

ZONING ADMINISTRATOR

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

AGENDA

Thursday, June 1, 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 noon on Wednesday will be included with the administrative record after the fact.

A. CALL TO ORDER

B. AGENDA MODIFICATIONS

C. CONSENT CALENDAR

1. David Coffey Special Permit

Assessor Parcel Number (APN) 211-331-005

Record No.: PLN-12995-SP

Myers Flat area

A Special Permit for 9,080 square feet of existing outdoor full-sun cannabis cultivation with 900 sf of outdoor full-sun ancillary propagation. There is one cultivation cycle per year. Water for irrigation will be sourced from rain catchment from roof tops. Annual water use for irrigation is 64,000 gallons and was historically sourced from a well on site that will now be used for domestic purposes only. Current water storage on site consists of three tanks totaling 6,500 gallons and one 20,000-gallon water bladder that is to be removed. The applicant is proposing to add 12 water tanks, bringing the storage capacity on site to 64,500 gallons. The project will be done in two phases as additional water storage is installed. By limiting the initial square footage in phase one to 3,360 square feet, the site can rely on rain catchment and existing water storage. Phase two of the project will occur after the applicant has added the necessary water storage to the parcel. The site will then increase operations to the full 9,080 square feet of cultivation. The site is owner-operated, and no employees are utilized. Processing occurs onsite in an existing 160 square-foot storage container. Electricity is sourced from PG&E with a generator onsite for emergencies.

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 adopted Mitigated Negative Declaration for the Commercial Medical Marijuana Land Use Ordinance and the Addendum that was prepared for the David Coffey project; and
 - b. Finds that the proposed project complies with the General Plan and Zoning Ordinance; and
 - c. Approves the David Coffey Special Permit subject to the recommended conditions of approval (Attachment 1A).

Attachments:[12995 Coffey Staff Report](#)[Attachment 1 - Resolution](#)[Attachment 1A - Conditions of Approval](#)[Attachment 1B - Operations Plan](#)[Attachment 1C - Site Plan](#)[Attachment 2 - Location Maps](#)[Attachment 3 - CEQA Addendum](#)[Attachment 4 - Applicant's Evidence in Support of Required Findings](#)[Attachment 4A - Water Resources Protection Plan](#)[Attachment 5 - Referral Agency Comments and Recommendations](#)

2. John Mahoney; Special Permit

Record Number: PLN-13137-SP (filed 08/04/2016)

Assessor Parcel Numbers (APN) 216-107-007

New Harris area

An application for a Special Permit for 6,300 square feet of existing Outdoor cannabis cultivation. Water for irrigation is sourced from an existing off stream pond with approximately 61,500-gal. capacity. Water from the catchment pond is stored in twenty (20) 3,000-gal. tanks, for a total of 60,000-gal. of hard sided storage. Drying and curing will occur on site in an existing 750 square foot attached garage, with all other processing such as trimming and packaging to occur at a licensed off-site facility. Electricity is sourced from PGE.

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 Addendum to the Mitigated Negative Declaration (MND) for the Commercial Medical Marijuana Land Use Ordinance that was prepared for the John Mahoney project; 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); and
 - d. Approves the Cultivations Operations Plan (Attachment 1B) and Site Plan (Attachment 1C).

Attachments:

[13137 Mahony Staff Report 6.1.23](#)

[Attachment 1 - 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 - Notice of Applicability](#)

[Attachment 4C - LSAA Notification](#)

[Attachment 4D - Road Evaluation](#)

[Attachment 4E - DEH Form](#)

[Attachment 4F - Pond Evaluation](#)

[Attachment 5 - Referral Agency Comments and Recommendations](#)

3. Briceland Farm LLC Special Permit
Assessor Parcel Number 220-091-011
Record No.: PLN-2019-16109
Briceland area

A Special Permit for 6,000 square feet of existing mixed light commercial cannabis cultivation supported by a 600 square foot ancillary nursery. Water is sourced exclusively from rainwater catchment. The annual estimated water budget is 51,300 gallons is supported by 40,000 gallons of tank storage. Processing will occur onsite once the existing 1,178 square foot barn is upgraded to commercial occupancy. Power is provided by solar panels with a 25kW generator utilized for backup. The applicant also proposes reconnection to PGE power.

