



MINUTE SHEET

THURSDAY, MARCH 07, 2024

Regular Meeting

The Honorable Zoning Administrator of the County of Humboldt held a regular meeting on the above date within the Humboldt County Planning and Building Department at 3015 H Street in Eureka, California. The Zoning Administrator and the Zoning Administrator Clerk of the County of Humboldt hereby certify the foregoing to be a true and correct record of the actions taken on the above-entitled matters by said Zoning Administrator at the meeting held on date noted above.

  
Laura McClenagan  
Zoning Administrator Clerk

  
John H. Ford  
Zoning Administrator

ZONING ADMINISTRATOR

JOHN H. FORD  
Director, Planning and Building



COUNTY STAFF

CLIFF JOHNSON  
Planning Manager  
ELIZABETH SCHATZ  
Planning Manager

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

**ACTION SUMMARY**

Thursday, March 7, 2024

10:00 AM

Regular Meeting - Virtual

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**A. CALL TO ORDER**

*Director John Ford called the meeting to order at 10:00 a.m.*

**B. AGENDA MODIFICATIONS**

**C. CONSENT CALENDAR**

1. Barter Mountain Roots  
Assessor Parcel Number (APN) 524-123-002-000  
Record No.: PLN-11856-CUP  
Willow Creek/Friday Ridge area

Denial of a Conditional Use Permit for 36,000 square feet of existing outdoor commercial cannabis cultivation.

*The Zoning Administrator adopted the resolution (Resolution 24-010) which finds the project exempt from environmental review pursuant to State CEQA Guidelines Section 15270; and finds the applicant has not provided sufficient evidence necessary to make the required findings for approval; and denies the Barter Mountain Roots Conditional Use Permit (PLN-11865-CUP).*

2. Cameron Moore Zoning Clearance Certificate, Special Permit, and Lot Line Adjustment  
Assessor Parcel Numbers: 209-301-012, 209-301-013, 209-301-016, and 209-301-017  
Record Numbers: PLN-11603-ZCC and PLN-2020-16893  
Redcrest area

A Zoning Clearance for 10,000 square feet of new outdoor light-deprivation cannabis cultivation and a Special Permit for a setback reduction from Humboldt Redwoods State Park (PLN-11603-ZCC); and a Lot Line Adjustment between three parcels, resulting in two parcels (PLN-2020-16893). 1,000 square feet of propagation space is proposed. The cannabis will be partially dry farmed, with supplemental water for irrigation provided by rainwater catchment. Approximately 30,700 gallons of water will be required annually for irrigation. A total of 52,800 gallons of water storage is proposed. Drying and bucking of mature cannabis will occur onsite within the greenhouses. Further processing will take place at an off-site licensed processing facility. There will be a maximum of two employees on site. Power for the project will be provided by solar. A generator will be kept on site for emergency purposes only.

***That the Zoning Administrator adopted the resolution (Resolution 23-011) which considered the adopted Mitigated Negative Declaration for the Commercial Medical Marijuana Land Use Ordinance and the Addendum that was prepared for the project; and finds the Lot Line Adjustment exempt from further environmental review pursuant to Section 15305(a) of the State CEQA Guidelines; and finds that the proposed project complies with the General Plan and Zoning Ordinance; and approves the Zoning Clearance Certificate, Special Permit, and Lot Line Adjustment subject to the conditions of approval.***

4. Zee Coastal Development Permit and Special Permit Extension  
Assessor Parcel Numbers (APN) 400-121-007-000  
Record No.: PLN-2023-18272  
Manila Area

A two-year extension of a Coastal Development Permit and Special Permit originally approved on July 6, 2006 and modified on March 1, 2007 and again on August 18, 2016. Subsequent two-year extensions have been approved, most recently in 2021. No changes to the modified project are proposed. If approved, the extension will expire on August 4, 2025. The approved project is for a 2,590 square foot residence and associated improvements and a reduction in the 100-foot wetland buffer to 81 feet.

***The Zoning Administrator adopted the resolution (Resolution 24-012) which finds a Mitigated Negative Declaration of Environmental Impact (SCH# 2006062069) adopted July 6, 2006 and an addendum to the document was adopted August 18, 2016 and no additional environmental review is necessary; and approves the Coastal Development Permit and Special Permit Extension.***

#### **D. ITEMS PULLED FROM CONSENT**

3. Cannabanana, LLC Special Permit  
Assessor Parcel Number: 221-061-001  
Record No.: PLN-12419-SP  
Salmon Creek area

A Special Permit for 6,250 square feet (SF) of existing outdoor cannabis utilizing light deprivation techniques and 200 SF of ancillary nursery space, a Special Permit for development in a Streamside Management Area (SMA), and a Special Permit to reduce the 600-foot setback to public lands. Irrigation water is sourced from rain catchment collected and stored in two ponds. Water storage in the ponds is 106,500-gal., hard tank storage is 115,500-gal., total irrigation storage is 222,000-gal. Estimated annual water usage is 136,000-gal. Processing

such as drying and curing occur onsite in an existing 1,500 SF shop building, with all further processing including trimming taking place off-site at a licensed third-party processing facility. No employees are proposed, only onsite residents will operate the project. Power is provided by an existing solar system with generators as a supplemental power source. The applicant has proposed to transition to full solar power within two years of project approval and this is included as a recommended condition of approval.

***The Zoning Administrator referred the Cannabanana LLC, Special Permit to the Planning Commission.***

#### **F. ADJOURNMENT**

*Director John Ford adjourned the meeting at 10:06 a.m.*

#### **G. NEXT MEETING: March 21, 2024 10:00 a.m. Regular meeting - Virtual**