

ZONING ADMINISTRATOR

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Director, Planning and Building



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

AGENDA

Thursday, May 20, 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. The Agenda is posted on the Friday prior to the meeting. Comments received after the agenda has been published can be found at the "Attachments" section of the "Meeting Details" link next to the posted Agenda at: <https://humboldt.legistar.com>. All public comment and supplemental information submitted after Wednesday, May 19, 2021 will be included with the administrative record after the fact.

A. CALL TO ORDER

B. AGENDA MODIFICATIONS

C. CONSENT CALENDAR**1. Judy Hulbert**

Record Number PLN-10951-SP

Assessor's Parcel Number (APN) 523-025-005.

Willow Creek Area

A Special Permit for 7,854 square feet of existing outdoor cannabis cultivation with 774 square feet of ancillary propagation. The applicant is proposing to add light-deprivation greenhouses with no use of supplemental lights to the pre-existing outdoor cultivation footprint. Irrigation water will be provided by a permitted groundwater well. Annual water needed for irrigation is estimated at a maximum of 200,000 gallons. There are three (3) 2,500-gallon hard-sided water tanks, and one (1) additional 2,500-gallon tank is proposed to be designated for fire suppression. Drying will occur on-site, and trimming will be done off-site at a licensed processing facility. Electricity will be provided by a Honda EU2000i generator and solar fans.

Recommendation: 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, make all of the required findings for approval of the Special Permit and adopt the Resolution approving the Judy Hulbert's Special Permit as recommended by staff subject to the recommended conditions.

Attachments: [PLN-10951-SP Staff Report 5.20.21.pdf](#)
[Attachment 3A 10951 LSA Notification.pdf](#)

2. John Mahony, LLC

Record Number PLN-11827-SP

Assessor's Parcel Number 220-301-021.

Briceland/Redway area

John Mahony, LLC seeks a Special Permit for an existing outdoor cannabis cultivation project consisting of up to 5,912 square feet (SF) grown in nine adjacent greenhouses on a previously graded flat within the 65-acre parcel. A tenth 560-SF greenhouse is used as a plant nursery. Irrigation water is sourced from a permitted 220-foot groundwater well onsite. Water is stored in two 2,500-gallon and two 1,200-gallon hard plastic tanks totaling 7,400 gallons of water storage. Estimated annual water usage is 69,868 gallons (11.9 gallons/SF/year). No additional employees are required for cultivation and during peak operations. An existing 1,820-SF multiple use structure is used to store and dry cannabis. Trimming and processing would be performed offsite by a licensed processing facility. There is an onsite wastewater septic tank leach-field system that serves an existing residence. Power is provided by solar power and an emergency Honda generator for residential use. No artificial lights are used in the cultivation activities.

Recommendation: Find that the Zoning Administrator has considered the Addendum to the adopted Mitigated Negative Declaration (MND) for the Commercial Medical Marijuana Land Use Ordinance (CMMLUO) as described by Section 15164 of the State California Environmental Quality Act (CEQA) Guidelines, make all of the required findings for approval of the Special Permit and adopt the Resolution approving the John Mahony, LLC Special Permit as recommended by staff subject to the recommended conditions.

Attachments: [PLN-11827-SP Staff Report 5.20.21.pdf](#)
[Attachment 3A 11827 Water Resource Protection Plan 7.18.2018.pdf](#)

4. Pharming Humboldt Dreams, LLC
Record Number PLN-16677-SP
Assessor's Parcel Number (APN) 223-241-006.
Garberville Area

A Special Permit to allow 43,560 square feet of new cannabis cultivation consisting of 31,560 square feet of outdoor and 12,000 square feet of mixed light cultivation located in three distinct areas on the subject parcel. There will be a maximum of two outdoor cultivation cycles and five mixed light cultivation cycles. Propagation will occur on-site in a 4,500-square-foot greenhouse. Water for irrigation would be provided by rain catchment. Annual water use is 390,713 gallons. There would be 580,000 gallons of water storage in hard-sided tanks. The proposed project includes development of a processing structure for drying, curing and trimming. The applicant is proposing to process off-site during the first year of operations. There will be a maximum of 2 seasonal employees to assist with operations. Power is provided by P. G. & E. and a generator; use of the generator is limited to 20% of the total power need.

