




MINUTE SHEET

THURSDAY, September 17, 2020

Regular Meeting - Virtual

The Honorable Zoning Administrator of the County of Humboldt held a regular meeting on the above date within the Humboldt County Planning and Building Department at 3015 H Street in Eureka, California. The Zoning Administrator and the Zoning Administrator Clerk of the County of Humboldt hereby certify the foregoing to be a true and correct record of the actions taken on the above-entitled matters by said Zoning Administrator at the meeting held on date noted above.


Laura McClenagan
Zoning Administrator Clerk


John H. Ford
Zoning Administrator

ZONING ADMINISTRATOR

JOHN H. FORD
Director, Planning and Building



COUNTY STAFF

MICHAEL RICHARDSON
Supervising Planner
STEVE WERNER
Supervising Planner
CLIFF JOHNSON
Supervising Planner

**ZONING ADMINISTRATOR
COUNTY OF HUMBOLDT**

**Planning and Building Department
3015 H St.
Eureka, CA 95501**

ACTION SUMMARY

Thursday, September 17, 2020

10:00 AM

Regular Meeting - Virtual

NOTE: In accordance with Executive Order N-29-20 the County of Humboldt Zoning Administrator meeting was held virtually.

A. CALL TO ORDER

Director John Ford called the meeting to order at 10:01 a.m.

B. AGENDA MODIFICATIONS

Item C-1 Supplemental information provided.

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.

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, made all of the required findings for approval of the Special Permit based on evidence in the staff report, supplemental information, and public comment and adopted the Resolution approving the proposed Rambling Rose, MBC, project subject to the recommended conditions.

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.

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, made all of the required findings for approval of the Zoning Clearance Certificate and Special Permit based on evidence in the staff report and adopted the Resolution approving the proposed Grindstone Ridge Gardens project subject to the recommended conditions.

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.

This Zoning Item was withdrawn.

E. ADJOURNMENT

Director John Ford adjourned the meeting at 10:04 a.m.

F. Next Meeting

October 1, 2020