

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, June 20, 2019

10:00 AM

Regular Meeting

A. CALL TO ORDER

B. AGENDA MODIFICATIONS

C. CONSENT CALENDAR

1. Healing Hills, Inc., Special Permit
Record Number PLN-2016-12429
Assessor's Parcel Number (APNs) 221-131-012 & 221-131-014
560 Cisco lane, Salmon Creek, CA

Project Description: A Special Permit to allow 9,825 square feet of existing outdoor cannabis cultivation. Water for irrigation is sourced from an existing on-site spring. The project includes a Special Permit for encroachment into a Streamside Management Area (SMA) for the point of diversion and for restoration of a fill crossing.

Recommendation: Consider 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 Healing Hills, Inc., project subject to the recommended conditions.

Attachments: [PLN-12429-SP Staff Report part 1.pdf](#)
[PLN-12429-SP Staff Report part 2.pdf](#)

2. Xotic Flavorz, LLC, Special Permit
Record Number: PLN-11067-SP
Assessor's Parcel Number (APN): 107-272-007
270 Applewood Road, Honeydew area

Project Description: A Special Permit for a 10,000 square foot (sf) existing cannabis cultivation operation, of which 5,000 is outdoor and 5,000 is mixed light. Water for irrigation is sourced from a Point of Diversion (POD), a spring-fed pond that is tributary to the Mattole River. The project includes a proposed 1-million-gallon rainwater catchment and storage pond.

Recommendation: Consider 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 Xotic Flavorz, LLC Special Permit as recommended by staff subject to the recommended conditions.

Attachments: [PLN-11067-SP Staff Report.pdf](#)

3. Southern Humboldt Seed Collective, LLC Conditional Use Permit

Application Number 11486

Case Numbers CUP17-029

Assessor's Parcel Number (APNs) 215-241-063

325 Shelter Cover Road, Whitethorn Area

Project Description: An extension of a Conditional Use Permit in accordance with the County Commercial Medical Marijuana Land Use Ordinance (CMMLUO) for a retail nursery that will produce cannabis seeds and clones.

Recommendation: Find the project exempt from environmental review pursuant to Section 15301 of the State CEQA Guidelines, make all the required findings for approval of the Conditional Use Permit Extension based on evidence in the Staff Report, and adopt the Resolution approving the Southern Humboldt Seed Collective, LLC project subject to the recommended conditions.

Attachments: [PLN-2018-15041 Staff Report.pdf](#)

4. Landon Buck Conditional Use Permit

Application Number PLN-2019-15426

Assessor Parcel Number (APN) 209-342-010-000

Redcrest area

Project Description: A Conditional Use Permit to convert an existing 1,732 ft.² caretaker's residence into a vacation rental unit, themed as Avenue of the Giants Redwood Burl Experience. The property is served by an on-site sewage disposal system and water is provided by a community water system. No new structures, additions to existing structures, or other exterior alterations to the site are proposed at this time.

Recommendation: Find the project exempt from environmental review pursuant to Sections 15301 and 15303 of the State CEQA Guidelines, make the required findings for approval of the Conditional Use Permit, based on evidence in the staff report, and adopt the Resolution approving the Landon Buck project subject to the recommended conditions.

Attachments: [PLN-2019-15426 Staff Report.pdf](#)

5. Canyon Farms, LLC, Special Permits
Record Number: PLN-2016-10898
Assessor's Parcel Number: 220-151-008
2410 Huckleberry Lane, Whitethorn area

Project Description: A Special Permit for the continued operation of an existing cannabis cultivation site consisting of 6,000 square feet of outdoor cannabis cultivation in greenhouses with no supplemental lighting, an existing nursery greenhouse, and an existing processing building. The nursery and processing building will also serve two other projects operated by Canyon Farms, LLC on nearby parcels. The project includes a Special Permit for a reduction of the setback to Bureau of Land Management (BLM) lands.

Recommendation: Consider 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 Permits based on evidence in the staff report and adopt the Resolution approving the proposed Canyon Farms, LLC, Special Permits subject to the recommended conditions.

Attachments: [PLN-10898-SP Staff Report.pdf](#)

6. Liam Austin Special Permit
Record Number: PLN-13289-SP
Assessor's Parcel Number: 216-073-009
1700 Dinosaur Valley Road, New Harris area

Project Description: A Special Permit (SP) for an existing 8,000 square foot (SF) outdoor cannabis cultivation operation in four (4) cultivation areas. A portion of the cultivation has been relocated to comply with setbacks from watercourses. The project includes a SP in compliance with the Streamside Management Area Ordinance (SMAO) to allow for the existing water diversions from three (3) unnamed springs used for irrigation water.

Recommendation: Consider 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 Conditional Use Permit based on evidence in the staff report, and adopt the Resolution approving the proposed Liam Austin Special Permit subject to the recommended conditions.

Attachments: [PLN-13289-SP Staff Report.pdf](#)

7. Headwater Organics LLC
Application Number 15092
Case Numbers PLN-2018-15092
Assessor's Parcel Number 404-023-018
3527 Greenwood Heights Dr. Kneeland, CA 95549

Project Description: A Special Permit for a Microbusiness consisting of 1,800 square feet of new mixed light cannabis cultivation, non-volatile manufacturing, and distribution on a 5-acre parcel.

Recommendation: Consider 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 of the Special Permit based on evidence in the staff report, and adopt the Resolution approving the proposed Headwater Organics, LLC Special Permit subject to the recommended conditions.

Attachments: [PLN-2018-15092 Staff Report.pdf](#)

8. AT&T Mobility - Larabee
Application Number 13920
Case Number PLN-13920-SP
Assessor's Parcel Number 209-231-019
180 Johnson Lane, Redcrest area

Project Description: Special Permit to exceed the 35-foot height limit for a proposed new 150-foot tall lattice cell tower on residential property. A 1,350 sq. ft. lease area would be utilized and includes a 45 square foot walk-in equipment shelter on a pier block foundation, a 54-gallon diesel generator mounted on a 25 sq. ft. concrete patio. Equipment on the tower includes 12 panel antennas sized 1' width x 6' length x 3/4' depth; 24 radio units 2' tall x 1' wide x 1/2' deep. An approximate 3-foot deep trench approximately 786 feet in length from a power pole on Johnson Lane to the lease site would accommodate 2 underground power and fiber optic cables. The cable trench would be located within a 12' wide non-exclusive access easement from Johnson Lane to project area.

Recommendation: Item to be pulled and re-noticed for June 27, 2019 Zoning Administrator hearing due to noticing error.

D. ADJOURNMENT