

ZONING ADMINISTRATOR

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

AGENDA

Thursday, February 16, 2023

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, February 15, 2023, 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. CONSENT CALENDAR

- 1. Review and approval of January 19, 2023, Action Summary;**

Recommendation: Approve the January 19, 2023, Action Summary

Attachments: [ActionSummary 01.19.23](#)

2. Abbey Road Farming, LLC Conditional Use Permit
Assessor Parcel Number 210-221-023
Record No.: PLN-12861-CUP

Denial of a Conditional Use Permit for 15,236 square feet of existing outdoor commercial cannabis cultivation.

Recommendation: That the Zoning Administrator:
Adopt the resolution (Attachment 1) which does the following:
a. Find the project exempt from environmental review pursuant to State CEQA Guidelines Section 15270; and
b. Find the applicant has not provided sufficient evidence necessary to make the required findings for approval; and
c. Deny the Conditional Use Permit.

Attachments: [12861 Abbey Road Farming LLC Staff Report ZA 02.16.23](#)
[Attachment 1 - Draft Resolution](#)
[Attachment 2 - Map Set](#)
[Attachment 3 - Correspondence Chronology](#)

3. Broad Reach Power, LLC Modification of a Conditional Use Permit & Coastal Development Permit
Case Number: PLN-2022-17973
Assessor's Parcel Number: 401-121-011-000
Fairhaven area

A Modification to an approved Conditional Use Permit (CUP-125-84) and a Coastal Development Permit (CDP-87-921) for a new Battery Energy Storage System (BESS) facility to capture and manage renewable energy. The project will be located in the footprint of an existing renewable energy generation facility, would interconnect to the existing Fairhaven Biomass Substation, and would have connection to PG&E. The project would include the placement of battery energy storage enclosures and power conversion system units. Approximately 50 employees would be required during the construction phase. Once constructed, the facility would be unstaffed and would include remote operational control. Inspections and maintenance would occur as necessary.

Recommendation: That the Zoning Administrator:
Adopt the resolution (Attachment 1) which does the following:
a. Find the project is Categorically Exempt from environmental review pursuant to Section 15301 (Existing Facilities) and 15303 (New Small Structures) of the CEQA Guidelines; and
b. make all of the required findings for approval of the Conditional Use Permit & Coastal Development Permit; and
c. Approves the Conditional Use Permit & Coastal Development Permit subject to the recommended Conditions of Approval (Attachment 1A).

Attachments: [17973 Broad Reach Power Staff Report 02.16.23](#)
[Attachment 1 - Draft Resolution](#)
[Attachment 1A - Conditions of Approval](#)
[Attachment 1B - Operation Plan](#)
[Attachment 1C - Site Plan](#)
[Attachment 2 - Map Set](#)
[Attachment 3 - Applicant's Evidence in Support of Required Findings](#)
[Attachment 3A - Scenic Resources Email](#)
[Attachment 4 - Referral Agency Comments and Recommendations](#)

4. Forever Loving Humboldt Cooperative
Application Number PLN-13077-SP
Assessor's Parcel Number (APN) 211-341-037-000
Myers Flat area

Denial of a Special Permit application for a new wholesale nursery and a Zoning Clearance Certificate for 10,000 square feet new mixed light commercial cannabis cultivation within four (4) 25'x100' greenhouses. The proposed irrigation water source is rainwater catchment and a well registered as a riparian diversion to the proximity to a watercourse. On-site processing is proposed. Project water use is 150,000 yearly (15 gal/square foot). Proposed water storage is 190,000 gallons. Power is proposed to be sourced from PG&E with a generator on-site for emergency back-up. Up to seven (7) employees are proposed.

Recommendation: That the Zoning Administrator:

1. Describe the application as part of the Consent Agenda
2. Survey the audience for any person who would like to discuss the application.
3. If no one requests discussion, make the following motion to deny the application as part of the Consent Agenda; and
4. Adopt the resolution (Resolution 23-__). (Attachment 1) which does the following:
 - a. Find Forever Loving Humboldt Cooperative statutorily exempt from the California Environmental Quality Act (CEQA) per section 15270 (Projects Which Are Disapproved) of the CEQA Guidelines.
 - b. Find the applicant has not provided sufficient evidence necessary to make the required findings for approval
 - c. Deny the Forever Loving Humboldt Cooperative, Zoning Clearance Certificate and Special Permit.

