

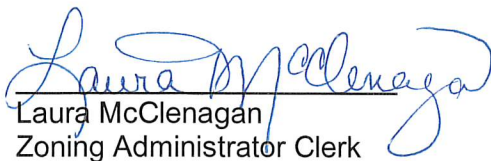


MINUTE SHEET

THURSDAY, JUNE 17, 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, June 17, 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.

A. CALL TO ORDER

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

B. AGENDA MODIFICATIONS

*Item C-1 PLN-11673-SP The Humboldt County Farms- Public comment received
Item C-5 PLN-12774-SP Northern Realm - Supplemental supplied
Item C-10 PLN-13188-SP Kenneth Holland - Public comment received
Item C-11 PLN-13356-SP Hog Trap Farms - Supplemental supplied
Item E-1 PLN-16711-SP Dew Humboldt Corp - Supplemental supplied*

C. CONSENT CALENDAR

3. Jarrett Rolff, Special Permit
Record Number PLN-11830-SP
Assessor's Parcel Number (APN) 221-181-020 and 221-181-018.
Briceland Area

The applicant is seeking a Special Permit for 10,000 square-feet of existing outdoor cultivation utilizing light deprivation techniques. Water for irrigation will be sourced from two existing rainwater catchment ponds with a combined capacity of over 2 million gallons. The parcel contains 60,000-gallons of hard tank water storage. The applicant estimates an annual water use of 172,000 gallons. All processing will occur onsite. Power for the operation is provided by solar and a backup generator is onsite to provide supplemental energy. The operation will not require employees beyond the family members.

Action: The Jarrett Rolff project was continued to the July 1, 2021 meeting.

4. Summer Adams, Special Permit
Record Number PLN-12238-SP
Assessor's Parcel Number (APN) 315-042-002 and 315-143-001.
Willow Creek Area

A Special Permit for 8,280-square-feet (SF) of existing outdoor cannabis cultivation comprised of 4,440-square-foot (SF) existing outdoor light-deprivation cannabis cultivation and 3,840 SF of existing outdoor cultivation which is being relocated out of the trees to the main cultivation area. Irrigation water is sourced from a permitted groundwater well. Existing available water storage is 12,500 gallons in four hard tanks. Estimated annual water usage is 99,400 gallons (12.0 gallons/SF/yr). Drying and processing will occur offsite at a licensed facility. The applicant anticipates using two seasonal workers on the property for daily operations. The sole source of power for the project is solar panels with two small generators for emergency use only. Two additional Special Permits are also requested for a setback reduction from Six Rivers National Forest, approximately 130 feet to the west of the main cultivation area, and for site restoration within Streamside Management Areas.

Action: 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, made all of the required findings for approval of the Special Permit based on evidence in the staff report and adopted the Resolution approving the Summer Adams project subject to the recommended conditions.

6. Nicholas C. Paissios, Special Permit
Record Number PLN-12974-SP
Assessor's Parcel Number (APN) 208-241-001.
Dinsmore Area

The applicant is seeking a Special Permit for 8,000 of existing outdoor commercial cannabis cultivation utilizing light deprivation techniques to achieve two harvests annually. The project will be supported by an 800 square-foot nursery. Water for irrigation will be sourced from an existing well. The applicant projects an annual water usage of 99,040 gallons. Existing available water storage totals 10,200 gallons. All processing will occur onsite in an existing structure. Two seasonal employees will be required. A solar array will supply a majority of the required energy and a generator will be onsite to provide supplemental energy.

Action: The Nicholas C. Paissios project was continued to the July 1, 2021 meeting.

7. SoHum Labs, LLC, Special Permit (x3)
Record Number PLN-13012-SP
Assessor's Parcel Number 223-311-035
Redway area

SoHum Labs, LLC seeks three Special Permits for commercial cannabis manufacturing, distribution, and commercial processing activities. Manufacturing activities involve both volatile and non-volatile solvent-based extraction methods. Post processing activities include removing unwanted solvents, further refinement of crude oils through distillation, or reintroduction of flavor. Distribution activities include product evaluation, tracking, and sorting; Quarantining cannabis; Packaging, processing, and quality control; and transporting cannabis. Water for the project would be provided by Redway Community Services District. The hours of operation are Monday-Friday from 8:00 a.m. to 6 p.m. The applicant is anticipating 14 full-time employees. The applicant is proposing 18 parking spaces with two ADA parking spaces. Power for the project will be 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 Mitigated Negative Declaration adopted for the Commercial Medical Marijuana Land Use Ordinance pursuant to Section 15164 of the State CEQA Guidelines, made all of the required findings for approval of the Special Permit based on evidence in the staff report and adopted the Resolution approving the SoHum Labs, LLC project subject to the recommended conditions.

