

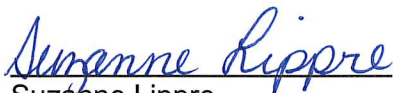


ZONING ADMINISTRATOR MINUTES

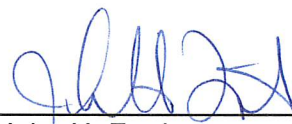
THURSDAY, MARCH 21, 2019

Regular Meeting

The Honorable Zoning Administrator of the County of Humboldt held a regular meeting on the above date within the Humboldt County Planning and Building Department at 3015 H Street in Eureka, California. The Zoning Administrator and the Zoning Administrator Clerk of the County of Humboldt hereby certify the foregoing to be a true and correct record of the actions taken on the above-entitled matters by said Zoning Administrator at the meeting held on date noted above.



Suzanne Lippre  
Zoning Administrator Clerk



John H. Ford  
Zoning Administrator

ZONING ADMINISTRATOR

JOHN H. FORD  
Director, Planning and Building



COUNTY STAFF

MICHAEL RICHARDSON  
Supervising Planner  
STEVE WERNER  
Supervising Planner  
CLIFF JOHNSON  
Supervising Planner

**ZONING ADMINISTRATOR  
COUNTY OF HUMBOLDT**

Planning and Building Department  
3015 H St.  
Eureka, CA 95501

**ACTION SUMMARY**

Thursday, March 21, 2019

10:00 AM

Regular Meeting

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**A. CALL TO ORDER**

*John H. Ford called the meeting to order at 10:03 a.m.*

**B. AGENDA MODIFICATIONS**

*Item D-2: Supplemental information provided*

*Item D-4: Supplemental information provided*

*Item D-6: Revised Staff Report with maps*

**C. PUBLIC COMMENT**

**D. CONSENT CALENDAR**

**1. Montalbano Coastal Development Permit and Special Permit Modification**

Application Number: 15057

Record Number: PLN-2018-15057

Assessor's Parcel Number: 111-203-019

Shelter Cove area

Project: A modification for a previously approved permit (CDP-08-43 and SP-08-122) to reduce the size of a single-family dwelling. The 2010 Coastal Development Permit and Special Permit allowed construction of a three-story, one-bedroom, 1,291 square-foot, 35 feet high, single-family dwelling with a 411 square-foot attached garage and storage area, and 869 square feet of decking. A Special Permit for Design Review within the Coastal Zone. The 2010 Notice of Merger ((NOM-08-19) combined lots 111-203-012-000 and 111-203-013-000 to form lot 111-203-019-000. The southern half of the property is crossed by an unnamed natural drainage course approximately 25 feet from the closest portion of the proposed development. A Mitigated Negative Declaration (SCH#2009122033) was adopted as part of CDP-08-43, which evaluated the project for any adverse effects on fish and wildlife resources, and therefore no additional environmental document preparation is required. A Minor Deviation (CDP-08-43D) was granted in 2013 to reduce the proposed size of the residence to 1,200 square feet, reduce the size of the garage to 400 square feet, reduce the total size of the deck and patio area to 854 square feet, and reduce the height of the structure to 32.5 feet. The modification is to reduce the residence to two-stories with an additional loft, with 210 square feet of interior living space, 66 square feet of loft, and 405 square feet of decking. The modification also removes the garage previously proposed. The parcel is served by community water and sewer, which is provided by the Shelter Cove Resort Improvement District #1.

***The Zoning Administrator has considered the Mitigated Negative Declaration, makes all the required findings for approval of the Coastal Development Permit and Special Permit Modification based on evidence in the staff report and public testimony, and adopts the Resolution approving the Montalbano project subject to the recommended conditions.***

**2. Lagniappe Farms, Inc., Special Permit**

Application Number: 11171

Case Number: SP16-166

Assessor's Parcel Number (APN): 210-051-050

Dinsmore area

Project Description: Lagniappe Farms, Inc. seeks approval of a Special Permit for 6,800 square feet of existing outdoor cultivation. The water source is a permitted well on the parcel. Power is provided by solar power and generators are used as back up.

