

## SUPPLEMENTAL INFORMATION #1

For Planning Commission Agenda of:  
November 19, 2020

|                                     |                        |                |
|-------------------------------------|------------------------|----------------|
| <input checked="" type="checkbox"/> | Consent Agenda Item    | <b>No. E-2</b> |
| <input type="checkbox"/>            | Continued Hearing Item |                |
| <input type="checkbox"/>            | Public Hearing Item    |                |
| <input type="checkbox"/>            | Department Report      |                |
| <input type="checkbox"/>            | Old Business           |                |

### Re: Mad River Horticulture, LLC Conditional Use Permit

Record Number: PLN-13139-CUP  
Application Number: 13139  
Assessor Parcel Number: 208-231-015-000  
Dinsmore/Mad River Area

The project information initially included an amount of 29,350 square feet and all initial site plans sent to referral agencies referenced this amount of cultivation area. The County confirmed more than this amount of pre-existing cultivation. However, the revised site plans submitted by the applicant's agent in 2019 and utilized for the completion of this staff report identified only 27,825 square feet total cultivation. The staff report and site plan submitted to the Planning Commission included this smaller amount and the applicant has requested that the Planning Commission approve the project for the 29,350 square feet originally analyzed by the County. The difference of 1,525 square feet is only a 5.4% difference in the size of the cultivation area included in the public notice and in the staff report submitted to the Planning Commission for review. Attached for the Planning Commission's record and review is the following supplementary informational items for review and consideration:

1. Revised Resolution approving 29,350 sf (revisions underlined).
2. Updated Site Plan.

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**RESOLUTION OF THE PLANNING COMMISSION  
OF THE COUNTY OF HUMBOLDT  
Resolution Number 20-  
Record Number PLN-13139-CUP  
Assessor's Parcel Number: 208-231-015-000**

**Makes the required findings for certifying compliance with the California Environmental Quality Act and conditionally approves the Mad River Horticulture, LLC, Conditional Use Permit and Special Permit.**

**WHEREAS, Mad River Horticulture, LLC, submitted an application and evidence in support of approving a Conditional Use Permit for the continued operation of an existing 29,350 square foot (SF) commercial cannabis cultivation: 24,000 SF outdoor and 5,350 SF mixed light and;**

**WHEREAS, Mad River Horticulture, LLC, submitted an application and evidence in support of approving the Special Permit to permit a surface water diversion from the Mad River used for irrigation water with a permitted well;**

**WHEREAS, the County Planning Division has reviewed the submitted application and supporting substantial evidence and has referred the application and evidence to involved reviewing agencies for site inspections, comments and recommendations; and**

**WHEREAS, the County Planning Division, the lead agency, prepared an Addendum to the Final Mitigated Negative Declaration (MND) prepared for the Commercial Medical Land Use Ordinance (CMMLUO) adopted by the Humboldt County Board of Supervisors on January 26, 2016. The proposed project does not present substantial changes that would require major revisions to the previous mitigated negative declaration. No new information of substantial importance that was not known and could not be known at the time was presented as described by §15162(c) of CEQA Guidelines; and**

**WHEREAS, Attachment 2 in the Planning Division staff report includes evidence in support of making all of the required findings for approving the proposed Conditional Use Permit and Special Permit (Record Number PLN-13139-CUP) and**

**WHEREAS, a public hearing was held on the matter before the Humboldt County Planning Commission on November 19, 2020.**

**NOW, THEREFORE, be it resolved, determined, and ordered by the Planning Commission that:**

1. The Planning Commission considered the Addendum to the MND adopted for the Commercial Medical Marijuana Land Use Ordinance; and
2. The Planning Commission makes the findings in Attachment 2 of the Planning Commission staff report for Record Number PLN-13139-CUP based on the submitted substantial evidence; and
3. Conditional Use Permit and Special Permit is approved as recommended and conditioned in Attachment 1 for Record Number PLN-13139-CUP.

Adopted after review and consideration of all the evidence on November 19, 2020.

The motion was made by Commissioner \_\_\_\_\_ and seconded by Commissioner \_\_\_\_\_.

