

**ZONING ADMINISTRATOR**

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

**AGENDA**

**Thursday, July 9, 2020**

**10:00 AM**

**Regular Meeting - Virtual**

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*NOTE: In accordance with Executive Order N-29-20 the June 18, 2020 Zoning Administrator meeting will be held virtually.*

**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/95684503922> Password: 421159*
- 2. Call in via telephone at 346 248-7799, enter meeting ID 956-8450-3922 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 956-8450-3922 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](mailto: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. HWY 36 Homestead LLC, Special Permits**

Record Number PLN-12572-SP

Assessor's Parcel Number: 209-191-049

41600 State Highway 36, Dinsmore area

A Special Permit for 10,000 square feet of existing outdoor medical cannabis cultivation. A Special Permit is also requested for two encroachments in the Streamside Management Area (SMA): a point of diversion from a spring onsite, used for irrigation and to facilitate onsite relocation and remediation within the SMA. The applicant is proposing to develop a groundwater well to replace the diverted water. The projected annual water usage is approximately 170,575 gallons. Water storage totals 33,000 gallons of rainwater catchment tanks in fourteen hard-sided tanks. The applicant is proposing to add 121,601 gallons water storage in hard-sided tanks for a total of 154,601 gallons of water storage. The projected annual water usage is approximately 170,575 gallons. Drying will occur onsite and further processing will occur offsite at a licensed facility. An existing cabin onsite is proposed to be removed and replaced with new commercial building within the same footprint. The building will contain a propagation area that will serve for the project site and the property adjacent; APN: 210-191-050, also owned and operated by Homestead Highway 36, LLC. The applicant states that two employees would be needed at peak operations. Power is provided by P. G. & E.

**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 Permits based on evidence in the staff report and adopt the Resolution approving the proposed HWY 36 Homestead, LLC, project subject to the recommended conditions.

**Attachments:** [PLN-12572-SP Staff Report.pdf](#)  
[Attachment 4.A 12572 Operations Plan - Staff Edits 3.11.19.pdf](#)  
[Attachment 4.B 12572 LSAA.pdf](#)  
[Attachment 4.C 12572\\_WRPP\(1 of 2\).pdf](#)  
[Attachment 4.C 12572\\_WRPP\(2 of 2\).pdf](#)  
[Attachment 4.D 12572 Biological Assessment 09.18.19.pdf](#)

**2. Bridgeville 36, LLC, Special Permit**

Record Number PLN-12518-SP

Assessor's Parcel Number: 207-074-028-000

Bridgeville area

An application for a Special Permit for the continued operation of an existing 10,000 square feet mixed-light commercial cannabis cultivation operation. Additionally, 1,500 of ancillary nursery space is proposed. Water for irrigation is sourced an approximately 900,000-gallon capacity off-stream rainwater catchment pond. Water storage also includes nine tanks with a combined capacity of 34,000 gallons. Anticipated water usage for irrigation needs total 82,000 gallons per annum. Drying is proposed to occur on-site. Trimming and other processing activities are proposed to occur either on-site or off-site at a licensed processing facility, however depending on market conditions, the applicant requests to reserve the opportunity to process on site in a commercially permitted building at a later date. There will be a maximum of three employees. Electricity is provided by PG&E with a back-up generator.

**Recommendation:** Continue the Bridgeville 36, LLC Special Permit application to the July 16, 2020 Zoning Administrator hearing.

**3. Redcrest Organics, LLC Special Permits**

Record Number PLN-2020-16160

Assessor's Parcel Numbers: 209-291-001; 209-291-017; and 209-351-022

Redcrest area

A Special Permit for one acre (43,560 square feet) of new cultivation. The site is also proposing to receive fifteen (15) Retirement, Restoration and Relocation (RRR) projects which will be processed under separate permits. Upon completion of the RRR permits, the total cultivation at full build-out will be 7.89 acres (343,560 square feet). The property has 40 acres of mapped prime agricultural soils. No propagation occurs on-site. All juvenile plants are sourced off-site from a licensed nursery and transported to the site. Dry farming techniques will be used. Water will be stored in a total of eight (8) 4,250 gallon plastic tanks to support the full cultivation. Water use for the proposed cultivation is estimated at 29,000 gallons for the season. Drying and processing occurs off-site. Estimated 40 workers at peak activity, with full-time manager living in RV on-site. A Special Permit is also requested to reduce the setback to Humboldt Redwoods State Park.

