

Lost Coast Nursery, LLC
Record Number: PLN-2020-16719
Assessor's Parcel Number: 077-331-029

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 adopted Addendum to the Environmental Impact Report adopted for the Commercial Cannabis 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 adopt the Resolution approving the proposed Lost Coast Nursery, LLC, project subject to the recommended conditions.

Executive Summary: Lost Coast Nursery, LLC, seeks a Special Permit to allow for a new 5,900-square-foot enclosed commercial cannabis nursery in accordance with Humboldt County Code Section 314-55.4 of Chapter 4 of Division I of Title III, Commercial Cannabis Land Use Ordinance (CCLUO). As defined by the CCLUO, a commercial cannabis nursery is facility that produces only clones, immature plants, and seeds for wholesale to licensed cultivators to be used specifically for the planting, propagation, and cultivation of cannabis, or to licensed distributors. The site is designated as Commercial Services (CS) in the Humboldt County 2017 General Plan Update and zoned Highway Service Commercial (CH). Pursuant to the CCLUO, enclosed cannabis nurseries are allowed with a Special Permit in the CH zoning district.

The subject parcel is 0.85 acres in size. Per the Operations Plan (Attachment 3), the proposed nursery will utilize three (3) existing metal commercial buildings located off Redwood Drive, with seven (7) existing parking spaces, including one (1) ADA-compliant space. An ADA-compliant restroom and office space will be added to Building A (northernmost building). As provided on the Site Plan, the existing structures have a gross floor area of 5,900 square feet (SF), including the following:

- Building A: 1,500 SF (25'x60')
- Building B: 1,000 SF (25'x40')
- Building C: 2,400 SF (30'x80')

Construction of new facilities is not proposed. The interior changes or additions to facilities will not prevent future re-occupancy by new uses which are compatible with the base zoning district or consistent with historic prior operations.

There will be no storefront retail purchases. All clones will be delivered directly to cannabis farms. Hours of operation will be 8:00AM to 5:00PM, seven (7) days a week. The project will have a maximum of six (6) people onsite during peak operations. The applicant anticipates up to 3 deliveries per day. The project and facility will be equipped with a security system and video surveillance. Proper storage of trash in trash cans with containment will be utilized and will be transported weekly to the appropriate facility, including the Redway Transfer Station in Redway or the Humboldt Waste Management Facility in Eureka.

The property is accessed directly off Redwood Drive. The applicant submitted a Site Map which identifies seven (7) existing parking spaces including one (1) ADA-compliant space. Humboldt County Code Section (HCC §) 314-109 *Off-Street Parking* requires manufacturing business to have 1 parking space per 1,500 square feet of gross floor space with an enclosed structure or 1 parking space per employee at peak shift, whichever is greater. Planning staff determined the use type of manufacturing was appropriate to calculate the parking based on the description of Industrial Use Types found in HCC § 314-175 *Industrial Use Types*. A wholesale cannabis nursery with no on-site retail sales is consistent with the definition of HCC § 314-175.3 *Research/Light Industrial* where industrial activities which do not create objectionable levels of noise, vibration, air pollution, odor, humidity, heat, cold or

glare on nearby residential or commercial uses.

As previously stated, there are 6 employees at peak operations, therefore, a minimum of 6 parking spaces are required. Humboldt County Code §314-109 *Off Street Parking* also requires a minimum of one loading space per 20,000 SF or portion thereof. As shown on the plot plan, there is a 34' x 25' receiving areas where loading and unloading of deliveries will occur. This area exceeds the minimum area requirements required by HCC § 314-109 *Off-Street Parking*. Therefore, the existing parking on the subject parcel is sufficient to accommodate the parking demand associated with the proposed project. The Department of Public Works recommended conditional approval for the project. Conditions of approval require the applicant to ensure fences and gates are located outside of the County Right-Of-Way (ROW), demonstrate or install an oil-water separator filtration system prior to discharge into any County-maintained facility and maintain intersection visibility from the driveway as required by County standards.

Water for the project will be provided by the Redway Community Services District (CSD). The applicant anticipates approximately 200 gallons of water will be required daily. Watering will be performed by hand. The applicant submitted a will serve letter from the Redway CSD, dated February 22, 2021 (Attachment 3), indicating the CSD has sufficient capacity to provide water and sewer service for the project. Power for the project will be provided by Pacific Gas and Electric Company (PG&E). Conditions of approval require the applicant to purchase 100% renewable energy from PGE through the RePower+ or similar program prior to commencing operations.

Review of the California Natural Diversity Database (CNDDDB) in September 2021 indicates the site and surrounding area serve as potential habitat for two special status species, including the North American porcupine (*Erethizon dorsatum*) and the western bumble bee (*Bombus occidentalis*); however, the project will occupy existing commercial buildings and no additional ground disturbance will occur. The nearest Northern Spotted Owl (NSO) activity center is located approximately 1.50 miles from the project area and the nearest NSO observation is mapped approximately 1.36 miles away. The nearest Streamside Management Area (SMA; South Fork Eel River) is located approximately 0.17 miles north of the subject parcel. All project activities will occur within enclosed structures; therefore, it is unlikely the project will have an impact on special status species or sensitive habitat areas.

Environmental review for this project was conducted and based on the results of that analysis, staff finds that all aspects of the project have been considered in a previously adopted Environmental Impact Report that was adopted for the Commercial Cannabis Land Use Ordinance and has prepared an addendum to this document for consideration by the Zoning Administrator (See Attachment 2 for more information).

Staff recommends that the Zoning Administrator describe the application as a part of the consent agenda, survey the audience to see if any person would like to discuss the application and, if no one requests discussion, make all the required findings based on the evidence in the record and approve the application subject to the recommended conditions.

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.