

ZONING ADMINISTRATOR

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

**AGENDA**

Thursday, October 17, 2019

10:00 AM

Regular Meeting

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**A. CALL TO ORDER**

**B. AGENDA MODIFICATIONS**

**C. CONSENT CALENDAR**

**1. VIP Boarding and Daycare**

Coastal Development Permit and Conditional Use Permit Modification

Case Number PLN-2018-15184

Assessor's Parcel Number (APN) 507-271-026

5601 Heindon Road, Arcata Area

**Project Description:** A modification to a previously approved Coastal Development Permit (CDP) and Conditional Use Permit (CUP) for an after-the-fact installation of four (4) metal containers to be used as agricultural storage. This project is a modification to CDP-40-87M and CUP-27-87M to cure a notice of violation (Case#17CEU-473). The original Coastal Development Permit and Conditional Use Permit was for the construction of a kennel facility. A previous modification to the CDP and CUP allowed for a holding capacity increase to support more animals and equipment. No additional development is proposed.

**Recommendation:** Find the proposed project consistent with Section 15303 (Categorical Exemption) of the CEQA Guidelines and make all of the required findings for approval of the Coastal Development Permit/Conditional Use Permit Modification based on evidence in the staff report and any public testimony, and adopt the Resolution approving the VIP Boarding and Daycare Coastal Development Permit and Conditional Use Permit Modification subject to the recommended conditions.

**Attachments:** [PLN-2018-15184 Staff Report.pdf](#)

**2. Green Leaf Nurseries LLC, Special Permit**

Record Number PLN-12776-SP

Assessor's Parcel Number (APN) 208-341-023

2170 Cobb Road, Dinsmore Area, CA 95526

**Project Description:** A Special Permit for 7,959 square feet of existing outdoor cannabis cultivation. Water for irrigation is sourced from an existing well on a nearby parcel APN: 208-341-020. All processing operations occur at a licensed off-site facility. Power would be supplied from PG&E.

**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 Green Leaf Nurseries, LLC project subject to the recommended conditions.

**Attachments:** [PLN-12776-SP Staff Report.pdf](#)

3. 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](#)

4. Blue Ridge Farms Special Permits  
Record Number: PLN-11681-SP  
Assessor's Parcel Number: 220-041-001  
1470 Blue Slide Creek Road, Briceland area

Project Description: A Special Permit for 5,616 square feet (sf) of existing mixed light and 4,384 sf of existing outdoor cannabis cultivation, for a total of 10,000 sf. Water for irrigation is sourced from an unnamed spring that is a tributary to Blue Slide Creek and rainwater catchment. The project also includes a Special Permit for development within a Streamside Management Area as defined by Humboldt County Code Section 314-61.1 for the point of diversion on the unnamed tributary to Blue Slide Creek.

**Recommendation:** Find that the Zoning Administrator has considered the Addendum to the adopted Mitigated Negative Declaration for the Commercial Medical Land Use Ordinance (CMMLUO) 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 Blue Ridge Farms, LLC Special Permits as recommended by staff subject to the recommended conditions.

**Attachments:** [PLN-11681-SP Staff Report.pdf](#)  
[Attachment 4a PLN-11681-SP-Site Management Plan 06.26.19.pdf](#)

**5. Jeffrey English Special Permits**

Record Number: PLN-10932-SP

Assessor's Parcel Number: 221-171-039

1050 Mattole Canyon Creek Rd, Ettersburg area

Project Description: A Special Permit for an existing 7,000-square-foot outdoor cannabis cultivation operation. The applicant is proposing the relocation of 3,000 square feet of cultivation located within stream buffers and/or on steep slopes. Water for irrigation is provided by two spring diversions and rainwater catchment. The proposed project includes a Special Permit for activity within the Streamside Management Area (SMA) to allow for restoration of historic cultivation sites that require the relocation.

**Recommendation:** Find that the Zoning Administrator has considered the Addendum to the adopted Mitigated Negative Declaration for the Commercial Medical Land Use Ordinance (CMMLUO) 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 Jeffrey English Special Permits as recommended by staff subject to the recommended conditions.

**Attachments:** [PLN-10932-SP Staff Report.pdf](#)

**6. Humboldt Synchronicitrees, Special Permits**

Application Number: 12779

Case Number: SP16-647

Assessor's Parcel Number (APN): 221-171-047

Ettersburg area

Project Description: A Special Permit for the continued operation of an existing 9,314-square-foot outdoor cannabis cultivation site and ancillary nursery, storage, and processing structures. Cannabis is cultivated in full sun. Water is sourced from an onsite point of diversion and from rainwater catchment. A Special Permit for encroachment into the 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 of the required findings for approval of the Special Permits based on evidence in the staff report and any public testimony, and adopt the Resolution approving the proposed Humboldt Synchronicitrees, LLC. Special Permits subject to the recommended conditions.

**Attachments:** [SP-16-647 Staff Report.pdf](#)  
[Attachment 4a-CultOps-with Addendums combined.pdf](#)  
[Attachment 4b-Road Evaluation Report](#)

7. Sequoia Investments X, LLC Lot Line Adjustment and Coastal Development Permit  
Case Number PLN-2019-15752  
Assessor's Parcel Number (APN) 401-301-010 and 401-301-016 (por.)  
1920 Vance Avenue, Fairhaven area

Project Description: A Lot Line Adjustment (LLA) between two parcels resulting in two parcels of approximately 74.2 acres and 2.0 acres in size. The purpose of the LLA is to adjust the parcel lines to place a formerly contaminated area on a separate parcel to allow for the refinancing of the remainder of the property. The parcels are developed with various commercial and industrial buildings. The project site is within the Coastal Zone, therefore, a Coastal Development Permit (CDP) is required.

**Recommendation:** Find the project exempt from environmental review pursuant to Section 15305 of the State CEQA Guidelines, make all of the required findings for approval of the Lot Line Adjustment and Coastal Development Permit, based on evidence in the staff report, and adopt the Resolution approving the Sequoia Investments X, LLC project subject to the recommended conditions.

**Attachments:** [PLN-2019-15752 Staff Report.pdf](#)

## D. ITEMS PULLED FROM CONSENT

## E. ADJOURNMENT

### NEXT MEETING

October 24, 2019

*Persons wishing to file documentation on any agenda item for the official record must submit an original and four (4) copies of each document to the Zoning Administrator Clerk at the Planning and Building Department, 3015 H Street in Eureka.*

*Meeting rooms are ADA Accessible. If you are a person with a disability, and you need disability-related modifications or accommodations to participate in this meeting, please contact the Zoning Administrator Clerk at 707-445-7541, or 707-268-3792 (fax). Requests for such modifications or accommodations must be made at least three full business days before the start of the meeting.*