**Recommendation:** Find that the Zoning Administrator has considered the Addendum to the Mitigated Negative Declaration for the Commercial Medical Marijuana 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 Redcrest Organics, LLC project subject to the recommended conditions.

**Attachments:** [PLN-2020-16160 Staff Report .pdf](#)  
[Attachment 4.A 16160 Biological Report 01-14-20.pdf](#)

**4. Next Green Generation, Inc. Special Permit**

Record Number PLN-12182-SP

Assessor's Parcel Numbers: 217-101-002 and 217-101-017

197 Colony Road, Eel Rock area

A Special Permit for 7,600 square feet of existing cannabis cultivation consisting of 5,150 square feet mixed light and 2,450 square feet outdoor cultivation areas within three greenhouses. Mixed light cultivation occurs in two greenhouses. Outdoor cultivation occurs in one 1,180-square-foot greenhouse and there is a 608-square-foot outdoor cultivation area. A 1,600-square-foot greenhouse will be used for propagation, which is located on APN 217-171-017. Cultivation activities extend all year with cultivation occurring from February to October and maintenance activities occurring during the late fall and winter months. Approximately 80,000 gallons of water are needed annually. Water for irrigation is provided by a well located on APN 217-101-017. There is 86,500 gallons of water storage in hard-sided tanks. An additional 15,000 gallons of hard-sided tank storage is proposed. Processing, including drying, curing and trimming, of harvested cannabis will occur on-site in two existing sheds. The applicant may also choose to process at a licensed, off-site processing facility. There will be a maximum of two employees during peak operations. Power is provided by a solar array and the use of the on-site generator is limited to power outages. The applicant is proposing to connect to on-grid power in the future.

**Recommendation:** Find that the Zoning Administrator has considered the Addendum to the Mitigated Negative Declaration for the Commercial Medical Marijuana 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 Next Green Generation, Inc project subject to the recommended conditions.

**Attachments:** [PLN-12182-SP Staff Report.pdf](#)

**5. Humboldt High Club, LLC, Zoning Clearance Certificate and Special Permit**

Record Number PLN-2018-15250

Assessor's Parcel Number: 219-011-008

3506 Thomas Road, Miranda area

A Zoning Clearance Certificate for 1,825 square feet of mixed light and 1,550 square feet of outdoor commercial cannabis cultivation supported by a Special Permit for minor site reconfiguration and a Special Permit for activity within a Streamside Management Area to restore decommissioned cultivation sites. The water source for the project is rain catchment. The total existing and proposed water storage capacity is 65,900 gallons. Water will be delivered to the cannabis plants via a metered drip irrigation system with timers. The applicant's estimated annual water use is 45,947 gallons. The power source to the project will be Pacific Gas & Electric (PG&E) via the Solar Choice program. Harvested cannabis will be dried on site and will be taken off site for further processing. The project is family operated with no employees.

**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 and Zoning Clearance Certificate based on evidence in the staff report, and adopt the Resolution approving the proposed Humboldt High Club project subject to the recommended conditions.

