

ZONING ADMINISTRATOR

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

AGENDA

Thursday, February 6, 2020

10:00 AM

Regular Meeting

A. CALL TO ORDER

B. AGENDA MODIFICATIONS

C. CONSENT CALENDAR

1. Sunny Shadows, LLC Variance and Zoning Clearance Certificate

Application Number: 15619

Record Number: PLN-2019-15619

Assessor Parcel Number (APN): 210-051-080

33096 Highway 36, Bridgeville Area

Project Description: A Zoning Clearance Certificate to authorize 9,375 square feet of existing mixed light cannabis cultivation. A Variance is also sought to facilitate a reduction of the rear setback from 20 feet to 4 feet for an existing 100,000 gallon concrete water tank. The cultivation will occur within three greenhouses and the applicant expects to harvest two cycles a year. Estimated annual water use for the cultivation operation is 90,450 gallons. The irrigation water source is a rainwater catchment system that captures water from the roofs of the residence, the multi-use building, and the generator shed building into the 100,000-gallon concrete tank. Power is provided by a solar system, with a back up generator. Processing will occur offsite at a license facility. No employees will be requested.

Recommendation: Find that the Zoning Administrator has considered the Addendum to the Environmental Impact Report adopted for the Commercial Cannabis Land Use Ordinance pursuant to Section 15164, and make all of the required findings for approval of the Zoning Clearance Certificate and Variance based on evidence in the staff report, and adopt the Resolution approving the proposed Sunny Shadows, LLC projects subject to the recommended conditions.

Attachments: [PLN-2019-15619 Staff Report.pdf](#)
[Attachment 4.A Operations Plan.pdf](#)
[Attachment 4.B Site Management Plan.pdf](#)

2. Bob Howard Special Permit

Record Number: PLN-15221-SP

Assessor's Parcel Number: 223-044-010

Benbow area

Project Description: A Special Permit for 9,375 sf of existing outdoor commercial cannabis cultivation of which, 5,850 square feet of cultivation will occur within greenhouse structures utilizing light deprivation techniques, with permeable floors and footpaths. There will be a maximum of two cultivation cycles annually. The proposed project includes relocation of two historic cultivation sites to one consolidated environmentally superior location. The applicant estimates 228,270-gallons of water is required annually. Irrigation water for cultivation is sourced from an onsite rainwater catchment pond with an estimated capacity of 1,466,000-gallons. The applicant proposes to obtain plant starts from a licensed nursery and supplement when necessary with a 900 SF greenhouse utilized for nursery starts as needed for the second round of cultivation. Cannabis will be processed off site at a licensed processing facility. The applicant anticipates the need for up to four (4) employees to handle operations onsite. Power for the project is provided by a solar system with supplemental generator use from November through January for domestic use. The project also includes a Special Permit for restoration of the riparian corridor associated with a Class III watercourse where a pre-existing cultivation site and two water storage tanks were located.

Recommendation: Find that the Zoning Administrator has considered the Addendum to the Environmental Impact Report adopted for the Commercial Cannabis 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 the evidence in the staff report and adopt the Resolution approving the proposed Skyhawk Farm, LLC, project subject to the recommended conditions.

Attachments: [PLN-15221-SP Staff Report.pdf](#)
[Attachment 4A 15221 Cult Ops Plan 12.21.18.pdf](#)
[Attachment 4B 15221 Road Eval.pdf](#)
[Attachment 4C 15221 Invasive Species Control Plan.pdf](#)
[Attachment 4D 15221 Bio Assessment.pdf](#)
[Attachment 4E 15221 Site Management Plan 5.7.19.pdf](#)
[Attachment 4F 15221 Remediation Plan.pdf](#)
[Attachment 4G 15221 Water Storage Plan 5.7.19.pdf](#)
[Item C-2 15221 ZA Supplemental #1 02.06.2020.pdf](#)

3. Homefield, LLC Special Permit

Record No.: PLN-12013-SP

Assessor's Parcel Numbers: 216-191-004 & 216-301-018

245 Seward Drive, Fort Seward area

Project Description: A Special Permit for existing 10,000 square feet of outdoor cannabis cultivation. Water for irrigation is sourced from shallow well subject to the terms of a lake or streambed alteration agreement with the California Department of Fish and Wildlife. Water storage onsite includes three 5,000-gallon tanks and four 20,000-gallon bladders for a total of 95,000 gallons for cultivation activities. Drying and curing would occur on-site in an existing structure. Further processing would be performed off-site at a permitted third-party facility. Electricity is sourced from PG&E

Recommendation: Find that the Zoning Administrator has considered the Addendum to the adopted Mitigated Negative Declaration for the Commercial Medical Marijuana 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 Permit based on evidence in the staff report and adopt the Resolution approving the Homefield, LLC, Special Permit as recommended by staff subject to the recommended conditions.

Attachments: [PLN-12013-SP Staff Report.pdf](#)
[Attachment 4A 12013 WRPP 3.7.2018.pdf](#)
[Attachment 4B 12013 LSAA 9.14.2017.pdf](#)

4. Skyhawk Farm, LLC Special Permits
Record Number: PLN-2018-15280
Assessor's Parcel Number (APN): 215-172-044
Whitethorn area

Project Description: A Special Permit for 12,790 square feet of existing outdoor cannabis cultivation. There will be a maximum of three cultivation cycles annually. The proposed project includes relocation of two historic cultivation sites. The applicant estimates 135,000 gallons of water is required annually. Water for irrigation is sourced from rainwater catchment from greenhouses and out-buildings and will be stored in a 135,000-gallon cistern. Total water storage will be 157,000 gallons. The proposed project includes relocation of the historic cultivation area to an environmentally superior location on the subject parcel. Processing activities will occur offsite at a permitted third-party processing facility. The applicant anticipates the need for one employee to handle operations onsite. Power for the project is provided by P. G. & E. The project also includes a Special Permit for stream restoration of 125 linear feet of the riparian coordinator associated with a Class III watercourse where an historic cultivation site was located.