AYES: Commissioners:

NOES: Commissioners:

ABSTAIN: Commissioners:

ABSENT: Commissioners:

DECISION: Motion carries

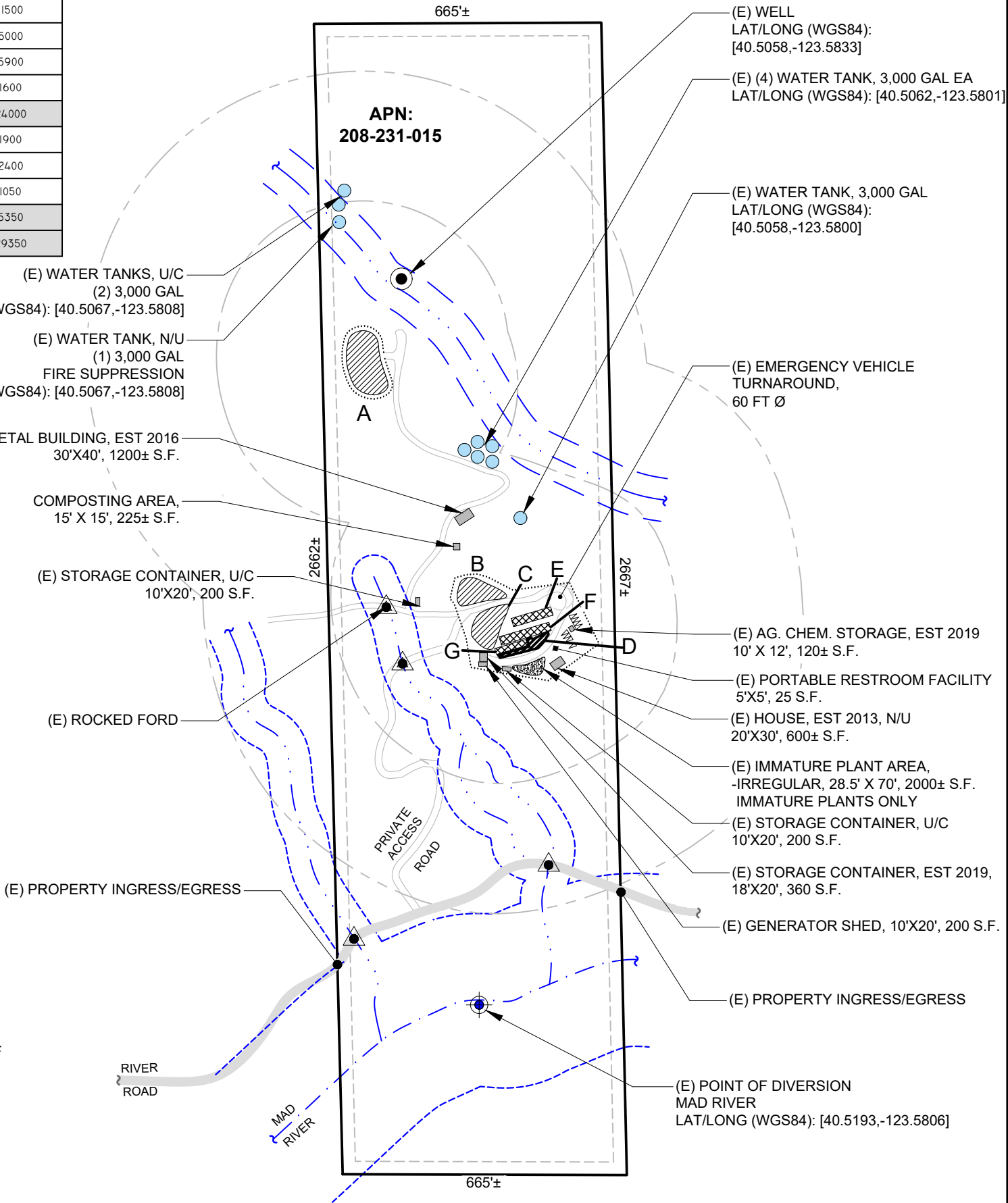
I, John H. Ford, Secretary to the Planning Commission of the County of Humboldt, do hereby certify the foregoing to be a true and correct record of the action taken on the above entitled matter by said Commission at a meeting held on the date noted above.

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John H. Ford, Director  
Planning and Building Department

