

ZONING ADMINISTRATOR

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COUNTY OF HUMBOLDT
ZONING ADMINISTRATOR
Planning and Building Department
3015 H St.
Eureka, CA 95501

AGENDA

Thursday, February 18, 2021

10:00 AM

Regular Meeting - Virtual

NOTE: In accordance with Executive Order N-29-20 the County of Humboldt Zoning Administrator meeting will be held virtually until further notice.

HOW TO LISTEN OR WATCH THE ZONING ADMINISTRATOR MEETING:

You may access the live stream of the meeting in two ways:

- 1. You may access the live stream of the meeting by using the following link:
<https://zoom.us/j/93263143044> Password: 421159*

- 2. Call in via telephone at 346 248-7799, enter meeting ID 932 6314 3044 Password: 421159*

PUBLIC COMMENT INSTRUCTIONS DURING THE MEETING:

Participate in the public comment period of the meeting in the following two ways:

- 1. Via Computer as an attendee: To raise your hand click the Raise Hand icon on the bottom of the Zoom window. When you click the Raise Hand icon, a hand icon will appear next to your name that will notify the host your hand is raised. You will also see the hand icon turn green. When you want to lower your hand, you can click the hand icon again and your hand will be lowered. When you are called upon to speak the Zoom platform will ask you for permission to unmute your mic. If you encounter any issues, please use the call-in option below.*
- 2. Via phone call using cellphone or landline: When the Zoning Administrator meeting begins, call in to the conference line. When the Zoning Administrator starts to discuss the item you wish to comment on, Press *9 to raise your hand. When you are called upon to speak, you will be prompted to unmute your mic, press *6 to unmute.*

Please note that each Zoom meeting has a unique meeting ID and password. Any item on this agenda that is continued to a future date will use the meeting ID and password applicable to the date the agenda item is to be heard again. Agendas are posted on the Friday before the meeting at

<https://humboldt.legistar.com>

PUBLIC COMMENT PRIOR TO THE MEETING:

Submit public comments via email to Planningclerk@co.humboldt.ca.us and provide the Project title, Record or Case number and date of the hearing. If you do not have access to email, contact the planning clerk at 707-268-3702. The Agenda is posted on the Friday prior to the meeting. Comments received after the agenda has been published can be found at the "Attachments" section of the "Meeting Details" link next to the posted Agenda at: <https://humboldt.legistar.com>. All public comment and supplemental information submitted after Wednesday, February 10, 2021 will be included with the administrative record after the fact.

A. CALL TO ORDER

B. AGENDA MODIFICATIONS

C. CONSENT CALENDAR

1. Rabbit Ridge Ranch LLC, Special Permit
Record Number PLN-13081-SP
Assessor's Parcel Number (APN) 107-232-008
2020 Panther Gap Road, Honeydew area

A Special Use Permit to permit a maximum of 10,000 square feet (SF) of cannabis cultivation. Irrigation water is sourced from an onsite groundwater well (permit No. 16/17-0710). The revised site plan (dated November 2020) shows a proposed rainwater catchment pond in the southwest corner of the property that has not been developed. Drying and post-cultivation processing would occur onsite in two harvest storage units (360 SF and 160 SF). There would be an average of three (3) employees during peak harvest. Electricity is provided primarily through solar power, with PG&E providing electricity to the residence and shed.

Recommendation: Find that the Commission has considered the Addendum to the adopted Mitigated Negative Declaration for the Commercial Medical Marijuana Land Use Ordinance (CMMLUO), as described by Section 15164 of the State CEQA Guidelines; make the required findings for approval of the Special Permit; and approve the Rabbit Ridge Ranch, LLC Special Permit as recommended by staff subject to the recommended conditions.

Attachments: [PLN-13081-SP Staff Report 2.18.21.pdf](#)
[Attachment 3a - LSAA - 1600 Operation of Law CDFW.pdf](#)
[Attachment 3b - 13081 Less Than 3 Acre Conversion Mitigation Plan.pdf](#)
[Attachment 3c - 13081 Timber Harvest Plan.pdf](#)

2. Live Oak Meadows, LLC; Special Permit
Record Number PLN-11903-SP
Assessor's Parcel Number (APN) 215-151-002
1050 Stump Lane, Whitethorn area

A Special Permit for an existing 8,650 square foot (SF) outdoor cannabis cultivation operation. A Special Permit is also being sought for an onsite Point of Diversion located on Rayiscioni Creek a tributary to the Mattole River which acts as the primary source of irrigation water. Existing available water storage is 151,000 gallons in sixteen (16) 5,000 gallon hard tanks, 14,000 gallons in four (4) 3,500 gallon hard tanks, 6,000 gallons in two (2) 3,000 gallon hard tanks, and 51,000 gallons in seventeen (17) 3,000 gallon bladders. Estimated annual water usage is 110,990 gallons (12.8 gal/SF). Drying and processing occurs onsite. No additional employees are required (other than applicant, who is also the property owner). Power is provided by solar and backup power is provided by a 17 KW diesel generator.

