

ZONING ADMINISTRATOR

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

AGENDA

Thursday, July 25, 2019

10:00 AM

Regular Meeting

A. CALL TO ORDER

B. AGENDA MODIFICATIONS

C. CONSENT CALENDAR

1. Timber Heritage Association, Coastal Development and Special Permit

Application Number: 14334

Case Number: SP-18-116

Assessor's Parcel Number (APN): 401-031-056; -058

Samoa Area

Project Description: A Special Permit and Coastal Development Permit for up to four one-day events annually, including and similar to the Timber Heritage Association's annual Salmon, Oysters, Ales and Rails (SOAR) fundraising event with BBQ, live music, vendor booths and tours of THA's shops and equipment. The events will be held at THA's Samoa Complex. Attendance at the SOAR event will be no more than 400 attendees, with the three smaller events not to exceed 200 attendees. The events will begin no earlier than 10 AM and will be completed by 4 PM. Parking for the events will be provided on-site in designated areas and will include ADA accessible spaces. Temporary restroom facilities will be provided by porta-sans consistent with Division of Environmental Health standards. Temporary signage during the event may be provided to direct the public to the event location. The events may be held in conjunction with Speeder rides on the NCRA railway, beginning and ending on NCRA property adjacent to the THA Samoa Complex. Pedestrian access to the Speeder pick-up and drop off area may cross the Samoa Complex site. No new permanent improvements or development is proposed. NOTE: THA's entitlement to host open house type tours and similar activities up to four times per month with fewer than 50 people per event is not affected by this permit request.

Recommendation: Find the project categorically exempt, make the required findings for approval of the Special Permit and Coastal Development Permit based on evidence in the staff report, and adopt the Resolution approving the proposed Timber Heritage Association project subject to the recommended conditions.

Attachments: [SP-18-116 Staff Report.pdf](#)

2. Town of Scotia LLC, Special Permit

Application Number: 13494

Record Number: SP-17-007

Assessor's Parcel Numbers (APNs): 205-421-004, -009, -012; 205-351-023, -023

Scotia area

Project Description: A Special Permit for updating or replacing the existing fire suppression water/raw water collection system, distribution system, and water storage. The project involves replacing the Eel River raw water intake pumps, improving the raw water intake structure, and construction of an all-weather access road. Some of this work will take place within a Streamside Management Area. The project additionally involves replacing or rehabilitating 2,200 feet of water piping from the river intake, through the industrial corridor to the east side of Main Street within an easement, and demolition of two existing fire suppression water storage tanks.

Recommendation: Adopt the Mitigated Negative Declaration, make the required findings for approval of the Special Permit based on evidence in the staff report, and adopt the Resolution approving the proposed Town of Scotia LLC project subject to the recommended conditions.

Attachments: [SP-17-007 Staff Report.pdf](#)

3. Rustic Farms LLC, Special Permit

Application Number: 11138

Case Number: SP-16-156

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

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: 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 proposed Rustic Farms LLC project subject to the recommended conditions.

Attachments: [SP-16-156 Staff Report.pdf](#)

4. Humboldt Homegrown Cannabis, Special Permits

Application Number: 10857

Case Numbers SP-16-088

Assessor's Parcel Number (APN): 529-201-031

Orleans area

Project Description: A Special Permit (SP16-088) for an existing 9,920 square foot (SF) outdoor cultivation operation consisting of 2,480 SF in two (2) greenhouses and 7,440 SF of full-sun outdoor in five (5) cultivation areas with appurtenant propagation and processing activities. A Special Permit is requested to allow a setback reduction from 600 feet to approximately 140 feet to Six Rivers National Forest lands.

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 Humboldt Homegrown Cannabis project subject to the recommended conditions.

Attachments: [SP-16-088 Staff Report.pdf](#)

D. ADJOURNMENT