

ZONING ADMINISTRATOR

JOHN H. FORD  
Director, Planning and Building



COUNTY STAFF

MICHAEL RICHARDSON  
Supervising Planner  
CLIFF JOHNSON  
Supervising Planner

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

**AGENDA**

Thursday, May 5, 2022

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/86599462366> Password: 604225*

*2. Call in via telephone at 346 248-7799, enter meeting ID 865 9946 2366 Password: 604225*

**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](mailto: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. All public comments must be received by Wednesday, May 4, 2022, to be provided to the Zoning Administrator for consideration. After agenda is posted on the Friday prior to the meeting comments can be found at the "Attachments" section of the "Meeting Details" link next to the posted Agenda at: <https://humboldt.legistar.com> and will be included with the administrative record after the fact.

**A. CALL TO ORDER**

**B. AGENDA MODIFICATIONS****C. CONSENT CALENDAR**

1. Cedar Farm West, LLC, Special Permits  
Record Number PLN-13340-SP (filed 12/30/2016)  
Assessor's Parcel Number (APN) 317-055-001  
Korbel Area

Cedar Farm West, LLC is applying for a Special Permit for 9,000 sq. ft. of pre-existing outdoor cannabis cultivation and 900 sq. ft. of ancillary propagation area. The applicant is proposing greenhouses for light-deprivation methods without the use of supplemental lights. Historic cultivation areas will be relocated to a central location on the parcel with environmental superiority. Water will be sourced primarily from a stream diversion under Water Right Certificate H100570, and supplemental water will be sourced from an on-site well. A Special Permit is being requested in order to allow the use of the stream diversion for cannabis irrigation. Total annual water usage is estimated at 117,000 gallons per year (11.8 gal/sq. ft./yr.). There is currently a total of 105,000 gallons of water storage on-site, and the applicant is proposing to add a 150,000 gallon rainwater catchment pond. Portable toilets and hand washing stations will be available on-site. Trimming will occur off-site at a licensed processing facility. Power will be sourced from an on-site generator.

**Recommendation:** Adopt the Resolution and 1) find that 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, 2) make all of the required findings for approval of the Special Permits and 3) approve the Cedar Farm West, LLC Special Permits as recommended by staff subject to the recommended conditions.

**Attachments:** [13340 Cedar Farm West Staff Report 05.05.22](#)  
[Attachment 3A - 13340 Road Evaluation Report with Reference Map 02.04.2020](#)  
[13340 Cedar Farm West Executive Summary 05.05.22](#)

2. Winnetka Ranch, LLC, Special Permit  
Record Number PLN-12546-SP (filed 12/27/2016)  
Assessor's Parcel Number (APN) 210-022-044  
Larabee Valley area

A Special Permit for 9,000 square feet (SF) of existing outdoor cultivation and 900 SF of ancillary propagation. Irrigation water is currently sourced from a groundwater well; however, the applicant is proposing to switch to rainwater catchment by the end of 2022. Existing available water storage is 25,000 gallons in a series of hard-sided tanks with additional tanks proposed, for a total of 70,000 gallons of storage. Estimated annual water usage is 70,000 gallons. Drying occurs onsite, with all other processing occurring offsite at a licensed facility. Power is provided by a generator; however, there are long-term plans to switch to grid power and connect to Pacific Gas and Electric Company (PG&E). The Humboldt County Zoning Administrator will consider an Addendum to a previously adopted Mitigated Negative Declaration.

**Recommendation:** Adopt the Resolution and 1) Find that 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, and 2) make all of the required findings for approval of the Special Permit and 3) approve the Winnetka Ranch, LLC, project as recommended by staff subject to the recommended conditions.

**Attachments:** [12546 Winnetka Ranch, LLC Staff Report 05.05.22](#)  
[12546 Winnetka Ranch, LLC Executive Summary 05.05.22](#)

**3. Mezzrow Farms, LLC; Special Permit**

Record Number PLN-2020-16621 (filed 09/01/2020)

Assessor's Parcel Numbers (APN) 104-121-020, 104-281-004, and 104-311-020

Petrolia area.

Special Permit for 43,560 square feet (SF) of new outdoor cannabis cultivation, which occurs within twenty two (22) 2,000-SF greenhouses. Greenhouse (GH) 1 through 21 consist of 2,000 SF of cannabis cultivation; GH 22 consists of 1,560 SF of cannabis cultivation and 44 SF of agricultural storage. Propagation occurs in two (2) 3,500-SF nursery structures (7,000 SF total). Irrigation water is provided from a proposed 1.2-million-gallon rain catchment pond. Total estimated annual water use is 720,000 gallons (16.53 gallons/SF). Water storage would be provided in eight (8) 5,000-gallon hard plastic tanks (40,000-gallons). Drying and further processing occur onsite in two (2) 2,400-SF barns (4,800 SF total). The project requires up to ten (10) employees. PG&E or Redwood Coast Energy Authority (RCEA) provides electrical power. The Humboldt County Zoning Administrator will consider an Addendum to a previously adopted Environmental Impact Report and has been prepared for consideration per 15164 of the State CEQA Guidelines.

**Recommendation:** Adopt the Resolution and 1) find that the Zoning Administrator has considered the Addendum to the Commercial Cannabis Land Use Ordinance (CCLUO) as described by Section 15164 of the State CEQA Guidelines, 2) make all of the required findings for approval of the Special Permits 3) and approve the Mezzrow Farms, LLC project as recommended by staff subject to the recommended conditions.

**Attachments:** [16621 Mezzrow Farms Executive Summary 05.05.22](#)  
[16621 Mezzrow Farms Staff Report 05.05.22](#)

**D. ITEMS PULLED FROM CONSENT****F. ADJOURNMENT**

*Next Meeting: May 19, 2022 10:00 a.m. Regular Meeting - Virtual*

*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](mailto:planningclerk@co.humboldt.ca.us) or the ADA Coordinator at 844-365-0352 or by email at [ada@co.humboldt.ca.us](mailto:ada@co.humboldt.ca.us).*