

ZONING ADMINISTRATOR

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

AGENDA

Thursday, November 21, 2024

10:00 AM

Regular Meeting - Hybrid

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, November 20, 2024, will be included with the administrative record after the fact.

A. CALL TO ORDER**B. AGENDA MODIFICATIONS**

C. CONSENT CALENDAR**1. Denial of Fourteen (14) Cannabis Permit Applications Due to Lack of Information**

Assessor Parcel Numbers (APN) 216-201-003 (11870); 210-131-008 (12173), 220-272-002 (12073), 304-061-060 (12097), 217-213-020 (12273), 221-240-014 (12416), 304-051-009 (12430), 206-331-037 (12435), 204-202-007 (12450), 223-311-031 (12528), 529-201-030, 529-201-028 (12727), 522-013-009 (12626), 204-251-010 (12638), and 520-091-004 (12678).

Record Numbers: PLN-11870-CUP, PLN-11872-CUP, PLN-12073-CUP, PLN-12097-ZCC, PLN-12273-CUP, PLN-12416-SP, PLN-12430-SP, PLN-12435-ZCC, PLN-12450-ZCC, PLN-12528-SP, PLN-12727-SP, PLN-12626-SP, PLN-12638-CUP, and PLN-12678-SP.

Location: In the unincorporated areas of Humboldt County.

Denial of Five (5) Conditional Use Permits, Six (6) Special Permits and Three (3) Zoning Clearance Certificates (ZCC).

Recommendation:

That the Zoning Administrator:

1. Adopt the resolutions (Resolution 24- __). (Attachment 1-14) which does the following:
 - a. Finds that the cannabis permit application projects are statutorily exempt from the California Environmental Quality Act (CEQA) per section 15270 (Projects Which Are Disapproved) of the State CEQA Guidelines; and
 - b. Finds that the applicant has not provided sufficient evidence to demonstrate the proposed projects comply with the General Plan and Zoning Ordinance; and
 - c. Denies the five (5) Conditional Use Permits, six (6) Special Permits and three (3) Zoning Clearance Certificates (ZCC). PLN-11870-CUP, PLN-11872-CUP, PLN-12073-CUP, PLN-12097-ZCC, PLN-12273-CUP, PLN-12416-SP, PLN-12430-SP, PLN-12435-ZCC, PLN-12450-ZCC, PLN-12528-SP, PLN-12727-SP, PLN-12626-SP, PLN-12638-CUP, and PLN-12678-SP.

Attachments: [11870 11872 12073 12097 12273 12416 12430 12435 12450 12528 12727 12626 12638 12678 Staff](#)
[Attachment 1 - Project Locations](#)
[Attachment 2 - Draft Resolution -Cannatopia 11870](#)
[Attachment 3 - Draft Resolution -Coastal Prairie LLC 11872](#)
[Attachment 4 - Draft Resolution - Michael Dawson Carter 12073](#)
[Attachment 5 - Draft Resolution - CG Pods 12097](#)
[Attachment 6 - Draft Resolution - Blocksburg Family Farms 12273](#)
[Attachment 7 - Draft Resolution - Lost Coast Collective 12416](#)
[Attachment 8 - Draft Resolution - Humboldt Original Growers 12430](#)
[Attachment 9 - Draft Resolution - Shelley Hisken 12435](#)
[Attachment 10 - Draft Resolution - Operation RX 12450](#)
[Attachment 11 - Draft Resolution - Stoneheart Group 12528](#)
[Attachment 12 - Draft Resolution - Cheenitch Creek Farms 12727](#)
[Attachment 13 - Draft Resolution - BlakHum Organics 12626](#)
[Attachment 14 - Draft Resolution - Carlotta Mill 12638](#)
[Attachment 15 - Draft Resolution - Sionis Ranch 12678](#)

2. So Hum Sun Grown, LLC

Assessor Parcel Number(s) (APN) 033-271-001-000, 033-271-026-000

Record No.: PLN-12691-CUP

Garberville area

Denial of a Conditional Use Permit for a new storefront cannabis dispensary.

