



## Planning and Building Department

3015 H Street, Eureka, California 95501

### Zoning Administrator Hearing

#### Meeting Details

January 10, 2019

10:00 a.m.

- I. **Call to Order**
- II. **Agenda Modifications**
- III. **Public Comments**
- IV. **Consent Agenda**

1. **Pipe Creek Canyon, Inc.**  
Application Number: 12966  
Case Number: PLN-12966-SP  
Assessor's Parcel Number: 218-121-005  
838 Lauffer Road, Garberville area

A Special Permit for 10,000 square feet of outdoor cannabis cultivation. There are five cultivation areas that the applicant is proposing to consolidate into one primary location with one greenhouse on the subject parcel. A Special Permit is also requested for restoration within a Streamside management Area,

**Staff Recommendation:** Find the project exempt from environmental review pursuant to Sections 15301, 15303, 15304 and 15333 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 any public testimony, and adopt the Resolution approving the proposed Pipe Creek Canyon, Inc. Special Permits subject to the recommended conditions.

2. **Cathryn Guillette**  
Application Number 11079  
Case Numbers SP 17-160  
Assessor's Parcel Number 212-015-031, 220-312-032  
675 Road CC, Redway area

A Special Permit for an existing 9,000 square foot (sf) outdoor commercial medical cannabis operation on a parcel totaling 103 acres. The current cultivation operation consists of seven (7) gardens in three (3) cultivation areas.

**Staff Recommendation:** Find the project exempt from environmental review pursuant to Section 15301 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 any public testimony, and approve the proposed Cathryn Guillette Special Permit subject to the recommended conditions.

3. **Homegrown Farms, Inc.**  
Application Number: 10782  
Case Number: PLN-10782-SP (SP-17-174)

Assessor's Parcel Number: 223-074-010

1.8 miles southwest from the intersection of Flat Rock Road and Tooby Ranch Road, Garberville area

A Special Permit for existing 10,000 square feet outdoor cannabis cultivation operation and a Special Permit for a 7,410-square-foot wholesale nursery operation divided into three distinct locations, including 1,350 square feet in an existing barn, a 5,000-square-foot propagation greenhouse and 960 square feet within a 2,880-square-foot building.

**Staff Recommendation:** Find the project exempt from environmental review pursuant to Sections 15301, 15303 and 15333 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 any public testimony, and adopt the Resolution approving the proposed Homegrown Farms, Inc. Special Permit subject to the recommended conditions.

**V. Adjournment**

**VI. Next Meetings**

January 17, 2019

January 24, 2019

*Any written materials related to an item on this agenda submitted to the Zoning Administrator less than 72 hours prior to the meeting, and that are public records subject to the Public Records Act, are available for public inspection at the Planning and Building Department located at 3015 H Street, Eureka, California (707-445-7541) during normal business hours.*

*The Planning and Building Department is wheelchair accessible, and disabled parking is available in the Clark Complex parking lot, at the corner of H & Harris Streets, and on Harris Street. If you are a person with a disability and need disability-related modifications or accommodations to participate in this meeting please contact the Planning and Building Department at (707) 445-7541. Requests for such modifications or accommodations must be made at least **two (2) full business days** before the day of the meeting. Decisions made as a result of this meeting may be appealed to the Board of Supervisors within ten (10) business days from the date of the Zoning Administrator hearing. Appeals must be submitted in writing to: Planning and Building Department– Planning Division located at 3015 H Street, Eureka, California 95501. The Appellant will be responsible for all fees associated with the appeal.*