Recommendation: Find that the Zoning Administrator has considered the Addendum to the Environmental Impact Report adopted for the Commercial Cannabis 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 the evidence in the staff report and adopt the Resolution approving the proposed Skyhawk Farm, LLC, project subject to the recommended conditions.

Attachments: [PLN-2018-15280 Staff Report.pdf](#)
[Attachment 4.A Invasive Species Control and Management Plan.pdf](#)
[Attachment 4.B Biological Assessment Report.pdf](#)
[Attachment 4.C Wetland Delineation Report.pdf](#)

5. Epstein Coastal Development Permit, Special Permit and Variance

Case Number PLN-2019-15743

Assessor Parcel Number: 111-231-057

895 Lower Pacific Drive, Shelter Cove Area

Project Description: A Coastal Development Permit to authorize the construction of a three (3) bedroom, two and a half (2.5) bath single-family residence with an attached 269 square foot single car garage. The first floor of the residence will be no greater than 1,079 square feet, and the second floor no greater than 475 square feet. A 72 square foot uncovered deck is proposed on the front of the residence, and a 345 square foot deck is proposed on the rear of the residence. A Special Permit is required for Design Review within the Coastal Zone pursuant to Section 313-19.1 of the Humboldt County Code. The height of the proposed residence is 23 feet. A Variance to reduce the front yard setback from 20 feet to 10 feet pursuant to Section 312-3.2 is requested to allow development outside of the VE Flood Hazard Zone. A Special Permit for a parking exception to reduce the required four parking spaces to three spaces due to site specific constraints pursuant to Section 109.1.2.12. A parking lane will be constructed along the frontage of the lot to accommodate two parking spaces. The vacant parcel is served community water and sewer by the Shelter Cove Resort Improvement District #1.

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 Special Permit, and Variance based on evidence in the staff report and any public testimony, and adopt the Resolution approving the proposed Epstein project subject to the recommended conditions.

Attachments: [PLN-2019-15743 Staff Report.pdf](#)
[Item C-5 15743 ZA Supplemental #1 02.06.2020.pdf](#)

6. Humboldt Bay Harbor, Recreation and Conservation District (HBHRCD) Coastal Development Permit Modification

Application Number 15901

Case Number CDP 17-028M

Parcel Number 108-171-023

533 Machi Street, Shelter Cove area

Project Description: A Modification to a Coastal Development Permit (CDP-17-028) which approved development of a three-phased project including 1) relocate and replace the existing fish waste disposal system with a new, approximately 2,500 square foot structure which would house the new fish cleaning facility consisting of a cold storage freezer, ice machine, and an area for a fish buyer, 2) covered tractor work bays with an office/maintenance shop/storage and, 3) a market/retail space. The District subsequently determined that the proposed operation of freezers to hold fish carcasses may be cost prohibitive in the long term because the operation would require continual electricity to power the freezers. As an alternative to the freezers, the Modification to the CDP proposes to install a fish waste composter to process (compost) the fish carcasses at the Shelter Cove Marina site. No other changes are proposed.

Recommendation: Make all the required findings, based on evidence in the staff report and public testimony, and approve the proposed HBHRCD project modification subject to the recommended conditions.

Attachments: [PLN-2019-15901 Staff Report 2.6.2020.pdf](#)
[Item C-6 15901 ZA Supplemental 02.06.2020.pdf](#)

7. King's Peak, Special Permits

Application Number: 11298

Case Number: SP16-195

Assessor's Parcel Numbers: 221-201-026 and 221-211-016

5015 Ettersburg-Honeydew Road, Ettersberg area

Project Description: A Special Permit for the continued operation of an existing 8,600 square-foot cannabis cultivation site using mixed light in existing greenhouses. The project includes existing ancillary structures used for nursery operations, for drying, and for storage. The water source is a point of diversion from an unnamed Class II stream. The applicant anticipates 3 cultivation cycles per year and estimates that they will use 92,500 gallons of water annually. There is 98,500 gallons of hard tank storage on the site. The power source is PG&E. A maximum of two employees will work on the parcel. Drying will occur on site. Processing will occur off site at a licensed third-party facility. The project includes a Special Permit for development within the Streamside Management Area to allow for continued use of a 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 Permits based on evidence in the staff report and adopt the Resolution approving the King's Peak, Special Permits as recommended by staff subject to the recommended conditions

Attachments: [PLN-11298-SP Staff Report.pdf](#)

8. King Range Sky Farm, LLC, Special Permit
Record Number: PLN-11896-SP
Assessor's Parcel Number (APN): 108-024-011
12755 Kings Peak Road, Kings Range/Ettersburg area

Project Description: A Special Permit is requested for a 10,000-square-foot mixed-light, existing cannabis cultivation operation. There are two harvests annually. On-site propagation will occur in a proposed 1,000 square foot nursery. Annual water use for irrigation is 162,000 gallons. Water for irrigation is sourced from a well. Storage totals 53,600 gallons in nineteen (19) hard-sided tanks. Domestic water is obtained from a spring and diversion is suspended during the forbearance period. Processing occurs on-site and four employees are required during peak operations. Power is provided by generators. A Special Permit is included for stream restoration necessary to bring the cultivation into compliance.

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 Conditional Use Permit based on evidence in the staff report, and adopt the Resolution approving the proposed King Range Sky Farm, LLC, project subject to the recommended conditions.

Attachments: [PLN-11896-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.