Recommendation: Continue to a date uncertain

3. Pratt Mountain Farms
Record Number PLN-2020-16739
Assessor's Parcel Number (APN) 216-133-013.
Garberville Area

Special Permit for 43,560 sf new outdoor light deprivation cannabis cultivation, anticipating two harvests per year. The project includes 4,350 sf of ancillary nursery space which would not use lights or fans. Drying would occur onsite; further processing would be performed by a licensed third-party. Annual irrigation demand would total 654,000 gallons (15gal/sf). Irrigation water will be provided by a groundwater well and supplemented by rainwater catchment tanks. 30,000 gallons of water storage capacity would be provided by three 5,000-gallon tanks and five 3,000-gallon tanks. The project would require a maximum of eight employees. Power would be provided by a proposed solar array.

Recommendation: Find that the Zoning Administrator has considered the Addendum to the adopted Environmental Impact Report for the Commercial Cannabis Land Use Ordinance (CCLUO) as described by Section 15164 of the State CEQA Guidelines, make all of the required findings for approval of the Special Permit and adopt the Resolution approving the Pratt Mountain Farms, LLC, LLC Special Permit as recommended by staff subject to the recommended conditions.

Attachments: [PLN-2020-16739 Staff Report 5.20.21.pdf](#)
[3A Botanical Report 10.23.2020.pdf](#)
[3B Road Evaluation 10.23.2020.pdf](#)

5. I and I Ranch, LLC

Record Number PLN-13324-SP

Assessor's Parcel Number (APN) 214-112-006.

Garberville Area

A Special Permit for 43,560 square feet of new mixed light cannabis cultivation with ancillary propagation. The applicant anticipates three cultivation cycles will occur annually. Water for irrigation will be provided by one permitted existing well. Water will be stored in a proposed one-million-gallon rainwater catchment pond and hard tanks. The applicant anticipates approximately 700,000 gallons of water will be required annually. Processing such as drying, curing, and trimming will occur onsite in a proposed 1,600-square-foot structure. Power for the project will be sourced from solar with a backup generator for emergencies.

Recommendation: Find that the Zoning Administrator has considered the Addendum to the adopted Environmental Impact Report for the Commercial Cannabis Land Use Ordinance (CCLUO) as described by Section 15164 of the State CEQA Guidelines, make all of the required findings for approval of the Conditional Use Permit and adopt the Resolution approving the I and I Ranch Special Permit as recommended by staff subject to the recommended conditions of approval.

Attachments: [PLN-13324-SP Staff Report 5.20.21.pdf](#)
[Attachment 3A Cultivation and Operations Plan 04_25_21.pdf](#)
[Attachment 3B 13324_Bio_Report_11.20.19.pdf](#)

6. PDCON Enterprises, LLC

Record Number PLN-2020-16367

Assessor's Parcel Number (APN) 222-156-019.

Garberville Area

The proposed project is a Special Permit (SP) for 10,000 square feet (SF) of new outdoor commercial cannabis cultivation utilizing light deprivation techniques. The applicant anticipates two harvests annually. The plants will be propagated within the cultivation greenhouses and minimal supplemental lighting will be utilized until they have rooted. The applicant projects an annual water usage of 100,000 gallons. Water for the project will be sourced from the Garberville Community Services District. All processing will occur offsite at a licensed third-party processing facility. The operation will be owner-operated, no employees are required. Power for the project will be provided by P.G.&E.

Recommendation: Find that the Zoning Administrator has considered the Addendum to the Environmental Impact Report for the Commercial Cannabis Land Use Ordinance (CCLUO) pursuant to Section 15164 of the State CEQA Guidelines, make all of the required findings for approval of the Special Permit based on evidence in the staff report, and adopt the Resolution approving the proposed PDCON Enterprises, LLC project subject to the recommended conditions.

Attachments: [PLN-2020-16367 Staff Report 5.20.21.pdf](#)

7. Avicenna Holdings, LLC

Record Number PLN-2020-16633

Assessor's Parcel Number (APN) 105-111-007.

