

**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, November 5, 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/99486458319> Password: 421159***
- 2. Call in via telephone at 346 248-7799, enter meeting ID 994-8645-8319 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](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.***

***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**

**C. CONSENT CALENDAR**

1. Humboldt Native Sun, LLC, Special Permit  
Record Number PLN-2019-16104  
Assessor's Parcel Numbers: 221-131-034 and 221-261-001  
Salmon Creek Area

A Special Permit for one acre (43,560 square feet (SF)) of pre-existing outdoor cannabis cultivation. The project includes onsite relocation and remediation of the historical sites. The cultivation will be composed of 28,143 SF full sun outdoor and 15,300 SF in will be housed in hoop houses. A 4,200 SF greenhouse will be used as a propagation area. The water source is provided by two rainwater catchment ponds with a total capacity of 1.9 million gallons. The applicant is proposing up to 150,000 gallons of water storage in hard tanks. Total water usage is estimated to be 1.98 million gallons. Drying will occur onsite in a proposed 2,000 square foot building and processing will occur offsite. Four employees are expected. The operations will be powered by solar power.

**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 evidence in the staff report, and adopt the Resolution approving the proposed Humboldt's Native Sun, LLC, project subject to the recommended conditions.

**Attachments:** [PLN-2019-16104 Staff Report.pdf](#)  
[C-1 Attachment 4.A\\_16104 Draft Lake and Streambed Alteration Agreement 09.23.2020.pdf](#)  
[C-1 Attachment 4.B\\_16104 Biological Assessment 04.17.2020.pdf](#)  
[Supplemental #1 11.04.2020.pdf](#)

2. King Range Botanicals, LLC, Special Permit  
Record Number PLN-11351-SP  
Assessor's Parcel Numbers: 222-211-011  
Garberville Area

A Special Permit (SP) for an existing 10,000 square foot (SF) outdoor cannabis cultivation operation in two cultivation areas. Cultivation occurs in greenhouses without the use of supplemental light, and full-sun outdoor. Irrigation water is sourced from a rainwater collection pond that is connected to a surface water diversion on an unnamed Class III tributary to Connick Creek. There is a total of 194,000 gallons of water storage for irrigation and domestic uses. Drying and curing occurs on site in existing buildings. Processing, including trimming and packaging, would occur off-site at the applicant's adjacent parcel, or taken off-site to a licensed processing facility. Power for the operation is provided by P. G. & E. A Special Permit is also requested to allow for existing development adjacent to the stream channel for the diversion from an unnamed stream tributary to Connick Creek.

**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 any public testimony, and adopt the Resolution approving the proposed King Range Botanicals, LLC, project subject to the recommended conditions.

**Attachments:** [PLN-11351-SP Staff Report.pdf](#)

3. King Range Botanicals, LLC, Special Permit  
Record Number PLN-11352-SP  
Assessor's Parcel Numbers: 222-211-012  
Garberville Area

A Special Permit for an existing 8,750-square-foot commercial cannabis operation, of which 8,070 square feet (sf) is outdoor and 680 sf is mixed-light. Historic location on slopes greater than 30% is proposed to be restored and consolidated into an existing disturbed cultivation area with slopes of less than 10%. Propagation occurs on-site in two (2) greenhouses and two sheds. Water for irrigation uses is provided by a point of diversion on an unnamed tributary to Connick Creek and supplemented by a groundwater well. Approximately 88,000 gallons of water is required annually to meet operational needs. There is a total of 68,000 gallons of hard tank storage, with an additional 20,000 gallons proposed to meet forbearance requirements. Cannabis is dried in three (3) existing locations: two (2) sheds and a wood shop. Applicant proposes a 1,200-square-foot building for additional drying area. Processing would occur on-site in a proposed 400-square-foot commercial building or be taken off-site to a licensed 3rd-party facility. Product from the adjacent parcel APN 222-211-011 owned and operated in common would be taken to this site for processing. Up to ten (10) workers are necessary at peak operations. Power to the site is supplied by P.G. & E. and solar, and no generators will be used in the operation. A Special Permit is also requested to allow diversion works for the surface water diversion within the SMA.

**Recommendation:** Find the 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 any public testimony, and adopt the Resolution approving the proposed King Range Botanicals, LLC, project subject to the recommended conditions.

