

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, July 11, 2019

10:00 AM

Regular Meeting

A. CALL TO ORDER

B. AGENDA MODIFICATIONS

Item D-1: Supplemental Information provided at the meeting.

Item D-4: Continuance to the July 25, 2019 Zoning Administrator meeting allow the County to provide re-noticing of the project with a correction to the project location.

C. PUBLIC COMMENT

D. CONSENT CALENDAR

1. Here 2 Stay, LLC, Special Permits

Application Number 13004

Case Numbers SP-16-723, SP-17-088, and SP-16-089

Assessor's Parcel Number (APN) 309-051-078-000

3291 Matthew Lane, Garberville Area

Project Description: Special Permit (SP16-723) for operation of a new 10,000 SF wholesale mixed light cannabis nursery occurring in two (2) greenhouses and 3,500 SF indoor wholesale nursery within an existing structure; a Special Permit (SP17-088) for a 3,500 SF commercial cannabis processing facility within an existing structure; and a Special Permit (SP17-089) for a new 5,000 SF indoor cannabis cultivation area within an existing structure, all on an approximately 52-acre parcel. The site will also contain a new 10,000 square-foot mixed-light cultivation area being processed under a separate Case Number.

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 Permits based on evidence in the staff report and adopt the Resolution approving the proposed Here 2 Stay, LLC Special Permits subject to the recommended conditions.

Attachments: [PLN-13004-SP Staff Report.pdf](#)
[PC Supplemental #1 Here to Stay 13004.pdf](#)

2. RWATS, Special Permits

Application Number: 11023

Record Number: PLN-11023-SP

Assessor's Parcel Numbers (APNs): 221-171-037 and 221-171-038

1861 Dutyville Road, Etnersburg area

Project Description: A Special Permit for the continued operation of an existing 10,000-square-foot cannabis cultivation site on APN 221-171-037. Two propagation greenhouses totaling a combined 2,560 square feet also serve the project. Irrigation water is sourced from a 225,000-gallon rain catchment pond and may be supplemented from a point of diversion on APN 221-171-038. This Special Permit will authorize an encroachment into the County's Streamside Management Area for the point of diversion.

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 the required findings for approval of the Special Permits based on evidence in the staff report and adopt the Resolution approving the proposed RWATS, LLC, Special Permits subject to the recommended conditions.

Attachments: [PLN-11023-SP Staff Report.pdf](#)

3. Wendy Emerson Special Permit

Application Number: 12059

Case Number: SP-16-383

Assessor's Parcel Number (APN): 212-032-017

800 Road C, Miranda area

Project Description: A Special Permit for 9,000 square feet of existing outdoor cannabis cultivation. Water for irrigation is sourced from a lined 125,000-gallon rainwater catchment pond onsite.

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 the required findings for approval of the Special Permit based on evidence in the staff report and adopt the Resolution approving the proposed Wendy Emerson Special Permit subject to the recommended conditions.

Attachments: [PLN-12059-SP Staff Report.pdf](#)

4. Rustic Farms LLC, Special Permit

Application Number 11138

Case Numbers SP16-156

Assessor's Parcel Number (APN) 522-282-003-000

39675 Highway 299, Willow Creek area

Project Description: A Special Permit (SP16-156) for 5,420 square feet of existing full sun outdoor cannabis cultivation. Ancillary seed propagation occurs within the cultivation area or immature plants are purchased offsite. Water is sourced from the Willow Creek Community Service District via a water connection located on the adjacent parcel (APN 522-272-006) under the same ownership.

Recommendation: A continuance to the July 25, 2019 meeting of the Zoning Administrator to allow publication and re-noticing of the project to correct the project location referenced in the legal notice.

Attachments: [PLN-11138-SP Staff Report.pdf](#)

E. ADJOURNMENT