



COUNTY OF HUMBOLDT  
PLANNING AND BUILDING DEPARTMENT  
CURRENT PLANNING  
3015 H STREET, EUREKA, CA 95501 ~ PHONE (707) 445-7245

5/1/2019

**Project Referred To The Following Agencies:**

AG Commissioner, County Counsel, District Attorney, Environmental Health, Sheriff, PW Land Use, **Building Inspections**, Ruth Lake CSD:FPD, RWQCB, NCUAQMD, Southern Trinity JUSD:School District, Humboldt Bay Municipal Water District, Cal Fish & Wildlife, Division of Water Resources, CalFire, Bear River Band, NWIC, CalTrans Dist 1

**Applicant Name** Ivan Jimenez **Key Parcel Number** 208-271-011-000

**Application (APPS#)** **PLN-12603-CUP** Historic Planning **Assigned Planner** Elizabeth Schatz

Please review the above project and provide comments with any recommended conditions of approval. To help us log your response accurately, please include a copy of this form with your correspondence.

Questions concerning this project may be directed to the assigned planner for this project between 8:30am and 5:30pm Monday through Friday.

County Zoning Ordinance allows up to 15 calendar days for a response. If no response or extension request is received by the response date, processing will proceed as proposed.

If this box is checked, please return large format maps with your response.

**Return Response No Later Than: 5/16/2019**

Planning Commission Clerk  
County of Humboldt Planning and Building Department  
3015 H Street  
Eureka, CA 95501  
**Email:** PlanningClerk@co.humboldt.ca.us **Fax:** (707) 268 - 3792

**We have reviewed the above application and recommend the following (please check one):**

- Recommend Approval. The Department has no comment at this time.
- Recommend Conditional Approval. Suggested Conditions Attached.
- Applicant needs to submit additional information. List of items attached.
- Recommend Denial. Attach reasons for recommended denial.

Other Comments:

*See comments under Apps number in Accela - See Revised Site Plan and Information sheet on Ag Exempt Structures.*

DATE:

*12/2/19*

PRINT NAME:

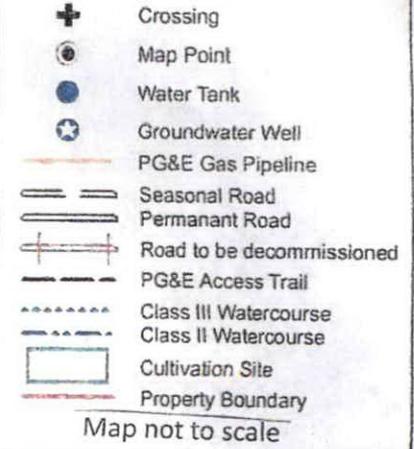
*Todd Sobolik*

Ivan D Jimenez  
 707-672-2373  
 i.deavy@gmail.com

Property GPS  
 40.506652 -123.640095

APN 208-271-011

**DIAGRAM**



Well GPS:40.5064  
 -123.6392

Total canopy:  
 10325'

1409'

1293'

1289'

1280'

- Drying/processing sheds 10x10
- X Compose secure waste area
- Administrative area 10x10 shed
- Exit/Entrances
- Y Pesticide storage shed 8x8
- > Storage container 10x20
- () Packaging shed 10x15

Directions to site:  
 Hwy 36 to private road  
 north on bearcreek



**\* this property is only use for cultivation purposes**

Source of unmatured plants are offsite

*Received 11/19/19*



COUNTY OF HUMBOLDT  
PLANNING AND BUILDING DEPARTMENT

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3015 H Street • Eureka CA 95501  
Phone: (707) 445-7541 • Fax: (707) 268-3792

## Ag Exempt Information

Agricultural buildings are defined by Section 202-A of the Uniform Building Code as “a structure designed and constructed to house farm implements, hay, grain, poultry, livestock or other horticultural products. This structure shall not be a place of human habitation or a place of employment where agricultural products are processed, treated or packaged; nor shall it be a place used by the public.” (Ordinance 2275, Section 1, 05-28-2002) Public shall include, but not be limited to, customers, buyers and tourists.

Agricultural exempt buildings are not intended for the use by the general public. They must be located on lands zoned Agriculture Exclusive, Agriculture General, or Timberland Production, or on lands shown by the General Plan as Agricultural and zoned Unclassified or on any other land zoned to permit agricultural uses as a principal use. The Chief Building Official shall issue an exemption upon confirming that the subject parcel is so zoned, and that all setbacks or other requirements will be observed.

### Requirements:

An inspection will verify the use of the ag exempt structure.

Ag exempt structures must meet zoning and land use requirements, including setbacks, height and lot coverage restrictions.

Electrical service in ag exempt structures is limited to 100 amps, unless otherwise approved by the Chief Building Official. Plumbing is limited to hose bibs, unless otherwise approved by the Chief Building Official.

Ag exempt structures cannot be conditioned space. “Conditioning” refers to heating, air conditioning, swamp coolers and industrial-sized dehumidifiers. Ag exempt structures can utilize fans and a non-industrial sized dehumidifier that plugs into a standard 120 outlet and is not permanently installed as part of the structure.

Ag exempt structures can have insulation and wall coverings (6-mil plastic, plywood, drywall), but may not have finished interiors (taped, mudded or textured, painted, etc)

Cannabis projects may use ag exempt structures for cultivation and drying only. Trimming, weighing and packaging are not allowed.

Ag exempt structures may have employees, but the structure cannot be a place where agricultural products are processed, treated or packaged.

The maximum travel distance from any point in the ag exempt structure to an approved exit shall not exceed 300 feet. One approved exit (swinging 3-foot man door) required for each 15,000 square feet.

Ag exempt structures cannot have a restroom or lavatory.

All plumbing and electrical elements must be properly permitted and in compliance with current California Building Code.

**Special Limitations for Greenhouses**

Single structure greenhouses or configurations/groupings of smaller greenhouses totaling 12,000 square feet or less must have minimum 20 foot setback to property line.\*

Single structure greenhouses or configurations/groupings of smaller greenhouses totaling more than 12,000 square feet must have minimum 20 foot setback to property line\* AND 20 foot setback to other greenhouses.

A greenhouse or greenhouse grouping of any size is allowed with a 60 foot setback to the property line and 60 foot setback to other occupancies.\*\*

Greenhouses may be heated but cannot be conditioned space. Greenhouses cannot have mechanical heating that has a capacity exceeding 10 BTU/hour per square foot. Greenhouses with heating must provide a 2016 Title 24 Building Energy Requirement for Plant Growth or Plant Processing exemption letter from a qualified energy consultant.

Greenhouses located on lands zoned Agriculture Exclusive, Agriculture General, or Timberland Production may have restrictions on improved floors and footpaths (314-69.1.1.2).

- A greenhouse located on prime agricultural soils shall not have an improved floor or footpath that precludes the use of the underlying soil. A footpath may be allowed with a Special Permit if constructed of asphalt, concrete or similar material.
- A greenhouse located on non-prime agricultural soils may have an improved floor or footpath that precludes the use of the underlying soil if a Special Permit is obtained.

**Ag Exempt Application Requirements:**

- Building Application Form
- Plot plans (4)
- Floor plans (2) for each structure showing electrical layout and plumbing fixtures
- Ag Letter of Intent for each structure. One Ag Letter of Intent can be used if multiple structures are identical in size and use.