

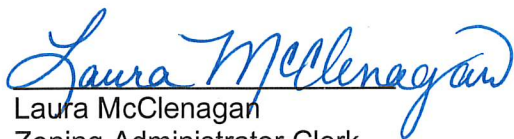


MINUTE SHEET

THURSDAY, FEBRUARY 04, 2021

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
CLIFF JOHNSON
Supervising Planner

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

ACTION SUMMARY

Thursday, February 4, 2021

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 10:00 a.m.

B. AGENDA MODIFICATIONS

Item C-1: Public Comment received

Item C-2: Public Comment received

C. CONSENT CALENDAR

2. Nine Eagles Ranch, Inc.; Special Permit
Assessor Parcel Number: 221-071-044
Record Number PLN-12527-SP
7926 Salmon Creek Road, Salmon Creek area

A Special Permit for an existing 9,000 square feet (SF) of outdoor cannabis cultivation operation. A Special Permit is also sought for an encroachment within the Streamside Management Area for a point of diversion. The point of diversion utilized primarily for domestic uses and when required, topping off the off-stream rainwater catchment pond during dry years. Water for irrigation is primarily sourced from one rainwater catchment pond, with an estimated capacity of 350,000 gallons. A 240 SF appurtenant propagation nursery is also planned to support the project. Processing will occur offsite at

a licensed facility or in an ADA compliant facility onsite. No employees will be required, cultivation will be operated by the two business operators. Power to the site is provided by an onsite solar-inverter system.

Action The Zoning Administrator has considered the Addendum to the adopted Mitigated Negative Declaration for the Commercial Medical Land Use Ordinance (CMMLUO) as described by Section §15164 of the State CEQA Guidelines, made all of the required findings for approval of the Special Permit and adopted the Resolution approving the Nine Eagles Ranch, Inc. project as recommended by staff subject to the recommended conditions.

4. Mattole Valley Organics; Special Permit
Record Number PLN-2020-16411
Assessor's Parcel Number: 107-091-003
905 Lindley Road, Honeydew area

A Special Permit to expand an existing permitted 10,000 square foot outdoor operation up to 43,560 square feet (1 acre). New cultivation will be full-term outdoor. A 1,900 square foot nursery greenhouse provides seeds and clones. Irrigation water source is rainwater catchment. Water storage totals 225,800 gallons in three large metal tanks with gutters and twenty-one hard-sided tanks plumbed to the barn. Estimated annual water use is 180,000 gallons. Drying will occur in the existing 30' x 60' barn. Processing will occur off-site. Four workers are needed for peak operations. The power source is a 7kw solar array, proposed P.G.&E. service, and a backup generator. No drying of the full-term cannabis can occur until P.G.&E. service is connected.

Action: The Zoning Administrator has considered the Addendum to the Environmental Impact Report for the Commercial Cannabis Land Use Ordinance (CCLUO) 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 adopted the Resolution approving the proposed Mattole Valley Organics project subject to the recommended conditions.

5. Resource Utilization Company Conditional Use Permit,
Surface Mining Permit and Reclamation Plan Renewal
Case Number PLN-2018-15020 (CUP-02-31X/SMP-02-03X/RP-02-03X)
Assessor's Parcel Number 529-131-011
Orleans Area

Renewal of a 15-year permit term for a previously approved rock quarry surface mining operation which was previously approved in 2003 and allowed the quarry to extract, process and stockpile material for a period of 15 years. The project involves a Conditional Use Permit, Surface Mining Permit, Reclamation Plan, and review of financial assurances for a surface mining operation involving an upland rock quarry with a proposed total extraction of 300,000 cubic yards (cy) of aggregate material over an expected life of 15 years. Up to 50,000 cy of sand and gravel would be extracted per year. The operation would involve extracting aggregate from the quarry, separating it and then stockpiling it onsite. Usable rock product consists of moderately to loosely consolidated sand and gravel with cobble materials of primarily 8" diameter or less. The quarry operations would involve excavation, processing, loading and hauling. No blasting or drilling would be conducted on site. Heavy

equipment to be used on site includes excavators, loaders, and caterpillar tractors, dump trucks. Rock would be hauled by 12 to 14-yard dump trucks. The project includes a caretaker's residence served by on-site sewage disposal system.

Action: The Zoning Administrator adopted the Draft Mitigated Negative Declaration and made all of the required findings for approval of the Conditional Use Permit, Surface Mining Permit, and Reclamation Plan based on evidence in the staff report, and adopted the Resolution approving the Resource Utilization Company project subject to the recommended conditions.

D. ITEMS PULLED FROM CONSENT

1. Maromo, LLC; Special Permit
Record Number PLN-11431-SP
Assessor's Parcel Numbers (APNs) 104-131-007 and 105-044-006.
2054 Lighthouse Road, Petrolia Area

A Special Permit for an existing 8,033 square foot (SF) cannabis cultivation operation, of which 3,083 SF is full-sun outdoor and 4,950 SF is mixed light in three (3) deprivation greenhouses, ranging in size from 850 SF to 1,581 SF. Ancillary propagation (Nursery) occurs in an 800 SF greenhouse onsite. The primary water source for both irrigation and domestic use consists of a point of diversion (POD) located on APN 104-131-007 from a spring (Certificate H100341). Drying and bucking occurs onsite, and all other processing will occur off site at a licensed processing or manufacturing facility. Power is provided by existing onsite solar (2000 watts). The use of two (2) Honda generator (2500 watts each) may be utilized for supplemental power when needed.

Action: The Zoning Administrator has considered the Addendum to the adopted Mitigated Negative Declaration for the Commercial Medical Land Use Ordinance (CCMLUO) as described by Section §15164 of the State CEQA Guidelines, make all of the required findings for approval of the Special Permit and adopt the Resolution approving the Maromo, LLC Special Permit as recommended by staff subject to the revised recommended conditions.

3. Humboldt Native Sun, LLC; Special Permits
Assessor Parcel Number: 221-261-001
Record Number PLN-2019-16106
Salmon Creek area

The applicant is seeking approval for two Special Permits for two acres (87,120 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 79,320 SF of full sun outdoor cultivation and 7,800 SF will be in housed in hoop houses. Five greenhouses totaling 8,640 SF will be used as a propagation area. The water source is provided by two rainwater catchment ponds with a total capacity of 1.1 million gallons. The applicant is proposing an additional 150,000 to 300,000 gallons of water proposed to be stored in hard tanks and a well. The total water usage is estimated to be about 1.95 million gallons. Drying will occur onsite in two proposed structures; one 1,800 SF and the other at 1,440 SF and further processing will occur offsite. Four employees are expected to be required. Power will be provided by solar energy.

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 Permits based on evidence in the staff report, and adopted the Resolution approving the proposed Humboldt's Native Sun, LLC, project subject to the revised recommended conditions.

E. PUBLIC HEARINGS

F. ADJOURNMENT

Director John Ford adjourned the meeting at 11:07 a.m.

NEXT MEETING: February 18, 2021 10:00 a.m. Regular Meeting - Virtual