Petrolia Area

An application for a Special Permit to conduct one acre (43,560 square feet) of outdoor cannabis cultivation. Cultivation will utilize dry farm methods to plant directly in the native soil in delineated rows with minimal irrigation. Five proposed hoop houses totaling 5,000 square feet will be used for propagation to support on-site seed and clone production. The irrigation water source is rainwater catchment. The applicant will install eleven (11) 5,000-gallon tanks for a total of 55,000 gallons of storage. Estimated annual water use is 50,000 gallons. Drying will occur on-site in a proposed 5,000 square foot metal ag barn. Processing will occur off-site. Work will be conducted by the five owner-applicants, with up to seven additional temporary workers during transplant and harvest. Power will be provided by P.G.&E.

Recommendation: 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, make all of the required findings for approval of the Special Permit and adopt the Resolution approving the Hidden Prairie Farms, project as recommended by staff subject to the recommended conditions.

Attachments: [PLN-2020-16633 Avicenna Holdings Staff Report 5.20.21.pdf](#)

8. Honey Country Compassionate Use Project

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 off of rain catchment from 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 proposing to add 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 (with the renewable energy program) is proposed for the power source with a backup generator.

Recommendation: Continue to the June 3, 2021 Zoning Administrator meeting.

9. Lauren Marlak

Record Number PLN-13006-SP

Assessor's Parcel Number: 210-250-009.

Dinsmore area

A Special Permit for continued cultivation of 8,000 square feet of outdoor cannabis. Ancillary propagation occurs within an 800 SF nursery area on-site. Irrigation water is sourced from a permitted groundwater well, a rainwater catchment system, and a point of diversion. Existing available water storage totals 80,000 gallons. Estimated annual water usage is 80,000 gallons. Drying and bucking occurs onsite and all other processing will occur off site at a licensed processing or manufacturing facility. Power is provided by solar panels.

Recommendation: Find that the Zoning Administrator has considered the Addendum to the adopted Mitigated Negative Declaration for the Commercial Medical Land Use Ordinance (CCMLUO) as described by Section 15164 of the State CEQA Guidelines, make all of the required findings for approval of the Special Permit and adopt the Resolution approving the Lauren Marlak, project as recommended by staff subject to the recommended conditions.

Attachments: [PLN-13006-SP Staff Report 5.20.21.pdf](#)

10. Dinsmore Elite, LLC

Record Number PLN-13238-SP

Assessor's Parcel Number 208-341-009.

Dinsmore area

Dinsmore Elite LLC seeks a Special Permit for an existing 9,990-square-foot (SF) mixed-light cannabis cultivation operation. The cannabis cultivation operation consists of five greenhouses at two locations on the 9-acre parcel. Ancillary propagation in a 1,000-SF greenhouse and a 450 SF greenhouse is proposed. Three annual harvests are anticipated from the heating-equipped mixed-light greenhouses for a growing season that extends from March through October. Estimated annual water usage is 199,000 gallons (19.90 gallons/SF/year). Water for irrigation is supplied from a new 200-foot-deep well and 60,120 gallons of hard tank storage. Bucking and drying will occur in an existing drying/storage shed (1,400 SF) by part-time as-needed employees. Additional processing of cannabis will occur offsite at a licensed processing or manufacturing facility. Power is provided by one Honda EU 7-kiloWatt (kW) gasoline generator and two Cummins 30-kW generators for electricity, when needed. A Special Permit is also needed pursuant to Humboldt County Code Section 314-55.4.11(d) to allow a relaxation of the six-hundred foot (600') setback requirement from Six Rivers National Forest.

Recommendation: Find that the Zoning Administrator has considered the Addendum to the adopted Mitigated Negative Declaration (MND) for the Commercial Medical Marijuana Land Use Ordinance (CMMLUO) as described by Section 15164 of the State California Environmental Quality Act (CEQA) Guidelines, make all of the required findings for approval of the Special Permits and adopt the Resolution approving the Dinsmore Elite LLC Special Permits as recommended by staff subject to the recommended conditions.

Attachments: [PLN-13238-SP Staff Report 5.20.21.pdf](#)
[Attachment 3A Cobb Road Road Assessment 2020.pdf](#)
[Attachment 4A 13238_ref_Airport Director_12.07.2020.pdf](#)

D. ITEMS PULLED FROM CONSENT**E. PUBLIC HEARINGS**

F. ADJOURNMENT June 3, 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.