

ZONING ADMINISTRATOR

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

ACTION SUMMARY

Thursday, August 18, 2022

10:00 AM

Regular Meeting - Virtual

A. CALL TO ORDER**B. DISCUSSION OF REMOTE MEETINGS**

1. *Action: The Zoning Administrator approved RE-AUTHORIZING REMOTE TELECONFERENCE MEETINGS, FOR THE PERIOD August 12, 2022, THROUGH September 11, 2022 PURSUANT TO THE RALPH M. BROWN ACT.*

C. AGENDA MODIFICATIONS**D. CONSENT CALENDAR**

1. The Vista 36, LLC: Special Permit
Record Number PLN-2019-16032 (filed 12/10/2019)
Assessor's Parcel Numbers (APN) 316-173-032, 316-312-008, 316-312-009, 316-313-003, & 316-313-007
Blue Lake Area

A Special Permit for 18,968 square feet (SF) of mixed light cultivation, 2,060 SF of outdoor cultivation, 2,060 SF of ancillary propagation space, and a 3,520 SF commercial nursery on APNs 316-173-032 and 316-313-007. The project also includes a Minor Deviation to an approved Special Permit, PLN-2019-16038, to include shared water storage on APN 316-313-003, sharing water between these two projects. The total cultivation area will be 21,028 SF. The commercial nursery will be two (2) 1,760 SF stories, totaling 3,520 SF. The applicant hopes to achieve two (2) harvests annually. Water will be sourced from two (2) wells which were determined to be not hydrologically connected and a rooftop rainwater catchment system. Six (6) 5,000 gallon water tanks and two (2) 5,000 rainwater catchment tanks are proposed onsite, and one (1) 500,000 gallon rainwater catchment tank is proposed on an adjacent site, to be shared with PLN-2019-16038, for a total of 540,000 gallons of water storage. There is also one separate 3,000 gallon tank designated for fire suppression. The estimated water needed annually for irrigation is approximately 271,404 gallons (12.0 gal/sf/yr on average for cultivation, and 3.4 gal/sf/yr on average for nursery and propagation). Drying, trimming, and processing will occur onsite within 640 SF of the 2,960 SF residential structure, which is proposed to be converted to processing on the ground floor and employee housing on the second floor. Operations will utilize up to two (2) full-time employees and up to four (4) additional seasonal employees, totaling six (6) employees. Portable restrooms will be available onsite for employees, and the on-site residence has a septic system which can be utilized by employees after the structure is converted for commercial use. Power is sourced from PG&E via a green energy program.

Action: 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, made all of the required findings for approval of the Special Permit and approved the The Vista 36, LLC Special Permit as recommended by staff subject to the recommended conditions.

2. Nunez Coastal Development Permit and Lot Line Adjustment: Lot Line Adjustment & CDP
Record Number PLN-2021-17521 (filed 11-19-2021)
Assessor's Parcel Number (APN) 514-121-001 & 514-121-011
Westhaven Area

A Lot Line Adjustment (LLA) between two parcels of 16,411 square feet and 13,208 square feet, resulting in two parcels of 12,853 square feet and 16,766 square feet. The parcels are each developed with a single-family residence and accessory structures. The purpose of the LLA is to remedy a garage that crosses a property line. Also included is the after-the-fact removal of six trees within the riparian corridor of a perennial stream. A Coastal Development Permit (CDP) is required for the removal of the trees and proposed restoration work including invasive species control, a revegetation plan, and a monitoring and reporting program in the area of tree removal. The property is served with community water by Westhaven Community Services District and on-site wastewater treatment systems.

Action: The Zoning Administrator found that the project is Categorically Exempt from environmental review pursuant to Section 15305 and 15333 of the CEQA Guidelines, made all of the required findings for approval of the Lot Line Adjustment and Coastal Development Permit and approved the Nunez Lot Line Adjustment and Coastal Development Permit as recommended by staff subject to the recommended conditions.

E. ITEMS PULLED FROM CONSENT

F. PUBLIC HEARINGS

NEXT MEETING: SEPTEMBER 1, 2022 10:00 a.m. REGULAR MEETING - VIRTUAL

G. 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 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. Requests for such modifications or accommodations must be made at least three full business days before the start of the meeting.