

**ZONING ADMINISTRATOR**

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

**AGENDA**

**Thursday, December 3, 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:***

- 1. You may access the live stream of the meeting by using the following link:  
<https://zoom.us/j/92334153913> Password: 421159***
- 2. Call in via telephone at 346 248-7799, enter meeting ID 923-3415-3913 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.***

***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-3 Supplemental Information provided*

*Item C-4 Supplemental Information provided*

**C. CONSENT CALENDAR**

**1. Noah Robinson, Variance**

39820 State Highway 96, Orleans area

Record Number PLN-2020-16525

Assessor's Parcel Number: 529-221-049

A Variance to allow a 20' setback from the center line of an ingress/egress easement to facilitate the construction of a new, detached, 2,000-square foot (1,040-square foot ground floor; 936-square foot attic) accessory "shop" building; plus, a 520-square foot covered outdoor space. The proposed accessory "shop" building will be used to house landscaping equipment utilized in the applicant's home-based landscaping business. Pursuant to Section 312-17.2, the applicant has made the required findings for a Variance.

**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 Variance based on evidence in the staff report, and adopt the Resolution approving the Roberts project subject to the recommended conditions.

**Attachments:** [PLN-2020-16525 Staff Report.pdf](#)

2. Redwood Empire, Special Permit  
Record Number PLN-2019-16076  
Assessor's Parcel Number: 223-022-002  
New Harris area

A Special Permit for 10,000-square-feet of existing outdoor cannabis cultivation. Propagation will occur in one 1,000-square-foot greenhouse. Drying and curing, will occur onsite inside of a proposed 800-square-foot agricultural accessory structure. Processing, such as trimming, will occur offsite at a licensed processing facility. Water for the project will be sourced from a proposed well. The applicant anticipates a maximum of 75,000 gallons of water will be required for irrigation annually. There will be 9,000 gallons of water storage. Power for the project will be provided by a solar generator that will supply less than 20% of cannabis related activities. The applicant will also be utilizing solar pumps and solar fans in order to reduce the amount of generator usage.

**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 Redwood Empire project subject to the recommended conditions.

**Attachments:** [PLN-2019-16076 Staff Report.pdf](#)  
[Attachment 4.A\\_16076 Water Resource Protection Plan.pdf](#)  
[Attachment 4.B\\_16076 Biological Assessment 12-24-19.pdf](#)  
[Attachment 4.C\\_16076 Timberland Conversion 12-24-19.pdf](#)  
[Attachment 4.D\\_16076 Streambed Alteration 12-24-19.pdf](#)  
[Attachment 4.E\\_16076 Road Evaluation 12-24-19.pdf](#)

3. Homestead Collective Weed Company, LLC;  
Record Number PLN-12237-SP  
Assessor's Parcel Number: 217-401-011  
5576 Homestead Road, Blocksburg area

A Special Permit for 10,000 square feet of existing outdoor cannabis cultivation. The applicant projects one cultivation cycle per year. Water for irrigation is sourced from an existing onstream pond and one point of diversion from an unnamed spring. Annual water use is 107,000 gallons. Water storage includes 287,500 gallons in a series of hard-sided tanks and a 252,500-gallon pond. Processing would occur onsite in an existing structure. Electricity is sourced from generator power that is used to power the residence. The proposed project also includes a Special Permit to allow development within the Streamside Management Area of Basin Creek for a point of diversion and an onstream pond that is utilized for irrigation.

**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 adopt the Resolution approving the proposed Homestead Collective Weed Company, LLC project subject to the recommended conditions.