**Attachments:** [PLN-11352-SP Staff Report.pdf](#)

**4. Trent Sanders, Special Permit and Three Zoning Clearance Certificates**

Record Number PLN-2020-16226

Assessor's Parcel Number 223-162-004 &amp; 223-162-005

Redway area

A Special Permit for 37,800-square-feet of new mixed light cannabis cultivation and three Zoning Clearance Certificates for the following: a 5,760-square-foot commercial nursery, a 4,000-square-foot off-site processing facility, and distribution. There will be four cultivation cycles annually. The proposed project includes development of a 37,800-square-foot greenhouse for mixed light cultivation and a 13,608-square-foot greenhouse for propagation. Irrigation for the project will be provided by two existing onsite permitted wells and a proposed 750,000-gallon off-stream pond. Annual water usage is 815,600 gallons for irrigation and domestic uses. There is 802,000 gallons of water storage in the off-stream pond and a series of water storage tanks. The applicant is proposing to construct a 4,000-square-foot commercial processing facility on APN 223-162-005 that will allow for onsite processing as well as processing for permitted cannabis cultivated at off-site locations. There will be a maximum of 15 employees during peak operations. Power for the project will be provided by P. G. & E. and solar.

**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 Trent Sanders project subject to the recommended conditions.

**Attachments:** [PLN-2020-16226 Staff Report.pdf](#)  
[C-4 Attachment 4.A\\_16226 Cultivation and Operations Plan 06.01.2020.pdf](#)  
[C-4 Attachment 4.B Trent Sanders Biological Habitat Assessment.pdf](#)  
[C-4 Attachment 4.C\\_16226 Three Acre Conversion 02.18.2020.pdf](#)  
[C-4 Attachment 4.D\\_16226 Noise Assessment 02.18.2020.pdf](#)

**5. Adair-Dowdle, Coastal Development Permit**

Record Number PLN-2020-16315

Assessor's Parcel Numbers: 308-241-043

Loleta Area, 131 Hillcrest Drive

A Coastal Development Permit (CDP) to allow construction of a three (3) bedroom, three and a half (3.5) bath, two (2) story single-family residence with an attached third story viewing tower, an 864 square foot detached garage and a 360 square foot shop above. The height of the proposed residence will be a maximum 34 feet 4 inches, and the footprint of the residence will be a maximum 3,321 square feet. Additional improvements include associated walkways and landscaping, a new gravel driveway and parking area for access between the home site and Hillcrest Drive, a water retention system for fire protection, rain catchment system, and a future swimming pool. Energy utilities will be provided by the installation of a 500 square foot photovoltaic system. Two (2) 100 square foot existing sheds will be removed from the property. Water supply will be provided by an existing, shared well and water supply system located on the neighboring property. Sewage will be provided with the construction of a new onsite wastewater treatment system (OWTS). The residence will be supportive of agriculture as the parcel will also support a prospective commercial orchard consisting of row crops and high-density fruit tree plantings. No tree removal is proposed, and moderate grading is required to facilitate development.

**Recommendation:** Find the project exempt from environmental review pursuant to Section 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 Adair-Dowdle project subject to the recommended conditions.

**Attachments:** [PLN-2020-16315 Staff Report.pdf](#)  
[Attachment 3.A\\_Dos Gnomos Planting Operation Guide.pdf](#)

**D. CONTINUED ITEMS**

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 11.5.20.pdf](#)  
[Attachment 4.A\\_16103 Revised Cultivation and Operations 04.24.2020.pdf](#)  
[Attachment 4.B\\_16103 Biological Report 12-31-19.pdf](#)  
[Supplemental #1 11.02.2020.pdf](#)  
[Public Comment 11.05.2020.pdf](#)



**2. Mountain Meadow Farms, LLC, Special Permit**

Record Number PLN-12808-SP

Assessor's Parcel Numbers: 212-031-007

Miranda Area, 700 Oriole Lane

A Special Permit for 6,440 square feet of existing outdoor commercial cannabis cultivation in three greenhouses using light deprivation. Water for irrigation is sourced from a groundwater well. Water storage is two 2,500-gallon tanks, totaling 5,000 gallons. The applicant's estimated annual water use is 45,700 gallons. The primary power source to the project is an existing solar array. A generator is used for 2-weeks annually to power a small greenhouse used for propagation. Drying and curing will occur onsite in an existing structure. Further processing is done off-site at a licensed processing facility. No employees work on site.

**Recommendation:** Find that the Zoning Administrator has considered the Addendum to the adopted Mitigated Negative Declaration for the Commercial Medical Land Use Ordinance (CCMLUO) as described by 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 Mountain Meadow Farms, Inc, project as recommended by staff subject to the recommended conditions.

**Attachments:** [PLN-12808-SP Staff Report 11.5.20.pdf](#)  
[C-2 Attachment 4.A\\_12808\\_WRPP-Final.pdf](#)

**E. ITEMS PULLED FROM CONSENT****G. ADJOURNMENT****H. NEXT MEETING: December 03, 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.*