



MINUTE SHEET

THURSDAY, November 05, 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 the 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, November 5, 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.

Item D-1 Supplemental information and public comment provided.

C. CONSENT CALENDAR

2. King Range Botanicals, LLC, Special Permit
Record Number PLN-11351-SP
Assessor's Parcel Numbers: 222-211-011
Garberville Area

A Special Permit (SP) for an existing 10,000 square foot (SF) outdoor cannabis cultivation operation in two cultivation areas. Cultivation occurs in greenhouses without the use of supplemental light, and full-sun outdoor. Irrigation water is sourced from a rainwater collection pond that is connected to a surface water diversion on an unnamed Class III tributary to Connick Creek. There is a total of 194,000 gallons of water storage for irrigation and domestic uses. Drying and curing occurs on site in existing buildings. Processing, including trimming and packaging, would occur off-site at the applicant's

adjacent parcel, or taken off-site to a licensed processing facility. Power for the operation is provided by P. G. & E. A Special Permit is also requested to allow for existing development adjacent to the stream channel for the diversion from an unnamed stream tributary to Connick Creek.

Action: 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 Permits based on evidence in the staff report and adopted the Resolution approving the proposed King Range Botanicals, LLC, project subject to the recommended conditions.

3. King Range Botanicals, LLC, Special Permit
Record Number PLN-11352-SP
Assessor's Parcel Numbers: 222-211-012
Garberville Area

A Special Permit for an existing 8,750-square-foot commercial cannabis operation, of which 8,070 square feet (sf) is outdoor and 680 sf is mixed-light. Historic location on slopes greater than 30% is proposed to be restored and consolidated into an existing disturbed cultivation area with slopes of less than 10%. Propagation occurs on-site in two (2) greenhouses and two sheds. Water for irrigation uses is provided by a point of diversion on an unnamed tributary to Connick Creek and supplemented by a groundwater well. Approximately 88,000 gallons of water is required annually to meet operational needs. There is a total of 68,000 gallons of hard tank storage, with an additional 20,000 gallons proposed to meet forbearance requirements. Cannabis is dried in three (3) existing locations: two (2) sheds and a wood shop. Applicant proposes a 1,200-square-foot building for additional drying area. Processing would occur on-site in a proposed 400-square-foot commercial building or be taken off-site to a licensed 3rd-party facility. Product from the adjacent parcel APN 222-211-011 owned and operated in common would be taken to this site for processing. Up to ten (10) workers are necessary at peak operations. Power to the site is supplied by P.G. & E. and solar, and no generators will be used in the operation. A Special Permit is also requested to allow diversion works for the surface water diversion within the SMA.

Action: 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 Permits based on evidence in the staff report and adopted the Resolution approving the proposed King Range Botanicals, LLC, project subject to the recommended conditions.

4. Trent Sanders, Special Permit and Three Zoning Clearance Certificates
Record Number PLN-2020-16226
Assessor's Parcel Number 223-162-004 & 223-162-005
Redway area

A Special Permit for 37,800-square-feet of new mixed light cannabis cultivation and three Zoning Clearance Certificates for the following: a 5,760-square-foot commercial nursery, a 4,000-square-foot off-site processing facility, and distribution. There will be four cultivation cycles annually. The proposed project includes development of a 37,800-square-foot greenhouse for mixed

light cultivation and a 13,608-square-foot greenhouse for propagation. Irrigation for the project will be provided by two existing onsite permitted wells and a proposed 750,000-gallon off-stream pond. Annual water usage is 815,600 gallons for irrigation and domestic uses. There is 802,000 gallons of water storage in the off-stream pond and a series of water storage tanks. The applicant is proposing to construct a 4,000-square-foot commercial processing facility on APN 223-162-005 that will allow for onsite processing as well as processing for permitted cannabis cultivated at off-site locations. There will be a maximum of 15 employees during peak operations. Power for the project will be provided by P. G. & E. and solar.

Action: The Zoning Administrator has considered the Addendum to the Environmental Impact Report adopted for the Commercial Cannabis 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 the evidence in the staff report and adopted the Resolution approving the proposed Trent Sanders project subject to the recommended conditions.