**Attachments:** [PLN-12237-SP Staff Report.pdf](#)  
[Attachment 4.A Aquatic Delineation Report 8.8.20.pdf](#)  
[Supplemental #1 12032020.pdf](#)

4. Ft. Apache, LLC, Special Permit  
Record Number PLN-2019-15369  
Assessor's Parcel Number: 105-081-011  
29615 Mattole Road, Petrolia area

A Special Permit is requested for 9,984 square feet of mixed-light cannabis cultivation. Propagation occurs on-site in a 1,000-square-foot greenhouse. Estimated water use is 132,500 gallons per year. Water for irrigation is provided by a groundwater well. There is 12,000 gallons of water storage. The power source for the nursery is solar power. Drying will occur in two proposed shipping containers. Processing will take place off-site at a licensed processing facility. Two employees are needed for operations.

**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 Ft. Apache project subject to the recommended conditions.

**Attachments:** [PLN-2019-15369 Staff Report.pdf](#)  
[Attachement 4.A\\_5. Biological Report 02-07-19.pdf](#)  
[Supplemental #1 12032020.pdf](#)

5. Eubanks Farm, LLC, Special Permit  
Record Number PLN-12444-SP  
Assessor's Parcel Number: 220-171-002  
Briceland area

A Special Permit for 8,612 square feet of existing outdoor cannabis cultivation and a Special Permit for ongoing use and maintenance of a point-of-diversion for cannabis irrigation. Cultivation occurs in five greenhouses using light deprivation. Water is sourced from two existing groundwater wells and is supplemented by rain catchment and by a surface diversion from a spring that flows to an unnamed tributary to Eubank Creek. Water is delivered to the cannabis plants via a drip irrigation system. The current total storage capacity for cultivation is 66,000 gallons, contained in twelve (12) 5,000-gallon plastic tanks and two (2) 3,000-gallon water storage tanks. The applicant's estimated annual water use is 129,180 gallons. Drying will occur in an existing structure onsite and processing will occur offsite at a licensed third-party processing facility. A maximum of one full-time employee and up to three full-time seasonal employees will work on the site. Power is provided by an existing 4,500-watt solar array and supplemented by a 12KW propane generator.

**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 Eubank Farm project subject to the recommended conditions.

**Attachments:** [PLN-12444-SP Staff Report.pdf](#)  
[Attachment 4.A\\_12444 SMP 12.07.18.pdf](#)  
[Attachment 4.B\\_12444\\_LSA\\_10.12.2020.pdf](#)  
[Attachment 4.C\\_12444\\_TCER\\_10.12.2020 \(1\).pdf](#)

**6. Resource Utilization Company Conditional Use Permit, Surface Mining Permit, Reclamation Plan Renewal**

Record Number PLN-2018-15020 (CUP-02-31X/SMP-02-03X/RP-02-03X)

Assessor's Parcel Number (APN) 529-131-011

Orleans Area.

Renewal of a 15-year permit term for a previously approved rock quarry surface mining operation approved in 2003 allowing the quarry to extract, process and stockpile material for a period of 15 years. The project involves a Conditional Use Permit, Surface Mining Permit, Reclamation Plan, and review of financial assurance cost estimates for a surface mining operation involving an upland rock quarry with a proposed total extraction of 300,000 cubic yards (cy) of aggregate material over an expected life of 15 years. Up to 50,000 cy of sand and gravel would be extracted per year. The operation would involve extracting aggregate from the quarry, separating it and then stockpiling it onsite. Usable rock product consists of moderately to loosely consolidated sand and gravel with cobble materials of primarily 8" diameter or less. The quarry operations would involve excavation, processing, loading and hauling. No blasting or drilling would be conducted on site. Heavy equipment to be used on site includes excavators, loaders, and caterpillar tractors, dump trucks. Rock would be hauled by 12 to 14-yard dump trucks. The project includes a caretaker's residence served by on-site sewage disposal system.

**Recommendation:** Continue to January 7, 2021, re-noticing of the project to be provided to the public.

**D. ITEMS PULLED FROM CONSENT**

**E. ADJOURNMENT**

*Persons wishing to file documentation on any agenda item for the official record must submit their comment in the manner described above.*

*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.*