

ZONING ADMINISTRATOR

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

AGENDA

Thursday, June 3, 2021

10:00 AM

Regular Meeting - Virtual

NOTE: In accordance with Executive Order N-29-20 the County of Humboldt Zoning Administrator meeting will be held virtually until further notice.

HOW TO LISTEN OR WATCH THE ZONING ADMINISTRATOR MEETING:

You may access the live stream of the meeting in two ways:

- 1. You may access the live stream of the meeting by using the following link:
<https://zoom.us/j/93263143044> Password: 421159*
- 2. Call in via telephone at 346 248-7799, enter meeting ID 932 6314 3044 Password: 421159*

PUBLIC COMMENT INSTRUCTIONS DURING THE MEETING:

Participate in the public comment period of the meeting in the following two ways:

- 1. Via Computer as an attendee: To raise your hand click the Raise Hand icon on the bottom of the Zoom window. When you click the Raise Hand icon, a hand icon will appear next to your name that will notify the host your hand is raised. You will also see the hand icon turn green. When you want to lower your hand, you can click the hand icon again and your hand will be lowered. When you are called upon to speak the Zoom platform will ask you for permission to unmute your mic. If you encounter any issues, please use the call-in option below.*
- 2. Via phone call using cellphone or landline: When the Zoning Administrator meeting begins, call in to the conference line. When the Zoning Administrator starts to discuss the item you wish to comment on, Press *9 to raise your hand. When you are called upon to speak, you will be prompted to unmute your mic, press *6 to unmute.*

Please note that each Zoom meeting has a unique meeting ID and password. Any item on this agenda that is continued to a future date will use the meeting ID and password applicable to the date the agenda item is to be heard again. Agendas are posted on the Friday before the meeting at <https://humboldt.legistar.com>

PUBLIC COMMENT PRIOR TO THE MEETING:

Submit public comments via email to Planningclerk@co.humboldt.ca.us and provide the Project title, Record or Case number and date of the hearing. If you do not have access to email, contact the planning clerk at 707-268-3702. The Agenda is posted on the Friday prior to the meeting. Comments received after the agenda has been published can be found at the “Attachments” section of the “Meeting Details” link next to the posted Agenda at: <https://humboldt.legistar.com>. All public comment and supplemental information submitted after Wednesday, June 02, 2021 will be included with the administrative record after the fact.

A. CALL TO ORDER

B. AGENDA MODIFICATIONS

C. CONSENT CALENDAR

Saffy THC, LLC, Special Permit
Case Number PLN-12491-SP
Assessor's Parcel Number (APN) 208-341-006
Dinsmore area

A Special Permit (PLN-12491-SP) for 10,000 square feet (SF) of existing cannabis cultivation comprised of 6,520 SF of outdoor cultivation and 3,480 SF of mixed light cultivation, in five (5) greenhouses in two harvest cycles annually. Propagation occurs in a 1,000 SF nursery. Irrigation water is sourced from an onsite well. Estimated annual water usage is 135,900 gallons (13.6 gallons/SF). Existing water storage is 77,500 gallons, stored in HDPE hard tanks. Drying and post processing will take place onsite in an existing building (750 SF). Power is provided by two (2) gasoline generators, one Honda EU 7000 and one Honda EU 2000 that range between 6.3 kWh to 18.9 kWh daily.

Recommendation: 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, make all of the required findings for approval of the Special Permit and adopt the Resolution approving the proposed Saffy THC, LLC, project subject to the recommended conditions.

Attachments: [PLN-12491-SP Saffy THC 6.3.21.pdf](#)

High Meadow Farm, Special Permit
Record Number PLN-13038-SP
Assessor's Parcel Number (APN) 223-191-002.
515 Wallan Road, Garberville, CA

A Special Use Permit (PLN-13038-SP) for 4891 square feet (SF) of existing cannabis cultivation, in two relocated outdoor cultivation areas. Irrigation water is provided by the Garberville Community Services District. Estimated annual water use is 95,744 gallons (19.6 gal/SF). Drying and post-cultivation processing would occur onsite in two storage sheds (96 SF and 60 SF). Electricity to the site is provided by PG&E.

Recommendation: 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, make all of the required findings for approval of the Special Permit and adopt the Resolution approving the proposed High Meadow Farm project subject to the recommended conditions.

