



ZONING ADMINISTRATOR MINUTES

THURSDAY, April 4, 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.


Laura McClenagan
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, April 4, 2019

10:00 AM

Regular Meeting

A. CALL TO ORDER

John Ford called the meeting to order at 10:00 a.m.

B. AGENDA MODIFICATIONS

Agenda Item #D-3 Heartstone Farms was pulled from the Consent Agenda for a Public Hearing

Supplemental information received for Item #D-4

Supplemental information received for Item #D-5

Correspondance received for Item #D-5

C. PUBLIC COMMENT

D. CONSENT CALENDAR

1. Sunnyside Farms, LLC, Special Permit
Application Number: 12941
Record Number: SP 16-693
Assessor's Parcel Number: 220-312-031
Redway area

Project Description: A Special Permit for 6,000 square feet of existing outdoor cannabis cultivation grown in full sun cultivation areas and in hoop houses. Irrigation water is sourced from a 200,000-gallon rainwater catchment pond. Two points of diversion also supply water to the project on a limited basis, one on an unnamed tributary to Seely Creek and one on Seely Creek. This Special Permit will authorize the points of diversion in the Streamside Management Areas of their respective watercourses.

The Zoning Administrator has considered the Addendum to the Mitigated Negative Declaration adopted for the Commercial Cannabis Land Use Ordinance pursuant to Section 15164 of the State CEQA Guidelines, makes all of the required findings for approval of the Special Permit based on the evidence in the staff report, and adopts the Resolution approving the proposed Sunnyside Farms LLC project subject to the recommended conditions.

2. Winterbourne Farms, Conditional Use Permit
Application Number: PLN-11814-CUP
Assessor's Parcel Number (APN): 107-103-008
South side of Lindley Road, approximately 1.2 miles from the intersection of Lindley Road and Mattole Road
Honeydew area

Project Description: A Special Permit for an existing 12,400-square-foot and a new 7,600-square-foot outdoor commercial cannabis cultivation operation, along with an additional existing 5,000 square foot outdoor vegetative area that functions as a non-commercial nursery to support the cultivation operation. A Special Permit is also requested as part of this project for the maintenance of the rainwater catchment pond and its outflow, which was constructed in a Streamside Management Area.

The Zoning Administrator has considered the Addendum to the Mitigated Negative Declaration adopted for the Commercial Cannabis Land Use Ordinance pursuant to Section 15164 of the State CEQA Guidelines, makes all of the required findings for approval of the Special Permits based on the evidence in the staff report, and adopts the Resolution approving the proposed Winterbourne Farms project subject to the recommended conditions

4. 707 Homestead, LLC, Special Permit

Application Number: 12567

Case Number: SP16-567

Assessor's Parcel Numbers: (APN): 210-051-076

4605 McClellan Mountain Rd, Bridgeville, CA 95526

Project Description: A Special Permit is requested for 10,000 square feet of existing commercial cannabis cultivation and appurtenant operations, including a 432 square foot nursery to support the onsite cultivation, and a 875 square foot processing facility.

The Zoning Administrator has considered the Addendum to the Mitigated Negative Declaration adopted for the Commercial Medical Land Use Ordinance (CCMLUO) as described by Section 15164 of the State CEQA Guidelines, makes all of the required findings for approval of the Special Permit based on evidence in the staff report, including the supplemental information, and adopts the Resolution approving the 707 Homestead LLC Special Permit subject to the recommended conditions.

5. Hanging Gardens, Inc., Special Permit, Modification to ZCC

Application Numbers: 13665, 14348

Case Number SP-18-120

Assessor's Parcel Number (APN): 206-411-025-000

802 Riverside Park, Carlotta, CA 95528

Project Description: A Special Permit to comply with the Special Area Provisions for Odor Mitigation (Section 55.4.6.7 of the CCLUO) for the 10,000 square feet (SF) of mixed-light cannabis cultivation previously approved under Application Number 11197 (Case Number ZCC-16-105). The Special Permit, if approved, would allow for the cultivation to be located less than 600 feet from residentially zoned properties without being located within a fully enclosed structure for odor control purposes. This application includes a modification to allow for the addition of a backup generator for use during power outages only.

The Hanging Gardens project was referred to the Planning Commission

E. PUBLIC HEARINGS

3. Heartstone Farms, LLC, Special Permit
Application Number: 12006
Case Number: SP16-371
Assessor's Parcel Number (APN) 211-353-023
10667 Dyerville Loop Road, Myers Flat, CA

Project Description: A Special Permit for an existing 6,138-square-foot outdoor commercial cannabis cultivation.

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, makes all of the required findings for approval of the Special Permit based on evidence in the staff report, including supplemental information provided at the meeting, and adopts the Resolution approving the Heartstone Farms, LLC Special Permit subject to the recommended conditions.

F. ADJOURNMENT

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