

ZONING ADMINISTRATOR

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

AGENDA

Thursday, April 4, 2019

10:00 AM

Regular Meeting

A. CALL TO ORDER

B. AGENDA MODIFICATIONS

Supplemental information submitted for Item #D-4

Supplemental information submitted for Item #D-5

Letter of opposition submitted for item #D-5 from Paul Domanchuk

C. PUBLIC COMMENT

D. CONSENT CALENDAR

1. Sunnyside Farms, LLC, Special Permit

Application Number: 12941

Record Number: SP 16-693

Assessor's Parcel Number: 220-312-031

Redway area

Project Description: A Special Permit for 6,000 square feet of existing outdoor cannabis cultivation grown in full sun cultivation areas and in hoop houses. Irrigation water is sourced from a 200,000-gallon rainwater catchment pond. Two points of diversion also supply water to the project on a limited basis, one on an unnamed tributary to Seely Creek and one on Seely Creek. This Special Permit will authorize the points of diversion in the Streamside Management Areas of their respective watercourses.

Recommendation: Find that the Zoning Administrator has considered the Addendum to 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 adopt the Resolution approving the proposed Sunnyside Farms, LLC, Special Permit subject to the recommended conditions.

Attachments: [Item #1 - SP 16-693 Staff Report Part 1](#)

[Item #1 - SP 16-693 Staff Report Part 2](#)

2. Winterbourne Farms, Conditional Use Permit

Application Number: PLN-11814-CUP

Assessor's Parcel Number (APN): 107-103-008

South side of Lindley Road, approximately 1.2 miles from the intersection of Lindley Road and Mattole Road

Honeydew area

Project Description: A Special Permit for an existing 12,400-square-foot and a new 7,600-square-foot outdoor commercial cannabis cultivation operation, along with an additional existing 5,000 square foot outdoor vegetative area that functions as a non-commercial nursery to support the cultivation operation. A Special Permit is also requested as part of this project for the maintenance of the rainwater catchment pond and its outflow, which was constructed in a Streamside Management Area.

Recommendation: Find that the Commission 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 of the Special Permits based on the evidence in the staff report, and adopt the Resolution approving the proposed Winterbourne Farms project subject to the recommended conditions.

Attachments: [Item #2 - PLN-11814-SP Staff Report](#)

3. Heartstone Farms, LLC, Special Permit

Application Number: 12006

Case Number: SP16-371

Assessor's Parcel Number (APN) 211-353-023

10667 Dyerville Loop Road, Myers Flat, CA

Project Description: A Special Permit for an existing 6,138-square-foot outdoor commercial cannabis cultivation.

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 Heartstone Farms, LLC Special Permit as recommended by staff subject to the recommended conditions.

Attachments: [Item #3 - SP 16-371 Staff Report](#)

4. 707 Homestead, LLC, Special Permit

Application Number: 12567

Case Number: SP16-567

Assessor's Parcel Numbers: (APN): 210-051-076

4605 McClellan Mountain Rd, Bridgeville, CA 95526

Project Description: A Special Permit is requested for 10,000 square feet of existing commercial cannabis cultivation and appurtenant operations, including a 432 square foot nursery to support the onsite cultivation, and a 875 square foot processing facility.

Recommendation: Find the the Zoning Administrator has considered the Addendum to the Mitigated Negative Declaration adopted 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 707 Homestead LLC Special Permit as recommended by staff subject to the recommended conditions.

Attachments: [Item #4 - SP 16-567 Staff Report](#)
[Supplemental information #1 12567](#)

5. Hanging Gardens, Inc., Special Permit, Modification to ZCC

Application Numbers: 13665, 14348

Case Number SP-18-120

Assessor's Parcel Number (APN): 206-411-025-000

802 Riverside Park, Carlotta, CA 95528

Project Description: A Special Permit to comply with the Special Area Provisions for Odor Mitigation (Section 55.4.6.7 of the CCLUO) for the 10,000 square feet (SF) of mixed-light cannabis cultivation previously approved under Application Number 11197 (Case Number ZCC-16-105). The Special Permit, if approved, would allow for the cultivation to be located less than 600 feet from residentially zoned properties without being located within a fully enclosed structure for odor control purposes. This application includes a modification to allow for the addition of a backup generator for use during power outages only.

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 any public testimony, and adopt the Resolution approving the proposed Hanging Gardens, Inc. Special Permit subject to the recommended conditions.

Attachments: [Item #5 - SP 18-120 Staff Report](#)
[Letter of opposition from Paul Domanchuk_2.pdf](#)
[Supplemental Information #1 13665](#)

E. PUBLIC HEARINGS**F. ADJOURNMENT**