

ZONING ADMINISTRATOR

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

AGENDA

Thursday, September 15, 2022

10:00 AM

Regular Meeting - Virtual

NOTE: The County of Humboldt Zoning Administrator meeting will be held virtually pursuant to Assembly Bill 361 until further notice. You may access the meeting in two ways:

- 1. You may access the live stream of the meeting by using the following link:
<https://zoom.us/j/86599462366> Password: 604225**
- 2. Call in via telephone at 346 248-7799, enter meeting ID 865 9946 2366 Password: 604225**

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 707-267-9409. All public comments must be received by Wednesday, September 14, 2022, to be provided to the Zoning Administrator for consideration. After agenda is posted on the Friday prior to the meeting 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. DISCUSSION ON REMOTE MEETINGS

1. Discussion and Possible Adoption of Resolution Authorizing Remote Teleconference Meetings of the Humboldt County Planning Commission for the period of September 15, 2022, through October 15, 2022, Pursuant to the Ralph M. Brown Act.

Attachments: [ZA Resolution 22-0XX_County of Humboldt_Remote Meetings_AB-361_09.15.22](#)

D. CONSENT CALENDAR

1. Review and approval of June 16, 2022, Action Summary;

Recommendation: Move to approve the September 1, 2022, Action Summary and direct the Zoning Administrator and Clerk of the Zoning Administrator to sign the minute sheet.

Attachments: [06.16.22 Action Summary](#)

2. Review and approval of September 1, 2022, Action Summary;

Recommendation: Move to approve the September 1, 2022, Action Summary and direct the Zoning Administrator and Clerk of the Zoning Administrator to sign the minute sheet.

Attachments: [09.01.22 Action Summary](#)

3. Eagle Rock, LLC;
Record Number PLN-11785-SP (filed 12/13/2016)
Assessor's Parcel Number: 216-381-026.
Alderpoint area

A Special Permit for 8,241 square feet (SF) of existing cannabis cultivation and 780 SF of ancillary propagation. Irrigation water is sourced from a permitted groundwater well and rainwater catchment. Water storage totals 42,500 gallons. Estimated annual water usage is 57,199 gallons. Onsite processing occurs within an existing 750 SF facility. Power is provided by Pacific Gas and Electric Company (PG&E). The Humboldt County Zoning Administrator will consider an Addendum to a previously adopted Mitigated Negative Declaration.

Recommendation: Adopt the resolution to take the following actions: 1) 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 2) make all of the required findings for approval of the Special Permit and 3) adopt the Resolution approving the Eagle Rock, LLC, project as recommended by staff subject to the recommended conditions.

Attachments: [11785 Eagle Rock, LLC Executive Summary 09.15.22](#)
[11785 Eagle Rock, LLC Staff Report 09.15.22](#)

4. Pacific Madrone Timber, LLC: Special Permit (2)
Record Number PLN-12203-SP (filed 12/21/2016)

Assessor's Parcel Number (APN) 524-153-001 & 524-153-002
Burnt Ranch/Willow Creek Area

A Special Permit for 6,713 sq. ft. of pre-existing outdoor cannabis cultivation. Water is sourced from a rain catchment pond and from a stream diversion under Water Right Certificate H100228. A Special Permit is being requested to approve the continued use and maintenance of a stream diversion within a streamside management area. Anticipated annual water usage is 133,350 gallons. Existing water storage includes one (1) 180,000-gallon rain catchment pond, and two (2) 1,500-gallon hard water tanks, for a total of 183,000 gallons of water storage. The applicant is requesting a setback reduction for cultivation areas within 150-feet of a perennial wetland on-site, and proposes to relocate all cultivation within 100 feet of the wetland to outside of 150 feet. Consultation with CDFW has been conducted for the setback reduction request, and a recommendation of conditional approval was received. An additional Special Permit is being requested to reduce the 600-foot setback to Public Lands (SRNF). The farm is owner-operated and no employees are used. Processing will occur within the processing building on-site.

Recommendation: Adopt the resolution to take the following actions: 1) 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 2) make all of the required findings for approval of the Special Permits and 3) adopt the Resolution approving the Pacific Madrone Timber, LLC Special Permits subject to the recommended conditions.

