

**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, August 1, 2019**

**10:00 AM**

**Regular Meeting**

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**A. CALL TO ORDER**

**B. AGENDA MODIFICATIONS**

**C. CONSENT CALENDAR**

**1. Starbrite Farm, Special Permit**

Application Number: 11790

Case Number: SP-16-310

Assessor's Parcel Number (APN): 314-321-025

1000 Foss Road, Kneeland Area

Project Description: Starbrite Farm is seeking a Special Permit for an existing 10,000 square-foot outdoor cannabis cultivation operation. Processing, including drying and trimming, will take place at a licensed, off-site facility. Power is provided by a generator for 3 hours per day or 90 hours monthly from April to November until power can be acquired from PG&E for more sustainable energy use.

**Recommendation:** Find that 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, 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 Starbrite Farm project subject to the recommended conditions.

**Attachments:** [SP-16-310 Staff Report.pdf](#)

**2. Double G, LLC Special Permit**

Application Number: 12052

Case Number: PLN-12052-SP

Assessor's Parcel Number: 033-130-003

2915 East Blue Rock Road, Benbow area

Project Description: A Special Permit for 8,000 square feet (SF) of existing outdoor cultivation. The applicant proposes to construct a new 2,048-square-foot drying and processing building. Processing will occur off-site until the proposed commercial processing building is complete. There will be up to four (4) workers onsite in addition to the two (2) resident operators during peak operations. The power source is solar electricity and 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 Double G, LLC, Special Permit subject to the recommended conditions.

**Attachments:** [PLN-12052-SP Staff Report.pdf](#)

**3. Mattola Farms, LLC Special Permit**

Application Number: 15510

Record Number: PLN-2019-15510

Assessor's Parcel Numbers (APNs): 221-111-015

9444 Upper Mattole Canyon Creek Road, Ettersburg Area

Project Description: A Special Permit (SP) in compliance with the Streamside Management Area Ordinance (SMAO) to allow for restoration work within a stream channel. The activity is proposed as part of a Zoning Clearance Certificate application (Apps 12243) to retire, remediate and relocate (RRR) existing cannabis cultivation to APN 107-272-005. The remediation activities include decommissioning of three watercourse crossings, re-alignment and restoration of a Class III watercourse back into its original channel, and removal of a surface diversion structure located in a spring including all water storage tanks, pipes, and associated infrastructure.

**Recommendation:** Find the project exempt from environmental review pursuant to Section 15333 of the State CEQA Guidelines, make the required findings for approval of the Special Permit based on evidence in the staff report and adopt the Resolution approving the proposed Mattola Farms, LLC Special Permit subject to the recommended conditions.

**Attachments:** [PLN-2019-15510 Staff Report.pdf](#)

**4. William Rolff Special Permit**

Application Number: 11835

Record Number: PLN-11835-SP

Assessor's Parcel Number (APN): 221-181-026

5000 Crooked Prairie Road, Whitethorn, CA

Project Description: A Special Permit for an existing 7,800-square-foot outdoor commercial cannabis operation located in two cultivation areas. This permit would authorize relocation of the historic cultivation areas to a single environmentally superior location. Processing will occur off-site at a licensed processing facility. All work will be completed by owner-operators with up to four (4) family members on-site. No employees are used. Power will be provided by a solar array and 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 William Rolff Special Permit subject to the recommended conditions.

**Attachments:** [PLN-11835-SP Staff Report.pdf](#)

**5. Humboldt's Green Heart, LLC, Special Permits**

Application Number: 12810

Case Numbers SP-16-654

Assessor's Parcel Number (APN): 529-211-009

39270 State Highway 96, Orleans, CA

Project Description: A Special Permit (SP16-654) for continued operation of an existing 10,000 square foot (SF) outdoor cannabis cultivation operation on an approximately 11-acre parcel. Processing, including drying, trimming and packaging, occurs onsite within an existing building. Power is provided by PGE. The project also includes a Special Permit for a setback reduction from 600 feet to approximately 520 feet to Six River's National Forest lands.

**Recommendation:** Find that 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, 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 proposed Humboldt's Green Heart, LLC project subject to the recommended conditions.

**Attachments:** [PLN-12810-SP Staff Report.pdf](#)

**D. ADJOURNMENT**