

ZONING ADMINISTRATOR

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

AGENDA

Thursday, June 4, 2020

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/99894763554?pwd=ang4WjIrdDVLcnFFUkx1eEdqMlIUQT09>
Password: 421159***
- 2. Call in via telephone at 346 248-7799, enter meeting ID 998-9476-3554, Password: 421159***
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 begins to discuss the agenda item you want to comment on, call in to the conference line and mute your live stream. Please call 346 248-7799, enter meeting ID 998-9476-3554 Password 421159 and press star 9 on your phone to raise your hand. When you are called upon to speak you will be prompted to unmute your mic.***

PUBLIC COMMENT: To submit public comment to the Zoning Administrator please email planningclerk@co.humboldt.ca.us and provide your name, the agenda item number(s) on which you wish to make comment. If you do not have access to email, a voicemail may be left at 707 445-7541 and will follow the same procedure as email public comments. All public comment submitted after the agenda has been published will be included with the administrative record after the fact.

A. CALL TO ORDER

B. AGENDA MODIFICATIONS

C. CONSENT CALENDAR

1. Next Green Generation, Inc.

Application Number 11532

Record Number PLN-11532-SP

Assessor's Parcel Number: (APN) 220-261-066.

Redway area

Project Description: A Special Permit for 7,061 square feet of existing mixed-light cannabis cultivation within two greenhouses. Historically, three greenhouses were used for cultivation, however, one greenhouse will be removed as it is located with the Streamside Management Area (SMA). The remaining two greenhouses will be increased in size to allow relocation of the cultivation area out of the SMA. A 900-square-foot greenhouse will be used for propagation. Activities extend all year with cultivation occurring from February to October and maintenance activities occurring during the late fall and winter months. Approximately 94,500 gallons of water are needed annually. Water for irrigation is provided by rain catchment and diversion from an unnamed water course on the subject parcel. There is 87,000 gallons of water storage in hard-sided tanks. Drying and curing of cannabis will occur on-site in an 800-square-foot structure. All other processing, such as trimming, will occur at a licensed, off-site processing facility. The applicant will have a maximum of two employees. Power is provided by P. G. & E. The use of the on-site generator is limited to power outages. The proposed project includes a Special Permit for development within a Streamside Management Area that would authorize the use of the point of diversion in an unnamed watercourse to provide water for irrigation.

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 15162 of the State CEQA Guidelines, make all of the required findings for approval of the Special Permit based on the evidence in the staff report and adopt the Resolution approving the proposed Next Green Generation project subject to the recommended conditions.

Attachments: [PLN-11532-SP Staff Report.pdf](#)

2. Black Bear Farms

Application Number 12083

Record Number PLN-12083-SP

Assessor's Parcel Number: (APN) 211-283-007.

Myers Flat area

Project Description: A Special Permit and seven Zoning Clearance Certificates for a total of 183,560 square feet (sf) of outdoor commercial cannabis cultivation to be relocated to the site through the Retirement, Remediation and Relocation (RRR) program. Three of the seven proposed Zoning Clearance Certificates (PLN-12719-ZCC, PLN-12713-ZCC and PLN-2018-15294) will be processed separately. There is 10,000 sf of existing permitted outdoor cannabis cultivation on site. Irrigation water will be supplied by rainwater catchment and a groundwater well. There is a total of 770,000 gallons of rainwater catchment storage proposed at full build-out. The applicant proposes to propagate plant starts on site. Cannabis will be processed off site at a licensed processing facility. There will be 14 full-time operators. Power will be provided by Pacific Gas and Electric (PG&E). A generator is kept onsite for use during an emergency, but generators are not proposed in the final build-out of the project.

Recommendation: Find that the Zoning Administrator has considered the Addendum to the Environmental Impact Report adopted for the Commercial Cannabis Land Use Ordinance pursuant to Section 15164 of the State CEQA Guidelines, make all of the required findings for approval of the Special Permit and Zoning Clearance Certificates based on the evidence in the staff report and adopt the Resolution approving the proposed Black Bear Farms, LLC project subject to the recommended conditions.

