

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, October 15, 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/93972215717> Password: 421159

- 2. Call in via telephone at 346 248-7799, enter meeting ID 939-7221-5717 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, press *6 to unmute.*

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.*

CONTINUED ITEMS: *Please note that each Zoom meeting has a unique meeting ID and password.*

Any item on this agenda that is continued to a future date will use the meeting ID and password applicable to the date the agenda item is to be heard again. Agendas are posted on the Friday before the meeting at <https://humboldt.legistar.com>

A. CALL TO ORDER

B. AGENDA MODIFICATIONS

Item C-1 Supplemental information provided - Applicant request for continuance

Item C-4 Supplemental information provided - Incomplete APN

Item C-5 Supplemental information provided - Additional condition of approval

C. CONSENT CALENDAR

1. Chronic Creek, LLC, Special Permit
Record Number: PLN-2019-16103
Assessor's Parcel Number: 222-231-012
Garberville area

A Special Permit for 22,000 square feet of mixed light cannabis cultivation. There is 3,500-square feet of existing mixed light cultivation and the applicant is proposing to expand the cultivation area by 18,500 square feet. There will be a maximum of three cultivation cycles annually. Cultivation activities extend from January to December. Water is sourced from three existing permitted wells. The anticipated maximum water usage is 178,600 gallons. During peak of operations a maximum of six employees will be on-site to assist with cultivation activities. Processing such as drying, curing, trimming and packaging, is proposed to occur onsite inside of a 576-square-foot shop building and two proposed 1,800-square-foot barns. Power will be provided by generators until P. G. & E. is developed on the subject parcel. Until P. G. & E. power is available, outdoor cultivation without the use of artificial lighting will occur.

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 Chronic Creek, LLC, project subject to the recommended conditions.

Attachments: [PLN-2019-16103 Staff Report.pdf](#)
[Attachment 4.A_16103 Revised Cultivation and Operations 04.24.2020.pdf](#)
[Attachment 4.B_16103 Biological Report 12-31-19.pdf](#)
[Item C-1 Supplemental #1.pdf](#)

2. Southern Humboldt Phoenix, LLC
Record Number PLN-2018-15174
Assessor's Parcel Numbers: 219-081-001 and 219-081-003
4140 Lower Thomas Road, Miranda area

A Zoning Clearance Certificate for 6,218 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 for the decommissioning and restoration of a historic cultivation site. Cultivation will occur in five greenhouses using light deprivation. A 620-square-foot ancillary nursery will support the operation. Water for cannabis irrigation will be sourced from rainwater catchment and stored in a series of water tanks totaling 80,750 gallons. One tank is 40,000 gallons in size and will require a permit from the Building Division. The anticipated annual water use is 72,000 gallons. Drying and processing will occur onsite in a proposed structure, to be placed on a 30' X 40' (1,200-square-foot) graded pad. 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 Zoning Clearance Certificate and Special Permits 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-2018-15174 Staff Report.pdf](#)
[Attachment 4.A_15173 Site Management Plan 04.30.19.pdf](#)
[Attachment4.B_15173 Road Eval \(Thomas Road Segment 2\) 12.6.2018.pdf](#)

3. Big Country Farm, LLC

Special Permit Record Number PLN-2020-16213

Assessor's Parcel Number: 209-331-003

926 Holmes Flat Rd, Redcrest area

A Special Permit for 43,560 square feet (1 acre) of new cultivation, of which 10,080 is mixed light and 33,480 is outdoor. Cultivation will occur in eight (8) 5,040 square foot greenhouses measuring 35'x144' each. Two greenhouses will utilize supplemental light, and the other six will utilize light deprivation. An additional 3,240 square foot area will contain full-term outdoor. Greenhouses will be engineered to withstand hydrostatic pressure and obtain a wet flood proofing certificate. Propagation will occur on-site in a proposed 4,000 square foot nursery. The irrigation water source is rainwater catchment. Estimated annual water use is approximately 120,000 gallons. Storage totals 120,000 gallons in twenty-four self-caught tanks. Product will be fresh frozen at harvest and taken off-site to a licensed facility. Up to four workers are needed. Power is provided by P.G.&E. Applicant will demonstrate a 100% renewable source. A Special Permit is requested to reduce the required 600-foot setback from Humboldt Redwoods State Park.

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 Permits based on evidence in the staff report, and adopt the Resolution approving the proposed Big Country Farms, LLC, project subject to the recommended conditions.

Attachments: [PLN-2020-16213 Staff Report.pdf](#)
[Attachment 4.A_16213 Management Plan 02.06.2020.pdf](#)
[Attachment 4.B_16213 Biological Assessment 02.06.2020.pdf](#)
[Attachment 4.C_16213 Hoop Structure in Flood Zone 08.17.2020.pdf](#)

4. Westhaven Community Services District Coastal Development Permit (CDP) and Special Permit (SP) Modification

Record Number PLN-2020-16307

Assessor's Parcel Numbers: 514-132-007, 514-132-008 and 514-133-001

Westhaven area

The Zoning Administrator approved the CDP and SP on 09/03/2020 authorizing Westhaven Community Services District (WCSD) to drill two (2) temporary test wells to determine groundwater availability and quality and, drill up to three (3) geotechnical borings to characterize subsurface conditions. A modification to the permit is requested to facilitate the voluntary merger of APNs 514-132-007, 514-132-008 and 514-133-00 into one parcel. No other changes to the approved project are proposed. The WCSD, as Lead Agency for the project under CEQA, prepared a Notice of Exemption citing the project Categorically Exempt from environmental review pursuant to Sections 15305 (Minor Alterations in Land Use Limitations) and 15306 (Information Collection).

Recommendation: Make all of the required findings, based on evidence in the staff report, and approve the Westhaven Community Services District project Modification on the Consent Agenda subject to the recommended conditions.

Attachments: [PLN-2020-16307 Staff Report.pdf](#)
[Item C-4 Supplemental #1.pdf](#)

5. Johnson Coastal Development Permit

Record Number PLN-2020-16276

Assessor's Parcel Number 508-281-029

1370 Anderson Avenue, McKinleyville area

A Coastal Development Permit for the demolition and reconstruction of a 3,620 square foot single family residence and attached 1,535 square foot attached garage. The proposal also includes the construction of 509 square feet of covered porch on the east side of the residence, 885 square feet of decking on the west side of the residence, and a 980 square foot detached metal shop with a building height of 15 feet. The existing residence and garage total approximately 2,000 square feet and will be demolished to accommodate a new residence over the existing footprint. The height of the proposed residence will be no greater than 30 feet. No trees will be removed. The parcel is served community water and sewer from the McKinleyville Community Services District.

Recommendation: Find the project exempt from environmental review pursuant to Section 15302 and 15303 of the State CEQA Guidelines, make all of the required findings for approval of the Coastal Development Permit, based on evidence in the staff report, and adopt the Resolution approving the Johnson project subject to the recommended conditions.

Attachments: [PLN-2020-16276 Staff Report.pdf](#)
[Item C-5 Supplemental #1.pdf](#)

D. ITEMS PULLED FROM CONSENT**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.