

ZONING ADMINISTRATOR

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

AGENDA

Thursday, September 3, 2020

10:00 AM

Regular Meeting - Virtual

NOTE: In accordance with Executive Order N-29-20 the County of Humboldt Zoning Administrator meeting will be held virtually until further notice.

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/94484327213> Password: 421159*
- 2. Call in via telephone at 346 248-7799, enter meeting ID 944 8432 7213, Password: 421159*

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 un-mute your mic. If you encounter any issues, please use the call-in option below.*
- 2. Via phone call using cell phone 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 un-mute your mic.*

PUBLIC COMMENT: To submit public comment to the Zoning Administrator please email planningclerk@co.humboldt.ca.us and provide your name, the agenda item number(s) on which you wish to make comment. If you do not have access to email, a voice mail may be left at 707 445-7541 and will follow the same procedure as email public comments. All public comment submitted after the agenda has been published will be included with the administrative record after the fact.

CONTINUED ITEMS: 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>

A. CALL TO ORDER

B. AGENDA MODIFICATIONS

C. CONSENT CALENDAR

Westhaven Community Services District Coastal Development Permit and Special Permit Record Number PLN-2020-16307

Assessor's Parcel Numbers: 514-132-007, 514-132-008, 514-133-001, and 513-181-014
Westhaven area

A Coastal Development Permit and Special Permit to drill two (2) temporary test wells to determine groundwater availability and quality and, drill up to three (3) geotechnical borings to characterize subsurface conditions. The test wells and geotechnical borings will be drilled using a truck-mounted rotary drill. Minor grading for access and for an approximately 40 feet by 20 feet drilling pad will be required at the location of Test Well #1. No grading would be required for Test Well #2. The test wells will be advanced to depths of up to 200 feet. Both test well sites would be accessed from the north end of Transit Avenue, which provides access to the existing WCSD well on APN 514-133-001. Geotechnical boreholes will be up to 50 feet deep. No grading would be required. The site would be accessed using the existing access road from the east end of 4th Avenue.

Recommendation: Make all the required findings, based on evidence in the staff report, and approve the Westhaven Community Services District project subject to the recommended conditions.

Attachments: [PLN-2020-16307 Staff Report.pdf](#)
[Attachment 3.A - 16307 Biological Assessment.pdf](#)

Miranda's Rescue, Modification of Coastal Development Permit, Conditional Use Permit and Variance
Record Number PLN-2019-15980

Assessor's Parcel Number 201-191-013

1695 Drake Hill Road, Fortuna area

A Modification to three previously approved permits, Coastal Development Permit (CDP-02-21X), Conditional Use Permit (CUP-02-09X) and Variance (VAR-02-03X), to allow for the replacement of a failed onsite wastewater treatment system (OWTS) and the replacement and reconstruction of a manufactured home. An Emergency Permit was authorized for the project on 11/19/2019, pursuant to Humboldt County Code Section 312-15. The existing manufactured home is the caretaker's residence and will be demolished and replaced with a 1,782 square foot manufactured home. The previously approved permits authorized the current day operations of Miranda's Rescue, a domestic companion animal rescue facility. The applicant has obtained the appropriate permits from the Division of Environmental Health and the emergency work has been completed. The parcel is served private water and septic. No trees will be removed, and minimal grading is required to facilitate development.

Recommendation: Find the project exempt from environmental review pursuant to Sections 15301 (Existing Facilities) and 15302 (Replacement or Reconstruction) of the State CEQA Guidelines, make all of the required findings for approval of the Modification based on evidence in the staff report, and adopt the Resolution approving the Miranda's Rescue project subject to the recommended conditions.

Attachments: [PLN-2019-15980 Staff Report.pdf](#)

Sousa Coastal Development Permit and Lot Line Adjustment

Record Number PLN-2019-15975

Assessor's Parcel Numbers: 100-181-004, 100-162-018, and 100-231-002

1776 California Street, Ferndale area

A Coastal Development Permit (CDP) to facilitate a Lot Line Adjustment (LLA) and the construction of a new garage. The LLA is between two parcels resulting in two parcels of approximately 2.0 acres and 26.74 acres in size. Additionally, a 1,200 square foot garage is proposed on the resultant 2-acre parcel as an accessory to the single-family residence. The smaller resultant parcel is developed with a single-family residence, barn, accessory structures, and will continue to support farm animals for personal use. The adjustment will consolidate the pastureland and will maximize the amount of land used for agriculture from 9.04 acres to 26.74 acres. The purpose for the LLA is to separate the leased agricultural lands from the smaller resulting parcel that is under new ownership. A rural parcel size analysis was conducted for the project and includes 28 surrounding parcels. The developed parcel is served community water by Del Oro Water Co. and sewer is provided by the City of Ferndale.

Recommendation: Find the project exempt from environmental review pursuant to Section 15303 and 15305 of the State CEQA Guidelines, make all of the required findings for approval of the Coastal Development Permit and Lot Line Adjustment, based on evidence in the staff report, and adopt the Resolution approving the Sousa project subject to the recommended conditions.

