

ZONING ADMINISTRATOR

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

AGENDA

Thursday, January 23, 2020

10:00 AM

Regular Meeting

A. CALL TO ORDER

B. AGENDA MODIFICATIONS

C. CONSENT CALENDAR

1. Ground Zero Special Permits

Application Number: 11945

Case Number SP-16-351

Assessor's Parcel Number: 222-071-017

3260 Seeba Lane, Garberville Area

A Special Permit for 10,000 square feet of existing outdoor cannabis cultivation. There will be a maximum of two cultivation cycles annually with harvests in August and October. Water is sourced from an onsite spring and rainwater catchment. There is 119,910 gallons of water storage. Processing activities such as drying is performed onsite, while activities such as trimming, and curing occur offsite at a third party permitted facility. Power for the project is provided by generators.

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 Permit based on evidence in the staff report and adopt the Resolution approving the proposed Ground Zero project subject to the recommended conditions.

Attachments: [PLN-11945-SP Staff Report.pdf](#)
[Attachment 4.A Cult and Ops Plan.pdf](#)
[Attachment 4.B WRPP.pdf](#)
[Attachment 4.C Road Evaluation.pdf](#)

2. Big Fence Farms, LLC Special Permit
Record Number: PLN-12350-SP
Assessor's Parcel Number: 105-081-018
29650 Mattole Road, Petrolia area

A Special Permit for 9,679 square feet (SF) of existing cannabis cultivation, of which 8,000 SF is mixed-light and 1,679 SF is outdoor. The applicant states 2,360 SF of on-site propagation space is needed to support the operation, which totals approximately 25% of the total size of cultivation. Irrigation water is sourced from an unpermitted well that is presumed to be hydrologically connected to the Mattole River. Projected annual water usage is 255,000 gallons. Water storage capacity totals 111,000 gallons in three (3) hard tanks and two (2) temporary water bladders. The project proposes to construct a 250,000 gallon rainwater catchment pond for irrigation. Drying, curing and processing will occur off-site. Up to 10 part-time employees are necessary during peak harvest activities. An existing building is proposed to be used as an employee breakroom. Power is provided by P.G.&E.

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 Permit based on evidence in the staff report, and adopt the Resolution approving the proposed Big Fence Farms, LLC, Special Permit subject to the recommended conditions.

Attachments: [PLN-12350-SP Staff Report.pdf](#)

3. Blam Camp, LLC Special Permit
Record Number PLN-12325-SP
Assessor's Parcel Number: 209-231-009
140 Johnson Lane, Redcrest Area

A Special Permit for 9,288 square feet (sf) of existing outdoor full-sun cannabis cultivation. Water for irrigation is sourced from rainwater catchment and supplemented with well water. Water is stored in three bladders, and two hard tanks for a total of 62,400 gallons of available water storage. The applicant proposes to install ten 5,000-gallon tanks to replace the bladders. Estimated annual water usage is approximately 27,000 gallons. Drying occurs in an existing on-site ag building. All other processing will be done by a licensed third-party off-site processing. There are no employees. Electricity is provided by 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 Blam Camp, LLC project as recommended by staff subject to the recommended conditions.

Attachments: [PLN-12325-SP Staff Report.pdf](#)

4. Barbara Bryant, Coastal Development Permit
Record Number PLN-2019-15838
Assessor's Parcel Number 514-152-019
160 Loop Place, Trinidad area

A Coastal Development Permit to authorize the after-the-fact conversion of a boat house to a single-family residence. The 960 square foot boat house was converted into a one-bedroom, one bath residence, with an attached single car garage. In addition, a 36 square foot roof will be constructed over an existing porch. The existing onsite wastewater treatment system will be upgraded to meet the standards required by Humboldt County Code Section 612-2. The parcel is served community water by the Westhaven Community Services District.

Recommendation: Find the project exempt from environmental review pursuant to Sections 15301 (Existing Facilities) and 15302 (Replacement or Reconstruction) 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 Bryant project subject to the recommended conditions.

Attachments: [PLN-2019-15838 Staff Report.pdf](#)
[15838 ZA Supplemental #1.pdf](#)

5. Greenlife Farms, Inc Special Permit
Application Number 12165
Assessor's Parcel Number 504-021-011
197 Alder Lane, Glendale Area

A Special Permit for a proposed wholesale nursery and Special Permit for a commercial processing facility cultivated on-site and off-site by others. The proposed project also includes a Zoning Clearance Certificate for 10,000 square feet of proposed outdoor medical cannabis cultivation. Irrigation is proposed to be provided by an existing, onsite well and spring. The Applicant estimates 1,620,000 gallons of water is required annually. County Planning staff is recommending that this project be denied due to the inability to make the required findings for approval.

Recommendation: Find the project exempt from environmental review pursuant to Section 15270 of the CEQA Guidelines (Projects which are disapproved), find that the required findings for approval of the Special Permit can not be made and adopt the Resolution denying the Greenlife Farms Inc project.

Attachments: [PLN-12165-SP Staff Report.pdf](#)
[12165 ZA Supplemental 1 .pdf](#)

6. Ray Wolfe Construction Modification to Coastal Development Permit
Record Number PLN-2019-15983
Assessor's Parcel Number: 510-431-028
2572 Knox Cove Road, McKinleyville Area

A Modification to a previously approved Coastal Development Permit (CDP-18-025) to reduce the size of a proposed single-family residence from 4,853 square feet to up to 3,900 square feet and a three-car garage from 1,102 square feet to up to 970 square feet. Additionally, a concrete driveway and 301 square feet of covered porch and balcony will be constructed. The modification is required because the changes to the proposed development are greater than 10 percent of the originally approved CDP. The parcel is served community water and sewer by the McKinleyville Community Services District.

Recommendation: Find the project exempt from environmental review pursuant to Section 15303 of the State CEQA Guidelines, make all of the required findings for approval of the Coastal Development Permit Modification based on evidence in the staff report, and adopt the Resolution approving the Ray Wolfe Construction project subject to the recommended conditions.

Attachments: [PLN-2019-15983 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.