14. Rita Speas, Special Permit

Record Number PLN-2019-16062

Assessor's Parcel Number (APN) 223-123-003.

Garberville area

A Special Permit for 5,000 square feet of existing outdoor cannabis cultivation. The application is proposing a 500-square-foot propagation greenhouse. The full sun cultivation area will be harvested once annually. The applicant is proposing to construct a greenhouse and use a light deprivation cultivation method in the future. Approximately 31,800 gallons of water will be required annually for irrigation. Water for irrigation will be sourced from a 120,000-gallon off--stream pond, and an additional 17,500 gallons in five HDPE tanks. Processing, including drying, curing and trimming, will take place in an existing processing building. No hired staff are required. Power is provided by P.G.& E.

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, made all of the required findings for approval of the Special Permit based on evidence in the staff report, and adopted the Resolution approving the proposed Rita Speas project subject to the recommended conditions.

15. Chipps, Coastal Development Permit and Lot Line Adjustment

Record Number PLN-2020-16661

Assessor's Parcel Numbers (APNs): 017-181-001, 017-181-002, 017-181-007, 017-181-008, 403-161-037, and 403-161-038.

Eureka Area

A Lot Line Adjustment (LLA) between four parcels resulting in four parcels of approximately 0.53 acres, 1.02 acres, 1.19 acres, and 1.69 acres. The purpose for the LLA is to remove a property line that runs through an existing building, and another property line near an existing deck on APN 017-181-002. Therefore, the LLA will remedy encroachment issues with buildings and setbacks. A Coastal Development Permit is also required. APN 017-181-007 is vacant, while the remaining parcels are developed with residential structures and support infrastructure. No development is proposed.

Action: The Zoning Administrator finds the project exempt from environmental review pursuant to Section 15305(a) of the State CEQA Guidelines; made the required findings for approval of the Coastal Development Permit and Lot Line Adjustment; and approve the Chipps Coastal Development Permit and Lot Line Adjustment subject to the recommended conditions.

16. Original Humboldt Farms, LLC, Special Permit

Record Number PLN-2020-16782

Assessor's Parcel Numbers: 107-102-021, 107-105-011, 107-102-023.

Petrolia area

A Special Permit for a 43,560 square feet (SF) of new outdoor cannabis cultivation utilizing light deprivation techniques in seven (7) hoop house structures. Ancillary propagation will occur within one (1) 4,300-square-foot greenhouse. Irrigation water is sourced from a proposed 3,500,000-gallon rainwater catchment pond located on APN: 107-105-011. Existing available water storage consists of the pond, and a proposed 2,500-gallon hard tank onsite for fire response. 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. A maximum of ten (10) employees may be utilized during peak operations. Power will be provided by a proposed solar array with backup battery storage.

Action: The Original Humboldt Farms project was continued to the June 24, 2021, Special Meeting.

D. ITEMS PULLED FROM CONSENT**1. The Humboldt County Farms, Inc, Special Permit (x3)**

Record Number PLN-11673-SP

Assessor's Parcel Number (APN) 314-121-040.

Kneeland Area

A Special Permit (SP16-279) for 6,000-square-feet (SF) of existing mixed light cannabis cultivation in three greenhouses on one graded flat and two Special Permits for work within a Streamside Management Area. Irrigation water is sourced from a Class II stream diversion and is limited to 150 gallons per day subject to forbearance requirements. Total water demand is 100,000 gallons per year. Existing water storage is 90,000 gallons in eight tanks and one rain catchment pond (50,000-gallon capacity). Two additional 5,000-gallon tanks will be installed to bring total irrigation storage to 100,000 gallons. Product will be dried onsite in an existing shed and further processing will occur offsite at a licensed processing facility. Pacific Gas and Electric Company provides power to the operation. A permitted On-Site Waste Treatment System is onsite that services a three-bedroom home (Permit #314-121-40), a full-time employee, and up to two seasonal employees.

Action: The Humboldt County Farms project was continued to the July 1, 2021 meeting.

2. Jason Caldwell, Special Permit
Record Number: PLN-11823-SP
Assessor's Parcel Number: 217-391-026.
Blocksburg area

A Special Permit for 10,000 square feet (SF) of outdoor cannabis cultivation within two 5,000 SF full-sun outdoor garden plots in raised beds. No ancillary propagation occurs onsite. Irrigation water is sourced from an onsite groundwater well and an off-stream 700,000-gallon pond. Existing available water storage is 18,500 gallons in a series of hard-sided tanks, in addition to the pond. Estimated annual water usage is 67,500 gallons. Drying occurs onsite in an existing cabin with all other processing occurring offsite at a licensed facility. The applicant and the property owner, if needed, tend the site with no additional employees required. Power is provided by a portable generator. Power use is limited to support facilities and no power is required for cultivation.

