



MINUTE SHEET

THURSDAY, OCTOBER 17, 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, October 17, 2019

10:00 AM

Regular Meeting

A. CALL TO ORDER

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

B. AGENDA MODIFICATIONS

Item C-3 removed from the agenda, item will be moved to be heard before the Planning Commission.

C. CONSENT CALENDAR

1. VIP Boarding and Daycare
Coastal Development Permit and Conditional Use Permit Modification
Case Number PLN-2018-15184
Assessor's Parcel Number (APN) 507-271-026
5601 Heindon Road, Arcata Area

Project Description: A modification to a previously approved Coastal Development Permit (CDP) and Conditional Use Permit (CUP) for an after-the-fact installation of four (4) metal containers to be used as agricultural storage. This project is a modification to CDP-40-87M and CUP-27-87M to cure a notice of violation (Case#17CEU-473). The original Coastal Development Permit and Conditional Use Permit was for the construction of a kennel facility. A previous modification to the CDP and CUP allowed for a holding capacity increase to support more animals and equipment. No additional development is proposed.

Action: The Zoning Administrator finds the proposed project consistent with Section 15303 (Categorical Exemption) of the CEQA Guidelines and makes all of the required findings for approval of the Coastal Development Permit/Conditional Use Permit Modification based on evidence in the staff report and any public testimony, and adopts the Resolution approving the VIP Boarding and Daycare Coastal Development Permit and Conditional Use Permit Modification subject to the recommended conditions.

2. Green Leaf Nurseries LLC, Special Permit
Record Number PLN-12776-SP
Assessor's Parcel Number (APN) 208-341-023
2170 Cobb Road, Dinsmore Area, CA 95526

Project Description: A Special Permit for 7,959 square feet of existing outdoor cannabis cultivation. Water for irrigation is sourced from an existing well on a nearby parcel APN: 208-341-020. All processing operations occur at a licensed off-site facility. Power would be supplied from PG&E.

Action: 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, and adopts the Resolution approving the proposed Green Leaf Nurseries, LLC project subject to the recommended conditions.

3. Emerald Triangle Group, LLC Co., Special Permits
Record Numbers: PLN-12733-SP and PLN-12747-SP
Assessor's Parcel Number: 032-051-032
825 and 827 Redwood Drive, Garberville area

Project Description: This project consists of two Special Permits pursuant to the Commercial Medical Marijuana Land Use Ordinance (CMMLUO). A Special Permit (SP) to allow a cannabis distribution facility, and an SP to allow a commercial cannabis manufacturing facility. The applicant is also requesting a Special Permit for an exception to the size of the loading space requirement described by Humboldt County Code (H.C.C.) Section 109.1.

Action: The Zoning Administrator has referred the Emerald Triangle Group, LLC Co., Special Permits item to the Planning Commission.

4. Blue Ridge Farms Special Permits
Record Number: PLN-11681-SP
Assessor's Parcel Number: 220-041-001
1470 Blue Slide Creek Road, Briceland area

Project Description: A Special Permit for 5,616 square feet (sf) of existing mixed light and 4,384 sf of existing outdoor cannabis cultivation, for a total of 10,000 sf. Water for irrigation is sourced from an unnamed spring that is a tributary to Blue Slide Creek and rainwater catchment. The project also includes a Special Permit for development within a Streamside Management Area as defined by Humboldt County Code Section 314-61.1 for the point of diversion on the unnamed tributary to Blue Slide Creek.

Action: The Zoning Administrator has considered the Addendum to the adopted Mitigated Negative Declaration for the Commercial Medical Land Use Ordinance (CMMLUO) as described by Section §15164 of the State CEQA Guidelines, makes all of the required findings for approval of the Special Permits based on evidence in the staff report and adopts the Resolution approving the Blue Ridge Farms, LLC Special Permits as recommended by staff subject to the recommended conditions.

5. Jeffrey English Special Permits
Record Number: PLN-10932-SP
Assessor's Parcel Number: 221-171-039
1050 Mattole Canyon Creek Rd, Ettersburg area

Project Description: A Special Permit for an existing 7,000-square-foot outdoor cannabis cultivation operation. The applicant is proposing the relocation of 3,000 square feet of cultivation located within stream buffers and/or on steep slopes. Water for irrigation is provided by two spring diversions and rainwater catchment. The proposed project includes a Special Permit for activity within the Streamside Management Area (SMA) to allow for restoration of historic cultivation sites that require the relocation.

Action: The Zoning Administrator has considered the Addendum to the adopted Mitigated Negative Declaration for the Commercial Medical Land Use Ordinance (CMMLUO) as described by Section §15164 of the State CEQA Guidelines, makes all of the required findings for approval of the Special Permits based on evidence in the staff report and adopts the Resolution approving the Jeffrey English Special Permits as recommended by staff subject to the recommended conditions.

6. Humboldt Synchronicitrees, Special Permits
Application Number: 12779
Case Number: SP16-647
Assessor's Parcel Number (APN): 221-171-047
Ettersburg area

Project Description: A Special Permit for the continued operation of an existing 9,314-square-foot outdoor cannabis cultivation site and ancillary nursery, storage, and processing structures. Cannabis is cultivated in full sun. Water is sourced from an onsite point of diversion and from rainwater catchment. A Special Permit for encroachment into the Streamside Management Area for the point of diversion.

Action: The Zoning Administrator has considered the Addendum to 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 Humboldt Synchronicitrees, LLC. Special Permits subject to the recommended conditions.

7. Sequoia Investments X, LLC Lot Line Adjustment and Coastal Development Permit
Case Number PLN-2019-15752
Assessor's Parcel Number (APN) 401-301-010 and 401-301-016 (por.)
1920 Vance Avenue, Fairhaven area

Project Description: A Lot Line Adjustment (LLA) between two parcels resulting in two parcels of approximately 74.2 acres and 2.0 acres in size. The purpose of the LLA is to adjust the parcel lines to place a formerly contaminated area on a separate parcel to allow for the refinancing of the remainder of the property. The parcels are developed with various commercial and industrial buildings. The project site is within the Coastal Zone, therefore, a Coastal Development Permit (CDP) is required.

Action: The Zoning Administrator finds the project exempt from environmental review pursuant to Section 15305 of the State CEQA Guidelines, makes all of the required findings for approval of the Lot Line Adjustment and Coastal Development Permit, based on evidence in the staff report, and adopts the Resolution approving the Sequoia Investments X, LLC project subject to the recommended conditions.

D. ITEMS PULLED FROM CONSENT

None.

E. ADJOURNMENT

John Ford adjourned the meeting at 10:05 a.m.

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.