

ZONING ADMINISTRATOR

JOHN H. FORD
Director, Planning and Building



COUNTY STAFF

MICHAEL RICHARDSON
Supervising Planner
STEVE WERNER
Supervising Planner
CLIFF JOHNSON
Supervising Planner

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

AGENDA

Thursday, November 7, 2019

10:00 AM

Regular Meeting

A. CALL TO ORDER

B. AGENDA MODIFICATIONS

C. CONSENT CALENDAR

1. Canyon Farms, LLC, Special Permits

Application Number: 10899

Case Number: SP16-102

Assessor's Parcel Number: 221-161-01

2079 Mattole Canyon Creek Road, Ettersburg area

Project Description: A Special Permit for the continued operation of an existing 8,998-square-foot outdoor cannabis cultivation operation and ancillary features. Cultivation occurs in eight greenhouses using light deprivation. Irrigation water is sourced from a rainwater catchment system that is stored in 22 hard tanks totaling 102,200 gallons. Drying will occur onsite in a proposed structure. Trimming and other processing will occur off site at a permitted facility. The project includes a Special Permit for a point of diversion in the County's Streamside Management Area that provides water for domestic use and for fire suppression.

Recommendation: Find that the Zoning Administrator has considered the Addendum to the adopted Mitigated Negative Declaration for the Commercial Medical Marijuana Land Use Ordinance (CMMLUO) as described by Section 15164 of the State CEQA Guidelines, make all of the required findings for approval of the Special Permits based on evidence in the staff report and adopt the Resolution approving the Canyon Farms, LLC, project subject to the recommended conditions.

Attachments:[SP-16-102 Staff Report.pdf](#)[Item C-1_10899_Supplemental #1_11.06.2019.pdf](#)[Item C-1_10899_Supplemental #2_11.06.2019.pdf](#)

2. Humboldt Sunbelt Group, LLC, Special Permit

Application Number: 11803

Case Number: SP16-315

Assessor's Parcel Number: 107-054-018

Honeydew area

Project Description: A Special Permit for 9,837 square feet (SF) of existing outdoor cannabis cultivation. The project includes three full-sun outdoor gardens totaling 7,917 SF and one 1,920 SF light deprivation (outdoor) greenhouse. Water for irrigation is sourced from on-site rainwater catchment collected from the roofs of the 1,100 SF residence and one 952 SF storage shed.

Recommendation: Find that the Zoning Administrator has considered the Addendum to the adopted Mitigated Negative Declaration for the Commercial Medical Marijuana Land Use Ordinance (CMMLUO) as described by 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 Humboldt Sunbelt Group, LLC, Special Permit as recommended by staff subject to the recommended conditions.

Attachments: [SP-16-315 Staff Report.pdf](#)

3. Bellflower Farm, Special Permits

Record Number: PLN-13245-SP

Assessor's Parcel Number (APN): 214-121-012

1001 Hodges Lane, Phillipsville area

Project Description: A Special Permit for the continued operation of an existing 1,012 square-foot full-sun outdoor cannabis cultivation site and for 8,334 square feet of new cannabis cultivation for a total of 9,346 square feet of full-sun outdoor cannabis cultivation. The project includes a Special Permit for a well on a small parcel and a Special Permit for a reduction in the 600-foot setback from Humboldt Redwoods State Park.

Recommendation: Find that the Zoning Administrator has considered the Addendum to the Environmental Impact Report adopted for the Commercial Cannabis Land Use Ordinance pursuant to Section 15164 of the State CEQA Guidelines, make all of the required findings for approval the Special Permits based on the evidence in the staff report, and adopt the Resolution approving the proposed Bellflower Farm project subject to the recommended conditions.

Attachments: [PLN-13245-SP Staff Report_1.pdf](#)
[PLN-13245-SP Staff Report_2.pdf](#)
[Item C-3_13245_Supplemental #1_11.07.2019.pdf](#)

4. Sequoia Investments XI, LLC Lot Line Adjustment and Coastal Development Permit

Case Number: PLN-2019-15420

Assessor Parcel Number: 401-021-029 (por.)

1400 New Navy Base Road, Samoa area

Project Description: A Lot Line Adjustment (LLA) between two parcels resulting in two parcels of approximately 9.72 acres and 72.8 acres. The smaller resultant parcel will contain an old historic landfill. The larger resultant parcel will remain vacant. The purpose of the LLA is to constrain the landfill on its own parcel while allowing the remainder to be conveyed separately. The project is in the Coastal Zone, therefore, a Coastal Development Permit (CDP) is required.

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

Attachments: [PLN-2019-15420 Staff Report.pdf](#)

5. Brodt Coastal Development Permit

Coastal Development Permit

Case Number CDP-18-024

Assessor's Parcel Number (APN) 106-111-004

Ferndale area

Project Description: A Coastal Development Permit (CDP) for a proposed secondary residential unit (SDU). The proposal includes construction of an approximately three-thousand square foot (3,000 SF) residence, carport with two (2) parking spaces, two (2) uncovered parking spaces, a one-thousand five-hundred (1,500) SF shop, and a new onsite wastewater treatment system. The parcel is currently developed with a residence, barn, well, and onsite septic system. The proposed development is located approximately fifty feet (50') from edge of a National Wetland Inventory (NWI) mapped wetland.

Recommendation: Find the project exempt from environmental review pursuant to Sections 15303 (New Construction or Conversion of Small Structures), 15304 (Minor Alterations to Land), and 15333 (Small Habitat Restoration Projects), and make all of the required findings for approval of the Coastal Development Permit based on the evidence in the staff report, and adopt the resolution approving the proposed Brodt Coastal Development Permit subject to the recommended conditions of approval.

Attachments: [CDP-18-024 Staff Report.pdf](#)

D. ITEMS PULLED FROM CONSENT**E. ADJOURNMENT**

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.