

ZONING ADMINISTRATOR

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

AGENDA

Thursday, November 18, 2021

10:00 AM

Regular Meeting - Virtual

NOTE: 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.*

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>

PUBLIC COMMENT PRIOR TO THE MEETING:

Submit public comments via email to Planningclerk@co.humboldt.ca.us and provide the Project title, Record or Case number and date of the hearing. If you do not have access to email, contact the planning clerk at 707-268-3702. After the Agenda is posted on Friday, November 12, 2021, comments can be found at the “Attachments” section of the “Meeting Details” link next to the posted Agenda at: <https://humboldt.legistar.com>, and will be included with the administrative record after the fact.

A. CALL TO ORDER

B. AGENDA MODIFICATIONS

C. CONSENT CALENDAR

1. HANKS Coastal Development Permit, Special Permit
Record Number PLN-2017-13733
Assessor's Parcel Number (APN) 514-112-019
Westhaven Area

A Coastal Development Permit (CDP) and Special Permit (SP) to an Emergency CDP and SP (CDP 17-047E, SP-17-074E approved August 29, 2017), under Humboldt County Code Section 312-15, which allowed the applicant to remove up to 15 hazardous trees from within 50 feet of a habitable structure. The subject trees were mature redwood trees, 20"-50" DBH, with an estimated age of 50 years. The trees showed a measurable lean towards the residence and were close to rubbing against the roof. The roof of the residence and other accessory structures were damaged from falling branches in past storms, and other trees had existing branches that appeared to be weakening.

Recommendation: Find the project categorically exempt under Section 15304 of the State CEQA Guidelines; make the required findings for approval of the Coastal Development Permit and Special Permit; and approve the Hanks Coastal Development Permit and Special Permit subject to the recommended conditions.

Attachments: [13733 Hanks CDP-SP Executive Summary 11.18.21](#)
[13733 Hanks CDP-SP Staff Report 11.18.21](#)

2. Bar 7 K Farms, LLC, Special Permit
Record Number PLN-2019-16116
Assessor's Parcel Number(s) 216-154-024 and 216-141-001
Alderpoint Area

A Special Permit for 20,000 square feet of new outdoor commercial cannabis cultivation. Solar panels provide electricity and an existing well provides irrigation. The annual water usage is 150,000 gallons with 50,000 gallons of storage. Within two years, rainwater catchment tanks totaling 100,000 gallons will be constructed. An ancillary nursery of 1,000 square feet is also proposed. Drying will occur onsite and all other processing will occur offsite.

Recommendation: Find that the Zoning Administrator has considered the Addendum to the adopted Environmental Impact Report for the Commercial Cannabis Land Use Ordinance (CCLUO) as described by Section 15164 of the State CEQA Guidelines, make all required findings for approval of the Special Permit, and adopt the Resolution approving the Bar 7 K Farms, LLC Special Permit subject to the recommended conditions.

Attachments: [16116 Bar 7 K Farms Executive Summary 11.18.21](#)
[16116 Bar 7 K Farms Staff Report 11.18.21](#)

3. Full Cup Farmstead, LLC, Special Permit
Record Number PLN-13043-CUP
Assessor's Parcel Number: 316-064-011
Willow Creek area

A Special Permit for existing 10,000 square feet (SF) of outdoor cannabis cultivation with ancillary propagation. Irrigation water is sourced from rainwater catchment. Onsite processing is proposed within an existing barn. Power is provided by Pacific Gas and Electric Company (PG&E). The proposed project also includes a Special Permit to reduce the required 600-foot setback from public lands.

Recommendation: Find that the Zoning Administrator has considered the Addendum to the adopted Mitigated Negative Declaration for the Commercial Medical Marijuana 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 Permits and adopt the Resolution approving the Full Cup Farmstead, LLC project as recommended by staff subject to the recommended conditions.

Attachments: [13043 Full Cup Farmstead, LLC Executive Summary 11.18.21](#)
[13043 Full Cup Farmstead, LLC Staff Report 11.18.21](#)
[Attachment 3A - 13043 WRPP Final Revised](#)
[Attachment 3B - 13043 LSAA](#)

D. ITEMS PULLED FROM CONSENT

F. ADJOURNMENT

E. NEXT MEETING: December 02, 2021 10:00 a.m. Regular Meeting - Virtual

The County of Humboldt is committed to providing equal access to all county programs, services and activities through the provision of accommodations for individuals with disabilities as required under the Americans with Disabilities Act (ADA). With 72 hours prior notice, a request for reasonable accommodation or modification can be made. Please contact the Clerk of the Zoning Administrator at 707-445-7541 or by email planningclerk@co.humboldt.ca.us or the ADA Coordinator at 844-365-0352 or by email at ada@co.humboldt.ca.us.