

**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, July 30, 2020**

**10:00 AM**

**Regular Meeting - Virtual**

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***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/97740475368> Password: 421159***

- 2. Call in via telephone at 346 248-7799, enter meeting ID 977-4047-5368, 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 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.***

***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. Jesse Cabral, Special Permit**

Record Number: PLN-2019-16072

Assessor's Parcel Number: 108-071-003

Whitethorn area

A Special Permit is requested for 5,250 square feet of existing outdoor commercial cannabis cultivation. Propagation occurs onsite in a proposed 525-square-foot greenhouse. The irrigation water source is a rain catchment pond with a 120,000-gallon capacity. Estimated annual water use is 110,000 gallons. Drying and processing will occur in a proposed 3,000-square-foot building. Power is provided by solar and a hydroelectric system. A Special Permit is also requested to reduce the required 600-foot setback from the King Range National Conservation Area to approximately 590 feet.

**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 Permits based on the evidence in the staff report and adopt the Resolution approving the proposed Jesse Cabral project subject to the recommended conditions.

**Attachments:** [PLN-2019-16072 Staff Report.pdf](#)  
[Attachment 4.A\\_16072 Biological Assessment 06.09.2020.pdf](#)  
[16072 ZA Supplemental #1\\_7.30.20.pdf](#)

2. Wilma Ranch, LLC, Special Permit  
Record Number PLN-2019-16101  
Parcel Number: 216-022-013  
701 Miller Ranch Road, New Harris area

A Special Permit for 10,000 square feet (sf) of existing outdoor cannabis cultivation, and a setback reduction from lands managed by the Bureau of Land Management (BLM). This permit would authorize 10,000 square feet of cultivation, onsite relocation, and the restoration of historic garden sites. Water for irrigation would be sourced from an onsite well. The applicant anticipates annual water demand to total approximately 80,000 gallons. Drying and bucking would occur in the proposed metal building onsite. Further processing activities such as trimming, and packaging would be performed offsite at a permitted third-party facility. Renewable power would be provided by the renewable energy option offered by PG&E.

**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 based on the evidence in the staff report and adopt the Resolution approving the proposed Wilma Ranch LLC project subject to the recommended conditions.

**Attachments:** [PLN-2019-16101 Staff Report.pdf](#)  
[Attachment 4.A\\_16101 Operations Plan 12-31-19.pdf](#)  
[Attachment 4.B\\_16101 Biological Report 12-31-19.pdf](#)  
[16101 ZA Supplemental 7.29.20.pdf](#)

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

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

**1. Humboldt Gardens, LLC, Special Permit**

Record Number: PLN-2019-15706

Assessor's Parcel Numbers: 107-056-003, 107-233-013, 107-234-013 & 107-234-014

Honeydew area

A Special Permit for 43,560-square feet (1 acre) of existing outdoor cannabis cultivation in fifteen (15) greenhouses. Immature plants are sourced from an off-site nursery. Irrigation water is from three permitted groundwater wells. Estimated annual water use is 416,756 gallons (9.6 gal/sf). Water storage totals 28,500 gallons in eleven (11) tanks. Power is provided by mobile solar/battery units. Drying and curing occurs onsite in three (3) existing sheds and one (1) proposed shed. Processing will occur off-site at a licensed facility. There will be up to four (4) workers on site during peak operations.

**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 notice of merger based on evidence in the staff report, and adopt the Resolution approving the proposed Humboldt Gardens, LLC, project subject to the recommended conditions.

**Attachments:**

[PLN-2019-15706 Staff Report.pdf](#)

[Attachment 4.A - Road Evaluation Report 07-16-19.pdf](#)

[Attachment 4.B - Biological Report.pdf](#)

[Attachment 4.C - Timberland Conversion Evaluation Report 02.18.2020.pdf](#)

[Attachment 4.D - Restoration Plan.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.*