Attachments: [13038 High Meadow Farm Staff Report 6.3.21.pdf](#)
[Attachment 3A 13038 Lake and Streambed Alteration Agreement 12.17.2019.pdf](#)
[Public Comment - Kent Scown High Meadow Farms PLN-13038-SP.pdf](#)

Wood, Special Permit
Record No. PLN-2018-15218
Assessor's Parcel Number (APN) 222-071-023
Garberville Area

A Special Permit to allow for 43,000 square feet of new and existing outdoor cannabis cultivation where 10,870 square feet is existing, and 32,130 square feet is new cultivation. The applicant anticipates 2 harvest cycles annually. Cultivation will occur in greenhouses and full sun outdoor. Water for the project will be sourced from a 538,560-gallon rainwater catchment pond. Water storage for the project totals 662,400 gallons. The applicant anticipates 385,000 gallons of water will be required annually for irrigation for two cultivation cycles. Processing consisting of drying and curing will take place in a 800-square-foot processing building. Further processing will occur off-site at a licensed processing facility until an 1,800 square foot processing building with an ADA compliant restroom is constructed. Power for the project will be provided by solar with a backup generator.

Recommendation: Find that the Zoning Administrator has considered the Addendum to the Environmental Impact Report for the Commercial Cannabis Land Use Ordinance pursuant to 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 proposed Wood project subject to the recommended conditions.

Attachments: [PLN-15218-CUP Wood Staff Report 6.3.21.pdf](#)

Nathan Smith: Special Permit
Record Number PLN-2018-15295
Assessor's Parcel Number (APN) 522-115-002
Willow Creek Area

A Special Permit for 4,992 square feet of pre-existing mixed-light and 21,294 square feet of pre-existing outdoor commercial cannabis cultivation, with 2,620 square feet of ancillary propagation space. A Special Permit is requested to reduce the 600 foot setback to the Six Rivers National Forest, and another Special Permit is requested to allow cultivation on slopes between 15% and 30%. Water is currently sourced from a permitted water diversion, and the applicant will have two years from the date of approval to provide water from a non-diversionary water source. The applicant plans to have a well drilled on-site this year and will install a rainwater catchment pond in the event that the well comes up dry or is determined to be hydrologically connected. Total anticipated annual water needed for irrigation is 145,000 gallons. Drying and curing will occur on-site, and further processing will occur off-site at a license processing facility. There will be up to four employees required to run operations on-site, and the applicant is proposing to use the Residence for on-site employee housing. Power is provided by solar power from existing solar arrays.

Recommendation: Find that the Zoning Administrator has considered the Addendum to the Environmental Impact Report for the Commercial Cannabis Land Use Ordinance pursuant to 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 proposed Nathan Smith project subject to the recommended conditions.

Attachments: [PLN-2018-15295 Nathan Smith Staff Report 6.3.21.pdf](#)
[Attachment 3A 15295 Timber Conversion Report.pdf](#)

Samoa Pacific Group, Coastal Development Permit

Record Number PLN-2020-16401

Assessor's Parcel Numbers (APNs) 401-031-070, 401-031-079, 401-031-055.

Samoa Area

Coastal Development Permit (CDP) for several components required as part of the approval of the Samoa Town Master Plan. The proposed components are as follows: 1. Demolition of Fireman's Hall and storage sheds; 2. Campground and cabins construction; 3. Samoa Cookhouse Hostel Remodel; 4. Maritime museum remodeling and construction; 5. Emergency vehicle storage building; 6. Samoa block remodeling and rehabilitation; 7. Playgrounds and Sports Field improvements; 8. Trail construction; 9. Milwaukee parking area; 10. Samoa Dunes interpretive area improvements; 11. Self-storage building. A Special Permit is required for Design Review and a Conditional Use Permit is required for the trails and associated public access facilities within the NR zone and the self-storage facility.

Recommendation: Find that the Zoning Administrator has considered the Addendum to the previously adopted Supplemental Master EIR as described by Section 15164 of the State CEQA Guidelines; make the required findings for approval of the Coastal Development Permit, Special Permit and Conditional Use Permit; and approve the Samoa Pacific Group project subject to the recommended conditions.

Attachments: [PLN-2020-16401 Samoa Pacific Group Staff Report 6.3.21.pdf](#)

Honey Country Compassionate Use Project, Special Permit
Record Number PLN-16594-SP
Assessor's Parcel Number (APN) 107-241-017
Honeydew Area

A Special Permit for 42,000 ft of new mixed-light cannabis cultivation. Water source to be existing pump in-stream for 10,000 SF canopy from 1.0 application and remainder to be sourced from rain catchment off greenhouses and buildings. There is a total of 137,500 gallons of existing water storage onsite. There are two (2) 50,000-gallon bladders and fifteen (15) 2,500-gallon water tanks. The bladders are proposed to be replaced with twenty (20) 5,000-gallon water tanks and an additional sixty (60) 5,000-gallon water tanks to bring total water storage to 437,500 gallons onsite. An accessory drying facility is part of onsite activities for this project. Power lines run through the property and a power drop from PG&E is proposed for future power source with a backup generator.

