

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, May 16, 2019

10:00 AM

Regular Meeting

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

1. Jessica Moore, Special Permit

Case Number SP16-265

Application Number 11329

Assessor's Parcel Number 108-023-011

9225 Wilder Ridge Road, Ettersburg Area

Project Description: A Special Permit for the continued operation of an existing cannabis cultivation site consisting of 7,984 square feet of outdoor and 1,640 square feet of mixed light cannabis cultivation. The project also includes ancillary storage and processing facilities. Irrigation water is sourced from a permitted well. Power is provided by an existing solar system with generator backup.

Recommendation: Consider 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 Permit based on evidence in the staff report and adopt the Resolution approving the proposed Jessica Moore Special Permit subject to the recommended conditions.

Attachments: [SP-16-265 11329 Staff Report.pdf](#)

2. Mindfulness Farms Inc. Special Permit

Application Number: 10715

Case Number: PLN-10715-SP

Assessor's Parcel Number: 221-031-011

3834 Thomas Rd, Salmon Creek area

Project Description: A Special Permit for 9,400 square feet of existing outdoor cannabis cultivation grown in full sun and in green houses and an ancillary nursery. Irrigation water is sourced from a rainwater catchment pond and a point of diversion from an unnamed tributary to Salmon Creek. The Special Permit would authorize the installation of the point of diversion within the Streamside Management Area. Power is provided by a solar energy system. Processing occurs on site in an existing structure.

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

Attachments: [PLN-10715-SP Staff Report.pdf](#)
[Supplemental #1.pdf](#)

3. Robert Thompson, Special Permit

Application Number: 12926

Case Number: SP16-923

Assessor's Parcel Number: (APN) 220-021-005

451 Goodman Ranch Road, Briceland area

Project Description: A Special Permit for an existing 5,400-square-foot outdoor cannabis cultivation site occurring in three existing greenhouses using light deprivation. The project includes an existing nursery and proposed ancillary storage and drying structures. The water source for irrigation is a point of diversion on Class III watercourse. The project includes a Special Permit for encroachments into the County's Streamside Management Area (SMA) for the point of diversion and to replace a culvert. The proposed power source is PG&E and generators will be used in the interim.

Recommendation: Consider 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 Permit based on evidence in the staff report and adopt the Resolution approving the proposed Robert Thompson Special Permit subject to the recommended conditions.

Attachments: [PLN-12926-SP Staff Report.pdf](#)

4. Sawyer Bogle, Special Permit

Record Number PLN-13285-SP

Assessor's Parcel Number 081-091-001

627 Boy Scout Camp Road, Myers Flat area

Project Description: A Special Permit for 3,000 square feet (sf) of existing outdoor full-sun commercial cannabis cultivation. Irrigation water for cultivation is supplied by Myers Flat Mutual Water System, Inc. Additionally, the applicant is requesting Special Permit for a reduction to the required 600-foot setback from public lands. Power will be provided by Pacific Gas and Electric (PG&E).

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 Permits based on the evidence in the staff report and adopt the Resolution approving the proposed Sawyer Bogle project subject to the recommended conditions.

Attachments: [PLN-13285-SP Staff Report.pdf](#)

5. Klamath Cutters, LLC Coastal Development Permit and Special Permit

Application Number 14382

Case Numbers CDP-18-039, SP-18-130 (PLN-14382-CDP)

Assessor's Parcel Numbers (APN) 517-241-020 and 517-121-008

97 Roundhouse Creek Road, Big Lagoon area

Project Description: A Coastal Development Permit (CDP) and Special Permit (SP) applications to allow construction of a two-bedroom, two-bath 2,429 square foot (SF) primary dwelling unit with attached 294 SF one-car garage, 126 SF covered porch and 96 SF uncovered porch and Design Review. Fifteen trees are proposed to be removed for access and for the building pad. Water would be provided by Big Lagoon Community Services District. Wastewater disposal would be provided by an onsite wastewater treatment system. Electric power would be provided by Pacific Gas and Electric (PG&E). The building site would be accessed via a driveway accessing from Roundhouse Creek Road between Lots 49 and 50 of the Big Lagoon Park Subdivision (APNs 517-251-024 and 517-251-025) and running northeasterly across APN 517-121-008.

Recommendation: Find the project exempt from environmental review pursuant to Sections 15303 and 15304 of the State CEQA Guidelines, make all the required findings for approval of the Coastal Development Permit and Special Permit, based on evidence in the staff report, and adopt the Resolution approving the Klamath Cutters, Inc. project subject to the recommended conditions.

Attachments: [CDP-18-039 Staff Report.pdf](#)
[Supplemental #1 Klamath Cutters.pdf](#)

6. CalFire Trinidad - Domestic Water Supply Project

Coastal Development Permit

Case Number PLN-2019-15312

Assessor's Parcel Number (APN) 515-241-011

923 Patricks Point Drive, Trinidad Area

Project Description: A Coastal Development Permit (CDP) to extend potable water service to the CalFire Trinidad Station from the City of Trinidad by installation of a 1.5-inch diameter high density polyethylene water line beneath Patricks Point Drive (approximately 5,400 linear feet) and for connection to the existing 10,000-gallon tank at the facility (approximately 600 linear feet).

Recommendation: Find the proposed project consistent with Section 15303(d) (Categorical Exemption) of the CEQA Guidelines, make all 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 CalFire Trinidad Coastal Development Permit subject to the recommended conditions.

Attachments: [PLN-2019-15312 Staff Report.pdf](#)
[ZA Supplemental #1 Item #6 CalFire Trinidad 15312.pdf](#)

E. ADJOURNMENT