Action: The Jason Caldwell project was continued to the 7.15.21 meeting.

5. Northern Realm, Inc, Special Permit
Record Number PLN-12774-SP
Assessor's Parcel Number: 221-151-024.
Garberville

Northern Realm, Inc. seeks approval of a Special Permit 9,780 SF of mixed-light cultivation in three (3) areas, CA 1 (2,980 SF), CA 2 (5,800 SF), and CA 3 (1,000 SF). Eight (8) former cultivation areas ("old outdoor cultivation", OOC 1 - OOC 8) have been abandoned in favor of expanded operations near the center of the site, further removed from surface waters. Propagation would occur onsite in a 960-SF greenhouse. Irrigation water is sourced from an unnamed spring that feeds into an unnamed stream, which is a tributary to Mattole Canyon Creek (Registration #H505893). Water storage consists of two (2) hard plastic storage tanks that hold a total of 5,320 gallons of water onsite. There is one (1) 2,500-gallon tank and one (1) 2,820-gallon tank. Drying and post-cultivation processing would occur onsite in a 3,000-SF shop. There would be one (1) full-time employee and an average of four (4) employees during harvest. Electricity is provided by a Honda 2000i generator and a backup Honda 7000i generator.

Action: The Northern Realm project was continued to the July 1, 2021 meeting.

8. Chemise Creek Farm, LLC, Special Permit
Record Number PLN-13032-SP
Assessor's Parcel Number 218-131-012
New Harris area

Chemise Creek Farm, LLC seeks a Special Permit for 9,224-square-feet (SF) of existing cannabis cultivation, of which 7,784 SF is outdoor light-deprivation and 1,440 SF is mixed light. Water is sourced from permitted diversion from an onsite spring and rain catchment flowing into 325,000-gallon and 130,000-gallon ponds, then to 11,550 gallons of onsite irrigation tanks. Estimated annual water usage is 125,000 gallons. The farm is operated by three family members. Onsite processing includes drying and curing within an existing shed. All other processing takes place off site at a licensed processing facility. Power is supplied by a 680-watt solar system with a generator for backup. A Special Permit is also needed for removal, remediation, and onsite relocation of 3,080 SF of preexisting cultivation located within a Streamside Management Area (SMA).

Action: 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, made all of the required findings for approval of the Special Permit based on evidence in the staff report and adopted the Resolution approving the Chemise Creek Farm, LLC project subject to the recommended conditions as modified.

9. Mother Tree Family Farms LLC, Special Permit
Record Number PLN-13138-SP
Assessor's Parcel Number (APN) 208-231-014.
Dinsmore Area

A Special Permit for 10,000-square-feet (SF) of existing outdoor light-deprivation cannabis cultivation in greenhouses. Irrigation water is provided by a 200-foot-deep permitted well and 9,000 gallons of storage in four hard tanks. Current processing (drying and machine trimming) is conducted onsite in an existing shed, but the applicant proposes to process offsite at a licensed processing facility or utilize a licensed mobile trim service if available. Power for cannabis operations is provided by four generators. A Special Permit is also requested for the removal of a 1,000,000-gallon pond and restoration of a headwater to a Class III watercourse.

Action: 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, made all of the required findings for approval of the Special Permit based on evidence in the staff report and adopted the Resolution approving the Mother Tree Family Farms LLC project subject to the recommended conditions as modified.

10. Kenneth Holland, Special Use Permit (x2)
Record Number PLN-13188-SP
Assessor's Parcel Number: 110-051-028
Whitethorn (Shelter Cove) area

Two Special Use Permits one for cannabis manufacturing and one for cannabis processing, both occurring within an existing 2,000 square foot (SF) commercial metal building. The project also proposes the installation of a 10' x 60' loading zone and six (6) parking stalls, including one (1) accessible stall with a striped unloading area for people with disabilities.

Action: The Kenneth Holland project was continued to a date uncertain.

11. Hog Trap Farms, LLC, Special Permit
Record Number PLN-13356-SP
Assessor's Parcel Number: 218-081-003.
New Harris area

A Special Permit for 10,000 square feet (SF) of existing outdoor cannabis cultivation using light deprivation techniques in four (4) greenhouses. Irrigation water is sourced from a 2,000,000-gallon rainwater catchment pond and seven (7) HDPE water storage tanks totaling 18,500 gallons. Total water storage is 2,018,500 gallons. Estimated annual water usage is 114,050 gallons. Drying and curing occurs onsite, and processing may occur onsite using trim machines within the drying barn, off-site at a licensed facility, or sold directly for extraction. A maximum of four people will be on-site during peak operations. Power is provided by Pacific Gas and Electric Company (PG&E).