Attachments: [PLN-2019-15975 Staff Report.pdf](#)

Manila Community Services District - Wastewater Infrastructure Improvement Project Coastal Development Permit

Case Number PLN-2019-15728-CDP

Assessor's Parcel Numbers: 506-071-012, 506-071-017, 506-071-019, 506-071-011, 506-081-008, 506-081-006, 506-092-003, 506-092-016, 506-081-010, 506-092-007, 506-091-008, 506-102-001, 400-021-008, 400-021-005, 400-011-048, 400-011-057, 400-011-064, 400-021-011, 400-011-019, 400-011-004, 400-011-069, 400-011-017, 400-041-055, 400-041-025, 400-062-004, 400-062-005, 400-091-026, 400-101-015, 400-153-003, 400-011-022, 400-011-016, 400-011-077, 400-171-008 and State/County

Right-of-Way

Manila Area

A Coastal Development Permit (CDP) application for the Manilla Community Services District (MCSD) to modernize the MCSD wastewater system infrastructure by upgrading select components of the septic, conveyance, and wastewater treatment systems to meet current and future planned needs of the MCSD.

Recommendation: Make all the required findings, based on evidence in the staff report and public testimony, and adopt the Resolution approving the proposed Manila Community Services District Wastewater Infrastructure Improvement Project Coastal Development Permit subject to the recommended conditions.

Attachments: [PLN-2019-15728 Staff Report.pdf](#)
[Attachment 3.A - Biological Resources Report.pdf](#)

Vesuvio Gardens, LLC, Special Permits;
Record Number PLN-12609-SP
Assessor's Parcel Number: 107-251-003
6279 Wilder Ridge Road, Honeydew Area;

A Special Permit for 8,400 square feet of existing outdoor cannabis cultivation. Propagation occurs onsite in an 800 square foot area. Water for irrigation is sourced from an onsite spring. Water storage totals 79,800 gallons. Annual irrigation use is 60,000 gallons. Processing activities including drying and trimming are proposed onsite within an existing 1,600 square feet building. Up to three employees are required for operations. Power is provided by P.G.&E. with a generator for emergency backup. A Special Permit is also requested to authorize the diversion work.

Recommendation: Find that the Zoning Administrator has considered the Addendum to the Mitigated Negative Declaration adopted for the Commercial Medical Marijuana Land Use Ordinance pursuant to Section 15164 of the State CEQA Guidelines, make all of the required findings for approval of the Special Permit based on evidence in the staff report and adopt the Resolution approving the proposed Vesuvio Gardens, LLC, project subject to the recommended conditions.

Attachments: [PLN-12609-SP Staff Report.pdf](#)
[Attachment 4.A_12609 Site Management Plan.pdf](#)
[Attachment 4.B_12609 Timber Conversion Report & Restocking Plan.pdf](#)

Andy Stanbury; Special Permit
Record Number: PLN-12207-SP
Assessor's Parcel Number: 221-141-017
Honeydew Area;

A Special Permit (SP) for 7,500 square feet of existing outdoor cannabis cultivation. Irrigation for the project will be sourced from a 250,000-gallon off-stream pond located on APN 221-141-016 and a 30,000-gallon rainwater catchment tank. The applicant estimates 131,250 gallons of water will be required annually for two cultivation cycles. There is 281,500 gallons of water storage on the subject parcel. Processing, such as drying and curing, will occur in a 416-square-foot utility building and further processing will occur off-site by a licensed third-party processor. There will be two family members working onsite. Power is sourced from propane and solar with a backup generator.

Recommendation: Find that the Zoning Administrator has considered the Addendum to the Mitigated Negative Declaration adopted for the Commercial Medical Marijuana Land Use Ordinance pursuant to Section 15164 of the State CEQA Guidelines, make all of the required findings for approval of the Special Permit based on evidence in the staff report and adopt the Resolution approving the proposed Andy Stanbury, project subject to the recommended conditions.

Attachments: [PLN-12207-SP Staff Report.pdf](#)
[Attachment 4.A_12207 Road Evaluations.pdf](#)
[Attachment 4.B_12207 Biological Report.pdf](#)

D. ITEMS PULLED FROM CONSENT

E. PUBLIC HEARINGS

F. ADJOURNMENT

Next Meeting

September 17, 2020 Regular Meeting - Virtual

Persons wishing to file documentation on any agenda item for the official record must submit an original and four (4) copies of each document to the Zoning Administrator Clerk at the Planning and Building Department, 3015 H Street in Eureka.

Meeting rooms are ADA Accessible. If you are a person with a disability, and you need disability-related modifications or accommodations to participate in this meeting, please contact the Zoning Administrator Clerk at 707-445-7541, or 707-268-3792 (fax). Requests for such modifications or accommodations must be made at least three full business days before the start of the meeting.