



## Planning and Building Department

3015 H Street, Eureka, California 95501

### Zoning Administrator Hearing

## Agenda

### Meeting Details

January 24, 2019

10:00 a.m.

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

1. **G-Verde, LLC Special Permit**

Application Number: 12332

Record Number: PLN-2018-15213

Assessor's Parcel Number: 216-074-007

2100 Miller Ranch Rd, Garberville area

Special Permit in compliance with the County's Streamside Management Area Ordinance (SMAO) to allow for the diversion from unnamed stream which is tributary to Wildcat Creek which is tributary to Tom Long Creek. Issuance of this Special Permit would enable the Department to find compliance with the County Zoning Regulations and issue a Zoning Clearance Certificate for 5,000 square feet of existing outdoor cannabis cultivation on the subject parcel. The Zoning Clearance Certificate is to be considered under a separate action.

**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 adopt the Resolution approving the proposed G-Verde, LLC project subject to the recommended conditions.

2. **Worth Reis**

Application Number: 12447

Case Number: SP 16-525

Assessor's Parcel Number: 211-384-013

1550 Cathey Road, Miranda area

A Special Permit for 8,245 square feet of cannabis cultivation with two cultivation areas consisting of 5,620 square feet outdoor and 2,625 square feet mixed light cultivation. Irrigation water for cultivation will be supplied via a 350,000-gallon rainwater catchment pond. This Special Permit includes provisions for upgrading, use, and maintenance of the water diversion infrastructure within a Streamside Management Area (SMA). Additionally, the applicant is requesting a reduction to the required 600-foot setback from public lands.

**Staff Recommendation:** Find the project consistent with the Mitigated Negative Declaration previously adopted for the Commercial Medical Marijuana Land Use Ordinance, 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 Worth Reis Special Permit subject to the recommended conditions.

**3. Calypso Organics, MBC**

Application Number 11337  
Case Number SP17-101  
Assessor's Parcel Number 211-373-003  
Myers Flat area

A Special Permit for an existing 9,969-square-foot (sf) mixed-light commercial cannabis operation contained within six greenhouses. Power to the operation is supplied by two solar arrays and three generators. Water for cultivation activities will be supplied by two rainwater catchment ponds. One pond is located on the applicant's parcel to the southeast (APN: 211-372-001) and the other pond straddles the parcel line between the aforementioned parcel and the applicant's parcel to the east (APN: 211-373-002). The capacities of the ponds total 400,000 gallons. Plant stock for the 9,969 sf of cultivation on the subject parcel is propagated in the 1,850 sf nursery greenhouse on site. All cultivation activities are handled by the two owners and up to five seasonal employees. The applicant will rent a portable toilet and handwashing facilities. Once harvested and dried, cannabis will be transported off-site to a licensed processing facility.

**Staff Recommendation:** Find the project consistent with the Mitigated Negative Declaration previously adopted for the Commercial Medical Marijuana Land Use Ordinance, 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 Calipso Organics, MBC, Special Permit subject to the recommended conditions.

**4. Calipso Organics, MBC**

Application Number 11336  
Case Number SP17-103  
Assessor's Parcel Number 211-373-002  
Myers Flat area

A Special Permit for an existing 10,000-square-foot (sf) mixed-light commercial cannabis operation contained within seven greenhouses. Power to the operation is supplied by a solar array and generators. Water for cultivation activities will be supplied by two rainwater catchment ponds. One pond is located on the applicant's parcel to the south (APN: 211-372-001), and the other pond straddles the parcel line between the aforementioned parcel and the subject parcel. The capacities of the ponds total 400,000 gallons. Plant stock will be propagated in the proposed 2,000 sf nursery greenhouse on the subject parcel. All cultivation activities are handled by the two owners and up to six seasonal employees. The applicant will rent portable toilets and handwashing facilities. Once harvested and dried, cannabis will be transported off-site to a licensed processing facility.

**Staff Recommendation:** Find the project consistent with the Mitigated Negative Declaration previously adopted for the Commercial Medical Marijuana Land Use

Ordinance, 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 Calipso Organics, MBC, Special Permit subject to the recommended conditions.

**V. Adjournment**

**VI. Next Meetings**

February 7, 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.*