

**ZONING ADMINISTRATOR**

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**COUNTY STAFF**

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

**AGENDA**

**Thursday, December 5, 2019**

**10:00 AM**

**Regular Meeting**

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**A. CALL TO ORDER**

**B. AGENDA MODIFICATIONS**

**C. CONSENT CALENDAR**

**1. Amaranth Farms Special Permit**

Record Number: PLN-11268-SP

Assessor's Parcel Number: 108-033-004

1010 Windy Ridge Lane, Honeydew area

Project Description: A Special Permit (SP) to allow 10,000 square feet (sf) of existing outdoor cannabis cultivation. The irrigation water source is a diversion from a fully-contained spring. A Special Permit is also requested to allow a relaxation of the 600-foot setback from the King Range National Conservation Area. A Special Permit is also being considered for development within the Streamside Management Area (SMA) to allow the continued use of the diversion that supplies irrigation water.

Staff 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 Amaranth Farms, LLC, Special Permits subject to the recommended conditions.

**Attachments:**      [Item #1 PLN-11268-SP Staff Report.pdf](#)

**2. Amaranth Farms Special Permit**

Record Number: PLN-10897-SP

Assessor's Parcel Number: 108-033-014

1020 Windy Ridge Lane, Honeydew area

Project Description: A Special Permit (SP) to allow 10,000 square feet (sf) of existing outdoor cannabis cultivation. The irrigation water source is a diversion from a fully-contained spring. A Special Permit is also requested to allow relaxation of the 600-foot setback from the King Range National Conservation Area. A Special Permit is also being considered for development within the Streamside Management Area (SMA) to allow the continued use of the diversion that supplies irrigation water.

Staff 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 Amaranth Farms Special Permits, subject to the recommended conditions.

**Attachments:**      [Item #2 PLN-10897-SP Staff Report.pdf](#)

**3. Richter Coastal Development Permit**

Case Number PLN-2019-15798

Assessor Parcel Number (APN) 110-181-052

936 and 950 Hillside Drive, Shelter Cover area

Project Description: A follow up Coastal Development Permit to an Emergency Coastal Development Permit (PLN-2109-15798E) which authorized the replacement of a failed on-site sewage disposal system to serve the existing single-family residence. Failing pipes caused liquid to back into the septic tank, ultimately causing the leach field to function poorly. Components of the existing septic system have been properly replaced following protocols required by California Health & Safety Code section 115700(a) and the Humboldt County Code Section 612-2. The new system is a standard gravity system consisting of two fifty-foot trenches. The system will utilize the existing septic tank, and a new leach field will be located on the west side of the parcel. No other development is proposed at this time. The project is subject to Design Review pursuant to Humboldt County Code Section 313-19.

Staff Recommendation: Find the project exempt from environmental review pursuant to Section 15302(c) of the State CEQA Guidelines, make all of the required findings for approval of the Coastal Development Permit, based on evidence in the staff report, and adopt the Resolution approving the Richter project subject to the recommended conditions.

**Attachments:**      [PLN-2019-15798 Staff Report](#)

**D. ITEMS PULLED FROM CONSENT****E. ADJOURNMENT**

*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.*