RECOMMENDATION(S):

Recommendation: That the Zoning Administrator:

1. Adopt the resolution (Resolution 24-___), (Attachment 1) which does the following:
 - a. Finds the So Hum Sun Grown, LLC project statutorily exempt from the California Environmental Quality Act (CEQA) per section 15270 (Projects Which Are Disapproved) of the State CEQA Guidelines; and
 - b. Finds that the applicant has not provided sufficient evidence necessary to make the required findings of approval; and
 - c. Denies the So Hum Sun Grown, LLC Conditional Use Permit (PLN-12691-CUP).

Attachments: [12691 Staff Report 11.21.24](#)
[Attachment 1 - Draft Resolution](#)
[Attachment 2 - Location Maps](#)
[Attachment 3 - Planning Correspondence](#)

3. Ericson Pride, Inc.

Assessor Parcel Number(s) (APN) 529-053-004

Record No.: PLN-11372-CUP
Orleans area

Denial of a Conditional Use Permit for an existing 35,250 square foot outdoor cannabis cultivation operation: total existing outdoor cultivation will be 22,207 square feet, total existing relocation outdoor cultivation will be 13,043 square feet, and total decommissioned cultivation area totals 10,828 square feet. Irrigation water is sourced via surface water diversion from an on-site stream and administered by time and metered drip irrigation. Water storage totals 40,000 gallons with plans to increase to an 80,000-gallon storage capacity with the addition of ten (10) 4,000-gallon HDPE storage tanks. All processing will take place at a third-party processing facility.

Recommendation: That the Zoning Administrator:

1. Adopt the resolution (Resolution 24-___). (Attachment 1) which does the following:
 - a. Finds the Ericson Pride, Inc. project statutorily exempt from the California Environmental Quality Act (CEQA) per section 15270 (Projects Which Are Disapproved) of the State CEQA Guidelines; and
 - b. Finds that the applicant has not provided sufficient evidence necessary to make the required findings of approval; and
 - c. Denies the Ericson Pride, Inc. Conditional Use Permit (PLN-11372-CUP).

Attachments: [11372 Staff Report 11.21.24](#)
[Attachment 1 - Draft Resolution](#)
[Attachment 2 - Location Maps](#)
[Attachment 3 - Planning Correspondence](#)

4. Greenfield Family Farms
Assessor Parcel Number(s) (APN) 216-392-024, 216-392-025, 216-392-027
Record No.: PLN-11326-CUP
Alderpoint area

Denial of a Conditional Use Permit for an existing 21,500 square foot outdoor cannabis cultivation operation in greenhouses and full-sun outdoor. This project is associated with two projects on adjacent parcels (Apps# 11325, APN: 216-392-025 and Apps #11327, APN: 216-392-027) and together they comprise Greenfield Family Farms, Inc. Irrigation water is sourced from a well located on APN 216-392-024. Total onsite water storage is 25,000 gallons in five hard tanks. Drying occurs on APN: 216-392-027 in a non-permitted dry shed and additional processing will occur offsite by a 3rd party processing company. Power for the operation is provided by generator.

Recommendation: That the Zoning Administrator:

1. Adopt the resolution (Resolution 24-___), (Attachment 1) which does the following:
 - a. Finds the Greenfield Family Farms project statutorily exempt from the California Environmental Quality Act (CEQA) per section 15270 (Projects Which Are Disapproved) of the State CEQA Guidelines; and

- b. Finds that the applicant has not provided sufficient evidence necessary to make the required findings of approval; and
- c. Denies the Greenfield Family Farms Conditional Use Permit (PLN-11326-CUP).

