



MINUTE SHEET

THURSDAY, FEBRUARY 18, 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 18, 2021

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 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-6: Supplemental information provided*

**C. CONSENT CALENDAR**

4. Maromo, LLC; Special Permit  
Record Number PLN-11434-SP  
Assessor's Parcel Number (APN) 107-144-021  
2252 Wilder Ridge Road, Honeydew area

Maromo, LLC seeks a Special Permit for an existing 10,000-square foot (SF) outdoor cannabis cultivation operation, in two separate cultivation areas (A and B). Ancillary propagation (Nursery) occurs in a 1,000-SF greenhouse onsite. The primary water source for irrigation consists of a point of diversion (POD) on an unnamed spring. Drying and bucking occurs onsite, and all other processing occurs offsite at a licensed processing or manufacturing facility. Up to five (5) employees may be utilized during peak operations. Power is provided by PG&E with generator backup, with plans to convert to a solar energy system in the future. The use of one (1) Honda generator (6500 watts) 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 Marijuana 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 Maromo, LLC Special Permit as recommended by staff subject to the recommended conditions*

7. Lynn Ryan, Special Permit  
Record Number PLN-11943-SP  
Assessor's Parcel Number (APN) 212-015-020  
500 Road DD, Redway area

A Special Permit for an existing 10,000-square-foot (SF) outdoor cannabis cultivation operation. Irrigation water will be sourced from rainwater captured in on-site catchment ponds. Drying and bucking occurs onsite and all other processing will occur offsite at a licensed processing or manufacturing facility. Work will be completed by owner-operators, with a total of up to four (4) people onsite during peak operations. No additional employees will be required. Power is provided via a solar array, with a generator used as backup for the water pump.

*Action: The Zoning Administrator has considered the Addendum to the adopted Mitigated Negative Declaration for the Commercial Medical Marijuana 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 Lynn Ryan Special Permit as recommended by staff subject to the recommended conditions.*

#### **D. ITEMS PULLED FROM CONSENT**

1. Rabbit Ridge Ranch LLC, Special Permit  
Record Number PLN-13081-SP  
Assessor's Parcel Number (APN) 107-232-008  
2020 Panther Gap Road, Honeydew area

A Special Use Permit to permit a maximum of 10,000 square feet (SF) of cannabis cultivation. Irrigation water is sourced from an onsite groundwater well (permit No. 16/17-0710). The revised site plan (dated November 2020) shows a proposed rainwater catchment pond in the southwest corner of the property that has not been developed. Drying and post-cultivation processing would occur onsite in two harvest storage units (360 SF and 160 SF). There would be an average of three (3) employees during peak harvest. Electricity is provided primarily through solar power, with PG&E providing electricity to the residence and shed.

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

2. Live Oak Meadows, LLC; Special Permit  
Record Number PLN-11903-SP  
Assessor's Parcel Number (APN) 215-151-002  
1050 Stump Lane, Whitethorn area

A Special Permit for an existing 8,650 square foot (SF) outdoor cannabis cultivation operation. A Special Permit is also being sought for an onsite Point of Diversion located on Rayiscioni Creek a tributary to the Mattole River which acts as the primary source of irrigation water. Existing available water storage is 151,000 gallons in sixteen (16) 5,000 gallon hard tanks, 14,000 gallons in four (4) 3,500 gallon hard tanks, 6,000 gallons in two (2) 3,000 gallon hard tanks, and 51,000 gallons in seventeen (17) 3,000 gallon bladders. Estimated annual water usage is 110,990 gallons (12.8 gal/SF). Drying and processing occurs onsite. No additional employees are required (other than applicant, who is also the property owner). Power is provided by solar and backup power is provided by a 17 KW diesel generator.

*Action: The Zoning Administrator has considered the Addendum to the adopted Mitigated Negative Declaration for the Commercial Medical Marijuana 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 Live Oak Meadows, LLC Special Permit as recommended by staff subject to the recommended conditions.*

3. Maromo, LLC; Special Permit  
Record Number PLN-11432-SP  
Assessor's Parcel Number (APN) 107-144-020  
2250 Wilder Ridge Road, Honeydew area

