

ZONING ADMINISTRATOR

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COUNTY STAFF

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

AGENDA

Thursday, October 6, 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, October 5, 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. Adoption of Resolution Authorizing Remote Teleconference Meetings of the Humboldt County Planning Commission for the period of October 6, 2022, through November 5, 2022, Pursuant to the Ralph M. Brown Act.

Attachments: [ZA Resolution 22-0XX_County of Humboldt_Remote Meetings_AB-361_10.06.22](#)

D. CONSENT CALENDAR

1. Review and approval of September 15, 2022, Action Summary;

Recommendation: Approve the September 15, 2022, Action Summary

Attachments: [Action Summary 09.15.22](#)

2. Reuben Valdivia, Special Permit
Application Number 12042
Accessor's Parcel Number 221-211-025
Ettersbug area

A Special Permit for an existing 7,964 square feet of outdoor cannabis cultivation. Irrigation for cultivation is provided by point of diversion for which the applicant has demonstrated a valid water right. There are 95,000 gallons of water storage for the project, and the applicant expects water use to total 93,000 gallons annually. Power is supplied by solar power and a backup generator. The applicant proposes drying on site, with no further processing proposed.

Recommendation: That the Planning Commission:

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 approve the application as part of the Consent Agenda; and
4. Adopt the resolution (Resolution 22-__). (Attachment 1) which does the following:
 - a. Finds that the Zoning Administrator has considered the Addendum to the Mitigated Negative Declaration for the Commercial Medical Marijuana Land Use Ordinance (CMMLUO) as described by Section 15164 of the State 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 (Exhibit A)

Attachments: [12042 Reuben Valdivia Staff Report 10.06.22](#)
 [Attachment 1 - Draft Resolution](#)
 [Attachment 1A - Conditions of Approval](#)
 [Attachment 1B - Cultivation Operations Plan](#)
 [Attachment 1C - Site Plan](#)
 [Attachment 3 - Applicant's Evidence in Support of the Required Findings](#)
 [Attachment 3A - Lake and Streambed Alteration Agreement](#)
 [Attachment 3B - Timber Conversion Mitigation](#)
 [Attachment 3C- Road Evaluation](#)
 [Attachment 4 - Referral Agency Comments and Recommendations](#)

3. Simply Bliss Farm, LLC, Special Permit, Zoning Clearance Certificate
Record Number: PLN-12071-SP
Assessor's Parcel Number (APN): 216-093-008
New Harris Area

A Special Permit associated with the ongoing use and maintenance of a registered point of diversion located within the Streamside Management Area. A Zoning Clearance Certificate for 4,000 square feet of existing outdoor commercial cannabis cultivation. Light depravation techniques are utilized to obtain two harvests annually. The project is supported by a 400 square-foot nursery. Water for irrigation and domestic use is sourced from a registered spring diversion. The applicant has proposed to install rainwater catchment infrastructure. Projected annual water usage for the operation totals 24,000 gallons (6 gal/SF) and there is 40,000 gallons of water storage for irrigation. All processing occurs onsite. The project is owner-operated; therefore, no employees are required. Energy for the operation and domestic use is sourced from two 2.4kW generators.

Recommendation: That the Planning Commission:

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 approve the application as part of the Consent Agenda; and
4. Adopt the resolution (Resolution 22-__). (Attachment 1) which does the following:
 - a. Finds that the Zoning Administrator has considered the Addendum to the Mitigated Negative Declaration for the Commercial Medical Marijuana Land Use Ordinance (CMMLUO) pursuant to Section 15164 of the State 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 (Exhibit A)

Attachments: [12071 Simply Bliss Staff Report 10.06.22](#)
 [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 4A - Site Management Plan](#)
 [Attachment 4B - Lake and Streambed Alteration Agreement](#)
 [Attachment 4C - Road Evaluation](#)
 [Attachment 5 - Referral Agency Comments and Recommendations](#)

4. Highpoint Honeydew Farm, LLC, Special Permit
Record Number: PLN-2018-15260
Assessor's Parcel Number: 107-054-036
Honeydew area

A Special Permit for 23,616 square feet of new outdoor commercial cannabis cultivation in light deprivation greenhouses. Cultivation will take place in four (4) 130'x32' greenhouses, one (1) 110'x32' greenhouse, and one (1) 108'x32' greenhouse. Ancillary propagation will occur in one (1) 20'x100' greenhouse and in a 20'x20' mother room in the proposed propagation area for a total propagation space of 2,400 square feet. Water for irrigation will be provided by an existing permitted groundwater well. The applicant anticipates 201,390 gallons of water will be required annually for irrigation. Processing such as drying, curing and trimming is proposed onsite within an existing 2,880-square-foot structure that will be upgraded to commercial standards. Power for the project will be provided by PG&E and a backup generator.

Recommendation: That the Planning Commission:

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 approve the application as part of the Consent Agenda; and
4. Adopt the resolution (Resolution 22-___). (Attachment 1) which does the following:
 - a. Finds that the Zoning Administrator has considered the Addendum to the 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; 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 (Exhibit A)

Attachments: [15260 Highpoint Honeydew Farms Staff Report 10.06.22](#)
 [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 4A - Well Permit Documents](#)
 [Attachment 4B - Biologicial Assessment](#)
 [Attachment 4C - Wetland Delineation](#)
 [Attachment 4D - Well Report Final](#)
 [Attachment 5 - Referral Agency Comments and Recommendations](#)

5. Graydon Coastal Development Permit and Variance

Case Number: PLN-2022-17799

Assessor's Parcel Number: 400-071-025

Manila area

A Coastal Development Permit to remodel of an existing single-family residence, and a Variance to allow structural alterations to an existing nonconforming structure, including a second story above the existing first floor currently located within the front yard setback and the northern side yard setback. The variance will allow for the second story additions to be in-line with the existing residence.

Recommendation: That the Planning Commission:

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 approve the application as part of the Consent Agenda; and
4. Adopt the resolution (Resolution 22-__). (Attachment 1) which does the following:
 - a. Finds that that the project is Categorically Exempt from environmental review pursuant to Section 15301 and 15303 of the CEQA Guidelines; and
 - b. Finds that the proposed project complies with the Local Coastal Plan and Zoning Ordinance; and
 - c. Approves the Coastal Development Permit and Variance subject to the recommended conditions of approval (Exhibit A)

Attachments: [17799 Graydon Dawn Staff Report 10.06.22](#)
 [Attachment 1 - Draft Resolution](#)
 [Attachment 1A - Conditions of Approval](#)
 [Attachment 1B - Site Plan](#)
 [Attachment 2 - Location Map](#)
 [Attachment 3 - Applicant's Evidence in Support of Required Findings](#)
 [Attachment 3A - Natural Environment Report](#)
 [Attachment 3B - Neighborhood Setback Conformance Analysis](#)
 [Attachment 4 - Referral Agency Comments and Recommendations](#)

E. ITEMS PULLED FROM CONSENT

F. ADJOURNMENT

**NEXT MEETING: OCTOBER 20, 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.