Recommendation: That the Zoning Administrator:
Adopt the resolution (Resolution 23-___). (Attachment 1) which does the following:
a. Finds that the Zoning Administrator has considered the Environmental Impact Report previously adopted for the Commercial Cannabis Land Use Ordinance as well as the Addendum to the Environmental Impact Report that was prepared for the Briceland Farm 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: [16109 Briceland Farm Staff Report 06.01.2023](#)
[Attachment 1 - 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 Findings](#)
[Attachment 4A - 16109 Timber Conversion Report](#)
[Attachment 4B - 16109 Biological Report](#)
[Attachment 4C - 16109 Botanical Survey](#)
[Attachment 5 - Referral Agency Comments and Recommendations](#)

4. Nancy Young Special Permit

Assessor Parcel Number: 304-231-019

Record Number: PLN-2022-17962

Elk River area

A Special Permit to allow operation of a bed & breakfast-type establishment using an existing single-family residence and a detached cottage. A total of two bedrooms will be initially made available for nightly accommodation serving no more than four (4) guests at a time. Breakfast will not be served to guests.

Recommendation:

That the Zoning Administrator:

1. Adopt the resolution (Resolution 23-___). (Attachment 1) which does the following:
 - a. Find the project exempt from environmental review pursuant to Section 15301 of the State CEQA Guidelines; and
 - b. Make all required findings for approval of the Special Permit; and
 - c. Approve the Nancy Young Special Permit as recommended by staff and subject to the recommended conditions of approval (Attachment 1A).

Attachments:[17962 Young Staff Report 6.1.23](#)[Attachment 1 - Draft Resolution](#)[Attachment 1A - Conditions of Approval](#)[Attachment 1B - Site Plan](#)[Attachment 1C - Operations Plan](#)[Attachment 2 - Location map](#)[Attachment 3 - Applicant Evidence in Support of Required Findings](#)[Attachment 4 - Referral Agency Comments & Recommendations](#)

5. Carlotta Mill, LLC Conditional Use Permit

Assessor Parcel Number: 204-121-004 & 204-251-010 & 206-351-004

Record Number: PLN-2022-17672

Carlotta area

A Conditional Use Permit is being requested to authorize installation of an approximately 1,906 square foot manufactured home as a caretaker's residence. The new home is proposed to be installed on a permanent foundation and a new on-site well and septic system are proposed to be constructed on the property to provide water and sewer service to the residence. These parcels were historically part of a former lumber mill operated by the Pacific Lumber Company (PALCO) and are subject to a land use covenant which restricts use of the former PALCO site to industrial purposes and restricts groundwater use in certain areas.

Recommendation:

That the Zoning Administrator:

1. Adopt the resolution (Resolution 23-__). (Attachment 1) which does the following:
 - a. Find the project exempt from environmental review pursuant to Sections 15302 and 15303 of the State CEQA Guidelines; and
 - b. Make all required findings for approval of the Conditional Use Permit; and
 - c. Approve the Carlotta Mill, LLC Conditional Use Permit as recommended by staff and subject to the recommended conditions of approval (Attachment 1A).

Attachments:[17672 Carlotta Mill Staff Report 6.1.23](#)[Attachment 1 - Resolution](#)[Attachment 1A - Conditions of Approval](#)[Attachment 1B - Site Plan](#)[Attachment 2 - Location map](#)[Attachment 3 - Applicant Evidence in Support of Required Findings](#)[Attachment 4 - Referral Agency Comments & Recommendations](#)**D. ITEMS PULLED FROM CONSENT****E. ADJOURNMENT****F. NEXT MEETING: June 8, 2023 10:00 a.m. Special 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.