



MINUTE SHEET

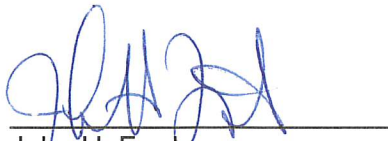
THURSDAY, FEBRUARY 1, 2024

Regular Meeting

The Honorable Zoning Administrator of the County of Humboldt held a regular meeting on the above date within the Humboldt County Planning and Building Department at 3015 H Street in Eureka, California. The Zoning Administrator and the Zoning Administrator Clerk of the County of Humboldt hereby certify the foregoing to be a true and correct record of the actions taken on the above-entitled matters by said Zoning Administrator at the meeting held on date noted above.



Suzanne Lippre
Zoning Administrator Clerk



John H. Ford
Zoning Administrator

ZONING ADMINISTRATOR

JOHN H. FORD
Director, Planning and Building



COUNTY STAFF

CLIFF JOHNSON
Planning Manager
ELIZABETH SCHATZ
Planning Manager

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

ACTION SUMMARY

Thursday, February 1, 2024

10:00 AM

Regular Meeting - Virtual

A. CALL TO ORDER

Director John Ford called the meeting to order at 10:00 a.m.

B. AGENDA MODIFICATIONS

Supplemental information and public comments were supplied for Item C-3 PLN-2023-18281 Savage Creek Water Diversion System Improvements Project.

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 Kings Peak Cooperative Inc. - APPLICATION WITHDRAWN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.

No Action was taken by the Zoning Administrator as the project was withdrawn.

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.

The Zoning Administrator adopted the resolution (Resolution 24-007) which finds 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; and finds the proposed project complies with the General Plan and Zoning Ordinance; and approves the Emerald Mines, LLC Special Permit subject to the conditions of approval.

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.

The Zoning Administrator adopted the resolution (Resolution 24-008) which finds the proposed project complies with the Trinidad Area Plan; and 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 approves the Coastal Development Permit subject to the conditions of approval.

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.

The Zoning Administrator adopted the resolution (Resolution 24-009) which finds the proposed project complies with the South Coast Area Plan and Zoning Ordinance; and 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 approves the Coastal Development Permit and Special Permit subject to the conditions of approval.

D. ITEMS PULLED FROM CONSENT

F. ADJOURNMENT

Director John Ford adjourned the meeting at 10:05 a.m.

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