Attachments: [12203 Pacific Madrone Timber Executive Summary 09.15.22](#)
[12203 Pacific Madrone Timber Staff Report 09.15.22](#)
[Attachment 3A - 12203 WRPP Updated 1.27.2022](#)
[Attachment 3B - 12203 Biological Assessment 01.08.2020](#)
[Attachment 3C - 12203 Biological Assessment for SMA Reduction 1.13.2022](#)

5. Tina Colafranceschi;
Record Number PLN-13065-SP (filed 12/29/2016)
Assessor's Parcel Number: 220-291-023
Briceland area

A Special Permit for 9,998 square feet (SF) of existing outdoor cultivation and 960 SF of ancillary propagation. Irrigation water is currently sourced from a permitted groundwater well and a spring diversion; however, the applicant proposes to cease use of the well for irrigation and add rainwater catchment. Existing and proposed water storage is 51,665 gallons. Estimated annual water usage is 43,000 gallons. Drying and curing currently occurs onsite, with all other processing occurring offsite at a licensed processing or manufacturing facility; however, onsite processing is proposed once the proposed 1,000 SF prefabricated steel garage is constructed and fully permitted. Power is currently provided by two (2) generators; however, there are long-term plans to add solar. A Special Permit is also requested for development within the Streamside Management Area for the continued use and maintenance of the point of diversion.

Recommendation: Adopt the resolution to take the following actions: 1) 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 2) make all of the required findings for approval of the Special Permits and 3) adopt the Resolution approving the Tina Colafranceschi project subject to the recommended conditions.

Attachments: [13065 Tina Colafranceschi Executive Summary 09.15.22](#)
[13065 Tina Colafranceschi Staff Report 09.15.22](#)
[Attachment 3A - 13065 Timberland Conversion Evaluation Report_Colafranceschi.pdf](#)

6. Devin Howard;
Record Number PLN-2018-15289 (filed 12/31/2018)
Assessor's Parcel Number: 221-221-036
Redway area

A Special Permit for 7,623 square feet (SF) of existing outdoor cannabis cultivation in five locations throughout the site (3 outdoor cultivation areas and 2 light deprivation greenhouses). Full sun cultivation is proposed to be both in-ground and in raised beds (6,990 SF) and the greenhouse/light deprivation cultivation (633 SF) are proposed to utilize pots. Irrigation water is supplied by an existing spring water diversion (POD) (97,250-gallons/year) and proposed rainwater catchment system (rooftop catchment gutters) totaling 1,860-gallons (3,100-SF of rooftop catchment area x 600-gallons/1,000 SF) per 1-inch of rain. In an average rainfall year (60-inches/year), the catchment would have the potential to collect as much as 111,600-gallons/year. Assuming less than average (50%) would yield approximately 55,800-gallons/year. Total estimated annual water use is 80,900 gallons/year including domestic uses; irrigation of cannabis is anticipated to be 50,000-gallons/year (6.56 gallons/SF). Water is stored in six rigid water tanks with a total storage of 7,500-gallons.

Recommendation: Adopt the resolution to take the following actions: Find that the Zoning Administrator has considered the Statutory Exemption to the California Environmental Quality Act, as described by Section 15270(a) of the State CEQA Guidelines 2) make all of the required findings for denial of the Special Permit and 3) deny the Devin Howard project as recommended by staff.

Attachments: [15289 Howard Denial Executive Summary 09.15.22](#)
[15289 Howard Denial Staff Report 09.15.22](#)

7. PL-Van Duzen 15 Year Mining CUP Renewal:
Record Number PLN-2021-17243 (filed 5/21/2021)
Assessor's Parcel Numbers (APNs) 209-201-010 and 206-262-019
Redcrest Area

Humboldt County Department of Public Works requests the Zoning Administrator allow the 15-year renewal of the approved conditional use permit for the existing in-stream mining operation in the Van

Duzen River. No changes are proposed.

Recommendation: Adopt the resolution to take the following actions: 1) Find the requested mining CUP renewal exempt from the California Environmental Quality Act, 2) make all of the required findings based on evidence in the staff report, and 3) approve the 15-year renewal of the PL-Van Duzen River Bar Conditional Use Permit/Mining subject to the recommended conditions.