Attachments:

[11326 Staff Report 11.21.24](#)
[Attachment 1 - Draft Resolution](#)
[Attachment 2A - Location Maps \(11326\)](#)
[Attachment 2B - Location Maps \(11325\)](#)
[Attachment 2C - Location Maps \(11327\)](#)
[Attachment 3 - Planning Department Correspondence](#)

5. Westhaven Community Services District Coastal Development Permit

Application Number: PLN-2023-18152

Assessor's Parcel Number: 513-181-014, 514-012-013, 514-015-007, 514-112-014, 514-113-006, 514-132-007, 514-132-008, 514-133-001, 514-211-034, 514-211-035, 514-221-008, 515-011-023, 515-011-063, 515-011-073, 515-041-014, and 515-041-020

Westhaven Area

Recommendation:

That the Zoning Administrator:

1. Adopt the resolution (Resolution 24-___), (Attachment 1) which does the following:
 - a. Finds that the Planning has considered the Lead Agency's environmental review and accepts the findings from the published Mitigated Negative Declaration and Notices of Exemption; and
 - b. Make all required findings for approval of the Coastal Development Permit and adopt the Resolution approving the Westhaven Community Services District Coastal Development Permit as recommended by staff subject to the recommended conditions; and

Attachments:

[18152 Staff Report 11.21.24](#)
[Attachment 1 - Draft Resolution](#)
[Attachment 1A - Conditions of Approval](#)
[Attachment 1B - 18152 90% Project Plans 4.11.2023](#)
[Attachment 1C - Trinidad-Westhaven Emergency Intertie Project 90%](#)
[Attachment 1D - Site Plan](#)
[Attachment 2 - Location Map](#)
[Attachment 3 - CEQA - Disinfection Byproduct Reduction Project Mitigated Negative Declaration](#)
[Attachment 4 - Applicants Evidence in Support of the Required Findings](#)
[Attachment 4A - Biological Survey Results 20231106](#)
[Attachment 4B - 16307 Biological Assessment](#)
[Attachment 4C - Trinidad Emergency Intertie Project Bio Report Cover Letter](#)
[Attachment 4D - Trinidad Emergency Intertie Project Biological Survey Results](#)
[Attachment 5 - Referral Agency Comments and Recommendations](#)

6. Coza Coastal Development Permit, Notice of Merger, and Special Permits

Record Number: PLN-2024-18985

Assessor Parcel Numbers: 110-251-037 and 110-251-038

Shelter Cove area

A Coastal Development Permit for the construction of an approximately 1,719 square-foot two-bedroom single-family residence. The residence will be two stories with a first-story 269 square-foot covered deck and a second-story 627 square-foot covered wrap-around deck. Some grading is proposed to accommodate foundation construction. The parcel will be served by community water provided by the Resort Improvement District and an on-site wastewater treatment system. Nine trees with circumferences of less than 38 inches circumference at a height of 4.5 feet will be removed and one Douglas-fir with a circumference of more than 38 inches circumference at a height of 4.5 (75 inches) feet will be removed. A Special Permit is required for removal of the Douglas-fir pursuant to Section 313-64.1 Major Vegetation Removal of Humboldt County Code (HCC). The project also includes the merger of one 0.27-acre parcel with one 0.28-acre parcel. A Special Permit is required for Design Review within the Coastal Zone pursuant to Section 313-19.1 of HCC.

Recommendation:

That the Zoning Administrator:

Adopt the resolution (Attachment 1) which does the following:

1. Finds that the proposed project complies with the South Coast Area Plan and Zoning Ordinance; and
2. Finds the project exempt from CEQA pursuant to Sections 15303(a), 15304(i), and 15305(a) of the CEQA Guidelines, and that there is no substantial evidence that the project will have a significant effect on the environment; and
3. Approves the Coastal Development Permit, Notice of Merger, and Special Permit subject to the recommended conditions of approval (Attachment 1A).

Attachments:[18985 Staff Report 11.21.24](#)[Attachment 1 - Draft Resolution](#)[Attachment 1A - Conditions of Approval](#)[Attachment 1B - Project Plan Set](#)[Attachment 1C - Merger Map](#)[Attachment 2 - Applicant's Evidence in Support of the Required Findings](#)[Attachment 2A - Biological Survey Report](#)[Attachment 2B - Engineering Geologic Soils Report](#)[Attachment 2C - Septic Disposal Design](#)[Attachment 3 - Referral Agency Comments and Recommendations](#)**D. ITEMS PULLED FROM CONSENT****E. PUBLIC HEARINGS****F. ADJOURNMENT**

G. NEXT MEETING: December 5, 2024 10:00 a.m. Regular Meeting - Hybrid