

ZONING ADMINISTRATOR

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

AGENDA

Thursday, February 1, 2024

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, January 31, 2024, will be included with the administrative record after the fact.

A. CALL TO ORDER

B. AGENDA MODIFICATIONS

C. CONSENT CALENDAR

1. Kings Peak Cooperative Inc. - APPLICATION WITHDRAWN

Assessor Parcel Number(s) 108-033-022

Record No.: PLN-2019-16100

Whitethorn area

Denial of a Special permit for 3,010 square feet of existing mixed-light cultivation. Cultivation is proposed in one (1) greenhouse measuring 35' X 86'. Propagation is proposed on-site in a 300 square foot nursery. Irrigation water source is an off-site POD on APN 108-024-008. Estimated annual water use is 45,150 gallons. Proposed water storage totals 50,000 gallons in twelve (12) hard plastic tanks. All processing, including drying, curing and trimming, will occur off-site at a licensed facility. Up to three (3) employees during peak season. The applicant is proposing to install PG&E service. The power source is currently generator.

Attachments: [16100 Staff Report 2.1.2024](#)

2. Emerald Mines, Inc Special Permit

Assessor's Parcel Numbers: 208-341-003

Record Numbers: PLN-11756-SP

Dinsmore area

A Special Permit for 9,453 square feet of existing outdoor commercial cannabis cultivation. There is no ancillary nursery and processing occurs offsite. The estimated 78,350-gallon annual water budget is sourced from rainwater catchment and supported by 96,500 gallons of tank storage. Power is provided by solar panels and a generator. Project is conditioned to source power from renewables reserving the generator for emergencies only. The Special Permit includes a reduction of the setback from public lands.

Recommendation: That the Zoning Administrator:

1. Adopt resolutions (Resolution 24-__) (Attachments 1) which does the following:

a. Finds that the Zoning Administrator has considered the Mitigated Negative Declaration previously adopted for the Commercial Medical Marijuana Land Use Ordinance and the Addendum that was prepared for the Emerald Mines, Inc project (Attachment 3); and

b. Finds that the proposed project complies with the General Plan and Zoning Ordinance; and

c. Approves the Emerald Mines, LLC Special Permit subject to the recommended conditions of approval (Attachments 1A).

Attachments: [11756 Staff Report 2.1.24](#)
 [Attachment 1 - Draft Resolution](#)
 [Attachment 1A - Conditions of Approval](#)
 [Attachment 1B - Operations Plan](#)
 [Attachment 1C - Site Plan](#)
 [Attachment 2 - Location Map](#)
 [Attachment 3 - CEQA Addendum](#)
 [Attachment 4 - Applicant's Evidence in Support of Findings](#)
 [Attachment 4A - Rainwater Catchment Analysis](#)
 [Attachment 4B - Road Evaluation](#)
 [Attachment 4C - FAA Determination of No Hazard](#)
 [Attachment 4D - Survey Map GIS Analysis](#)
 [Attachments 5A to 5F - Referral Agency Comments](#)

3. Savage Creek Water Diversion System Improvements Project Coastal Development Permit
Assessor Parcel Number: Caltrans Right-of-Way
Record Number: PLN-2023-18281
Trinidad area

A Coastal Development Permit (CDP) to upgrade an existing California Department of Transportation (Caltrans) water intake at Savage Creek and its associated infrastructure. The surface water diversion at Savage Creek supplies municipal water to both the Trinidad Southbound Safety Roadside Rest Area (SRRA) and the Seawood Estates Mutual Water Company (SEMWC). The purpose of the project is to upgrade the existing water supply intake system to be more reliable and require less maintenance. In addition, the project would improve influent water quality and incorporate design improvements for aquatic species. The project would require a temporary creek diversion approximately 80 feet upstream of the work area.

Recommendation: That the Zoning Administrator:

1. Adopt the resolution (Attachment 1) which does the following:
2. Finds the proposed project complies with the Trinidad Area Plan; and
3. Finds the project exempt from further environmental review pursuant to Sections 15302(c) Replacement or Reconstruction, and 15304(f) Minor Alterations of Land of the California Environmental Quality Act (CEQA) Guidelines, and that there is no substantial evidence that the project will have a significant effect on the environment; and
4. Approves the Coastal Development Permit subject to the conditions of approval (Attachment 1A).

Attachments: [18281 Staff Report 2.1.2024](#)
 [Attachment 1 - Draft Resolution](#)
 [Attachment 1A - Conditions of Approval](#)
 [Attachment 1B - Project Description](#)
 [Attachment 1C - Project Design](#)
 [Attachment 2 - Applicant's Evidence in Support of the Required Findings](#)
 [Attachment 2A - Natural Environment Study](#)
 [Attachment 2B - Environmentally Sensitive Habitat Area Assessment](#)
 [Attachment 2C - Water Right](#)
 [Attachment 2D - Air Quality and GHG Analyses for the Savage Creek Intake Project](#)
 [Attachment 2E - Noise Analysis for the Savage Creek Intake Project](#)
 [Attachment 3 - Referral Agency Comments and Recommendations](#)

4. Barbara Benson Coastal Development Permit and Special Permit for Major Vegetation Removal and Accessory Residential Development.

Record Number: PLN-2023-18299

Assessor Parcel Number: 511-061-013-000

McKinleyville Area

The applicant is seeking a Coastal Development Permit and Special Permit for after-the-fact Major Vegetation Removal in the Coastal Zone. The application is a response to a Code Enforcement violation (CE22-1606). The proposed project includes revegetation of recently disturbed lands due to the major vegetation removal. Additionally, a Coastal Development Permit and a Special Permit is required for the construction of an accessory structure that is greater than 15' in height or greater than 1,000 square feet of gross floor area. The applicant proposes the construction of a new animal enclosure that will be no greater than 2,000 square feet and no greater than 15 feet tall, and a new fence, the repair of an existing fence, existing patio, and the house's roof, and landscaping for a new pasture, all of which would be accessory to the existing, permitted single-family residence. The final location of the animal enclosure will be determined during the building permit process. The parcel is served by the McKinleyville Community Services District and PG&E. Trees were cut down prior to application for a permit, and two additional trees are proposed for removal. No grading is proposed.
..end

RECOMMENDATION(S):

Recommendation: That the Zoning Administrator:

1. Adopt the resolution (Attachment 1) which does the following:
 - a. Finds the proposed project complies with the McKinleyville Area Plan and Zoning Ordinance; and
 - b. Finds the project exempt from CEQA pursuant to Sections 15301(h) (Existing Facilities), 15303(e) (New Construction or Conversion of Small Structures), and Section 15304(b) (Minor Alterations to Land) of the CEQA Guidelines, and that

there is no substantial evidence that the project will have a significant effect on the environment; and

2. Approves the Coastal Development Permit and Special Permit subject to the recommended conditions of approval (Attachment 1A).

Attachments:

[18299 Staff Report 2.1.2024](#)

[Attachment 1 - Draft Resolution](#)

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

[Attachment 2 - Site Plan](#)

[Attachment 3A - Bio Assessment](#)

[Attachment 4 - Referral Agency Comments and Recommendations](#)

D. ITEMS PULLED FROM CONSENT

E. PUBLIC HEARINGS

F. ADJOURNMENT

G. NEXT MEETING: February 15, 2024 10:00 a.m. Regular Meeting - Virtual