

Season George

Record Number: PLN-11933-SP

Assessor's Parcel Number: (APN): 033-271-009

Recommended Zoning Administrator Action

1. Describe the application as part of the Consent Agenda.
2. Survey the audience for any person who would like to discuss the application.
3. If no one requests discussion, make the following motion to approve the application as a part of the consent agenda:

Find that the Zoning Administrator has considered the Addendum to the Environmental Impact Report adopted for the Commercial Cannabis Land Use Ordinance (CCLUO) as described by Section §15164 of the State CEQA Guidelines, make all of the required findings for approval of the Special Permits and adopt the Resolution approving the Season George Special Permits as recommended by staff subject to the recommended conditions.

Executive Summary: Season George seeks a Special Permit 2,000 square feet of existing full-sun outdoor cannabis cultivation and 1,000 square feet of new full sun outdoor cannabis cultivation, and a Special Permit in order to allow cannabis tour visits, which will be conducted by a licensed third-party tour operator. Cultivation will take place in one area near the center of the parcel. Propagation occurs in two areas. One is a 12' x 18' seasonal hoop house, location shown on site map. The other is a 15'x15' outdoor area shown on the site map. An ancillary nursery space within the processing facility will be used to nurture young seedlings and clones. Within that space cultivation lights will be used. Artificial lighting used for ancillary propagation will adhere to shielding and International Dark Sky Association standards as set forth in the CCLUO. Processing will occur within a permitted onsite barn which is shown on the Site Plan. The farm is operated by the applicant and no employees are required for the operation. Power is provided by PG&E, and solar is proposed.

Water Resources

Irrigation water is sourced from a rainwater catchment system that collects rainwater falling on the roof of the barn on site that is routed to two 5,000-gallon rigid plastic water storage tanks. Water use will range from approximately 17 to 350 gallons per day, on average. During the peak cultivation season, cannabis plants will require approximately 700 gallons of water every other day. During the propagation phase, seedlings and clones will require approximately 33 gallons of water every other day. Total annual water use is estimated to 10,000 gallons.

Biological Resources

The California Natural Diversity Database (CNDDDB) indicates there are mapped rare or endangered species located on the parcel (pallid bat, foothill yellow-legged frog and coast fawn lily). However, the existing operation takes place within the curtilage of the historically developed homestead site, and no impacts to these species are anticipated. The nearest mapped Northern Spotted Owl (NSO) activity center is located approximately 2.27-miles north from the project site and the nearest NSO observation is mapped approximately 0.43 mile southwest from the project site. Marbled murrelet habitat is mapped 0.4 mile north from the project site. The project is unlikely to have a direct or indirect impact to NSO or Marbled Murrelet because the energy source for the project is sourced from PG&E, and solar is proposed, and all artificial lighting used for ancillary propagation will adhere to shielding and International Dark Sky Association standards as set forth in the CCLUO.

Tribal Consultation

The project is located within the Bear River Band and Sinkyone tribal Aboriginal Territories. The project is located in the Bear River Band Rancheria and Sinkyone Aboriginal Ancestral Territories. The project was referred to the Northwest Information Center, Bear River Band, and Sinkyone Tribe. The Bear River Band recommended the applicant to have a Cultural Resource Study prepared for the project site.

Archaeological Research and Supply Company prepared a Cultural Resource Survey for the parcel in January 2022. There are no previously recorded resources on the subject property, however one previously recorded precontact resource was updated as a result of this investigation that extends into the project parcel. Ongoing conditions of approval are incorporated regarding the Inadvertent Discoveries Protocol to protect cultural resources and tribal cultural resources.

Noise

Performance Standards required in the CCCLUO, per section 55.4.12.6, states that noise from cultivation and related activities shall not result in an increase of more than three decibels of continuous noise above existing ambient noise levels at any property line of site. The applicant has performed a Noise Study, which took noise measurements at the south, north and west property lines. The Noise Study found that existing average decibel levels at the south, north and west property lines were 63.0, 61.0, and 58.0 respectively. The project is conditioned to not to go over three decibels above the measured ambient noise levels found at each property line for the life of the project.

Operations & Public Accommodations

A licensed third-party tour operator will be responsible for collecting and transporting visitors to and from the site. Hours of operation for tours and public access will be limited to between 9:00 am and 6:00 pm. The schedule of tours will vary on a seasonal basis. During peak season in spring and summer, the applicant anticipates that tours will occur no more than seven days out of the week, with only one tour visit per day. All tour visits will be scheduled in advance, and no drop in tour visits will be allowed. All existing agricultural exempt structures will be restricted to public visitors. Season George will ensure that the tour operator complies with standards for tour operators by ensuring that tour guests are 21 years of age or older before conducting the tour, and by ensuring that no sound amplification equipment outside of the tour vehicle is used.

An ADA compliant bathroom and hand sanitizing station will be onsite for all tour visitors' use. It will be recommended that each guest bring their own water to consume while on tour. However, drinking water will be provided if needed. The ADA restroom will be located on the tour parking lot platform approximately 20 feet from the designated farm tour space. ADA compliant portable access ramps will be available and accessible in relevant tour areas. Each guest will receive custom printed materials that include a tour schedule, agenda, and a farm map. The farm map will outline all relevant guest areas, including restroom facilities, hand sanitizing stations, emergency information, and guest accessible areas.

Access/Parking

The property is accessed via private driveway directly off of Cooks Valley Road, which is a paved county-maintained road with a centerline stripe. The project was referred to the Department of Public Works Land Use Division (PW) and the California Department of Transportation (CalTrans) on November 20, 2020. PW responded stating that "the Site plan does not show access location at Cooks Valley Road (a paved County maintained road) or State Hwy 101. It appears that the parcel access is thru the State Highway right of way with a driveway at Cooks Valley Road (Non-County maintained portion). The County maintained portion of Cooks Valley Road starts at the eastern right of way line of State Hwy 101. Therefore the access improvements are under CalTrans District 1 jurisdiction". CalTrans did not respond to the County. With a total of seven tours maximum per week (14 total vehicle trips per week), and reviewing the access route to the site, the department has determined that no significant increased road traffic will be a result of the proposed project, and that the site is suitable for the proposed activities.

The driveway is in conformance with all requirements under Section 55.4.12.14 (e) HCC *Road Systems & Driveways* and (f) *Parking*.

Consistency with Humboldt County Board of Supervisors Resolution No. 18-43

Planning staff determined approval of this project is consistent with Humboldt County Board of Supervisors Resolution No. 18-43, which established a limit on the number of cannabis cultivation permits and acres which may be approved in each of the County's Planning Watersheds. The project site is

located in the South Fork Eel Planning Watershed, which under Resolution 18-43 is limited to 730 permits and 251 acres of cultivation. With the approval of this project the total approved permits in this Planning Watershed would be 280 cultivation permits and the total approved acres would be 75.66 acres of cultivation.

RECOMMENDATION: Based on a review of Planning Division reference sources, Planning staff believes that the applicant has submitted evidence in support of making all of the required findings for approval of the Special Permit.

Alternatives: Several alternatives may be considered: 1) The Zoning Administrator could elect not to hear this item and put the decision making in front of the Planning Commission. Any decision to place this matter before the Planning Commission must be done before opening the public hearing on this project; 2) The Zoning Administrator could elect to add or delete conditions of approval; 3) The Zoning Administrator could deny approval of the requested permits if you are unable to make all of the required findings. Planning Division staff is confident that the required findings can be made based on the submitted evidence and subject to the recommended conditions of approval. Consequently, planning staff does not recommend further consideration of these alternatives.