Action: 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, made all of the required findings for approval of the Special Permit based on evidence in the staff report and adopted the Resolution approving the Hog Trap Farms, LLC project subject to the recommended conditions.

12. Ecofarm Locations, LLC, Special Permit
Record Number PLN-2019-15698
Assessor's Parcel Number: 210-191-013,
Dinsmore area

A Special Permit for 43,560 square feet (one acre) of new cannabis cultivation consisting of 36,352 square feet of outdoor and 7,208 square feet of mixed light. The mixed light cultivation will have up to three harvest cycles per year. A Special Permit for non-flammable extraction manufacturing in a proposed 3,200 square foot commercial building. A Zoning Clearance Certificate for a Cottage Industry for infusion manufacturing within a commercial. Support Facilities include three ancillary nurseries totaling 3,942 SF and processing including trimming. The water source is a groundwater well and rainwater catchment tanks. Water storage for irrigation consists of 23 hard tanks (19 existing and 4 proposed) totaling 52,500 gallons. Water usage is 500,000 gallons a year (approximately 11.48 gallons per square foot). Electricity will be provided by PG&E with a backup generator for emergencies only. There will be up to 20 employees during peak operations. A Special Permit is also being requested for an encroachment within a Streamside Management Area for a point of diversion for domestic use.

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, made all of the required findings for approval of the Special Permit based on evidence in the staff report, and adopted the Resolution approving the proposed Ecofarm Locations, LLC project subject to the recommended conditions.

13. MJJ Enterprises, LLC, Special Permit
Record Number: PLN-2019-15959
Assessor's Parcel Number: 222-091-002.
Garberville area

A Special Permit for 43,560 square feet (SF) of new outdoor cultivation. Ancillary nursery activities occur within four (4) 1,000-square-foot temporary hoop house structures. The site is currently developed with ancillary support infrastructure associated with cannabis cultivation located on APN 222-061-042 (Record Number: PLN-12123-CUP). Irrigation water will be sourced from a rainwater catchment system utilizing roof tops and one 550,000-gallon open top rainwater catchment tank with support from a rainwater catchment system located on the adjacent parcel APN 222-061-049. Estimated annual water usage is 435,600 gallons. Processing activities including drying, curing, and trimming will occur onsite in a proposed 4,500-square-foot commercial building. Power will be provided by Pacific Gas and Electric, with backup generators. The proposed project includes a Special Permit for work within the Streamside Management Area associated with historic cultivation.

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, made all of the required findings for approval of the Special Permit based on evidence in the staff report, and adopted the Resolution approving the proposed MJJ Enterprises, LLC project subject to the recommended conditions.

E. CONTINUED PUBLIC HEARINGS

1. DewHumboldt Corp. Special Permit
Record Number PLN-16711-SP
Assessor's Parcel Number (APN) 107-086-020
Petrolia Area

A Special Permit application for 10,000 SF of new cultivation and 13,400 SF of RRR mixed-light cultivation being attained from app. no. 14348 Hanging Gardens. Cultivation totals 23,400 square feet of new mixed-light cannabis cultivation in seven (7) proposed greenhouses measuring 30' x 130' each. Propagation for phase 1 (10,000 sf) would occur in a proposed 2,000 square foot area and at buildout all propagation will be in a converted 3,900 SF greenhouse. Cultivation activities extend from March to October and achieve up to two (2) harvest cycles per year. Estimated annual water use is 358,600 gallons. The irrigation water source is rainwater catchment in a proposed 500,000-gallon pond and four 5,000-gallon water tanks. Drying will occur on-site in a proposed 1200 SF metal building. Processing is off-site. Power is sourced from PG&E.

Action: 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 Dew Humboldt Corp. project subject to the recommended conditions.

2. Winterbourne, Special Permit
Record No. PLN-2021-16968
Assessor's Parcel Number (APN) 107-103-008
Honeydew Area

A Special Permit for two new outdoor cultivation areas totaling 23,560 square feet, in addition to the already permitted 20,000 square foot mixed light cultivation, bringing the total cultivation area to 1 acre. Drying and processing will occur in the existing dry barn and in a proposed dry barn. Ancillary nursery activities are proposed in four (4) greenhouses totaling 8,700 square feet. The water source is a 1,000,000 gallon rainwater catchment pond. Processing will occur onsite in an ADA compliant facility. Power is provided by solar power.

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, made all of the required findings for approval of the Special Permit, and adopted the Resolution approving the proposed Winterbourne project subject to the recommended conditions.

F. ADJOURNMENT

Director John Ford adjourned the meeting at 11:25 a.m.

G. NEXT MEETINGS: **June 24, 2021** **10:00 a.m.** **Special Meeting - Virtual**
 July 1, 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.