

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, September 2, 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. After the Agenda is posted on Friday, August 27, 2021, 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

28759 Humboldt, Inc. Special Permit
Record Number PLN-11005-SP
Assessor's Parcel Number: 211-401-017.
Miranda area

A Special Permit for continued cultivation of 8,180 square feet (SF) cannabis cultivation of which 5,180 SF is outdoor and 3,000 SF is mixed-light with appurtenant drying and processing activities. Ancillary propagation area is 910 square feet. Estimated annual water usage is 98,200 gallons. Irrigation water is sourced from a permitted onsite groundwater well and rain catchment. Water storage will total 51,700 gallons. All processing will occur onsite within a proposed 4,000-square-foot structure. Power is provided by generators.

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 the required findings for approval of the Special Permit and adopt the Resolution approving the proposed 26879 Humboldt project subject to the recommended conditions.

Attachments: [11005 28579 Humboldt Inc. Staff Report 9.2.21.pdf](#)
[Attachment 3A REVISED Site Management Plan 11-9-20 TRC 135 Reduced.pdf](#)
[Attachment 3B 11005 WRPP 2.1.2017.pdf](#)

Humboldt's Own, Inc. Special Permit
Record Number PLN-2021-11786
Assessor's Parcel Number: 105-071-006.
Petrolia area

A Special Permit for 24,800 square feet (SF) of existing outdoor cultivation, a Special Permit to relocate existing cultivation within the project area, and a Special Permit for 40,000 SF of new outdoor cultivation. Total cultivation area is 64,800 SF. Propagation occurs in four (4) greenhouses totaling 9,984 SF. The source of water for irrigation is an onsite permitted well (No. 16/17-0721). Total estimated annual water use is 1,018,450 gallons (15.7 gal/SF). There is no onsite water storage for irrigation purposes. Drying will occur in a 7,200 SF facility onsite. Further processing occurs offsite at a licensed third-party facility. The project requires a maximum of fifteen (15) employees during peak staffing season, which lasts for approximately six (6) to eight (8) weeks. Electrical power is provided by PG&E.

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 the required findings for approval of the Special Permit and adopt the Resolution approving the Humboldt's Own project subject to the recommended conditions.

Attachments: [11786 Humboldt's Own Staff Report 9.2.21.pdf](#)

Rainmaker Properties, LLC, Special Permit
Record Number PLN-2020-16726
Assessor's Parcel Numbers: 105-021-011 and 104-261-006.
Petrolia area

A Special Permit for 22,376 square feet of new mixed-light cultivation on a site with an existing and previously approved 20,976 square feet of mixed-light cultivation. With the proposed project a total of 43,560 square feet (SF) of mixed-light cultivation would occur on-site. Ancillary propagation is proposed to be 4,300 SF. Irrigation water is sourced from a proposed 3,500,000-gallon rainwater catchment pond located on APN: 107-105-011. Estimated annual water usage is 578,000 gallons. Drying and bucking will occur onsite in a proposed 2,400-square-foot drying and storage building, while processing will occur in a proposed 800-square-foot commercial building. Power will be provided by a proposed solar array with backup battery storage.

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 the required findings for approval of the Special Permit and adopt the Resolution approving the proposed Rainmaker Properties project subject to the recommended conditions.

Attachments: [16726 Rainmaker Farms Staff Report 9.2.21.pdf](#)
[Attachment 3A 16726 Water Resource Plan 10.19.2020.pdf](#)
[Attachment 3B 16726 Wetland Delineation Report 10.19.2020.pdf](#)
[Attachment 3C 16726 Biological Report 10.19.2020.pdf](#)

D. ITEMS PULLED FROM CONSENT

E. ADJOURNMENT

NEXT MEETING: September 16, 2021 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 or the ADA Coordinator at 844-365-0352 or by email at ada@co.humboldt.ca.us.