

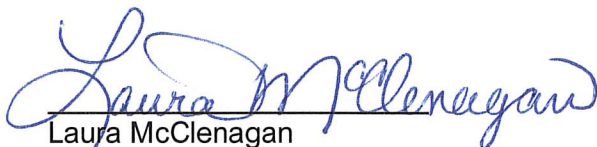


MINUTE SHEET

THURSDAY, MAY 20, 2021

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 20, 2021

10:00 AM

Regular Meeting - Virtual

NOTE: In accordance with Executive Order N-29-20 the County of Humboldt Zoning Administrator meeting was held virtually until further notice.

A. CALL TO ORDER

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

B. AGENDA MODIFICATIONS

Saffy THC, LLC, PLN-12491-SP was continued to this meeting from the Zoning Administrator's meeting held on May 6, 2021, but inadvertently was left off the agenda. This project was re-noticed and will be heard on June 3, 2021.

C. CONSENT CALENDAR

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.

Action: The Pharming Humboldt Dreams project was 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.

Action: 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, made all of the required findings for approval of the Special Permit and adopted the Resolution approving the Pratt Mountain Farms, LLC, project as recommended by staff subject to the recommended conditions.

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.

Action: 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, made all of the required findings for approval of the Special Permit and adopted the Resolution approving the Lauren Marlak, project as recommended by staff subject to the recommended conditions.

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.

Action: 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, made all of the required findings for approval of the Special Permits and adopted the Resolution approving the Dinsmore Elite project as recommended by staff subject to the recommended conditions.

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.