



MINUTE SHEET

THURSDAY, SEPTEMBER 07, 2023

Regular Meeting

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

CLIFF JOHNSON
Planning Manager
ELIZABETH SCHATZ
Planning Manager

**ZONING ADMINISTRATOR
COUNTY OF HUMBOLDT**

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

ACTION SUMMARY

Thursday, September 7, 2023

10:00 AM

Regular Meeting - Virtual

A. CALL TO ORDER

Director John Ford called the meeting to order at 10:00 a.m.

B. AGENDA MODIFICATIONS

C. CONSENT CALENDAR

1. Magick Mountain Organics Salmon Creek, LLC Special Permits
Assessor Parcel Number (APN) 221-061-034
Record No.: PLN-12313-SP
Salmon Creek area

A Special Permit for 8,102 square feet of existing outdoor light-deprivation cannabis cultivation occurring in three greenhouses. There will be up to two flowering cycles per year. Water for irrigation is sourced from a 500,000-gallon rain catchment pond and a 25,000-gallon rain catchment tank. There is an additional 15,800 gallons of hard storage that is filled from the pond and catchment tank during the winter months. Annual water use for irrigation is 92,000 gallons. Clone stock will be purchased from a licensed nursery. There will be one full time seasonal employee on site during cultivation cycles in addition to the applicant. Processing currently occurs on-site by the applicant utilizing a trim machine in an 8'x20' conex container. The applicant is proposing to move processing off site to a licensed processing facility. Cannabis is dried and stored in an 8'x20' conex container. Power is provided by a 45kW Whisper Watt generator and two solar panels, which provide 30-kW of power. The applicant proposes to install additional solar panels with the use of a backup generator in emergency

situations. The application includes a Special Permit for development in the Streamside Management Area (SMA) to remediate or decommission encroachments on Class II and III streams.

Action: The Zoning Administrator adopted the resolution (Resolution 23-081) which finds the Zoning Administrator has considered the adopted Mitigated Negative Declaration for the Commercial Medical Marijuana Land Use Ordinance and the Addendum that was prepared for the Magick Mountain Organics Salmon Creek, LLC project and finds that the proposed project complies with the General Plan and Zoning Ordinance and approves the Magick Mountain Organics Salmon Creek, LLC Special Permits subject to the conditions of approval.

2. Flore Farms Inc. Special Permit

Assessor Parcel Number (APN) 223-074-009

Record No.: PLN-10784-SP

Garberville area

A Special Permit for 10,000 square feet of existing outdoor light-deprivation cannabis cultivation occurring in 17 greenhouses, and a 600 square-foot ancillary propagation nursery. There will be up to two flowering cycles per year. Water for irrigation will be sourced from a 230,000-gallon rain catchment tank. Water is currently sourced from a well and a 50,000-gallon tank on an adjacent property (APN 223-074-011). The applicant is proposing to stop using this system when the 230,000-gallon rain catchment tank is installed. There is an additional 17,300 gallons of hard storage that will be filled from the catchment tank. Annual water use for irrigation is 126,000 gallons. There will be up to two full-time seasonal employees on site during cultivation cycles. Cannabis will be dried and stored in a proposed 2,880 square-foot barn structure. The dried cannabis will then be moved to the applicant's licensed distributorship in Santa Rosa, CA where it will be trimmed, tested, packaged, and distributed. No power is required for cultivation activities.

Action: The Zoning Administrator adopted the resolution (Resolution 23-082) which finds that the Zoning Administrator has considered the adopted Mitigated Negative Declaration for the Commercial Medical Marijuana Land Use Ordinance and the Addendum that was prepared for the Flore Farms Inc. project and finds that the proposed project complies with the General Plan and Zoning Ordinance and approves the Flore Farms Inc. Special Permit subject to the conditions of approval.

3. Old Briceland Holding Company LLC

Assessor Parcel Numbers: 220-241-017 and 220-251-034

Record No.: PLN-10697-SP

Briceland area

A Special Permit for 7,196 square feet of existing cultivation and 2,804 square feet of new cultivation for a total of 10,000 square feet of mixed light commercial cannabis cultivation supported by 1,000 square feet of ancillary nursery. Processed under a separate application (12786), an additional 20,000 square feet of mixed light cultivation will be relocated to the property under the Retirement, Remediation, and Relocation (RRR) program along with an additional 2,000 square foot ancillary nursery. Irrigation water is provided by approximately 60% surface water diversion and 40% rainwater catchment. The total annual water budget for

all the proposed cultivation, including the RRR is estimated at 1,127,600 gallons. Water storage consists of the 440,000-gallon pond plus 485,000 gallons in hard tanks for a total of 925,000 gallons. Onsite processing is proposed and power is provided by PGE supplemented by generators. A Special Permit is included for restoration within a streamside management area.

Action: The Zoning Administrator adopted the resolution (Resolution 23-083) which finds that the Zoning Administrator has considered the Addendum to the Mitigated Negative Declaration for the Commercial Medical Marijuana Land Use Ordinance that was prepared for the Old Briceland Holding Company project and finds that the proposed project complies with the General Plan and Zoning Ordinance and approves the Special Permit subject to the conditions of approval.

D. ITEMS PULLED FROM CONSENT

E. PUBLIC HEARINGS

F. ADJOURNMENT

Director John Ford adjourned the meeting at 10:03 a.m.

G. NEXT MEETING: September 21, 2023 10:00 a.m. Regular Meeting - Virtual