

ZONING ADMINISTRATOR

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

AGENDA

Thursday, February 4, 2021

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/93263143044> Password: 421159

2. Call in via telephone at 346 248-7799, enter meeting ID 932 6314 3044 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.

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: Public Comment received

Item C-2: Public Comment received

C. CONSENT CALENDAR

1. Maromo, LLC; Special Permit

Record Number PLN-11431-SP

Assessor's Parcel Numbers (APNs) 104-131-007 and 105-044-006.

2054 Lighthouse Road, Petrolia Area

A Special Permit for an existing 8,033 square foot (SF) cannabis cultivation operation, of which 3,083 SF is full-sun outdoor and 4,950 SF is mixed light in three (3) deprivation greenhouses, ranging in size from 850 SF to 1,581 SF. Ancillary propagation (Nursery) occurs in an 800 SF greenhouse onsite. The primary water source for both irrigation and domestic use consists of a point of diversion (POD) located on APN 104-131-007 from a spring (Certificate H100341). Drying and bucking occurs onsite, and all other processing will occur off site at a licensed processing or manufacturing facility. Power is provided by existing onsite solar (2000 watts). The use of two (2) Honda generator (2500 watts each) may be utilized for supplemental power when needed.

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 and adopt the Resolution approving the Maromo, LLC Special Permit as recommended by staff subject to the recommended conditions.

Attachments:[11431 Staff Report 2.4.21.pdf](#)[Public Comment PLN-11431-SP Maromo 2.4.21.pdf](#)

2. Nine Eagles Ranch, Inc.; Special Permit

Assessor Parcel Number: 221-071-044

Record Number PLN-12527-SP

7926 Salmon Creek Road, Salmon Creek area

A Special Permit for an existing 9,000 square feet (SF) of outdoor cannabis cultivation operation. A Special Permit is also sought for an encroachment within the Streamside Management Area for a point of diversion. The point of diversion utilized primarily for domestic uses and when required, topping off the off-stream rainwater catchment pond during dry years. Water for irrigation is primarily sourced from one rainwater catchment pond, with an estimated capacity of 350,000 gallons. A 240 SF appurtenant propagation nursery is also planned to support the project. Processing will occur offsite at a licensed facility or in an ADA compliant facility onsite. No employees will be required, cultivation will be operated by the two business operators. Power to the site is provided by an onsite solar-inverter system.

Recommendation: Find that the Zoning Administrator has considered the Addendum to the adopted Mitigated Negative Declaration for the Commercial Medical Land Use Ordinance (CMMLUO) as described by Section 15164 of the State CEQA Guidelines, make all of the required findings for approval of the Special Permit and adopt the Resolution approving the Nine Eagles Ranch, Inc. project as recommended by staff subject to the recommended conditions.

Attachments: [12527 Staff Report 2.4.21.pdf](#)
[Attachment 3.A_12527 Cult Ops 06.18.19.pdf](#)
[Attachment 3.B_12527 WRPP 06.18.19.pdf](#)
[Attachment 3.C_12527 Road Evaluation 06.18.19.pdf](#)
[Public Comment PLN-12527-SP Nine Eagles Ranch 2.4.21.pdf](#)

3. Humboldt Native Sun, LLC; Special Permits

Assessor Parcel Number: 221-261-001

Record Number PLN-2019-16106

Salmon Creek area

The applicant is seeking approval for two Special Permits for two acres (87,120 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 79,320 SF of full sun outdoor cultivation and 7,800 SF will be in housed in hoop houses. Five greenhouses totaling 8,640 SF will be used as a propagation area. The water source is provided by two rainwater catchment ponds with a total capacity of 1.1 million gallons. The applicant is proposing an additional 150,000 to 300,000 gallons of water proposed to be stored in hard tanks and a well. The total water usage is estimated to be about 1.95 million gallons. Drying will occur onsite in two proposed structures; one 1,800 SF and the other at 1,440 SF and further processing will occur offsite. Four employees are expected to be required. Power will be provided by solar energy.

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 Permits 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: [16106 Staff Report 2.4.21.pdf](#)
[Attachment 3.A - 15. 16106 Biological Assessment 04.17.2020.pdf](#)

4. Mattole Valley Organics; Special Permit
Record Number PLN-2020-16411
Assessor's Parcel Number: 107-091-003
905 Lindley Road, Honeydew area

A Special Permit to expand an existing permitted 10,000 square foot outdoor operation up to 43,560 square feet (1 acre). New cultivation will be full-term outdoor. A 1,900 square foot nursery greenhouse provides seeds and clones. Irrigation water source is rainwater catchment. Water storage totals 225,800 gallons in three large metal tanks with gutters and twenty-one hard-sided tanks plumbed to the barn. Estimated annual water use is 180,000 gallons. Drying will occur in the existing 30' x 60' barn. Processing will occur off-site. Four workers are needed for peak operations. The power source is a 7kw solar array, proposed P.G.&E. service, and a backup generator. No drying of the full-term cannabis can occur until P.G.&E. service is connected.

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 Mattole Valley Organics project subject to the recommended conditions.

Attachments: [16411 Staff Report.pdf](#)
[Attachment 3A - 16411 Cultivation and Operations Plan 06.02.2020.pdf](#)
[Attachment 3B - 16411 Biological Assessment 06.02.2020.pdf](#)
[Attachment 3C - 16411 Invasive Species Plan 06.02.2020.pdf](#)
[Attachment 3D - 16411 Water Resources Protection Plan 06.02.2020.pdf](#)

5. Resource Utilization Company Conditional Use Permit,
Surface Mining Permit and Reclamation Plan Renewal
Case Number PLN-2018-15020 (CUP-02-31X/SMP-02-03X/RP-02-03X)
Assessor's Parcel Number 529-131-011
Orleans Area

Renewal of a 15-year permit term for a previously approved rock quarry surface mining operation which was previously approved in 2003 and allowed 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 assurances 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: Adopt the Draft Mitigated Negative Declaration and make all of the required findings for approval of the Conditional Use Permit, Surface Mining Permit, and Reclamation Plan based on evidence in the staff report, and adopt the Resolution approving the Resource Utilization Company project subject to the recommended conditions.

Attachments: [15020 Staff Report 2.4.21.pdf](#)
[Attachment 3_IS - MND Wilcox Processing Facility July 2019.pdf](#)
[Attachment 4_15020 Surface Mining and Reclamation Plan.pdf](#)

D. ITEMS PULLED FROM CONSENT

E. PUBLIC HEARINGS

F. ADJOURNMENT

NEXT MEETING: February 18, 2021

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.