

**ZONING ADMINISTRATOR**

**JOHN H. FORD**  
Director, Planning and Building



**COUNTY STAFF**

**MICHAEL RICHARDSON**  
Supervising Planner  
**STEVE WERNER**  
Supervising Planner  
**CLIFF JOHNSON**  
Supervising Planner

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

**AGENDA**

**Thursday, May 7, 2020**

**10:00 AM**

**Regular Meeting**

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*NOTE: In accordance with Executive Order N-29-20 the May 7, 2020 Zoning Administrator meeting was held virtually.*

**A. CALL TO ORDER**

**B. AGENDA MODIFICATIONS**

**C. CONSENT CALENDAR**

1. TNT Grown, LLC Special Permit  
Record Number PLN-2019-15992  
Assessor's Parcel Number: 032-171-027  
1041 Sprowl Creek Road, Garberville area

Project Description: A Special Permit for 5,060 square feet of new outdoor cannabis cultivation. Cultivation activities extend from May to November. The applicant anticipates two cultivation cycles per year. Water for irrigation will be provided by the Garberville Community Services District. Processing such as drying, and curing will take place in a 20'x20' square foot structure. Further processing such as trimming will take place offsite at a permitted processing facility. Power for the project is supplied by P.G.&E.

**Recommendation:** Find that the Zoning Administrator has considered the Addendum to the Environmental Impact Report for the Commercial Cannabis Land Use Ordinance (CCLUO) 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 TNT Grown LLC Special Permit subject to the recommended conditions.

**Attachments:** [PLN-2019-15992 Staff Report.pdf](#)

2. Smokey Hollow Productions, LLC Special Permit  
Record Number PLN-2018-15297  
Assessor's Parcel Number: 212-013-011  
4646 Thomas Road, Myers Flat area

Project Description: An application for a Special Permit to allow an existing 22,500 square foot outdoor cannabis cultivation operation, of which 10,000 square feet was permitted with a Zoning Clearance Certificate under a separate permit. Propagation occurs in a 2,000 square foot nursery. The irrigation water source is a rainwater catchment pond with a 1-million-gallon capacity. Estimated annual water use is 140,000 gallons. Water storage consists of seven (7) hard tanks totaling 22,800 gallons. Drying and curing will occur in a 480 square foot outbuilding. Processing will occur on-site in a permitted commercial building or be taken offsite. Up to four people will be on-site during peak activities. The primary power source is a solar array, and a generator is onsite for backup.

**Recommendation:** Find that the Zoning Administrator has considered the Addendum to the Environmental Impact Report for the Commercial Cannabis Land Use Ordinance (CCLUO) 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 Smokey Hollow Productions Special Permit subject to the recommended conditions.

**Attachments:** [PLN-2018-15297 Staff Report.pdf](#)  
[Attachment 4A\\_Road Evaluation Segments 1-5.pdf](#)

3. Unity Farm Holdings, LLC Special Permit  
Record Number PLN-2019-15665  
Assessor's Parcel Number: 217-181-012  
3149 Whitlow Road, Myers Flat area

Project Description: A Special Permit for 43,560 square feet of new outdoor cannabis cultivation. Cultivation activities extend from April to November. The applicant anticipates three cultivation cycles per year. Irrigation water for cultivation will be sourced from an existing permitted well (18/19-1065). Water will be stored in twenty (20) 4,800-gallon hard tanks, for a total of 96,000 gallons of water storage. Processing will occur onsite in a proposed commercial building. The applicant is anticipating on hiring four employees during peak of operations. Power will be provided by Pacific Gas and Electric (PG&E) via grid energy and solar.

**Recommendation:** Find that the Zoning Administrator has considered the Addendum to the Environmental Impact Report for the Commercial Cannabis Land Use Ordinance (CCLUO) 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 Unity Farm Holdings, LLC Special Permit subject to the recommended conditions.