Maromo, LLC seeks a Special Permit for an existing 10,000-square foot (SF) outdoor cannabis cultivation operation, in three separate cultivation areas (A, B, and C). Ancillary propagation (Nursery) occurs in a 1,000-SF greenhouse onsite. The primary water source for irrigation consists of rain-harvesting from the barn rooftop. Additionally, domestic and non-commercial agricultural water is provided by two points of diversion (POD) located on APN 107-144-020 from a spring (Certificate H100330). Drying and bucking occurs onsite, and all other processing occurs offsite at a licensed processing or manufacturing facility. Up to five (5) employees may be utilized during peak operations. Power is provided by PG&E with generator backup, with plans to convert to a solar energy system in the future. The use of one (1) Honda generator (6500 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 Marijuana 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 Maromo, LLC Special Permit as recommended by staff subject to the recommended conditions.*

5. Sage Alderbaran, Special Permit  
Record Number PLN-12585-SP  
Assessor's Parcel Number (APN) 223-061-050  
3 Tooby Ranch Road, Garberville area

A Special Permit for an existing 10,000 square foot (SF) outdoor cannabis cultivation operation and for upgrades to two (2) stream crossings. Irrigation water is sourced from rooftop rainwater catchment and a point of diversion. Existing available water storage is 137,700 gallons in one (1) 80,000 gallon rain water collection tank, two (2) 10,000 gallon bladders, four (4) 5,000 gallon hard tanks, three (3) 3,500 gallon hard tanks, two (2) 2,500 gallon hard tanks, one (1) 1,200 gallon hard tank, and one (1) 1,000 gallon hard tank. Estimated annual water usage is 92,000 gallons (9.2 gal/SF). All processing and packaging occurs off-site at a licensed processing or manufacturing facility. The operation does not utilize any employees (other than the applicant). Power is provided by generators.

*Action: The Zoning Administrator has considered the Addendum to the adopted Mitigated Negative Declaration for the Commercial Medical Marijuana 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 Sage Aldebaran Special Permit as recommended by staff subject to the recommended conditions.*

6. NCG Management, LLC, Special Permit  
Record Number PLN-11003-SP  
Assessor's Parcel Number: 211-374-013  
522 Browns Road, Myers Flat area

A Special Permit for 10,000 square feet of existing mixed light medical cannabis cultivation. The applicant is also proposing to be receiving site for 40,000 square feet of mixed light cannabis cultivation in accordance with the RRR program. Cannabis will be relocated from APNs 315-106-010 & 509-061-025 and the remediation sites will be processed under two separate applications (PLN-2018-15239 & PLN-2018-15248). Water for irrigation is sourced from an existing on-site rainwater catchment pond and a proposed well. Processing such as drying, and curing will occur in the 1,269 square foot barn. Further processing such as trimming, and packaging will occur offsite by a licensed third-party processor. There be a maximum of four (4) employees. Power for the project will be provided by P. G. & E. with a backup generator.

*The NCG Management, LLC, Special Permit was continued to March 4, 2021.*

8. Jason Nottingham, Special Permit  
Record Number PLN-12647-SP  
Assessor's Parcel Number (APN) 208-271-002  
Dinsmore area

A Special Permit (SP-16-787) for an existing 8,325 square foot (SF) outdoor cannabis cultivation operation. The project entails relocating the existing outdoor cultivation footprint within a proposed five (5) 1,600 SF and one (1) 325 SF greenhouses for a total outdoor cultivation footprint of 8,325 SF. As the previous cultivation footprint has been relocated greater than 200 feet from a watercourse, the approval of a Special Permit (SP) for work performed within the Streamside Management Area (SMA) per the Streamside Management and Wetlands Ordinance (SMAWO) requirements as well as an SP for cultivation shall be required. Ancillary propagation is proposed in a 1,200 SF greenhouse. Irrigation water is sourced from a point of diversion (POD). Drying, machine trimming, and curing will occur onsite in a 160 SF Conex box, where all small buds will be crushed and transferred to an off-site licensed processing or manufacturing facility. One (1) to two (2) full-time employees will perform all processing via machine, forgoing the need for additional seasonal employees. Power is provided by a 6500-watt and 3000-watt gasoline powered generators and solar.

*Action: The Zoning Administrator has considered the Addendum to the adopted Mitigated Negative Declaration for the Commercial Medical Marijuana 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 Nottingham Special Permit as recommended by staff subject to the recommended conditions.*

## **F. PUBLIC HEARINGS**

**G. ADJOURNMENT**

*Director John Ford adjourned the meeting at 11:00 a.m.*

**NEXT MEETING:      March 4, 2021      10:00 a.m.      Regular Meeting - Virtual**