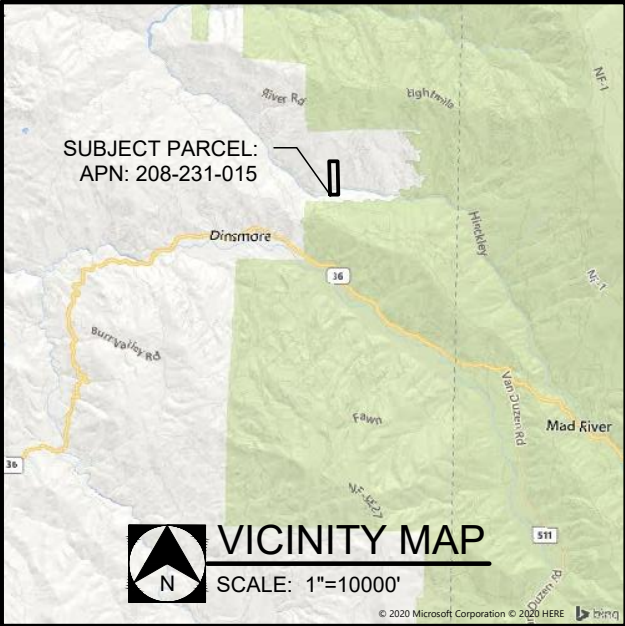
CANOPY AREA

| CANOPY AREA ID                        | LICENSE TYPE | DIMENSIONS (FT) | CANOPY AREA (SQ FT) |
|---------------------------------------|--------------|-----------------|---------------------|
| A                                     | OUTDOOR      | IRREGULAR       | 11500               |
| B                                     | OUTDOOR      | IRREGULAR       | 5000                |
| C                                     | OUTDOOR      | IRREGULAR       | 5900                |
| D                                     | OUTDOOR      | IRREGULAR       | 1600                |
| OUTDOOR CANOPY AREA TOTAL (SQ FT)     |              |                 | 24000               |
| E                                     | MIXED LIGHT  | 20' x 95'       | 1900                |
| F                                     | MIXED LIGHT  | 20' x 120'      | 2400                |
| G                                     | MIXED LIGHT  | 14' x 75'       | 1050                |
| MIXED LIGHT CANOPY AREA TOTAL (SQ FT) |              |                 | 5350                |
| TOTAL CANOPY AREA (SQ FT)             |              |                 | 29350               |



- GENERAL NOTES:
1. PROPERTY LINES AND BUILDING LOCATIONS ARE APPROXIMATE.
  2. NO RESIDENCES ON ADJACENT PARCELS WITHIN 300 FEET.
  3. ALL CULTIVATION AREAS ARE SET BACK AT LEAST 30 FEET FROM PROPERTY LINES
  4. NO SCHOOLS, SCHOOL BUS STOPS, PLACES OF WORSHIP, PUBLIC PARKS, TRIBAL CULTURAL RESOURCES WITHIN 600 FEET.

**PLOT PLAN**  
SCALE: 1"=300'

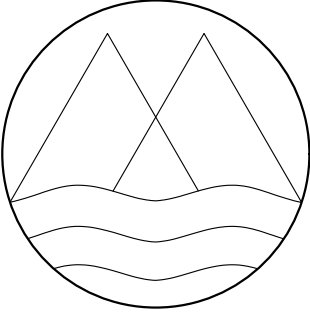


DIRECTIONS TO SITE

FROM FROM FORTUNA, CA,  
-TAKE CA-36 E, 48.2 MILES  
-TURN LEFT ONTO CA FRST SERVICE RD 1, JUST AFTER CROSSING THE MAD RIVER. CONTINUE 0.2 MILES.  
-TURN LEFT ONTO COUNTY LINE CREEK ROAD, 4.2 MILES  
-CONTINUE ONTO SALYER MAD RIVER ROAD, 2.0 MILES  
ARRIVED AT PROPERTY

LEGEND

- PROPERTY LINE
- 30' SETBACK FROM PROPERTY LINE
- 300' SETBACK FROM CULTIVATION AREAS
- 600' SETBACK FROM CULTIVATION AREAS
- CLASS I WATERCOURSE WITH 150 FT STREAM SIDE MANAGEMENT AREA BUFFER
- CLASS III WATERCOURSE WITH 50 FT STREAM SIDE MANAGEMENT AREA BUFFER
- PUBLIC ROAD
- ACCESS ROAD
- GRADED AREA
- STRUCTURE
- IMMATURE PLANT AREA
- OUTDOOR CULTIVATION AREA
- MIXED LIGHT CULTIVATION AREA
- SEPTIC SYSTEM
- CULVERT
- WELL
- POINT OF DIVERSION
- WATER TANK
- PARKING SPACE, 9'X18'
- (E) EXISTING
- (P) PROPOSED
- N/U NOT USED FOR CULTIVATION
- U/C USED FOR CULTIVATION



MOTHER EARTH  
ENGINEERING  
425 I STREET  
ARCATA, CA 95521, 707-633-8321

MEE JOB NO: 17019.1

REVISION SCHEDULE

| # | DATE     | BY | DESCRIPTION |
|---|----------|----|-------------|
| 0 | 02/24/20 | EO | DRAFTED     |
| 1 | 11/11/20 | JL | REVISIONS   |
| 2 |          |    |             |
| 3 |          |    |             |
| 4 |          |    |             |
| 5 |          |    |             |

**PLOT PLAN**  
APN: 208-231-015  
SITE ADDRESS: N/A

**ALMAS - RIVER CAMP**  
APPLICANT: MAD RIVER HORTICULTURE LLC (JESSE ALMAS)  
MAILING ADDRESS: PO BOX 1019, FORTUNA CA 95540

SHEET NO:

1