



MINUTE SHEET

THURSDAY, December 03, 2020

Regular Meeting - Virtual

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 the date noted above.

  
Laura McClenagan  
Zoning Administrator Clerk

  
John H. Ford  
Zoning Administrator

ZONING ADMINISTRATOR

JOHN H. FORD  
Director, Planning and Building



COUNTY STAFF

MICHAEL RICHARDSON  
Supervising Planner  
STEVE WERNER  
Supervising Planner  
CLIFF JOHNSON  
Supervising Planner

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

**ACTION SUMMARY**

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 was held virtually.*

**A. CALL TO ORDER**

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

**B. AGENDA MODIFICATIONS**

**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.

*Action: The Zoning Administrator finds the project exempt from environmental review pursuant to Section 15303 of the State CEQA Guidelines, made all of the required findings for approval of the Variance based on evidence in the staff report, and adopted the Resolution approving the Robinson project subject to the recommended conditions.*

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.

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

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

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.

*Action: 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, made all of the required findings for approval of the Special Permit based on evidence in the staff report, and adopted the Resolution approving the proposed Redwood Empire project subject to the recommended conditions.*

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.

*This Zoning Item was continued to the December 17, 2020 meeting.*

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.

*Action: 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, made all of the required findings for approval of the Special Permit based on evidence in the staff report, and adopted the Resolution approving the proposed Ft. Apache project subject to the recommended conditions.*

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.

*Action: 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, made all of the required findings for approval of the Special Permits based on evidence in the staff report and any public testimony, and adopted the Resolution approving the proposed Eubank Farm project subject to the recommended conditions.*

## E. ADJOURNMENT

*Director John Ford adjourned the meeting at 10:53 a.m.*

**NEXT MEETING: December 17, 2020**