



MINUTE SHEET

THURSDAY, MAY 05, 2022

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, May 5, 2022

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

Item C-3 Mezzrow Farms is being referred to the Planning Commission.

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.

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 Permits and approve the Cedar Farm West, LLC Special Permits as recommended by staff subject to the recommended conditions.

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.

Action: The Zoning Administrator referred the Mezzrow Farms, LLC project to the Planning Commission.

D. ITEMS PULLED FROM CONSENT

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.

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, and made all of the required findings for approval of the Special Permit and approve the Winnetka Ranch, LLC, project as recommended by staff subject to the recommended conditions.

F. ADJOURNMENT

Director John Ford adjourned the meeting at 10:09 a.m.

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.