Attachments: [PLN-12083-SP Staff Report.pdf](#)
[Attachment 4.A Operations Plan.pdf](#)
[Attachment 4.B Biological Report Pavlich January 2020.pdf](#)
[Attachment 4.C Site Management Plan.pdf](#)
[Attachment 4.D Site Wetland Delineation.pdf](#)
[Item #2 12083 Public Comment Richards 1.pdf](#)
[Item #2 12083 Public Comment Richards 2.pdf](#)
[Item #2 12083 Agent Response to Comment Letter.pdf](#)

3. Eel River Produce, LLC Special Permit

Application Number 15762; 16332, 15674, 13290

Record Number PLN-2019-15762; PLN-2020-16332, PLN-2019-15674, SPL-13290-SP

Assessor's Parcel Number: (APN) 209-331-002.

1048 Holmes Flat Road, Redcrest area

Project Description: A Special Permit for 43,200 square feet of new outdoor light-deprivation commercial cannabis cultivation, a Zoning Clearance Certificate for a commercial cannabis distribution facility, and a Zoning Clearance Certificate for a 10,600 square foot commercial cannabis nursery. There is a 6,600 square foot structure proposed that will house the distribution area, a portion of the nursery space, a retail space for nursery sales, areas for drying, processing and storage, and an ADA compliant restroom. The property will also be host to 1.5 acres of new outdoor full-sun commercial cannabis cultivation that will be relocated to the site through the Retirement, Remediation and Relocation program and evaluated through subsequent analysis. There is also a Special Permit requested for the reduction of the 600-foot setback from Redwoods State Park and a Special Permit requested for the use of a shallow well on the property for irrigation water that is assumed to be hydrologically connected to surface water. Water for irrigation will be sourced from the shallow well and rainwater catchment. There will be 120,000 gallons of tank storage on site. Cannabis is partially dry-farmed. Annual water use at total build-out for the cultivation areas is estimated at 149,500 gallons. Annual water use for the nursery is estimated at 19,000 gallons. PG&E supplies power to the site.

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 Eel River Produce, LLC Special Permit subject to the recommended conditions.

Attachments: [PLN-2019-15762 Staff Report.pdf](#)
[Attachment 4.A_15762 Cultivation and Operations Plan 5.12.2020.pdf](#)
[Attachment 4.B_15762 Biological Report 08-15-19.pdf](#)
[Attachment 4.C_15762 Botanical Survey Results 01.29.2020.pdf](#)
[Item #3_15762_Public Comment_Barbara Guest.pdf](#)

4. Weissenberger Lot Line Adjustment, Coastal Development Permit and Special Permit Extension
Case Number LLA-16-013, CDP-16-070, SP-16-041
Record Number PLN-2019-15979
Assessor Parcel Numbers: 400-031-009, 400-031-010
70 Mill Street and 1925 Peerless Avenue; Manila Area

Project Description: A two-year extension to a previously approved Lot Line Adjustment (LLA). The original project included a LLA between two parcels of approximately 27,524 square feet (Parcel A) and 16,133 square feet (Parcel B). Parcel A will increase to approximately 38,223 square feet and will contain an existing 960 square foot shop building. Parcel B will be reduced to 5,434 square feet and contain an existing single-family residence and secondary dwelling unit. A Special Permit is required to allow the shop building to remain on a parcel that is not developed with a principal use (i.e. residence). Both parcels are served with water and sewer by the Manila Community Services District. No change to the original project is proposed. This is the first extension requested and if approved, the extension will expire on March 1, 2022.

Recommendation: Due to processing error when noticing this project it is being pulled and re-noticed for June 18, 2020.

D. ITEMS PULLED FROM CONSENT

F. ADJOURNMENT

G. NEXT MEETING: June 11, 2020

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