Recommendation: Find that the Zoning Administrator has considered the Addendum to the Environmental Impact Report for the Commercial Cannabis Land Use Ordinance pursuant to 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 proposed Honey Country Compassionate Use Project subject to the recommended conditions.

Attachments: [PLN-2020-16594 Honey Country Staff Report.pdf](#)
[Attachment 3A 16594 Operations Manual 08.14.2020.pdf](#)

Humboldt Hempire Farms, LLC; Special Permit
Record No. PLN-2020-16602
Assessor's Parcel Number (APN) 223-061-011.
Garberville area

A Special Permit for 43,560 square feet of new mixed light cannabis cultivation with 3 harvest cycles annually in twelve (12) 1,600 square foot greenhouses, four (4) 2,000-square-foot greenhouses, two (2) 1,950 square foot greenhouses, and two (2) 2,600-square-foot greenhouses. Water for irrigation will be provided by rainwater catchment. There is an approved land use permit on the subject parcel that allows for a business engaged in the collection, storage, delivery, and sale of non-potable water to residents in the Southern Humboldt area for primarily agricultural use (e.g., irrigation). The applicant will utilize water from this onsite business to support the cultivation. The applicant anticipates approximately 128,000 gallons of water will be required annually for irrigation. There is 3,360,000 gallons of water storage onsite. Processing such as drying, and curing will occur in a 5,060-square-foot structure. Further processing will occur offsite at a licensed processing facility. Power of the project will be provided by PG&E.

Recommendation: Continue to a date uncertain.

Attachments: [Public Comment - Jerry Latsko re - PLN-2020 16602 APN 223-061-011 - Humboldt He](#)

Dew Humboldt Corp. Special Permit
Record Number PLN-16711-SP
Assessor's Parcel Number (APN) 107-086-020
Petrolia Area

A Special Permit application for 10,000 SF of new cultivation and 13,400 SF of RRR mixed-light cultivation being attained from app. no. 14348 Hanging Gardens. Cultivation totals 23,400 square feet of new mixed-light cannabis cultivation in seven (7) proposed greenhouses measuring 30' x 130' each. Propagation for phase 1 (10,000 sf) would occur in a proposed 2,000 square foot area and at buildout all propagation will be in a converted 3,900 SF greenhouse. Cultivation activities extend from March to October and achieve up to two (2) harvest cycles per year. Estimated annual water use is 358,600 gallons. The irrigation water source is rainwater catchment in a proposed 500,000-gallon pond and four 5,000-gallon water tanks. Drying will occur on-site in a proposed in a proposed 1200 SF metal building. Processing is off-site. Power is sourced from PG&E.

Recommendation: Find that the Zoning Administrator has considered the Addendum to the adopted Environmental Impact Report for the Commercial Cannabis Land Use Ordinance (CCLUO) 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 Dew Humboldt Corp. Special Permit subject to the recommended conditions.

Attachments: [PLN-2020-16711 Staff Report 6.3.21.pdf](#)
[Attachment A 16711 Notice of Applicability 10.07.2020.pdf](#)
[Attachment B 16711 Site Management Plan.pdf](#)
[Attachment C 16711 LSA Notification 10.07.2020.pdf](#)

Winterbourne, Special Permit
Record No. PLN-2021-16968
Assessor's Parcel Number (APN) 107-103-008
Honeydew Area

A Special Permit for two new outdoor cultivation areas totaling 23,560 square feet, in addition to the already permitted 20,000 square foot mixed light cultivation, bringing the total cultivation area to 1 acre. Drying and processing will occur in the existing dry barn and in a proposed dry barn. Ancillary nursery activities are proposed in four (4) greenhouses totaling 8,700 square feet. The water source is a 1,000,000 gallon rainwater catchment pond. Processing will occur onsite in an ADA compliant facility. Power is provided by solar power.

Recommendation: Find that the Zoning Administrator has considered the Addendum to the Environmental Impact Report for the Commercial Cannabis Land Use Ordinance pursuant to 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 proposed Winterbourne project subject to the recommended conditions.

Attachments: [PLN-2021-16968 Winterbourne Staff Report 6.3.21.pdf](#)

D. ITEMS PULLED FROM CONSENT

E. NEXT MEETINGS: June 17, 2021 10:00 a.m. Regular Meeting - Virtual

F. ADJOURNMENT

The County of Humboldt is committed to providing equal access to all county programs, services and activities through the provision of accommodations for individuals with disabilities as required under the Americans with Disabilities Act (ADA). With 72 hours prior notice, a request for reasonable accommodation or modification can be made. Please contact the Clerk of the Zoning Administrator at 707-445-7541 or by email planningclerk@co.humboldt.ca.us or the ADA Coordinator at 844-365-0352 or by email at ada@co.humboldt.ca.us.