

**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, August 6, 2020**

**10:00 AM**

**Regular Meeting - Virtual**

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**NOTE: In accordance with Executive Order N-29-20 the 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/91016781486> Password: 421159**

**2. Call in via telephone at 346 248-7799, enter meeting ID 910 1678 1486 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. Southern Humboldt Phoenix, LLC; Special Permit  
Record Number PLN-2018-15173  
Assessor's Parcel Numbers: 219-081-003, 219-081-001  
Salmon Creek area

A Zoning Clearance Certificate for 10,000 square feet of existing outdoor cannabis cultivation under the CCLUO accompanied by a Special Permit for minor site reconfiguration and a Special Permit for activity in a Streamside Management Area associated with the decommissioning and restoration of a historic cultivation site. Cultivation will occur in four greenhouses using light deprivation. A 1,000 square foot ancillary nursery will support the operation. Water for irrigation will be sourced from a proposed 200,000-gallon rainwater catchment pond and will be stored in the pond and in existing water tanks. Drying and processing will occur onsite in a proposed 32'X 32' (1,024-square-foot) structure. The power source to the project will be a solar array with a backup generator. No employees will work onsite.

**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 Southern Humboldt Phoenix, LLC project subject to the recommended conditions.

**Attachments:** [PLN-2018-15173 Staff Report.pdf](#)  
[Attachment 4.A 08\\_15173 Site Management Plan 04.30.19.pdf](#)  
[Attachment 4.B 15\\_15173 Road Eval \(Salmon Creek Segment 1\) 12.6.2018.pdf](#)  
[Attachment 4.C 15\\_15173 Road Eval \(Thomas Road Segment 2\) 12.6.2018.pdf](#)

2. Tara McKnight; Special Permit  
Record Number PLN-13157-SP;  
Assessor's Parcel Number: 108-151-021  
Whitethorn area

A Zoning Clearance Certificate for 4,140 square feet of existing outdoor cannabis cultivation. Cultivation activities extend from April to October. There will be two harvests annually. Water for irrigation is sourced from a proposed well. There is 18,000 gallons of water storage in a series of hard-sided tanks. The applicant proposes to install a 5,000-gallon water tank for fire protection. Annual water usage totals 49,686 gallons. Processing including drying, curing and trimming, will occur onsite in an existing 1,600-square-foot shed. There will be a maximum of 3 employees on-site during peak operations. Energy source is proposed solar to discontinue use of generators. The proposed project includes a Special Permit to reduce the required 600-foot setback from public lands owned by the Bureau of Land Management.

**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 and Zoning Clearance Certificate based on evidence in the staff report and adopt the Resolution approving the proposed Tara McKnight project subject to the recommended conditions.

**Attachments:** [PLN-13157-SP Staff Report.pdf](#)  
[Attachment 4.A 13157 Cult Ops 12.28.18.pdf](#)  
[Attachment 4.B Timberland Conversion Evaluation Report\\_App #13157.pdf](#)  
[Attachment 4.C 13157 Road Evaluation 01.08.2019.pdf](#)

3. Humboldt Gardens, LLC; Special Permit  
Record Number PLN-2019-16092  
Assessor's Parcel Number: 107-300-008  
Honeydew area

A Special Permit for 5,572 square feet existing outdoor cultivation. The irrigation water source is a permitted groundwater well. Estimated annual water use is 55,720 gallons. Storage totals 4,000 gallons. Drying occurs in existing shed. Processing will be off-site. Power source is a mobile solar/battery generator.

**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 Gardens, LLC, project subject to the recommended conditions.

**Attachments:** [PLN-2019-16092 Staff Report.pdf](#)  
[Attachment 4.A 16092 Site Management Plan 12-30-19.pdf](#)  
[Attachment 4.B 16092 Timberland Conversion 12-30-19.pdf](#)  
[Attachment 4.C 16092 Preliminary Biological Resource Assessment 06.12.2020..pdf](#)

4. Inztgramz, LLC; Special Permit  
Record Number: PLN-2019-15858  
Assessor's Parcel Number: 223-311-042  
Redway Area

A Special Permit for Microbusiness consisting of non-flammable manufacturing activities for non-volatile extraction of essential cannabis oils, distribution, and non-storefront retail delivery activities in a portion of a 3,600 square-foot existing building known as Building A. The hours of operation will be Monday-Saturday between 7am-7pm daily with peak operation hours between 8am-8pm. The facility will be divided into three independent ground units (distribution, manufacturing, and non-storefront retail) with separate access point. Water and sewer services are provided by the Redway Community Services District (RCSD). The water budget is estimated to be 800 gallons per month. Up to 9,600 gallons of water is available for employee use per year. There will be a maximum of 4 employees during peak operations. Electricity is provided by P. G. & E. A Special Permit is also proposed for an exception to parking and loading requirements that would allow for on-street parking and a loading zone of less than 10' x 60' as required by the Humboldt County Code.

