



MINUTE SHEET

THURSDAY, JUNE 03, 2021

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

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, June 3, 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 until further notice.*

**A. CALL TO ORDER**

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

**B. AGENDA MODIFICATIONS**

*Item C-3 The Wood project is continued to a date uncertain.*

**C. CONSENT CALENDAR**

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.

*The Humboldt Hempire Farms project is continue to a date uncertain.*

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

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.

*Action: 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, made all of the required findings for approval of the Special Permit and adopted the Resolution approving the proposed Saffy THC, LLC, project subject to the revised recommended conditions.*

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.

***Action: 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, made all of the required findings for approval of the Special Permit, and adopted the Resolution approving the proposed Honey Country Compassionate Use Project subject to the revised recommended conditions.***

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 1200 SF metal building. Processing is off-site. Power is sourced from PG&E.

***Action: The Dew Humboldt Corp project was continued to the June 17, 2021 Zoning Administration meeting.***