**Attachments:** [PLN-2019-15665 Staff Report.pdf](#)  
[Attachment 4A\\_BioSurvey\\_15665.pdf](#)

4. Humboldt Bud Company, LLC, Special Permits  
Record Number PLN-2018-15255  
Assessor's Parcel Number: 081-101-007  
611 Boy Scout Camp Road, Myers Flat area

Project Description: A Special Permit for 2,600 square feet (sf) of existing outdoor full-sun cultivation in the Meyers Flat Community Area. There will be one harvest annually. Annual water usage is 47,000 gallons. Irrigation water for cultivation is supplied by Myers Flat Mutual Water System, Inc. The applicant proposes to obtain plant starts from a licensed nursery. Cannabis will be processed off-site at a licensed processing facility. There will be two full-time operators. Power will be provided by Pacific Gas and Electric (P. G. & E.). The applicant is requesting a Special Permit for a reduction to the required 600-foot setback from public lands.

**Recommendation:** Find that the Zoning Administrator has considered the Addendum to the Environmental Impact Report for the Commercial Cannabis Land Use Ordinance (CCLUO) 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 Humboldt Bud Company Special Permits subject to the recommended conditions.

**Attachments:** [PLN-2018-15255 Staff Report.pdf](#)

**5. Humboldt Bud Company, LLC, Special Permits**

Record Number PLN-2018-15251

Assessor's Parcel Numbers: 081-091-002 and 081-091-003

639 Boy Scout Camp Road and 651 Boy Scout Camp Road, Myers Flat area

Project Description: A Special Permit for 1,999 square feet (sf) of existing full-sun outdoor cultivation. The applicant is proposing to reorganize full sun cultivation into temporary hoop-house structures containing 1,960 square feet to utilize a light deprivation cultivation method. Annual water usage is 45,000 gallons. Irrigation water for cultivation is supplied by Myers Flat Mutual Water System, Inc. Cannabis will be taken off-site to a licensed processing facility. There will be one to two full-time operators. Power will be provided by Pacific Gas and Electric (P. G. & E.). The applicant is requesting a Special Permit for a reduction to the required 600-foot setback from public lands.

**Recommendation:** Find that the Zoning Administrator has considered the Addendum to the Environmental Impact Report for the Commercial Cannabis Land Use Ordinance (CCLUO) 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 Humboldt Bud Company Special Permits subject to the recommended conditions.

**Attachments:** [PLN-2018-15251 Staff Report.pdf](#)

6. Humboldt Bud Company, LLC, Special Permits  
Record Number PLN-2018-15263  
Assessor's Parcel Number: 081-091-010 and 081-091-013  
749 Boy Scout Camp Road, Myers Flat area

Project Description: A Special Permit for 1,999 sf of existing outdoor cultivation. Cultivation will take place in temporary hoop houses or be grown in full sun in the Meyers Flat Community Area. The existing cultivation is to be relocated outside of the Streamside Management Area of the South Fork of the Eel River to an environmentally superior location on site. Water for irrigation is provided by Myers Flat Mutual Water System. Estimated annual water use is 40,000 gallons. There is no water storage currently on site. Processing will occur offsite. Up to two workers are needed. Power is supplied by PG&E and no generators are proposed. The applicant is requesting a Special Permit for a reduction to the required 600-foot setback from public lands.

**Recommendation:** Find that the Zoning Administrator has considered the Addendum to the Environmental Impact Report for the Commercial Cannabis Land Use Ordinance (CCLUO) 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 Humboldt Bud Company Special Permits subject to the recommended conditions.

**Attachments:** [PLN-2018-15263 Staff Report.pdf](#)  
[Item #6 Re\\_ Myers Flat area; Record Number PLN-2018-15263... Please send email st](#)

7. Alyeska, 707, LLC, Special Permits  
Record Number PLN-2018-15220  
Assessor's Parcel Number: 221-081-001  
3598 Thomas Road , Whitethorn area

Project Description: A Zoning Clearance Certificate for 5,000 square feet of existing full-sun outdoor cannabis cultivation. Water for irrigation is sourced from a 250,000-gallon off-stream rainwater catchment pond. The applicant's estimated annual water use is 82,350 gallons. Processing activities, including drying, trimming, and packaging will occur offsite at a permitted third-party processing facility. The cultivation activity does not require any power use. Power to a residence on the site is provided by an existing solar array with a backup generator. No employees work on site. The project requires a Special Permit for an area with cultivation on slopes greater than 15% and a Special Permit for minor site reconfiguration.