5. Adair-Dowdle, Coastal Development Permit
Record Number PLN-2020-16315
Assessor's Parcel Numbers: 308-241-043
Loleta Area, 131 Hillcrest Drive

A Coastal Development Permit (CDP) to allow construction of a three (3) bedroom, three and a half (3.5) bath, two (2) story single-family residence with an attached third story viewing tower, an 864 square foot detached garage and a 360 square foot shop above. The height of the proposed residence will be a maximum 34 feet 4 inches, and the footprint of the residence will be a maximum 3,321 square feet. Additional improvements include associated walkways and landscaping, a new gravel driveway and parking area for access between the home site and Hillcrest Drive, a water retention system for fire protection, rain catchment system, and a future swimming pool. Energy utilities will be provided by the installation of a 500 square foot photovoltaic system. Two (2) 100 square foot existing sheds will be removed from the property. Water supply will be provided by an existing, shared well and water supply system located on the neighboring property. Sewage will be provided with the construction of a new onsite wastewater treatment system (OWTS). The residence will be supportive of agriculture as the parcel will also support a prospective commercial orchard consisting of row crops and high-density fruit tree plantings. No tree removal is proposed, and moderate grading is required to facilitate development.

Action: The Zoning Administrator finds the project exempt from environmental review pursuant to Section 15303 of the State CEQA Guidelines, made all of the required findings for approval of the Coastal Development Permit, based on evidence in the staff report, and adopted the Resolution approving the Adair-Dowdle project subject to the recommended conditions.

D. CONTINUED ITEMS

2. Mountain Meadow Farms, LLC, Special Permit
Record Number PLN-12808-SP
Assessor's Parcel Numbers: 212-031-007
Miranda Area, 700 Oriole Lane

A Special Permit for 6,440 square feet of existing outdoor commercial cannabis cultivation in three greenhouses using light deprivation. Water for irrigation is sourced from a groundwater well. Water storage is two 2,500-gallon tanks, totaling 5,000 gallons. The applicant's estimated annual water use is 45,700 gallons. The primary power source to the project is an existing solar array. A generator is used for 2-weeks annually to power a small greenhouse used for propagation. Drying and curing will occur onsite in an existing structure. Further processing is done off-site at a licensed processing facility. No employees work on site.

Action: 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 Permits based on evidence in the staff report, and adopted the Resolution approving the Mountain Meadow Farms, Inc, project as recommended by staff subject to the recommended conditions.

E. ITEMS PULLED FROM CONSENT

1. Humboldt Native Sun, LLC, Special Permit
Record Number PLN-2019-16104
Assessor's Parcel Numbers: 221-131-034 and 221-261-001
Salmon Creek Area

A Special Permit for one acre (43,560 square feet (SF)) of pre-existing outdoor cannabis cultivation. The project includes onsite relocation and remediation of the historical sites. The cultivation will be composed of 28,143 SF full sun outdoor and 15,300 SF in will be housed in hoop houses. A 4,200 SF greenhouse will be used as a propagation area. The water source is provided by two rainwater catchment ponds with a total capacity of 1.9 million gallons. The applicant is proposing up to 150,000 gallons of water storage in hard tanks. Total water usage is estimated to be 1.98 million gallons. Drying will occur onsite in a proposed 2,000 square foot building and processing will occur offsite. Four employees are expected. The operations will be powered by solar power.

Action: The Zoning Administrator has considered the Addendum to the Environmental Impact Report adopted for the Commercial Cannabis 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 and any public testimony, and adopted the Resolution approving the proposed Humboldt's Native Sun, LLC, project subject to the revised recommended conditions.

1. Chronic Creek, LLC, Special Permit
Record Number: PLN-2019-16103
Assessor's Parcel Number: 222-231-012
Garberville Area

A Special Permit for 22,000 square feet of mixed light cannabis cultivation. There is 3,500-square feet of existing mixed light cultivation and the applicant is proposing to expand the cultivation area by 18,500 square feet. There will be a maximum of three cultivation cycles annually. Cultivation activities extend from January to December. Water is sourced from three existing permitted wells. The

anticipated maximum water usage is 178,600 gallons. During peak of operations a maximum of six employees will be on-site to assist with cultivation activities. Processing such as drying, curing, trimming and packaging, is proposed to occur onsite inside of a 576-square-foot shop building and two proposed 1,800-square-foot barns. Power will be provided by generators until P. G. & E. is developed on the subject parcel. Until P. G. & E. power is available, outdoor cultivation without the use of artificial lighting will occur.

This Zoning Item was referred to the Planning Commission to a date uncertain.

G. ADJOURNMENT

Director John Ford adjourned the meeting at 10:13 a.m.

H. NEXT MEETING: December 03, 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.