



MINUTE SHEET

THURSDAY, MARCH 5, 2020

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.

Suzanne Lippre
Zoning Administrator Clerk

John H. Ford
Zoning Administrator

ZONING ADMINISTRATOR

JOHN H. FORD
Director, Planning and Building



COUNTY STAFF

MICHAEL RICHARDSON
Supervising Planner
STEVE WERNER
Supervising Planner
CLIFF JOHNSON
Supervising Planner

**ZONING ADMINISTRATOR
COUNTY OF HUMBOLDT**

**Planning and Building Department
3015 H St.
Eureka, CA 95501**

ACTION SUMMARY

Thursday, March 5, 2020

10:00 AM

Regular Meeting

A. CALL TO ORDER

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

B. AGENDA MODIFICATIONS

Item #C-1: Supplemental information provided.

Item #C-2: Continued to a date uncertain.

C. CONSENT CALENDAR

1. Humboldt Gardens, LLC Special Permit
Record Number: PLN-2019-15707
Assessor's Parcel Number: 107-233-010
Honeydew area

Project Description: A Special Permit for 9,400 square feet of existing outdoor cannabis cultivation. The applicant is anticipating one harvest annually. The irrigation water source is a groundwater well. Estimated annual water use is 91,125 gallons. Water storage totals 6,000 gallons in three (3) rigid tanks. Drying occurs onsite in an existing 520-square-foot shed. Processing occurs off-site at a licensed 3rd party facility. Power will be provided by a proposed solar array.

Action: 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, makes all of the required findings for approval of the Special

Permit based on evidence in the staff report, and adopts the Resolution approving the proposed Humboldt Gardens, LLC Special Permit subject to the recommended conditions.

2. Inztgramz, LLC Special Permit

Application Number 15858

Record Number: PLN-2019-15858

Assessor's Parcel Number (APN): 223-311-042

2010 Tunnel Road, 2012 Tunnel Road, 2014 Tunnel Road, and 2050 Tunnel Road,
Redway Area

Project Description: A Special Permit (SP) for a proposed Micro-Business consisting of non-flammable manufacturing activities for non-volatile extraction of essential cannabis oils, distribution, and non-storefront retail delivery activities in a portion of a 3,600 square-foot existing building known as Building A. The hours of operation will be between 7am-7pm daily with peak operation hours between 8am-8pm, Monday-Sunday. The facility will be divided into three independent ground units (distribution, manufacturing, and non-storefront retail) with separate access point. Water and sewer services are provided by the Redway Community Services District (RCSD). The water budget is estimated to be 800 gallons per month. Up to 9,600 gallons of water is available for employee use per year. There will be a maximum of 4 employees during peak operations. Electricity is provided by P.G.&E.

The Zoning Administrator continued the project to a date uncertain.

3. Westside Holdings, LLC, Special Permit and Design Review Permit

Record Number: PLN-15721-SP

Assessor's Parcel Number (APN): 223-311-012

1211 Evergreen Road, Redway area

Project Description: A Special Permit for commercial cannabis manufacturing activities involving non-volatile extraction methods. The applicant proposes to manufacture cannabis products, such as infused cannabis oil, unstillied cannabis oil and distilled cannabis oil in an existing 2,000-square-foot commercial building. Future production may include terpene isolates, CBD-infused oils, topicals, and shatter. Harvested cannabis plants will be delivered to the proposed project site by licensed distributors. The operation plan states the only hazardous materials used on site is carbon dioxide gas and food-grade alcohol. Hours of operation are Monday - Saturday from 8:00 a.m. to 5 p.m. The manufacturing facility is solely for the purpose of wholesale vendors, therefor the public may not enter except for those who are licensed vendors. Water and sewer services are provided by the Redway Community Services District. Power is provided by P. G. & E. The proposed project includes a Design Review permit that evaluates the proposed project compatibility with the surrounding neighborhood.

Action: 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, makes all of the required findings for approval of the Special Permits based on the evidence in the staff report and any public testimony, and adopts the Resolution approving the proposed Westside Holding, LLC, project subject to the recommended conditions.

4. Tee Forty, LLC, Special Permits

Record Number: PLN-11806-SP

Assessor's Parcel Numbers (APNs): 222-154-011 and 222-155-005

Garberville area

Project Description: A Special Permit for 6,869 sf existing outdoor cannabis cultivation and 1,000 sf existing mixed light cannabis cultivation, on one legal parcel made of two APN's (222-155-005 & 222-154-011). Four greenhouses contain 5,284 square feet of outdoor cannabis cultivation using light deprivation techniques and 1,000 square feet of mixed light cultivation. The remaining 1,585 square feet of cannabis will be cultivated in full sun without the use of greenhouses. Cultivation activities extend from April through October with a maximum of three cultivation cycles annually when using mixed light or light deprivation methods. Water for irrigation is sourced from 150,000-gallon rainwater catchment pond, with back up storage of four 2,500-gallon plastic tanks filled from a point of diversion located on an unnamed tributary to Connick Creek. Annual water use for irrigation is estimated at 125,000 gallons. Curing and drying is onsite, further processing (trimming) is done off-site. No employees will be hired as all work is performed by two resident-operators. Power is sourced from a generator. The proposed project includes a Special Permit for a point of diversion with a Streamside Management Area (SMA) used by the applicant for irrigation and fire protection uses.

Action: The Zoning Administrator has considered the Addendum to the Mitigated Negative Declaration for the Commercial Medical Marijuana Land Use Ordinance pursuant to Section 15164 of the State CEQA Guidelines, makes all of the required findings for approval of the Special Permit based on evidence in the staff report and adopts the Resolution approving the proposed Tee Forty, LLC, project subject to the recommended conditions.

5. Hummingbird Hill Farm, LLC Special Permit

Record Number: PLN-12391-ZCC

Assessor's Parcel Number (APN): 220-261-008

4439 Briceland Thorne Road, Briceland area

Project Description: A Special Permit for the continued operation of an existing 9,990-square-foot outdoor cannabis cultivation site using light deprivation. The applicant is proposed to reorganize full-sun cultivation into greenhouses. There will be a total of nine greenhouses upon full build-out. There will be 2 cultivation cycles annually, in July and October, respectively. Water for irrigation is sourced from rain catchment. There is 164,200 gallons of water storage on the site in a series of hard-sided tanks. The applicant's estimated annual water use is 71,000 gallons. Power is provided by PG&E and supplemented with solar. Drying will occur in an existing 728-square-foot accessory structure. Additional processing occurs off site with a licensed third-party facility. No employees will work on the site.

Action: The Zoning Administrator has considered the Addendum to the Mitigated Negative Declaration for the Commercial Medical Marijuana Land Use Ordinance pursuant to Section 15164 of the State CEQA Guidelines, makes all of the required findings for approval of the Special Permit based on evidence in the staff report and adopts the Resolution approving the

proposed Hummingbird Hill Farm, LLC, project subject to the recommended conditions.

D. ITEMS PULLED FROM CONSENT

E. ADJOURNMENT

John Ford adjourned the meeting at 10:05 AM

Persons wishing to file documentation on any agenda item for the official record must submit an original and four (4) copies of each document to the Zoning Administrator Clerk at the Planning and Building Department, 3015 H Street in Eureka.

Meeting rooms are ADA Accessible. If you are a person with a disability, and you need disability-related modifications or accommodations to participate in this meeting, please contact the Zoning Administrator Clerk at 707-445-7541, or 707-268-3792 (fax). Requests for such modifications or accommodations must be made at least three full business days before the start of the meeting.