**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 Inztgramz, LLC, project subject to the recommended conditions.

**Attachments:** [PLN-2019-15858 Staff Report.pdf](#)

5. New Heart Church Coastal Development Permit Extension;  
Record Number PLN-2020-16164  
Assessor Parcel Number: 511-401-039  
McKinleyville area

The project is for a two-year extension of CDP-07-067XXXM, in accordance with Humboldt County Code section 312-11.3. An application on a fourth two-year extension of a Coastal Development Permit to facilitate construction of the New Heart Community Church. This Coastal Development Permit (CDP-07-067) was originally approved by the Board of Supervisors on December 9, 2008 but did not become effective until the Coastal Commission approved the project on January 14, 2011. Three extensions have been applied for and approved. The first in 2012, the second in 2014 (this included a modification and a four-year extension), and the third in 2018 which was set to expire January 14, 2020. The CDP is not vested. The previously approved project proposed includes an open campus concept consisting of three separate buildings surrounding a quad of open space. The project is proposed to be built in three phases, as funding becomes available. Precise square footage of each phase is not known at this time as construction plans are still under development. Each phase of the project will be under the same Coastal Development Permit and further extensions may be necessary. The first phase will be construction of the church facility which will be approximately 6,000-8,000 square feet in size and 24 feet in height. Phase two will consist of a large auditorium and be approximately 15,000-20,000 square feet and a maximum of 35 feet in height. Phase three will facilitate construction of a seminar and classroom building which will be 8,000-14,000 square feet and up to two stories. The total maximum square footage of all structures will be approximately 42,000 square feet which is consistent with the previously approved original proposed project. New Heart will make extensive use of the remaining outdoor and open space areas, throughout various phases of construction, for recreational purposes and community events. The north-eastern corner of the property will be kept as open space for a playing field or a community garden. There are 248 proposed parking spaces. The parcel is served by public water and sewer and a public road (Murray Road), which is paved to a width of 30 feet in front of the property. There are no changes to the previously approved project. If approved, the two-year extension will expire on January 14, 2022.

**Recommendation:** Find that none of the conditions warranting preparation of a subsequent Mitigated Negative Declaration pursuant to Section 15162 of the State CEQA Guidelines exist for the project, make all of the required findings for approval of the Coastal Development Permit Extension, based on evidence in the staff report, and adopt the Resolution approving the New Heart Community Church project subject to the recommended conditions.

**Attachments:** [PLN-2020-16164 Staff Report.pdf](#)

6. Redwood Parks Lodge Co., Inc. Coastal Development Permit, Conditional Use Permit and Special Permit Extensions:

Record Number PLN-2019-15826

Assessor's Parcel Number: 520-142-009

Orick area

A two-year extension of an approved Coastal Development Permit (CDP-14-016XXX), Conditional Use Permit (CUP-14-008XXX) and Special Permit (SP-14-022XXX) to develop a 152-unit transient habitation facility (special occupancy park), to include: a 48-site tent campground, 82-site RV Park, 12 park model cabins, 10 cottages, 3 bathhouses, internal trail connecting to the existing Redwood Creek Levee Trail, an open playing field, a commercial center constructed in a traditional lodge building (Lodge), a gas station, and 327 parking spaces. The resort would host up to 12 special events per year. An existing residence would remain and be used as a caretaker's residence and office space. A 2,076 square foot maintenance barn would be constructed to the north of the residence and would house the wastewater treatment system operations and maintenance area with the primary leach field located near the existing house. Proposed onsite signage includes up to three monument signs that would be backlit or illuminated with down-shielding lighting. Water would be provided by the Orick Community Services District. The Planning Commission adopted a Mitigated Negative Declaration for the project as required by Section 15074(b) of the CEQA Guidelines. No changes to the project are proposed.

**Recommendation:** Find that none of the conditions warranting preparation of a subsequent Mitigated Negative Declaration pursuant to Section 15162 of the State CEQA Guidelines exist for the project, make all of the required findings for approval of the Coastal Development Permit, Conditional Use Permit and Special Permit Extensions, based on evidence in the staff report, and adopt the Resolution approving the Redwood Parks Lodge Co., Inc. project subject to the recommended conditions.

**Attachments:** [PLN-2019-15826 Staff Report.pdf](#)

#### D. ITEMS PULLED FROM CONSENT

#### E. PUBLIC HEARINGS



1. Kyle Christenson Zoning Clearance Certificate, Appeal of Inspection Determination  
Record Number PLN-12525 ZCC  
Assessor's Parcel Number: 221-141-020  
Salmon Creek area

This is an approved Zoning Clearance Certificate. The annual compliance inspection determined that the site is currently operating without the required state license. This is an appeal of the finding that the site is not in compliance due to the lack of a state license.

**Recommendation:** Find that the site is not in compliance with County Code and the terms of the approved Zoning Clearance Certificate because the site is commercially cultivating cannabis without a state license, deny the appeal, and expire the Zoning Clearance Certificate.

## 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.*