

ZONING ADMINISTRATOR

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

Thursday, August 3, 2023

10:00 AM

Regular Meeting - Virtual

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/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 The Agenda is posted on the Friday prior to the meeting.

Comments received after the agenda has been published can be found at the "Attachments" section of the "Meeting Details" link next to the posted Agenda at: <https://humboldt.legistar.com>.

All public comment and supplemental information submitted after Wednesday, August 2, 2023 will be included with the administrative record after the fact.

A. CALL TO ORDER**B. AGENDA MODIFICATIONS****C. CONSENT CALENDAR**

1. Old Briceland Holding Company

Assessor Parcel Numbers: 220-241-017 and 220-251-034;

Record No.: PLN-10697-SP

Briceland area

A Special Permit for 7,196 square feet of existing and 2,804 square feet of new for a total of 10,000 square feet of mixed light commercial cannabis cultivation supported by 1,000 square feet of ancillary nursery. Processed under a separate application (12786), an additional 20,000 square feet of mixed light cultivation will be relocated to the property under the Retirement, Remediation, and Relocation program along with an additional 2,000 square foot ancillary nursery. Irrigation water is provided by a surface water diversion and rainwater catchment. The total annual water budget for all the proposed cultivation is estimated at 1,127,600 gallons. Water storage consists of the 440,000-gallon pond plus 270,000 gallons in hard tanks for a total of 710,000 gallons. Onsite processing is proposed and power is provided by generators. A Special Permit is included for restoration within a streamside management area.

Recommendation: That the Planning Commission:

1. Continue the project to the August 17, 2023, meeting.

Attachments: [10697 Staff Report 8.3.23](#)

2. Kings Peak, LLC; Special Permit and Zoning Clearance Certificate
Record Number: PLN-11537-ZCC (filed 11/28/2016)
Assessor Parcel Numbers (APN) 107-236-013
Honeydew area

An application for a Zoning Clearance Certificate for 3,000 square feet of outdoor cannabis cultivation that was in existence prior to Jan. 1, 2016. The application includes a Special Permit for work within a Streamside Management Area (SMA) for the continued use and maintenance of a Point of Diversion (POD) from surface water, restoration of stream channel due to past unauthorized grading within the channel, and removal of fill materials within the channel and restoration to its original grade and condition. The surface water diversion is used for irrigating cannabis. Existing water storage totals 17,000-gallons, and project conditions require additional 5,000-gal. of storage totaling 23,000-gal. to allow for forberance during the summer months. Annual irrigation budget is approximately 19,000-gal. All processing is proposed to occur offsite, as cannabis is harvested for fresh-frozen. Power use is very limited and provided by PG&E, as the POD is gravity fed and processing is proposed to occur offsite. Operations are conducted by the applicant using no employees.

Recommendation: That the Planning Commission:

1. Adopt the resolution (Resolution 23-__). (Attachment 1) which does the following:
 - a. Finds that the Zoning Administrator has considered the Mitigated Negative Declaration (MND) adopted for the Commercial Medical Marijuana Land Use Ordinance and Addendum that was prepared for the Kings Peak, LLC project; and
 - b. Finds that the proposed project complies with the General Plan and Zoning Ordinance; and
 - c. Approves the Zoning Clearance Certificate and Special Permit subject to the recommended conditions of approval (Attachment 1A); and

Attachments:

[11537 Staff Report 8.3.23](#)
[Attachment 1 - Draft Resolution](#)
[Attachment 1A - Conditions of Approval](#)
[Attachment 1B - Cultivation Operations Plan](#)
[Attachment 1C - Site Plan](#)
[Attachment 2 - Map Set](#)
[Attachment 3 - CEQA Addendum](#)
[Attachment 4 - Applicant Evidence](#)
[Attachment 5 - Referral Responses](#)

3. Full Pardon Farms, LLC Special Permit
Assessor Parcel Number 216-081-008
Record No.: PLN-11692-SP
New Harris area

Full Pardon Farms, LLC seeks a Special Permit (PLN-11692) for 10,000 square feet (SF) of existing outdoor cannabis cultivation. Plants are propagated in a 1,500-SF nursery on an adjacent parcel under common ownership (APN 216-083-006). Irrigation water is sourced from one (1) 1,400,000-gallon rainwater catchment pond onsite. Estimated annual water use is 104,000 gallons (10.4 gal/SF). Water is stored in the pond totaling 1,400,000 gallons. Processing such as drying, curing, and bucking down flower occurs onsite in a 2,400 SF barn located in the parcel's southeast corner. Further processing such as trimming and packaging occurs offsite at a licensed third-party facility. Besides the owners/operators, no additional full-time employees would be required. Power demand is limited as cultivation occurs without power, and drying and curing of harvested cannabis occur using natural ambient heat and circulation. A 3-kilowatt (kW) generator is used to dry and cure cannabis when temperatures are low.