**Attachments:** [PLN-2018-15250\\_Staff Report.pdf](#)

6. Humboldt County Department of Public Works Coastal Development Permit and Special Permit  
Application Number 15831  
Case Number: PLN-2019-15831  
Assessor Parcel Numbers 000-000-000  
County Road Right of Way - Big Lagoon Area and Samoa area

A Coastal Development Permit and Special Permit to install no parking signs along New Navy Base Road and Ocean View Drive which will implement County Ordinance No. 2578. Revisions to the Ordinance will be required to ensure that the Ordinance conforms to the Coastal Development Permit. On New Navy Base Road, No Parking and Restricted Parking would occur beginning at the northerly terminus of the Bureau of Land Management Samoa Dunes Recreation Area and ending at the intersection of New Navy Base Road and State Hwy. 255. There are nine (9) coastal access points identified in the Humboldt Bay Local Coastal Plan along this road segment where parking restrictions are proposed. Parking restrictions consist of zones that prohibit parking at all times and nine (9) zones that prohibit parking within the hours of 10 pm to 5 am. In addition, the County is seeking blanket authority to block off pioneered vehicular access into the dunes from the County maintained right of way on an as needed basis. This blanket authority would allow the County to rapidly respond to block off vehicle access to prevent further harm to the dunes and is consistent with the recommendations in Section 3.50, Access, of the Humboldt Bay Area Plan for Point 20 where the County is to provide off-road vehicle barriers and other measures to discourage off road vehicles use of adjacent vegetated dunes. Blockades would be created by placing driftwood harvested from the beach, boulders, logs, or other barriers to prevent vehicular access. The blockades, when placed, would not 1) eliminate any existing parking areas; and 2) would not block or obstruct pedestrian access into the dune habitat or the beach. On Ocean View Drive, approximately five (5) No Parking signs will be installed along the west side of 0.200 miles of road with one sign installed on the east side of the road at the dead end to provide a vehicular turnaround area within the existing paved road. Vegetation removal for both projects will be very minimal, each signpost is limited to a small footprint.

**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 Humboldt County Department of Public Works Coastal Development Permit.

**Attachments:** [PLN-2019-15831 DPW Staff Report.pdf](#)  
[Attachment 3.A - 15831 DPW Photos.pdf](#)

#### **D. ITEMS PULLED FROM CONSENT**

#### **E. CONTINUED PUBLIC HEARINGS**



**1. Rye Hoine, Special Permits**

Record Number PLN-12959-SP

Assessor's Parcel Number: 207-086-004

Bridgeville area

A Special Permit (SP) for 10,000 square feet of existing cannabis cultivation consisting of 5,500 square feet of outdoor and 4,500 square feet of mixed light cultivation areas. Cultivation activities extend from May to November. The applicant is anticipating three cultivation cycles per year that will occur in three (3) 3,000-square-foot greenhouses. Propagation will occur in a 1,000-square-foot greenhouse, that will be temporarily used for two weeks in the summer season. Irrigation for the project will be sourced from a proposed onsite well. The applicant anticipates 288,889 gallons of water will be required annually. Water for irrigation will be stored in four (4) 2,500-gallon water tanks. Processing including drying and curing will occur in an 800-square-foot structure. Further processing will occur offsite at a third-party licensed processing facility. The applicant states there will be a maximum of four employees working onsite during peak of operations. Power is sourced from generators. The proposed project includes a Special Permit for Development in the Streamside Management Area to permit a point of diversion on an unnamed spring that is tributary to the Van Duzen River that is used 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 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 proposed Rye Hoine Special Permits subject to the recommended conditions.

**Attachments:** [PLN-12959-SP Staff Report.pdf](#)  
[4.A #12959 Bio Assessment.pdf](#)  
[4.B #12959 Road Evaluation Report.PDF](#)

**F. ADJOURNMENT**

*Persons wishing to file documentation on any agenda item for the official record must submit an original and four (4) copies of each document to the Zoning Administrator Clerk at the Planning and Building Department, 3015 H Street in Eureka.*

*Meeting rooms are ADA Accessible. If you are a person with a disability, and you need disability-related modifications or accommodations to participate in this meeting, please contact the Zoning Administrator Clerk at 707-445-7541, or 707-268-3792 (fax). Requests for such modifications or accommodations must be made at least three full business days before the start of the meeting.*