Recommendation: Find that the Zoning Administrator has considered the Addendum to the adopted Mitigated Negative Declaration for the Commercial Medical Marijuana Land Use Ordinance (CMMLUO) as described by Section 15164 of the State CEQA Guidelines, make all of the required findings for approval of the Special Permit and adopt the Resolution approving the Live Oak Meadows, LLC Special Permit as recommended by staff subject to the recommended conditions.

Attachments: [PLN-11903-SP Staff Report 2.18.21.pdf](#)
[Attachment 3a - Gienger 11903 Preexisting Investigation 8 5 18.pdf](#)
[Attachment 3b - 11903 Operations Plan as Amended 11 30 20.pdf](#)
[Attachment 3c - TRC237 Final Site Management Plan.pdf](#)

3. Maromo, LLC; Special Permit
Record Number PLN-11432-SP
Assessor's Parcel Number (APN) 107-144-020
2250 Wilder Ridge Road, Honeydew area

Maromo, LLC seeks a Special Permit for an existing 10,000-square foot (SF) outdoor cannabis cultivation operation, in three separate cultivation areas (A, B, and C). Ancillary propagation (Nursery) occurs in a 1,000-SF greenhouse onsite. The primary water source for irrigation consists of rain-harvesting from the barn rooftop. Additionally, domestic and non-commercial agricultural water is provided by two points of diversion (POD) located on APN 107-144-020 from a spring (Certificate H100330). Drying and bucking occurs onsite, and all other processing occurs offsite at a licensed processing or manufacturing facility. Up to five (5) employees may be utilized during peak operations. Power is provided by PG&E with generator backup, with plans to convert to a solar energy system in the future. The use of one (1) Honda generator (6500 watts each) may be utilized for supplemental power when needed.

Recommendation: Find that the Zoning Administrator has considered the Addendum to the adopted Mitigated Negative Declaration for the Commercial Medical Marijuana Land Use Ordinance (CMMLUO) as described by Section 15164 of the State CEQA Guidelines, make all of the required findings for approval of the Special Permit and adopt the Resolution approving the Maromo, LLC Special Permit as recommended by staff subject to the recommended conditions.

Attachments: [PLN-11432-SP Staff Report 2.18.21.pdf](#)
[Attachment 3A Site Management Plan. WDID.pdf](#)
[Attachment 3B-LSAA.pdf](#)
[Attachment 3C-Timber Conversion.pdf](#)

4. Maromo, LLC; Special Permit
Record Number PLN-11434-SP
Assessor's Parcel Number (APN) 107-144-021
2252 Wilder Ridge Road, Honeydew area

Maromo, LLC seeks a Special Permit for an existing 10,000-square foot (SF) outdoor cannabis cultivation operation, in two separate cultivation areas (A and B). Ancillary propagation (Nursery) occurs in a 1,000-SF greenhouse onsite. The primary water source for irrigation consists of a point of diversion (POD) on an unnamed spring. Drying and bucking occurs onsite, and all other processing occurs offsite at a licensed processing or manufacturing facility. Up to five (5) employees may be utilized during peak operations. Power is provided by PG&E with generator backup, with plans to convert to a solar energy system in the future. The use of one (1) Honda generator (6500 watts) may be utilized for supplemental power when needed.

Recommendation: Find that the Zoning Administrator has considered the Addendum to the adopted Mitigated Negative Declaration for the Commercial Medical Marijuana Land Use Ordinance (CMMLUO) as described by Section 15164 of the State CEQA Guidelines, make all of the required findings for approval of the Special Permit and adopt the Resolution approving the Maromo, LLC Special Permit as recommended by staff subject to the recommended conditions

Attachments: [PLN-11434-SP Staff Report 2.18.21.pdf](#)
[Attachment 3A Timber Conversion.pdf](#)
[Attachment 3B LSAA.pdf](#)
[Attachment 3C Site Management Plan_WDID_1B170015CHUM 6.3.2020.pdf](#)

5. Sage Alderbaran, Special Permit
Record Number PLN-12585-SP
Assessor's Parcel Number (APN) 223-061-050
3 Tooby Ranch Road, Garberville area

A Special Permit for an existing 10,000 square foot (SF) outdoor cannabis cultivation operation and for upgrades to two (2) stream crossings. Irrigation water is sourced from rooftop rainwater catchment and a point of diversion. Existing available water storage is 137,700 gallons in one (1) 80,000 gallon rain water collection tank, two (2) 10,000 gallon bladders, four (4) 5,000 gallon hard tanks, three (3) 3,500 gallon hard tanks, two (2) 2,500 gallon hard tanks, one (1) 1,200 gallon hard tank, and one (1) 1,000 gallon hard tank. Estimated annual water usage is 92,000 gallons (9.2 gal/SF). All processing and packaging occurs off-site at a licensed processing or manufacturing facility. The operation does not utilize any employees (other than the applicant). Power is provided by generators.

Recommendation: Find that the Zoning Administrator has considered the Addendum to the adopted Mitigated Negative Declaration for the Commercial Medical Marijuana Land Use Ordinance (CMMLUO) as described by Section 15164 of the State CEQA Guidelines, make all of the required findings for approval of the Special Permit and adopt the Resolution approving the Sage Aldebaran Special Permit as recommended by staff subject to the recommended conditions.

