

**ZONING ADMINISTRATOR**

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



**COUNTY STAFF**

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

**AGENDA**

**Thursday, August 13, 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/98610822939> Password: 421159***

***2. Call in via telephone at 346 248-7799, enter meeting ID 986 1082 2939 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 PRIOR TO THE MEETING: To submit public comment to the Planning Commission 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 speak. 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**

*Item C-2: Supplemental - Revised Conditions of Approval and Public Comment*

**C. CONSENT CALENDAR**

**1. Mattole Acres, LLC, Special Permits and Zoning Clearance Certificate**

Record Number PLN-11169-SP

Assessor's Parcel Number: 107-232-005

2480 Panther Gap Road Honeydew area

Project Description: A Zoning Clearance Certificate for 5,000 square feet of existing mixed-light commercial cannabis cultivation. Cultivation occurs in two greenhouses using supplemental light to achieve up to three harvest cycles. The irrigation water source is a groundwater well. Approximately 50,000 gallons is required for irrigation annually. Water storage totals 60,000 gallons in hard-sided tanks. Propagation occurs in a 500 square foot hoop house. Drying and processing occur in an existing shed and a proposed 20' x 60' (1,200 SF) building. Up to four employees are needed. The power source is P.G.&E with a backup generator. The Special Permits are requested to reduce the setback from the King Range National Conservation Area and to authorize work within the Streamside Management Area to decommission a Point of Diversion. The Humboldt County Zoning Administrator will consider an Addendum to a previously adopted Mitigated Negative Declaration.

**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 Mattole Acres, LLC project subject to the recommended conditions.

**Attachments:** [PLN-11169-SP Staff Report.pdf](#)  
[Attachment 4.A 11169 Operations Plan.pdf](#)

2. Two Bit Ranch, LLC, Special Permit  
Record Number PLN-12248-SP  
Assessor's Parcel Number: 223-124-003  
25 Mahan Road, Garberville area

Project Description: A Special Permit for 7,832 square feet of existing outdoor cannabis cultivation. There is 588-square-foot propagation area within an existing structure. Cultivation occurs from May to September with maintenance activities occurring all year round. There is one harvest annually. A portion of two historic cultivation areas were relocated to environmentally superior locations on the subject parcel. Water for irrigation is sourced from a point of diversion of an unnamed spring. Annual water usage is 54,000 gallons. Water is stored in 10 storage tanks totaling 43,500 gallons. Processing, including drying and trimming, occurs on-site in an existing structure or the applicant may elect to take harvested cannabis off-site to a licensed facility for processing. No employees are required as the resident-operator and family conducts cultivation and processing activities. Electricity is sourced from 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 Permit based on evidence in the staff report and adopt the Resolution approving the proposed Two Bit Ranch, LLC project subject to the recommended conditions.

**Attachments:** [PLN-12248-SP Staff Report.pdf](#)  
[Attachment 4.A WRPP\\_TRC332\\_FINAL-REDUCED.pdf](#)  
[Supplemental 08.13.2020.pdf](#)

**3. DIB Management, LLC Special Permit**

Record Number PLN-2019-15621

Assessor's Parcel Number: 211-341-073

10920 and 10924 Dyerville Loop Road, Whitlow area

Project Description: A Special Permit for 43,560 square feet of new outdoor cannabis cultivation. The applicant is also proposing to host an additional 43,560 square feet of outdoor cannabis cultivation under the Retirement, Remediation, and Relocation (RRR) program. The applicant is anticipating two cultivation cycles per year. Cultivation activities will extend from April to November. Propagation will occur in four 1,920-square-foot greenhouses identified as 39, 41, 43, & 45 on the Site Map (see Attachment 4). Propagation will also occur in two 320-square-foot connex containers. Irrigation water will be sourced from a proposed 1,000,000-gallon rainwater catchment pond supplemented by an onsite permitted groundwater well. Water for irrigation will be stored in five (5) 2,500-gallon tanks, one 250-gallon water tank, and in a 1,000,000-gallon rainwater catchment pond. Total water storage is 1,012,750 gallons. The anticipated maximum yearly water usage is 225,500 gallons annually. The applicant anticipates a maximum of 20 people and power will be provided by Pacific Gas and Electric (P. G. & 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 DIB Management, LLC project subject to the recommended conditions.

**Attachments:** [PLN-2019-15621 Staff Report.pdf](#)  
[Attachment 4.A 15621 Operation Manual 06-06-19.pdf](#)  
[Attachment 4.B 15621 Biological Report 06-06-19.pdf](#)

4. Jones Coastal Development Permit  
Record Number PLN-2020-16170  
Assessor's Parcel Number: 400-011-053  
1965 Locke Street, Manila area

Project Description: A Coastal Development Permit to facilitate reconstruction of a 1,408 square foot single-family residence to address hazardous building conditions (Humboldt County Code Section 351-3(c)). The project includes the reconstruction of a three-bedroom, one bath residence that will be built entirely within the existing footprint of the former residence. Demolition of the former structure was authorized pursuant to Section 30611 of the California Coastal Act. The subject parcel was previously developed with a legal, nonconforming residence and detached garage/shed. One non-native walnut tree (10" DBH) will be removed, and minimal grading is required to facilitate construction. The parcel is served water and sewer services by the Manila Community Services District. Utilities are provided by PG&E. This project is funded by the HOME Owner Occupied Rehabilitation Program.

**Recommendation:** Find the proposed project exempt from environmental review based on CEQA Guidelines Sections 15302, make all of the required findings for approval of the Coastal Development Permit based on evidence in the staff, and adopt the Resolution approving the Jones Coastal Development Permit subject to the recommended conditions.

**Attachments:** [PLN-2020-16170 Staff Report.pdf](#)

## D. ITEMS PULLED FROM CONSENT

## E. ADJOURNMENT

### NEXT MEETING

*August 20, 2020*

*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.*