

ZONING ADMINISTRATOR

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

AGENDA

Thursday, June 6, 2019

10:00 AM

Regular Meeting

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

1. Mattole Family Farms, Special Permit

Case Number: PLN-11445-SP

Assessor's Parcel Number (APN): 105-121-006

31995 Mattole Road, Petrolia area

Project Description: A Special Permit (SP) for Mattole Family Farms LLC to allow 9,920 square feet (sf) existing cannabis cultivation on an 88.5 acre parcel. Cultivation occurs in three (3) greenhouses, six (6) garden beds and two full-sun outdoor beds. A nursery greenhouse supports vegetative growth. Pre-existing cultivation on the site was relocated to the current location to reduce environmental impacts. Irrigation water is provided by rainwater catchment tanks.

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 Mattole Family Farms project subject to the recommended conditions.

Attachments: [PLN-11445-SP Staff Report.pdf](#)

2. Gravel Spur Farm, LLC., Special Permit

Application Number: 11778

Case Number: SP 16-306

Assessor's Parcel Number (APN): 217-181-007

3350 Whitlow Road, Myers Flat, CA

Project Description: A Special Permit for an existing 7,500 square foot outdoor cannabis cultivation. The project also includes a 1,235 square foot outdoor nursery area and a 640 square foot indoor nursery area. Water for irrigation is sourced from an unpermitted well on the property.

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 Gravel Spur Farm project subject to the recommended conditions.

Attachments: [SP-16-306 Gravel Spur Farm 11778.pdf](#)

3. Hogwash Pharms, Special Permit

Application Number: 11377

Case Number: SP16-215

Assessor's Parcel Numbers (APNs): 220-292-012 and 220-292-013

4505 Slide Creek Road, Whitethorn area

Project Description: A Special Permit for the continued operation of an existing cannabis cultivation site consisting of 10,000 square feet of existing outdoor cannabis cultivation. Water for irrigation is sourced from rain catchment and from an existing well located on an adjacent parcel (APN 220-292-013) with the same owner. The project includes a Special Permit for encroachment into a Streamside Management Area to perform restoration activities associated with the decommissioning of a portion of a greenhouse.

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 Hogwash Pharms Special Permit subject to the recommended conditions..

Attachments: [SP-16-215 Staff Report.pdf](#)

4. Exemplar Agriculture, Special Permit

Record Number PLN-2019-15569

Assessor's Parcel Number (APN): 220-011-017

Briceland area

Project Description: A Special Permit in compliance with the County's Streamside Management Area Ordinance (SMAO) to allow for two points of diversion on the subject parcel, one on an unnamed Class II spring, and one on the Mattole River. Issuance of this Special Permit would authorize the installation and use of the point of diversion and would enable the Department to find compliance with the County Zoning Regulations to issue a Zoning Clearance Certificate for 3,600 square feet of existing outdoor cannabis cultivation on the subject parcel. The Zoning Clearance Certificate is to be issued under a separate action.

Recommendation: Find the project exempt from environmental review pursuant to Section 15301 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 Exemplar Agriculture Special Permit subject to the recommended conditions.

Attachments: [PLN-2019-15569 Staff Report.pdf](#)

5. Element Farms, LLC., Special Permit

Application Number: 11748

Case Number: SP 16-297

Assessor's Parcel Number (APN): 217-391-011

2522 Sunset Ridge Road, Blocksburg area

Project Description: A Special Permit to allow for the continuation of an existing 7,964 square foot outdoor medical cannabis cultivation operation with a 960-square-foot nursery on an approximately 40-acre parcel. Two cultivation cycles would be operated annually, with planting beginning in May and final harvest concluding in October. Water for irrigation is provided by an existing groundwater well.

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 approve the proposed Element Farms, LLC, Special Permit subject to the recommended conditions.

Attachments: [SP-16-297_Staff Report.pdf](#)

6. Seeba Creek, Inc., Special Permits

Record Number: PLN-11717-SP

Assessor's Parcel Number (APN): 223-014-003

5201 Road D, Garberville area

Project Description: A Special Permit (SP) for 9,500 square feet of existing cannabis cultivation consisting of 5,000 square feet of outdoor and 4,500 square feet of mixed light cultivation areas. The proposed project also includes an additional Special Permit for 12,000 square feet of wholesale nursery space that includes a 10,000-square-ft mixed light nursery greenhouse and a 2,000-square-foot indoor nursery. Water for irrigation use is provided by a point of diversion and is supplement by the well. Water storage totals 594,000 gallons in a series of hard-sided tanks and an onstream pond.

Recommendation: Find that the Commission 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 Conditional Use Permit and Special Permit based on evidence in the staff report and adopt the Resolution approving the proposed Seeba Creek, Inc. Special Permits subject to the recommended conditions.

Attachments: [PLN-11717-SP Staff Report Part 1.pdf](#)

7. The Back Forty, LLC., Special Permit

Application Number: 11935

Case Number: SP16-348

Assessor's Parcel Number (APN): 033-170-005

3961 Red Rock Road, Benbow area

Project Description: A Special Permit for 8,901 square feet of outdoor cannabis cultivation. Cultivation activities extend from March to October with site maintenance occurring year-round. There will be a maximum of two cultivation cycles annually. Water for irrigation will be provided by a permitted well and rain water catchment.

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 Back Forty, LLC, project subject to the recommended conditions.

Attachments: [SP-16-348 Staff Report.pdf](#)

8. Five Geese Grove, LLC., Special Permit

Application Number: 12709

Case Number: SP 16-617

Assessor's Parcel Number (APN): 522-044-048

3411 Brannan Mountain Road, Willow Creek Area

Project Description: A Special Permit is requested for 7,350 square feet of existing mixed-light medical cannabis cultivation and appurtenant processing facility. On-site relocation is proposed in order to move one greenhouse to an area that is environmentally superior on the property and to comply with the 600' setback requirement from the adjacent public lands. Water for irrigation is sourced from two points of diversion - one located on a Class III stream, and the other located on an unnamed spring. The applicant proposes installing a rainwater catchment system to supplement the irrigation water. This application includes an additional Special Permit to retroactively authorize existing points of diversion within the Streamside Management Area.

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 Five Geese Grove, LLC project subject to the recommended conditions.

Attachments: [SP-16-617 Staff Report.pdf](#)

E. PUBLIC HEARINGS

F. ADJOURNMENT