

ATTACHMENT 1A

Ordinance No. ____ Amending Section 311-7 of the Humboldt County Code by Rezoning Property in the Redway Area.

Exhibit A: Map

Exhibit B: Legal Description

**BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT,
STATE OF CALIFORNIA**
Certified copy of portion of proceedings, Meeting on March ____, 2025

ORDINANCE NO. _____

AMENDING SECTION 311-7 OF THE HUMBOLDT COUNTY CODE
BY REZONING PROPERTY IN THE REDWAY AREA TO ADD THE INDOOR CULTIVATION
Q – QUALIFIED COMBING ZONE TO SEVEN PARCELS, 223-311-010, 223-311-011,
223-311-012, 223-311-043, 223-311-035, 223-311-030, and 223-311-029
IN THE REDWAY BUSINESS PARK
[PLN-2023-18206 (Evergreen Exotics, LLC)]

The Board of Supervisors of the County of Humboldt ordains as follows:

SECTION 1. ZONE AMENDMENT. Section 311-7 of the Humboldt County Code is hereby amended by rezoning lands in the Redway area to add the Indoor Cultivation Q – Qualified Combining Zone to seven parcels, 223-311-010, 223-311-011, 223-311-012, 223-311-043, 223-311-035, 223-311-030, and 223-311-029, in the Redway Business Park. The area described is also shown on the Humboldt County zoning maps for the Redway area and on the map attached as Exhibit A.

SECTION 2. ZONE QUALIFICATION. The special restrictions and performance standards set forth herein are hereby made applicable to the property described in Section 1 in accordance with Humboldt County Code Section 312-50.3 (Required Findings for Amendments to Zoning Regulations and Zoning Maps).

SECTION 3. PURPOSE OF QUALIFICATION. The purpose of the special restrictions and performance standards applied to the property described in Section 1 are:

- a. To allow indoor commercial cannabis cultivation to occur within identified areas with the Business Park (MB) zone within the inland portion of the County of Humboldt in conjunction with a text amendment to the Commercial Cannabis Land Use Ordinance; and
- b. Ensure there is adequate water to serve commercial cannabis operations; and
- c. Ensure there is adequate electricity to serve commercial cannabis operations; and

- d. Ensure commercial cannabis operations are compatible with adjacent uses.

SECTION 4. SPECIAL RESTRICTIONS AND PERFORMANCE STANDARDS. The following standards apply to the processing of applications for indoor commercial cannabis cultivation under the Commercial Cannabis Land Use Ordinance (Ord. No. 2599). In addition to meeting the requirements and standards of Ordinance 2599, indoor commercial cannabis cultivation shall only be allowed on the properties described in Section 1 if the following criteria are met:

- a. Operators of indoor cannabis cultivation intending to use municipal water shall obtain a will-serve letter from the Redway Community Services District (RCSD).
- b. Water sourced from the RCSD for indoor cannabis cultivation shall not exceed 91,250 gallons (12,200 cubic feet) annually.
- c. To be able to demonstrate enough onsite water storage in the event of an RCSD Curtailment Order, operators of indoor cannabis cultivation shall demonstrate enough onsite water storage to forebear from the use of RCSD water for indoor cannabis cultivation from June 1st through October 31st.
- d. Water sourced from RCSD for cannabis cultivation irrigation shall be separately metered from other onsite property uses and activities.
- e. Operators of indoor cannabis cultivation who source water from the RCSD shall submit a Water Use and Storage Plan with their application to the County that includes the following:
 - i. Description of all existing or proposed onsite activities, businesses, etc., as applicable.
 - ii. Description of current service(s) and/or agreements with the RCSD.
 - iii. Description of typical monthly water usage of existing onsite activities, as applicable.
 - iv. Description of all water sources and projected monthly water demand for the indoor cannabis cultivation irrigation.
 - v. Projected monthly water demand for employees associated with proposed indoor cannabis cultivation (e.g., showers, bathrooms, etc.).
 - vi. Volume and type of proposed water storage.
 - vii. Description of how these Special Restrictions and Performance Standards will be met.

- f. In addition to the above limits, operators of indoor cannabis cultivation shall follow all water restrictions, limitations, curtailment orders, and conservation measures set by RCSD, including but not limited to the RCSD Commercial Agricultural Policy when formally adopted, revised, or amended by the RCSD.
- g. Operators of indoor cannabis cultivation using grid power shall demonstrate that the existing onsite power from Pacific Gas and Electric Company (PGE) is adequate for the proposed operation.
- h. Indoor cultivation occurring within the Indoor Cultivation Q – Qualified Combining Zone shall employ mechanical ventilation controls in concert with carbon filtration or other equivalent or superior method(s) minimizing the odor of cannabis outside of the structure. Ventilation controls must also regulate odor inside the structure if the structure has multiple units not occupied by indoor cultivation.

Section 5. EFFECTIVE DATE. This ordinance shall become effective thirty (30) days after the date of its passage.

PASSED, APPROVED, AND ADOPTED this _____ day of March ____, 2025 on the following vote, to wit:

AYES: Supervisors:

NOES: Supervisors:

ABSENT: Supervisors:

 Chairperson of the Board of Supervisors of
 the County of Humboldt, State of California

(SEAL)

ATTEST:

Tracy Damico

Clerk of the Board of Supervisors of the
County of Humboldt, State of California

Exhibit A: Map



Exhibit B: Legal Description

“Indoor Cultivation Q – Qualified Combining Zone” means and refers to the inland unincorporated area in the County of Humboldt that lies within the exterior boundaries of the reclassification area shown in Exhibit A: Map, of Ordinance No. _____.

