

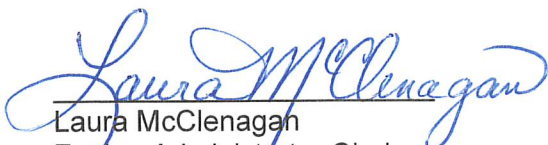


MINUTE SHEET


THURSDAY, NOVEMBER 07, 2024

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

CLIFF JOHNSON
Planning Manager
ELIZABETH SCHATZ
Planning Manager

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

ACTION SUMMARY

Thursday, November 7, 2024

10:00 AM

Regular Meeting - Hybrid

A. CALL TO ORDER

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

B. AGENDA MODIFICATIONS

*Supplemental information supplied for Item D3 CannaDreams, LLC.
All Items (D1-D5) moved up to the consent calendar.*

C. CONSENT CALENDAR

1. Native Humboldt Farm, Zoning Clearance Certificate and Special Permit
Assessor Parcel Numbers (APN) 217-282-015
Record No.: PLN-11454-ZCC
Blocksburg area

A Zoning Clearance Certificate for 5,000 square feet of existing outdoor cannabis cultivation. Water is stored in 15 hard tanks (34,500 gallons) and the applicant proposes to add an additional two hard tanks (5,000 gallons) for a total of 39,500 gallons of available water storage. Estimated annual water usage is 41,000 gallons. All processing is completed at a licensed off-site processing facility. Electricity is sourced from PGE. Also requested is a special permit for the ongoing use of a point of diversion for the water for irrigation from an existing on-site spring.

The Zoning Administrator adopted Resolution 24-037 which finds the Zoning Administrator has considered the Mitigated Negative Declaration previously adopted for the Commercial Medical

Marijuana Land Use Ordinance and the Addendum that was prepared for the Native Humboldt Farm project and finds the proposed project complies with the General Plan and Zoning Ordinance; and approves the Zoning Clearance Certificate and Special Permit subject to the conditions of approval.

2. Larabee Farm, LLC, Special Permit and Lot Line Adjustment

Assessor Parcel Numbers (APN) 210-051-070-000, 210-051-068-000

Record No.: PLN-11888-SP

Bridgeville area

A Special Permit for the continued operation of an existing cannabis cultivation site consisting of 9,000 square feet of mixed light cannabis cultivation in greenhouses and 900 square feet of ancillary nursery space. Irrigation water is sourced from a permitted, hydrologically disconnected well. Water storage for irrigation totals 19,750 gallons. The applicant's estimated annual water use is approximately 95,000. Drying and other processing will occur on-site. Power is provided by a PG&E and a generator for emergencies.

A lot line adjustment is also proposed between APN 210-051-070-000 (20.16 acres) and 210-05-068-000 (22.17 acres) to transfer of approximately 0.9 acres in an equal exchange with no net change in either parcel size.

The Planning Commission adopted Resolution 24-038 which finds the Zoning Administrator has considered the Addendum to the Mitigated Negative Declaration for the Commercial Medical Marijuana Land Use Ordinance (CMMLUO) that was prepared for the Larabee Farm, LLC, project; and finds that the proposed project complies with the General Plan and Zoning Ordinance; and approves the Special Permit and Lot Line Adjustment subject to the conditions of approval.

4. Hogan Special Permit

Assessor Parcel Numbers: 208-241-018-000

Record Numbers: PLN-12162-SP

Dinsmore area

Hogan seeks a Special Permit (SP) for an existing 5,325-square-foot (SF) outdoor cultivation. Water for irrigation is sourced from an existing 38,000-gallon rain catchment pond. Estimated annual water usage is 50,000 gallons (11.04 gallons/SF/year). Total water storage is 51,500 gallons in a pond and hard tank storage with an additional 5,000 gallons of storage for fire suppression via (2) 2,500 storage tanks. Processing will be performed offsite at a licensed third-party processing facility. Power is provided by generators but is conditioned to convert to a renewable source by January 1st, 2026.

The Zoning Administrator adopted Resolution 24-040 which finds the Zoning Administrator has considered the Mitigated Negative Declaration previously adopted for the Commercial Medical Marijuana Land Use Ordinance and the Addendum that was prepared for the Hogan project; and finds the proposed project complies with the General Plan and Zoning Ordinance; and approves the Special Permit subject to the conditions of approval.

5. Greentech Industry, Inc. Conditional Use Permit Denial

Assessor's Parcel Numbers: 222-222-013

Record Numbers: PLN-12823-CUP

Redway Area

DENIAL of a Conditional Use Permit for 5,000 square feet of existing mixed light and 8,150 square feet of existing outdoor cannabis cultivation.

The Zoning Administrator adopted Resolution 24-041 which finds the project exempt from environmental review pursuant to State CEQA Guidelines Section 15270 (Projects Which Are Disapproved); and finds the applicant has not provided sufficient evidence necessary to make the required findings for approval; and denies the Greentech Industry, Inc conditional use permit.

D. ITEMS PULLED FROM CONSENT

3. CannaDreams, LLC; Special Permits
Assessor Parcel Numbers (APN) 108-026-006
Record No.: PLN-12088-SP
Ettersburg area

A Special Permit for the continued operation of an existing cannabis cultivation site consisting of 9,500 square feet of outdoor cannabis cultivation in greenhouses and 950 square feet of ancillary nursery space, a Special Permit to reduce the setback to BLM public land, and a Special Permit for reduction of the Streamside Management Area setback to allow for a hydroelectric facility on the onsite stream and for the point of diversion. Irrigation water is sourced from a point of diversion and is subject to forbearance. There will be 171,000 gallons of water storage on the parcel designated for cannabis irrigation and 6,500 gallons reserved for fire suppression. The applicant's estimated annual water use is approximately 88,700 gallons. Drying will occur onsite and other processing will occur offsite at a licensed third-party facility. Power is provided by a solar array with a generator used to supply supplemental power. There will be two employees on site at peak.

The Zoning Administrator continued the CannaDreams, LLC, Special Permits to a date uncertain.

E. PUBLIC HEARINGS

F. ADJOURNMENT

Director John Ford adjourned the meeting at 10:06 a.m.

G. NEXT MEETING: November 21, 2024, 10:00 a.m. Regular Meeting - Hybrid