Attachments: [PLN-12585-SP Staff Report 2.18.21.pdf](#)
[Attachment 3.A - 12585 LSAA Final 1600-2019-0193-R1 9.18.2019.pdf](#)

6. NCG Management, LLC, Special Permit
Record Number PLN-11003-SP
Assessor's Parcel Number: 211-374-013
522 Browns Road, Myers Flat area

A Special Permit for 10,000 square feet of existing mixed light medical cannabis cultivation. The applicant is also proposing to be receiving site for 40,000 square feet of mixed light cannabis cultivation in accordance with the RRR program. Cannabis will be relocated from APNs 315-106-010 & 509-061-025 and the remediation sites will be processed under two separate applications (PLN-2018-15239 & PLN-2018-15248). Water for irrigation is sourced from an existing on-site rainwater catchment pond and a proposed well. Processing such as drying, and curing will occur in the 1,269 square foot barn. Further processing such as trimming, and packaging will occur offsite by a licensed third-party processor. There be a maximum of four (4) employees. Power for the project will be provided by P. G. & E. with a backup generator.

Recommendation: Find that the Zoning Administrator has considered the Addendum to the adopted Mitigated Negative Declaration for the Commercial Medical Marijuana Land Use Ordinance (CMMLUO) as described by Section 15164 of the State CEQA Guidelines, make all of the required findings for approval of the Special Permit and adopt the Resolution approving the NCG Management, LLC Special Permit as recommended by staff subject to the recommended conditions.

Attachments: [PLN-11003-SP Staff Report 2.18.21.pdf](#)
[Attachment 3a - 11003 Water Resource Protection Plan.pdf](#)
[Attachment 3b - 11003 Botanical and Aquatic Resources Survey 3.31.20.pdf](#)

7. Lynn Ryan, Special Permit
Record Number PLN-11943-SP
Assessor's Parcel Number (APN) 212-015-020
500 Road DD, Redway area

A Special Permit for an existing 10,000-square-foot (SF) outdoor cannabis cultivation operation. Irrigation water will be sourced from rainwater captured in on-site catchment ponds. Drying and bucking occurs onsite and all other processing will occur offsite at a licensed processing or manufacturing facility. Work will be completed by owner-operators, with a total of up to four (4) people onsite during peak operations. No additional employees will be required. Power is provided via a solar array, with a generator used as backup for the water pump.

Recommendation: Find that the Zoning Administrator has considered the Addendum to the adopted Mitigated Negative Declaration for the Commercial Medical Marijuana Land Use Ordinance (CMMLUO) as described by Section 15164 of the State CEQA Guidelines, make all of the required findings for approval of the Special Permit and adopt the Resolution approving the Lynn Ryan Special Permit as recommended by staff subject to the recommended conditions.

Attachments: [PLN-11943-SP Staff Report 2.18.21.pdf](#)
[Attachment 3a - 11943 Water Resources Protection and Plot Plan 2017.pdf](#)
[Attachment 3b - 11943 Lake Streambed Alteration Agreement Application 07.09.19.pdf](#)

8. Jason Nottingham, Special Permit
Record Number PLN-12647-SP
Assessor's Parcel Number (APN) 208-271-002
Dinsmore area

A Special Permit (SP-16-787) for an existing 8,325 square foot (SF) outdoor cannabis cultivation operation. The project entails relocating the existing outdoor cultivation footprint within a proposed five (5) 1,600 SF and one (1) 325 SF greenhouses for a total outdoor cultivation footprint of 8,325 SF. As the previous cultivation footprint has been relocated greater than 200 feet from a watercourse, the approval of a Special Permit (SP) for work performed within the Streamside Management Area (SMA) per the Streamside Management and Wetlands Ordinance (SMAWO) requirements as well as an SP for cultivation shall be required. Ancillary propagation is proposed in a 1,200 SF greenhouse. Irrigation water is sourced from a point of diversion (POD). Drying, machine trimming, and curing will occur onsite in a 160 SF Conex box, where all small buds will be crushed and transferred to an off-site licensed processing or manufacturing facility. One (1) to two (2) full-time employees will perform all processing via machine, forgoing the need for additional seasonal employees. Power is provided by a 6500-watt and 3000-watt gasoline powered generators and solar.

Recommendation: Find that the Zoning Administrator has considered the Addendum to the adopted Mitigated Negative Declaration for the Commercial Medical Marijuana Land Use Ordinance (CMMLUO) as described by Section 15164 of the State CEQA Guidelines, make all of the required findings for approval of the Special Permit and adopt the Resolution approving the Nottingham Special Permit as recommended by staff subject to the recommended conditions.

Attachments: [PLN-12647-SP Staff Report 2.18.21.pdf](#)
[Attachment 3A - NottinghamOperationPlan v2 12.29.20.pdf](#)
[Attachment 3B - Timberland Conversion Evaluation Report APP #12647 Revised from](#)
[Attachment 3C - Biological Assessment Report TrichomeAcres.pdf](#)

D. ITEMS PULLED FROM CONSENT

F. PUBLIC HEARINGS

G. ADJOURNMENT

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.