***The Zoning Administrator has considered the Addendum to and the Mitigated Negative Declaration adopted for the Commercial Medical Marijuana Land Use Ordinance, makes all of the required findings for approval of the Special Permit based on evidence in the staff report and any public testimony, and adopts the Resolution approving the Lagniappe Farms, Inc. Special Permit as recommended by staff subject to the recommended conditions.***

3. Cache Farms, Special Permit  
Record Number PLN-11440-SP  
Assessor's Parcel Number (APN) 033-170-006  
PO Box 1682 Redway, CA 95560; Benbow area

Project Description: Cache Farms, Inc. is seeking a Special Permit for an existing 6,324-square-foot outdoor commercial cannabis cultivation. A 320-square-foot propagation nursery is located near Cultivation Area #2. The proposed project includes a Special Permit for the removal and remediation of a cultivation area and a pit toilet located within a Streamside Management Area

*The Zoning Administrator has considered the Addendum to and the Mitigated Negative Declaration adopted for the Commercial Medical Marijuana Land Use Ordinance, makes all of the required findings for approval of the Special Permits based on evidence in the staff report and any public testimony, and adopts the Resolution approving the proposed Cache Farms, Inc. Special Permits subject to the recommended conditions.*

4. Sunnyside Farms, LLC, Special Permit  
Application Number: 12937  
Case Number: SP16-690  
Assessor's Parcel Numbers: (APNs) 212-011-005, 212-012-002, and 212-011-006  
Redway area

Project Description: A Special Permit for 7,200 square feet of existing outdoor cannabis cultivation grown in full sun and in hoop houses. Irrigation water is sourced from a point of diversion on a neighboring parcel APN 212-011-006. A Special Permit is requested to authorize the existing point of diversion.

*The Zoning Administrator has considered the Addendum to the Mitigated Negative Declaration adopted for the Commercial Medical Marijuana Land Use Ordinance, makes all the required findings for approval of the Special Permit based on evidence in the staff report and any public testimony, and adopts the Resolution approving the proposed Sunnyside Farms, LLC, Special Permit subject to the recommended conditions.*

5. Humbee, LLC, Special Permit  
Application Number 11796  
Case Number SP-18-059  
Assessor's Parcel Number 314-222-004 and 314-223-010  
207 Butte Creek Road, Kneeland

Project Description: Humbee, LLC, seeks approval of a two Special Permits. One for 8,000 square feet of existing cultivation and 2,000 square feet mixed light cannabis. The second Special Permit is for the point of water diversion for irrigation that is subject to the County's Streamside Management Area Ordinance (SMAO).

*The Zoning Administrator has considered the Addendum to and the Mitigated Negative Declaration adopted for the Commercial Medical Marijuana Land Use Ordinance, makes all of the required findings for approval of the Special Permit based on evidence in the staff report and any public testimony, and adopts the Resolution approving the proposed Humbee, LLC project subject to the recommended conditions.*

6. Manila Community Services District - Water Infrastructure Improvements Project Coastal Development Permit  
Application number 14078  
Case Number: CDP 18-012  
Assessor's Parcel Number (APN) 400-011-016 and State/County Right-of-Way  
Manila area

Project Description: A Coastal Development Permit (CDP) for the Manilla Community Services District (MCSD) to modernize the MCSD water system infrastructure to meet the current minimum health and safety requirements. Most of the infrastructure is over fifty (50) years old and upgrades are needed for capacity, functionality, and reliability of the system. The MCSD is proposing to replace and upgrade the following main components of the system: 1) Replace the existing one-hundred thousand gallon (100,000) capacity redwood water storage tank with a one-hundred fifty-thousand (150,000) gallon capacity metal tank to provide working storage, emergency storage, and fire storage; 2) Pumping and disinfection system, along with associated piping, valves and controls within new pump house building; and 3) Select distribution system components, including installation of isolation valves and interconnecting distribution mains, piping and appurtenances.

*The Zoning Administrator has considered the Mitigated Negative Declaration prepared by the Manila Community Services District for the project, and that no new changes or alterations have been made that require additional environmental review, and makes all of the required findings for approval of the Coastal Development Permit based on evidence in the revised staff report and any public testimony, and adopts the Resolution approving the proposed Manila Community Services District Coastal Development Permit subject to the recommended conditions.*

## E. ADJOURNMENT

*John H. Ford adjourned the meeting at 10:20 a.m.*