Attachments: [13077 Forever Loving Humboldt Staff Report 02.16.23](#)
[Attachment 1 - Draft Resolution](#)
[Attachment 1A- Operations Plan](#)
[Attachment 1B - Site Plan](#)
[Attachment 2 - Location Maps](#)
[Attachment 3 - Deficiency Letters](#)

5. Jonah Hunter
Application Number PLN-13234-SP
Assessor's Parcel Number (APN) 210-231-005-000
Dinsmore area

A Denial of a Special Permit Special permit application for existing 6,480 outdoor cultivation within greenhouses. Outdoor cultivation occurs in two (2) 36'x90' greenhouses for a total of 6,480 square feet. Water for irrigation is sourced from a spring on site. Projected annual water usage totals 88,000 gallons and there is 2,000-gallon of hard tank water storage onsite and administered via drip irrigation. Outdoor cultivation occurs in two (2) 36'x90' greenhouses for a total of 6,480 square feet. Drying, curing, and further processing to occur on site. Power to the parcel is sourced from PG&E. No generator use is proposed.

Recommendation: That the Zoning Administrator:
Adopt the resolution (Attachment 1) which does the following:
a. Find Jonah Hunter Special Permit application, statutorily exempt from the California Environmental Quality Act (CEQA) per section 15270 (Projects Which Are Disapproved) of the CEQA Guidelines.
b. Find the applicant has not provided sufficient evidence necessary to make the required findings for approval
c. Deny the Jonah Hunter Special Permit.

Attachments: [13234 Jonah Hunter Staff Report 02.16.23](#)
[Attachment 1 - Draft Resolution](#)
[Attachment 1A- Operations Plan](#)
[Attachment 1B - Site Plan](#)
[Attachment 2 - Location Maps](#)
[Attachment 3 - Deficiency Letters](#)

D. ITEMS PULLED FROM CONSENT

E. PUBLIC HEARINGS

1. Jackson Coastal Development Permit
Case Number: PLN-2021-17535
Assessor's Parcel Number: 515-271-013
Trinidad area

A follow up Coastal Development Permit to an approved Emergency Coastal Development Permit which authorized the repair of an existing Onsite Wastewater Treatment System (OWTS) to serve an existing single-family residence. The existing septic failed and will be repaired by adding two new leach lines, leaving the failed leach line in place, and to make other minor repairs to the OWTS. No grading, vegetation removal, or other development is proposed at this time.

Recommendation: That the Zoning Administrator:
Adopt the resolution (Resolution 23-__). (Attachment 1) which does the following:

- a. Finds that the project is Categorically Exempt from environmental review pursuant to Section 15302(c) of the CEQA Guidelines; and
- b. Makes all the required findings for approval of the Coastal Development Permit; and
- c. Approves the Coastal Development Permit subject to the recommended Conditions of Approval (Attachment 1A)

Attachments:

[17535 Timothy Jackson Staff Report 02.16.23](#)

[Attachment 1 - Draft Resolution](#)

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

[Attachment 1B - Site Plan](#)

[Attachment 2 - Referral Agency Comments and Recommendations](#)

2. Campbell Coastal Development Permit

Case Number: PLN-2022-17975

Assessor's Parcel Number: 111-071-021 & -022

Shelter Cove area

A Coastal Development Permit, Special Permit, and Notice of Merger (NOM) for the construction of an approximately 1,140 square foot single family residence, with a 360 square foot porch. Special Permit for design review, and Notice of Merger to combine two parcels. The residence will be approximately 18 to 23 feet tall, dependent on site slope. Water and sewer service will be provided by the Shelter Cove Resort Improvement District. Minimal grading will be required.

Recommendation:

That the Zoning Administrator:

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 Permit and Notice of Merger; and
- c. Approves the Coastal Development Permit, Special Permit and Notice of Merger subject to the recommended Conditions of Approval (Attachment 1A)

Attachments:

[17975 Campbell CDP Staff Report 02.16.23](#)

[Attachment 1 - Draft Resolution](#)

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

[Attachment 1B - Site Plan](#)

[Attachment 2 - Referral Agency Comments and Recommendations](#)

F. ADJOURNMENT

NEXT MEETING: March 2, 2022 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.