



Planning and Building Department

3015 H Street, Eureka, California 95501

Zoning Administrator Hearing

Agenda

Meeting Details

February 07, 2019

10:00 a.m.

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

1. **Canyon Farms, LLC**

Application Number: 10898

Case Number: SP-16-101

Assessor's Parcel Number: 220-151-008

2410 Huckleberry Lane, Whitethorn area

A Special Permit for 6,000 square feet of outdoor cannabis cultivation, an appurtenant cannabis nursery serving three projects, and an appurtenant processing building serving three projects, and for a reduction of the setback to Bureau of Land Management (BLM) lands.

Recommendation: Applicant requests continuance to a date uncertain.

2. **Canyon Farms, LLC**

Application Number: 11936

Case Number: SP-17-079

Assessor's Parcel Number: 220-151-003

2420 Huckleberry Lane, Whitethorn area

Special Permit for 9,400 square feet of existing outdoor cannabis cultivation consolidating four historic cultivation areas into one centrally located cultivation area to facilitate an environmentally superior project. Gardens and grow equipment in historic cultivation areas will be removed pursuant to a Remediation Plan.

Staff Recommendation: Consider the Addendum to the Mitigated Negative Declaration adopted for the Commercial Medical Marijuana Land Use Ordinance pursuant to Section 15164 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 Canyon Farms, LLC Special Permit subject to the recommended conditions.

3. **King Range Botanicals, LLC Special Permit**

Application Number: 11351

Case Number: SP16-209
Assessor's Parcel Number: 222-211-011
2525 Old Briceland Road, Garberville area

A Special Permit (SP) for an existing 10,000 square foot (SF) outdoor cannabis cultivation in two cultivation areas, and to allow existing development within the Streamside Management Area for water diversion from an unnamed tributary to Connick Creek.

Staff Recommendation: Consider the Addendum to the Mitigated Negative Declaration adopted for the Commercial Medical Marijuana Land Use Ordinance pursuant to Section 15164 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 King Range Botanicals, LLC Special Permit subject to the recommended conditions.

4. **King Range Botanicals, LLC Special Permit**

Application Number: 11352
Case Number: SP16-210
Assessor's Parcel Number: 222-211-012
1593 Old Briceland Road, Garberville area

A Special Permit for an existing 7,000-square-foot outdoor commercial cannabis cultivation, and to allow existing development within the Streamside Management Area, for water diversion from an unnamed tributary to Connick Creek.

Staff Recommendation: Consider the Addendum to the Mitigated Negative Declaration adopted for the Commercial Medical Marijuana Land Use Ordinance pursuant to Section 15164 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 King Range Botanicals, LLC Special Permit subject to the recommended conditions.

5. **Batchbay Distribution Special Permit**

Application Number 13135
Case Number SP-16-783
Assessor's Parcel Number (APN) 510-061-003
2555 Central Avenue, McKinleyville Area

Special Permit (SP16-783) for a commercial medical cannabis distribution facility located within a 900 square foot suite of an existing 3,000 square foot (SF) commercial structure. The operation would receive, inspect, weigh, package, label, store and wholesale distribute manufactured and non-manufactured medical cannabis. All activities would be conducted inside the building. There are no proposed exterior changes to the building.

Staff Recommendation: Find the project exempt from environmental review pursuant to Sections 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 adopt the Resolution approving the Batchbay Distribution project subject to the recommended conditions.

V. **Adjournment**

VI. Next Meetings

February 21, 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.*