**Recommendation:** Find that the Zoning Administrator has considered the Addendum to the Environmental Impact Report for the Commercial Cannabis Land Use Ordinance (CCLUO) 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 Alyeska 707, LLC Special Permits subject to the recommended conditions.

**Attachments:** [PLN-2018-15220 Staff Report.pdf](#)  
[Attachment 4A\\_Site Management Plan\\_12.27.2019.pdf](#)  
[Attachment 4B\\_LakeorStreambedAlterationAgreement.pdf](#)

**8. Barn Cat Farm, LLC Special Permit**

Record Number: PLN-11893-SP

Assessor's Parcel Number: 522-044-039

3400 Brannan Mountain Road, Willow Creek Area

Project Description: A Special Permit for 8,482 square feet of existing outdoor cannabis cultivation. There will be a maximum of three cultivation cycles annually. The proposed project includes relocation of two historic cultivation sites. The applicant estimates 182,847 gallons of water is required annually. Water for irrigation is sourced from a class II spring diversion and rainwater catchment from an ag building and a proposed rainwater catchment pond. An additional Special Permit is sought for stream channel restoration and decommissioning the point of diversion. Total water storage for irrigation will be 228,750 gallons. The proposed project includes relocation of the historic cultivation area to an environmentally superior location on the subject parcel. Processing will occur in an existing 750 square foot 'Ag Building' where cannabis is dried and then boxed and moved across the site to a proposed 320 square foot, two story processing building. The applicant anticipates the need for four employees to handle operations onsite. Power for the project is provided by a large propane generator and Honda generators.

**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 Barn Cat Farm, LLC, project without the proposed new processing building, subject to the recommended conditions.

**Attachments:** [PLN-11893-SP Staff Report.pdf](#)  
[Attachment 4A\\_Site Management Plan 11.26.2019.pdf](#)  
[Attachment 4B\\_LSAA.pdf](#)  
[Attachment 4C\\_Road Evaluation Report.pdf](#)  
[Attachment 4D\\_Grading Plan 11.26.2019.pdf](#)

**D. CONTINUED ITEMS**

**1. Johnston Construction**

Conditional Use Permit and Coastal Development Permit

Case Number PLN-2019-16087

Assessor's Parcel Number (APN) 305-111-005

5621 Humboldt Hill Road, Eureka Area

**Project Description:** A Coastal Development Permit (CDP) and Conditional Use Permit (CUP) to authorize the construction of a three-bedroom, two bath single family residence, up to 3,000 square feet in size. The Conditional Use Permit is for a second residence on a parcel designated Agriculture Exclusive by the Humboldt Bay Area Plan. The parcel is developed with an existing 810 square foot single family residence that will become the Second Dwelling Unit (i.e., Accessory Dwelling), 1,152 square foot detached garage, and various accessory structures. The property is used for livestock grazing. No tree removal is proposed, and minimal grading is required to facilitate construction. All development will be contained within a two (2) acre building site. The parcel is served water and sewer by the Humboldt Community Services District.

**Recommendation:** Find the proposed project consistent with Section 15303 (Categorical Exemption) of the CEQA Guidelines and make all of the required findings for approval of the Coastal Development Permit/Conditional Use Permit based on evidence in the staff report and any public testimony, and adopt the Resolution approving the Johnston Construction permits subject to the recommended conditions.

**Attachments:** [PLN-2019-16087 Staff Report.pdf](#)  
[16087 Johnston Supplemental.pdf](#)

**E. ITEMS PULLED FROM CONSENT****G. ADJOURNMENT**

*Persons wishing to file documentation on any agenda item for the official record can email [planningclerk@co.humboldt.ca.us](mailto:planningclerk@co.humboldt.ca.us) and must include your name and the agenda item number(s). If you do not have access to email, a voice mail may be left at 707-445-7541.*

*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 Planning Department at 707-445-7541 or by email [planningclerk@co.humboldt.ca.us](mailto:planningclerk@co.humboldt.ca.us) or the ADA Coordinator at 844-365-0352 or by email at [ada@co.humboldt.ca.us](mailto:ada@co.humboldt.ca.us)*