

**ZONING ADMINISTRATOR**

**JOHN H. FORD**  
Director, Planning and Building



**COUNTY STAFF**

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

**AGENDA**

**Thursday, September 17, 2020**

**10:00 AM**

**Regular Meeting - Virtual**

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*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/97051134638> Password: 421159*
2. *Call in via telephone at 346 248-7799, enter meeting ID 970 5113 4638, 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.*

*PUBLIC COMMENT: To submit public comment to the Zoning Administrator please email [planningclerk@co.humboldt.ca.us](mailto:planningclerk@co.humboldt.ca.us) and provide your name, the agenda item number(s) on which you wish to make comment. If you do not have access to email, a voicemail may be left at 707 445-7541 and will follow the same procedure as email public comments. All public comment submitted after the agenda has been published will be included with the administrative record after the fact.*

*CONTINUED ITEMS: 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>*

**A. CALL TO ORDER**

**B. AGENDA MODIFICATIONS**

**C. CONSENT CALENDAR**

**1. Rambling Rose, MBC, Special Permit**

Record Number PLN-11129-SP

Assessor's Parcel Number(s) 316-171-005, 316-185-008, 316-186-006.

Titlow Hill area

A Special Permit for an existing 9,000 square feet of outdoor medical cannabis cultivation. A Special Permit is also sought for an encroachment within in a Streamside Management Area (SMA), for structure removal and stream channel restoration and revegetation. Water for irrigation is sourced from a permitted non-hydrologically connected well with a maximum flow rate of eight gallons a minute as well as two points of diversion. A Special Permit is also being sought for the ongoing use and maintenance of the diversions within the SMA. Water is and will be stored in tanks with a total capacity of 106,400 gallons. There are eighteen existing tanks totaling 46,800 gallons and a proposed 59,600 gallons in 16 additional tanks for water storage. The Applicant estimates that 120,000 gallons of water is required for the annual operations. Processing on-site is limited to drying and curing and will occur in a facility for drying, trimming, and storage needs on the farm. Processing will be done off-site. There will be two permanent employees and the, owner / manager. In addition, there will be one to three seasonal part time employees when needed. Power is sourced from a solar array and a generator. The applicant proposes to expand the solar system within two years so it can provide as primary power source for the project. A small Honda generator will remain on site for emergency purposes only.

**Recommendation:** Find that the Zoning Administrator has considered 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 adopt the Resolution approving the proposed Rambling Rose, MBC, project subject to the recommended conditions.

**Attachments:**[PLN-11129-SP Staff Report.pdf](#)[Attachment 4 - A Updated Cultivation and Operations Plan 11.1.19.pdf](#)[Attachment 4 - B Final Lake or Streambed Alteration Agreement - June 2020.pdf](#)[Attachment 4 - C Timber Mitigation Plan - 11.01.2019.pdf](#)[Attachment 4 - D Road Evaluation 11.06.2019.pdf](#)[Attachment 4 - E Biological Assessment - May 2020.pdf](#)[Attachment 5 - A Building Inspection Referral.pdf](#)

2. Grindstone Ridge Gardens, LLC, A Zoning Clearance Certificate (ZCC) and Special Permit  
Record Number PLN-12198-ZCC  
Assessor's Parcel Number: 221-051-007 and 221-061-017  
Ettersburg area

A Zoning Clearance Certificate (ZCC) for 5,000 square feet of existing outdoor cannabis cultivation, a Special Permit for use of a point of diversion for cannabis irrigation, a Special Permit for restoration activity within a Streamside Management Area, including the removal of legacy vehicles and tires within a stream channel, and a Special Permit for a reduced setback from public lands managed by the Bureau of Land Management. Cannabis is cultivated outdoors in full sun. The water for the project is a point of diversion. Water will be stored in hard tanks and in a proposed pond. Existing and proposed tanks will have a combined 356,600 gallons of water storage capacity designated for cannabis irrigation. A second pond of 100,000 gallons is proposed for fire suppression. The applicant's estimated annual water use is approximately 98,000 gallons. Power is provided by solar arrays and a generator is used in October and November to power the structure used for drying. Processing occurs offsite at a licensed third-party facility. The project is family-operated, and no employees work on site.

**Recommendation:** Find that the Zoning Administrator has considered 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 Zoning Clearance Certificate and Special Permit based on evidence in the staff report and adopt the Resolution approving the proposed Grindstone Ridge Gardens project subject to the recommended conditions.

**Attachments:** [PLN-12198-ZCC Staff Report.pdf](#)  
[2\\_Attachment 4.A\\_12198\\_WRPP\\_06.2018.pdf](#)  
[2\\_Attachment 4.B\\_12198\\_StreambedAlterationAgreement\\_05.11.2020.pdf](#)

## D. PUBLIC HEARINGS

1. H.E.T. 15, LLC Conditional Use Permit, Appeal of Inspection Determination  
Record Number PLN-2020-16632 (filed 09/04/2020)  
Assessor's Parcel Number: 206-311-020  
Carlotta area

The annual compliance inspection determined that the site is currently operating out of compliance with the terms of the approved Conditional Use Permit (PLN-11749-CUP). The required water storage for dry season forbearance has not been installed, items from the Compliance Agreement have not been completed, and additional aspects of the operation were found to be out of compliance with the Conditional Use Permit. This is an appeal of the finding that the site is not in compliance with the terms of the Conditional Use Permit.

**Recommendation:** Find that the site is not in compliance with County Code and the terms of the approved Conditional Use Permit because the required water storage has not been installed, items from the Compliance Agreement have not been completed, and other aspects of the operation are inconsistent with the approval, deny the appeal, and terminate the Conditional Use Permit.

**Attachments:** [PLN-2020-16632 Staff Report.pdf](#)

## E. ADJOURNMENT

### F. Next Meeting

*October 1, 2020*

*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.*