



MINUTE SHEET

THURSDAY, JANUARY 9, 2020

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

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

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

**ACTION SUMMARY**

Thursday, January 9, 2020

10:00 AM

Regular Meeting

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**A. CALL TO ORDER**

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

**B. AGENDA MODIFICATIONS**

*Item #C-1: Supplemental information provided.*

*Item #C-1: Pulled from Consent at meeting by member of the public.*

**C. CONSENT CALENDAR**

2. Good Fields Agro, LLC Special Permit  
Record Number: PLN-2018-15202  
Assessor's Parcel Number: 107-300-011  
51530 Mattole Road, Honeydew area

Project Description: A Special Permit for 10,000 SF existing mixed light cultivation in three (3) greenhouses. Cultivation occurs from March to October, with two harvest cycles. Clones are purchased from off-site nurseries and supplemental lighting is used to support vegetative growth. The operation will only use lights when fully automated covers have been installed on the greenhouses. The irrigation water source is a well. Estimated annual water use is 412,458 gallons. Water is stored in nine (9) hard storage tanks totaling 18,950 gallons. The owner-operator and one (1) employee will run cannabis operations. Processing will take place off-site. Power is delivered by P.G.&E., with 100% renewable energy purchased through the Redwood Coast Energy Authority RePower+ program.

***Action: The Zoning Administrator has considered the Addendum to the Environmental Impact Report for the Commercial Cannabis Land Use Ordinance (CCLUO) pursuant to Section 15164 of the State CEQA Guidelines, makes all of the required findings for approval of the Special Permit based on evidence in the staff report, and adopts the Resolution approving the proposed Good Fields Agro, LLC Special Permit subject to the recommended conditions.***

3. Mattole Valley Farms Business Support Services, LLC, Special Permits  
Application Number: 11666  
Case Number: PLN-2016-11666  
Assessor's Parcel Number: 220-171-006  
2400 Eubanks Road, Ettersburg area

Project Description: A Special Permit for the continued operation of an existing cannabis cultivation site consisting of 6,000 square feet of existing and 3,900 square feet of new cannabis cultivation and ancillary facilities. Water for cannabis irrigation is sourced from a point-of diversion. There is 109,140 gallons of water storage capacity in hard tanks on the parcel. Water is delivered to the cannabis plants via hand watering. The applicant's estimated annual water use is 54,500 gallons. Power is provided by an existing solar array. Cannabis is dried and processed onsite in an existing structure. No employees will work on site. The project includes a Special Permit for a point of diversion in the County's Streamside Management Area that provides water for cannabis irrigation and a Special Permit for restoration activities in a Streamside Management Area.

***Action: The Zoning Administrator has considered the Addendum to the adopted Mitigated Negative Declaration for the Commercial Medical Land Use Ordinance (CCMLUO) as described by Section §15164 of the State CEQA Guidelines, makes all of the required findings for approval of the Special Permits based on evidence in the staff report and adopts the Resolution approving the Mattole Valley Farms Business Support Services, LLC, project subject to the recommended conditions.***

#### **D. ITEMS PULLED FROM CONSENT**

**1. Royer Design Build Coastal Development Permit**

Case Number PLN-2019-15832

Assessor Parcel Number (APN) 514-015-002

770 8th Avenue, Westhaven area

Project Description: A Coastal Development Permit to repair damage to an existing secondary dwelling unit caused by a fallen redwood tree. The proposed development includes the construction of a new foundation, walls, roof, and demolition of five unpermitted additions to the residence. The subject property contains three parcels (described as Lots 1, 4, and 5 of the Map of West Haven) identified by one Assessor's Parcel Number (APN). The parcels are developed with two dwelling units and are served with private septic and community water from the Westhaven Community Services District.

*Action: The Zoning Administrator finds the project exempt from environmental review pursuant to Sections 15302 (Replacement or Reconstruction), 15303 (New Construction or Conversion of Small Structures) and 15333 (Small Habitat Restoration Projects) of the State CEQA Guidelines, makes all of the required findings for approval of the Coastal Development Permit, based on evidence in the staff report, and adopts the Resolution approving the Royer Design Build project subject to the revised conditions of approval described on the supplemental provided at the meeting.*

**E. ADJOURNMENT**

*John Ford adjourned the meeting at 10:10 a.m.*

*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.*