a CalFire 150-foot structure protection exemption. Trees proposed for removal involve seven (7) Sitka spruce trees ranging in size from 11 inches to 29 inches in diameter all within proximity to PG&E electrical lines and within 150 feet of two residences on two adjacent properties. The trees are located on a 50-foot wide road stub between Lots 31 and 32 of the Big Lagoon Park Subdivision (APNs 517-251-031 and 517-251-032). The street stub is not within the County maintained right-of-way and was dedicated to the public in 1962 as part of the Big Lagoon Park Subdivision. A PG&E "subcontractor assist" will involve removing the limbs that are located within the area of the electric lines prior to a licensed timber operator removing the trees. Tree stumps may stay in place.

**Recommendation:** Find the project exempt from environmental review pursuant to Sections 15301 and 15304 of the State CEQA Guidelines, make all of the required findings for approval of the Coastal Development Permit and Special Permit, based on evidence in the staff report, and adopt the Resolution approving the Asara project subject to the recommended conditions.

**Attachments:** [PLN-2019-15623 Staff Report.pdf](#)  
[ZA Supplemental #1.pdf](#)

**E. ADJOURNMENT**