

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, March 21, 2019

10:00 AM

Regular Meeting

- A. CALL TO ORDER**
- B. AGENDA MODIFICATIONS**
- C. PUBLIC COMMENT**
- D. CONSENT CALENDAR**

1. Montalbano Coastal Development Permit and Special Permit Modification

Application Number: 15057

Record Number: PLN-2018-15057

Assessor's Parcel Number: 111-203-019

Shelter Cove area

Project: A modification for a previously approved permit (CDP-08-43 and SP-08-122) to reduce the size of a single-family dwelling. The 2010 Coastal Development Permit and Special Permit allowed construction of a three-story, one-bedroom, 1,291 square-foot, 35 feet high, single-family dwelling with a 411 square-foot attached garage and storage area, and 869 square feet of decking. A Special Permit for Design Review within the Coastal Zone. The 2010 Notice of Merger ((NOM-08-19) combined lots 111-203-012-000 and 111-203-013-000 to form lot 111-203-019-000. The southern half of the property is crossed by an unnamed natural drainage course approximately 25 feet from the closest portion of the proposed development. A Mitigated Negative Declaration (SCH#2009122033) was adopted as part of CDP-08-43, which evaluated the project for any adverse effects on fish and wildlife resources, and therefore no additional environmental document preparation is required. A Minor Deviation (CDP-08-43D) was granted in 2013 to reduce the proposed size of the residence to 1,200 square feet, reduce the size of the garage to 400 square feet, reduce the total size of the deck and patio area to 854 square feet, and reduce the height of the structure to 32.5 feet. The modification is to reduce the residence to two-stories with an additional loft, with 210 square feet of interior living space, 66 square feet of loft, and 405 square feet of decking. The modification also removes the garage previously proposed. The parcel is served by community water and sewer, which is provided by the Shelter Cove Resort Improvement District #1.

Recommendation: Consider the Mitigated Negative Declaration, to make all the required findings for approval of the Coastal Development Permit and Special Permit Modification based on evidence in the staff report and public testimony, and adopt the Resolution approving the Montalbano project subject to the recommended conditions.

Attachments: [15057-CDP-Montalbano Staff Report.pdf](#)

2. Lagniappe Farms, Inc., Special Permit

Application Number: 11171

Case Number: SP16-166

Assessor's Parcel Number (APN): 210-051-050

Dinsmore area

Project Description: Lagniappe Farms, Inc. seeks approval of a Special Permit for 6,800 square feet of existing outdoor cultivation. The water source is a permitted well on the parcel. Power is provided by solar power and generators are used as back up.

Recommendation: Consider the Addendum to and the Mitigated Negative Declaration adopted for the Commercial Medical Marijuana Land Use Ordinance, make all of the required findings for approval of the Special Permit based on evidence in the staff report and any public testimony, and adopt the Resolution approving the Lagniappe Farms, Inc. Special Permit as recommended by staff subject to the recommended conditions.

Attachments: [SP-16-166 Staff Report.pdf](#)
[Item D-2 Supplemental #1 11171](#)

3. Cache Farms, Special Permit

Record Number PLN-11440-SP

Assessor's Parcel Number (APN) 033-170-006

PO Box 1682 Redway, CA 95560; Benbow area

Project Description: Cache Farms, Inc. is seeking a Special Permit for an existing 6,324-square-foot outdoor commercial cannabis cultivation. A 320-square-foot propagation nursery is located near Cultivation Area #2. The proposed project includes a Special Permit for the removal and remediation of a cultivation area and a pit toilet located within a Streamside Management Area

Recommendation: Consider the Addendum to and the Mitigated Negative Declaration adopted for the Commercial Medical Marijuana Land Use Ordinance, make all of the required findings for approval of the Special Permits based on evidence in the staff report and any public testimony, and adopt the Resolution approving the proposed Cache Farms, Inc. Special Permits subject to the recommended conditions.

Attachments: [SP-16-226 Staff Report.pdf](#)

4. Sunnyside Farms, LLC, Special Permit

Application Number: 12937

Case Number: SP16-690

Assessor's Parcel Numbers: (APNs) 212-011-005, 212-012-002, and 212-011-006

Redway area

Project Description: A Special Permit for 7,200 square feet of existing outdoor cannabis cultivation grown in full sun and in hoop houses. Irrigation water is sourced from a point of diversion on a neighboring parcel APN 212-011-006. A Special Permit is requested to authorize the existing point of diversion.

Recommendation: Considered the Addendum to the Mitigated Negative Declaration adopted for the Commercial Medical Marijuana Land Use Ordinance, make all the required findings for approval of the Special Permit based on evidence in the staff report and any public testimony, and adopt the Resolution approving the proposed Sunnyside Farms, LLC, Special Permit subject to the recommended conditions.

Attachments: [SP-16-690 Staff Report.pdf](#)
[Item D-4 Supplemental #1](#)

5. Humbee, LLC, Special Permit

Application Number 11796

Case Number SP-18-059

Assessor's Parcel Number 314-222-004 and 314-223-010

207 Butte Creek Road, Kneeland

Project Description: Humbee, LLC, seeks approval of a two Special Permits. One for 8,000 square feet of existing cultivation and 2,000 square feet mixed light cannabis. The second Special Permit is for the point of water diversion for irrigation that is subject to the County's Streamside Management Area Ordinance (SMAO).

Recommendation: Consider the Addendum to and the Mitigated Negative Declaration adopted for the Commercial Medical Marijuana Land Use Ordinance, make all of the required findings for approval of the Special Permit based on evidence in the staff report and any public testimony, and adopt the Resolution approving the proposed Humbee, LLC project subject to the recommended conditions.

Attachments: [SP-18-059 Staff Report.pdf](#)

6. Manila Community Services District - Water Infrastructure Improvements Project Coastal

Development Permit

Application number 14078

Case Number: CDP 18-012

Assessor's Parcel Number (APN) 400-011-016 and State/County Right-of-Way

Manila area

Project Description: A Coastal Development Permit (CDP) for the Manilla Community Services District (MCSD) to modernize the MCSD water system infrastructure to meet the current minimum health and safety requirements. Most of the infrastructure is over fifty (50) years old and upgrades are needed for capacity, functionality, and reliability of the system. The MCSD is proposing to replace and upgrade the following main components of the system: 1) Replace the existing one-hundred thousand gallon (100,000) capacity redwood water storage tank with a one-hundred fifty-thousand (150,000) gallon capacity metal tank to provide working storage, emergency storage, and fire storage; 2) Pumping and disinfection system, along with associated piping, valves and controls within new pump house building; and 3) Select distribution system components, including installation of isolation valves and interconnecting distribution mains, piping and appurtenances.

Recommendation: Consider the MND prepared by the Manila Community Services District for the project, and that no new changes or alterations have been made that require additional environmental review, and make all of the required findings for approval of the Coastal Development Permit based on evidence in the staff report and any public testimony, and adopt the Resolution approving the proposed Manila Community Services District Coastal Development Permit subject to the recommended conditions.

Attachments: [CDP-18-012 Staff Report.pdf](#)
[Item D-6 Corrected Staff Report with Maps.pdf](#)

E. ADJOURNMENT