

ZONING ADMINISTRATOR

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

AGENDA

Thursday, January 9, 2020

10:00 AM

Regular Meeting

A. CALL TO ORDER

B. AGENDA MODIFICATIONS

C. CONSENT CALENDAR

1. Royer Design Build Coastal Development Permit

Case Number PLN-2019-15832

Assessor Parcel Number (APN) 514-015-002

770 8th Avenue, Westhaven area

Project Description: A Coastal Development Permit to repair damage to an existing secondary dwelling unit caused by a fallen redwood tree. The proposed development includes the construction of a new foundation, walls, roof, and demolition of five unpermitted additions to the residence. The subject property contains three parcels (described as Lots 1, 4, and 5 of the Map of West Haven) identified by one Assessor's Parcel Number (APN). The parcels are developed with two dwelling units and are served with private septic and community water from the Westhaven Community Services District.

Recommendation: Find the project exempt from environmental review pursuant to Sections 15302 (Replacement or Reconstruction), 15303 (New Construction or Conversion of Small Structures) and 15333 (Small Habitat Restoration Projects) 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 Royer Design Build project subject to the recommended conditions.

Attachments: [PLN-2019-15832 Staff Report.pdf](#)
[15832 ZA Supplemental #1 1.09.2020.pdf](#)

2. Good Fields Agro, LLC Special Permit

Record Number: PLN-2018-15202

Assessor's Parcel Number: 107-300-011

51530 Mattole Road, Honeydew area

Project Description: A Special Permit for 10,000 SF existing mixed light cultivation in three (3) greenhouses. Cultivation occurs from March to October, with two harvest cycles. Clones are purchased from off-site nurseries and supplemental lighting is used to support vegetative growth. The operation will only use lights when fully automated covers have been installed on the greenhouses. The irrigation water source is a well. Estimated annual water use is 412,458 gallons. Water is stored in nine (9) hard storage tanks totaling 18,950 gallons. The owner-operator and one (1) employee will run cannabis operations. Processing will take place off-site. Power is delivered by P.G.&E., with 100% renewable energy purchased through the Redwood Coast Energy Authority RePower+ program.

Recommendation: Find that the Zoning Administrator has considered the Addendum to the Environmental Impact Report for the Commercial Cannabis Land Use Ordinance (CCLUO) pursuant to 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 Good Fields Agro, LLC Special Permit subject to the recommended conditions.

Attachments: [PLN-2018-15202 Staff Report.pdf](#)

3. Mattole Valley Farms Business Support Services, LLC, Special Permits

Application Number: 11666

Case Number: PLN-2016-11666

Assessor's Parcel Number: 220-171-006

2400 Eubanks Road, Ettersburg area

Project Description: A Special Permit for the continued operation of an existing cannabis cultivation site consisting of 6,000 square feet of existing and 3,900 square feet of new cannabis cultivation and ancillary facilities. Water for cannabis irrigation is sourced from a point-of diversion. There is 109,140 gallons of water storage capacity in hard tanks on the parcel. Water is delivered to the cannabis plants via hand watering. The applicant's estimated annual water use is 54,500 gallons. Power is provided by an existing solar array. Cannabis is dried and processed onsite in an existing structure. No employees will work on site. The project includes a Special Permit for a point of diversion in the County's Streamside Management Area that provides water for cannabis irrigation and a Special Permit for restoration activities in a Streamside Management Area.

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 Mattole Valley Farms Business Support Services, LLC, project subject to the recommended conditions.

Attachments: [PLN-11666-SP Staff Report.pdf](#)

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.