

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, October 3, 2019

10:00 AM

Regular Meeting

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**A. CALL TO ORDER**

**B. AGENDA MODIFICATIONS**

**C. CONSENT CALENDAR**

CalFire Trinidad, Coastal Development Permit  
Case Number PLN-2019-15730  
Assessor's Parcel Number (APN) 515-241-011  
923 Patricks Point Drive, Trinidad Area

**Project Description:** A two-year Extension of a Coastal Development Permit (PLN-2019-15312), conditionally approved May 16, 2019, 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). The extension is to allow additional time to secure funding for the construction of the proposed water line. No modifications to the project are proposed. If approved, this extension will expire on June 20, 2022.

**Recommendation:** Find the proposed project consistent with Section 15303(d) (Categorical Exemption) of the CEQA Guidelines and make the required findings for approval of the Coastal Development Permit Extension based on evidence in the staff report and any public testimony, and adopt the Resolution approving the CalFire Trinidad Coastal Development Permit Extension subject to the recommended conditions.

**Attachments:** [PLN-2019-15730 Staff Report.pdf](#)

Emerald Triangle Group, LLC Co., Special Permits  
Record Numbers: PLN-12733-SP and PLN-12747-SP  
Assessor's Parcel Number: 032-051-032  
825 and 827 Redwood Drive, Garberville area

**Project Description:** This project consists of two Special Permits pursuant to the Commercial Medical Marijuana Land Use Ordinance (CMMLUO). A Special Permit (SP) to allow a cannabis distribution facility, and an SP to allow a commercial cannabis manufacturing facility. The applicant is also requesting a Special Permit for an exception to the size of the loading space requirement described by Humboldt County Code (H.C.C.) Section 109.1.

**Recommendation:** Find the project exempt from environmental review pursuant to Sections 15301 and 15303 of the State CEQA Guidelines, make the required findings for approval of the Special Permit based on evidence in the staff report and adopt the Resolution approving the proposed Emerald Triangle Special Permits subject to the recommended conditions.

**Attachments:** [PLN-12733-SP and PLN-12747-SP Staff Report.pdf](#)

Elk Ridge Holdings, LLC Special Permit  
Application Number: 11022  
Case Number: SP16-129  
Assessor's Parcel Number: 220-311-031  
2180 Perry Meadow Lane, Briceland area

Project Description: A Special Permit for the continued operation of an existing 9,600-square-foot mixed-light cannabis cultivation site, an ancillary nursery, and ancillary drying, storage, and processing buildings.

**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 Elk Ridge Holdings, LLC, Special Permit as recommended by staff subject to the recommended conditions.

**Attachments:** [Item #3 SP-16-129 Staff Report.pdf](#)  
[Item #3a 3 Acre Conversion Exemption.pdf](#)  
[Item #3b Road Evaluation Report.pdf](#)

Elk Ridge Holdings, LLC Special Permits  
Application Number: 11703  
Case Number: SP16-285  
Assessor's Parcel Number: 220-311-023  
2680 Perry Meadow Lane, Briceland area

Project Description: A Special Permit for 4,000 square feet of outdoor and 1,360 square feet of mixed light cannabis cultivation. Water for irrigation is sourced from an off-site Point of Diversion (POD-1) located on APN 221-240-015. The project includes a Special Permit for 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 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 Elk Ridge Holdings, LLC, Special Permits subject to the recommended conditions.

**Attachments:** [Item #4 SP 16-285 Staff Report.pdf](#)  
[Item #4 SP 16-285 Staff Report part 2.pdf](#)

#### D. ITEMS PULLED FROM CONSENT

**E. PUBLIC HEARINGS**

**F. ADJOURNMENT**

**NEXT MEETING**

*October 17, 2019*