Attachments: [17243 PL Van Duzen Executive Summary 09.15.22](#)
[17243 PL Van Duzen Staff Report 09.15.22](#)
[Attachment 4 - Original Staff Report - Van Duzen River Bar 7.13.2010](#)

8. Chris Dazzi:

Record Number PLN-2022-17744 (filed 05/02/2022)

Assessor's Parcel Number (APN) 208-201-011-000

Dinsmore Area

A Special Permit for 10,000 square feet (SF) of new cannabis cultivation and 1,000 of ancillary propagation. The parcel is accessed by a series of private access roads (Bear Creek Road 3.9 miles, Canyon Road 0.8 miles, and Canyon Court 0.3 miles) off State Highway 36. The private access roads do not meet the functional equivalent of a Category 4 road standards. Pursuant to the Commercial Cannabis Land Use Ordinance (CCLUO) Section 55.4.12.1.8(C)(2) Performance Standard - Road systems that do not meet the functional equivalent of a Category 4 road require a Special Permit. Irrigation water is sourced from rain catchment to provide 62,000 gallons annually. Drying and curing will occur within an existing agricultural exempt structure. Further processing will occur off site at a third-party processing facility. Electricity to the parcel is sourced from solar arrays. Two harvest cycles per year are anticipated. No employees will be used in carrying out cannabis operations.

Recommendation: Adopt the resolution to take the following actions: 1) Find that the Zoning Administrator has considered the Addendum to the Commercial Cannabis Land Use Ordinance (CCLUO) as described by Section 15164 of the State CEQA Guidelines, 2) make all of the required findings for approval of the Special Permit and 3) adopt the Resolution approving the Chris Dazzi, project subject to the recommended conditions.

Attachments: [17744 Chris Dazzi Executive Summary 09.15.2022](#)
[17744 Chris Dazzi Staff Report 09.15.2022](#)
[Attachment 3A - 17744 Site Management Plan 05.11.2022](#)
[Attachment 3B - 17744 Road Evaluation 05.11.2022](#)

E. OLD BUSINESS

1. Heavy Ratchet, LLC; Special Permit

Record Number PLN-12292-SP (filed 12/22/2016)

Assessor's Parcel Number: 210-117-024

Dinsmore area

Heavy Ratchet, LLC seeks a Special Permit for 8,248 square feet (SF) of pre-existing outdoor cannabis cultivation, within three (3) greenhouses. Greenhouse 1 (GH1) measures 2,400 SF; Greenhouse 2 (GH2) measures 2,400 SF; and Greenhouse 3 (GH3) measures 3,448 SF. Propagation occurs in one (1) 1,120 SF structure that would contain the nursery, drying/storage/processing facilities. The project also includes the decommissioning/ restoration of a prior cannabis grow area (Cultivation Site 1) as shown on the site plan. Upon decommissioning, this grow area will not be used. Irrigation water is supplied by an existing 500,000-gallon rain catchment pond. Total estimated annual water use is 75,300 gallons/year (9.12 gallons/SF) as shown in the table below. Water is stored in the pond and in seven (7) tanks totaling 12,700 gallons. One existing 50,000-gallon water bladder was decommissioned and removed from the site. The project requires up to eighteen (18) employees, both full-time and part-time, overseeing the cultivation, processing, and drying operations. Two on-site generators currently supply power: one (1) 6-kW diesel generator; and one (1) 8-kW diesel generator. The Humboldt County Zoning Administrator will consider an Addendum to a previously adopted Environmental Impact Report and has been prepared for consideration per \square 15164 of the State CEQA Guidelines.

Recommendation: Adopt the resolution to take the following actions: 1) Find that the Zoning Administrator has considered the Addendum to the adopted Mitigated Negative Declaration for the Commercial Medical Marijuana Land Use Ordinance (CCLUO) as described by Section \square 15164 of the State CEQA Guidelines, 2) make all of the required findings for approval of the Special Permit and 3) approve the Heavy Ratchet LLC Special Permit as recommended by staff subject to the recommended conditions of approval.

Attachments: [12292 Heavy Ratchet Executive Summary 09.15.22](#)
[12292 Heavy Ratchet Staff Report 09.15.22](#)

F. ITEMS PULLED FROM CONSENT

G. PUBLIC HEARING

H. ADJOURNMENT

NEXT MEETING: October 6, 2022 10:00 a.m. REGULAR MEETING - VIRTUAL

The Chamber is wheelchair accessible, the accessible entrance to the Courthouse is the 4th Street entrance. Accessible parking is available adjacent to the 4th Street entrance and on the 4th Street side of the K Street lot. If you are a person with a qualified disability, and need a modification or accommodation to participate in this meeting, please contact the Clerk of the Board at (707) 476-2384, or (707) 445-7299 (fax). Requests for such modifications or accommodations must be made at least three full business days before the start of the meeting.