Recommendation: That the Zoning Administrator:

1. Adopt the resolution (Resolution 23-__). (Attachment 1) which does the following:
 - a. Finds that the Zoning Administrator has considered the Mitigated Negative Declaration (MND) previously adopted for the Commercial Medical Marijuana Land Use Ordinance as well as the project specific Addendum to the MND that was prepared for the Full Pardon Farms, LLC project pursuant to Section 15164 of the CEQA guidelines; and
 - b. Finds that the proposed project complies with the General Plan and Zoning Ordinance; and
 - c. Approves the Special Permit subject to the recommended conditions of approval (Attachment 1A)

Attachments:

[11692 Staff Report 8.3.23](#)
[Attachment 1 - Draft Resolution](#)
[Attachment 1A - Conditions of Approval](#)
[Attachment 1B - Cultivation Operations Plan](#)
[Attachment 1C - Site Plan](#)
[Attachment 2 - Location Maps](#)
[Attachment 3 - CEQA Addendum](#)
[Attachment 4 - Applicant's Evidence in Support of the Required Findings](#)
[Attachment 5 - Referral Agency Comments and Recommendations](#)

4. Full Pardon Farms, LLC Special Permit
Assessor Parcel Numbers (APN) 216-083-006
Record No.: PLN-11691-SP
New Harris area

Full Pardon Farms, LLC seeks a Special Permit (PLN-11691-SP) for an existing 10,000 square feet (SF) of outdoor cannabis cultivation. Plants are propagated in a 750 SF portion of the 1,500-SF nursery onsite. The ancillary nursery serves two projects under the same ownership. Processing such as drying, curing, and bucking down flower occurs in a 2,400 SF barn on an adjacent parcel under the same ownership (APN 216-081-008). Irrigation water is sourced from a 400,000-gallon rainwater catchment pond onsite. Estimated annual water use is 61,500 gallons (6.15 gal/SF). Further processing such as trimming and packaging are proposed to occur offsite at a licensed third-party facility. Besides the owners/operators, no additional full-time employees would be required. The primary source of electrical power is a solar array, with a 7-kilowatt (kW) generator serving as backup in times of limited insolation.

Recommendation: That the Zoning Administrator:

1. Adopt the resolution (Resolution 23-___). (Attachment 1) which does the following:
 - a. Finds that the Zoning Administrator has considered the Mitigated Negative Declaration (MND) for the Commercial Cannabis Land Use Ordinance and the Addendum that was prepared for the Full Pardon Farms, LLC Special Permit project; and
 - b. Finds that the proposed project complies with the General Plan and Zoning Ordinance; and
 - c. Approves the Full Pardon farms, LLC Special Permit subject to the recommended conditions of approval (Exhibit A); and

Attachments:

[11691 Staff Report 8.3.23](#)
[Attachment 1 - Draft Resolution](#)
[Attachment 1A - Conditions of Approval](#)
[Attachment 1B - Cultivation Operations Plan](#)
[Attachment 1C - Site Plan](#)
[Attachment 2 - Location Map](#)
[Attachment 3 - CEQA Addendum](#)
[Attachment 4 - Applicant's Evidence in Support of the Required Findings](#)
[Attachment 5 - Referral Agency Comments and Recommendations](#)

5. Hansen Fernbridge Properties, LLC Coastal Development Permit
Assessor Parcel Number (APN) 309-071-020
Record No.: PLN-2022-17800
Loleta area

A Coastal Development Permit for the installation of a new domestic groundwater well to serve an existing single-family residence. The existing 2,300 square foot residence is located on the northwest side of the parcel. The residence was historically served by a spring that no longer produces adequate water supply. The new well will be located on the northeast side of the parcel with sufficient setbacks from an onsite wastewater treatment system serving the residence.

Recommendation: That the Zoning Administrator:

1. Adopt the resolution (Resolution 23-__). (Attachment 1) which does the following:
 - a. Finds that the project is exempt from environmental review per §15301 of the CEQA guidelines (Class 1 - Existing Facilities); and
 - b. Finds that the proposed project complies with the General Plan and Zoning Ordinance; and
 - c. Approves the Coastal Development Permit subject to the recommended conditions of approval (Exhibit A); and
 - d. Approves the Conditions of Approval (Exhibit A) and Site Plan (Exhibit B).

Attachments:

[17800 Staff Report 8.3.23](#)

[Attachment 1 - 17800 Draft Resolution](#)

[Attachment 1A - Conditions of Approval](#)

[Attachment 1B - Site Plan](#)

[Attachment 2 - Applicant's Evidence in Support of the Required Findings](#)

[Attachment 3 - Referral Agency Comments and Recommendations](#)

6. Rosenblum Coastal Development Permit, Special Permits, and Notice of Merger

Case Number: PLN-2022-18050

Assessor's Parcel Number: 109-161-063

Shelter Cove area

A Coastal Development Permit and Special Permits for Design Review and Major Vegetation Removal. Proposed development includes a new 1,532 square-foot single family residence, a 517 square-foot detached garage, and a 768 square foot detached ADU in Shelter Cove. Energy will be provided by P.G.&E. and water and sewer will be provided by the Resort Improvement District. Trees have been removed in support of the project constituting Major Vegetation Removal, which requires a Special Permit. The project will also include a Notice of Merger to merge the two separate legal parcels that obtained one parcel number for tax purposes.

Recommendation: That the Zoning Administrator:

1. Adopt the resolution (Attachment 1) which does the following:

- a. Finds that the project is Categorically Exempt from environmental review pursuant to Section 15303(a) Class 3, Small New Structures, and 15305 - Class 5, Minor Alterations in Land Use Limitations of the CEQA Guidelines; and
- b. Makes all the required findings for approval of the Coastal Development Permit, Special Permits, and Notice of Merger; and
- c. Approves the Coastal Development Permit, Special Permits, and Notice of Merger subject to the recommended Conditions of Approval (Attachment 1A)

Attachments:

[18050 Staff Report 8.3.23](#)

[Attachment 1 - 18050 Draft Resolution](#)

[Attachment 1A - Coastal Development Conditions of Approval](#)

[Attachment 1B - Notice of Merger Conditions of Approval](#)

[Attachment 1C - Site Plan](#)

[Attachment 2 - Applicants Evidence](#)

[Attachment 3 - Agency Referral Comments](#)

[Attachment 4 - Public Comment](#)

D. ITEMS PULLED FROM CONSENT**E. PUBLIC HEARINGS****F. ADJOURNMENT**

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.