

ZONING ADMINISTRATOR

JOHN H. FORD  
Director, Planning and Building



COUNTY STAFF

MICHAEL RICHARDSON  
Supervising Planner  
CLIFF JOHNSON  
Supervising Planner

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

**AGENDA**

Thursday, March 3, 2022

10:00 AM

Regular Meeting - Virtual

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*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](mailto: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. All public comments must be received by Wednesday, March 02, 2022, to be provided to the Zoning Administrator for consideration. After agenda is posted on the Friday prior to the meeting comments can be found at the “Attachments” section of the “Meeting Details” link next to the posted Agenda at: <https://humboldt.legistar.com> and will be included with the administrative record after the fact.**

**A. CALL TO ORDER**

**B. AGENDA MODIFICATIONS**

## C. CONSENT CALENDAR

1. MDRV Realty Holdings, LLC: Special Permit (2)  
Record Number PLN-11214-SP (filed 9/22/2016)  
Assessor's Parcel Number (APN) 208-241-006  
Dinsmore/Mad River Area

A Special Permit for 2,000 square feet (sf) existing outdoor and 4,850 sf existing mixed-light cultivation with a 720 sf ancillary propagation area. Water for irrigation is provided by a stream diversion (POD 1 under Water Right Certificate H100730), and a Special Permit is being requested to approve the continued use and maintenance of the stream diversion. There is a total of 50,000 gallons of water stored on-site in hard sided tanks, and estimated annual water usage is 50,000 gallons. Drying and curing will occur on-site and trimming will occur off-site at a licensed processing facility. Power is sourced from an on-site generator, and future solar is proposed. An additional Special Permit is being requested to reduce the 600-foot setback to public lands (SRNF), to approximately 320 feet.

**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 Permits and adopt the Resolution approving the MDRV Realty Holdings, LLC Special Permits as recommended by staff subject to the recommended conditions.

**Attachments:** [11214 MDRV Executive Summary 03.03.22](#)  
[11214 MDRV Staff Report 03.03.22](#)  
[Attachment 3A - 11214 Road Evaluation Report 12.8.2021](#)

2. Season George: Special Permit (2)  
Record Number PLN-11933-SP (filed 12/16/2016)  
Assessor's Parcel Number (APN) 033-271-009  
Garberville Area

A Special Permit for 2,000 square feet of existing full-sun outdoor cannabis cultivation and 1,000 square feet of new full sun outdoor cannabis cultivation. Water for irrigation is provided by rainwater catchment. There is 10,000 gallons of tank storage on site and the annual estimated water budget is 10,000 gallons. No employees are required as operations will be conducted by the resident operator. Power is provided by PG&E, and solar is proposed. Also requested is a Special Permit to allow cannabis tour visits, which will be conducted by a licensed third-party tour operator.

**Recommendation:** Find that the Zoning Administrator has considered the Addendum to the Environmental Impact Report adopted 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 Permits and adopt the Resolution approving the Season George Special Permits as recommended by staff subject to the recommended conditions.

**Attachments:** [11933 Season George Executive Summary 03.3.22](#)  
[11933 Season George Staff Report 03.3.22](#)

3. New Earth Farms, LLC: Special Permit  
Record Number PLN-12260-CUP (filed 12/22/2016)  
Assessor's Parcel Number: 524-072-010  
Willow Creek area

A Special Permit for 10,000 square feet (SF) of existing mixed light cultivation. There is 1,000 SF of ancillary propagation proposed. Irrigation water will be sourced from rainwater catchment. Estimated annual water usage is currently 150,000 gallons. Water storage will total 247,500 gallons. Processing will occur in a proposed 2,500-square-foot structure. Power will be provided by Pacific Gas and Electric Company (PG&E) and a generator for emergency purposes only.

**Recommendation:** Continue to a date uncertain.

4. Vesuvio Gardens: Special Permit (4) Notice of Merger  
Record Number PLN-12615-SP (filed 12/28/2016)  
Assessor's Parcel Number (APN) 220-161-017  
Whitethorn Area

A Special Permit for 8,400 square feet of existing light-deprivation outdoor cannabis cultivation, 1,600 square feet of existing cultivation space utilized for propagation, and 1,000 square feet of ancillary propagation space, a Special Permit for a setback reduction to public lands, a Special Permit for work in a Streamside Management Area (SMA), a Special Permit for the ongoing use and maintenance of a point of diversion (POD) within an SMA used for irrigation, and a Notice of Merger of two parcels of approximately 10.7 and 4.3 acres, to result in one parcel of approximately 15 acres. Propagation space totals 1,000 square feet. Water for irrigation will be provided by a POD from an onsite spring. Water storage onsite totals 80,000 gallons occurring in one (1) 30,000-gallon tank and ten (10) 5,000-gallon tanks. The applicant anticipates 100,000 gallons of water will be required annually for irrigation. The applicant has been conditioned to obtain additional hard tank storage to meet projected irrigation needs. Processing will take place offsite until a permitted processing facility is constructed. There will be two family members operating the farm. Power for the project will be provided by PG&E.

**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 Permits and Notice of Merger, and adopt the Resolution approving the Vesuvio Gardens, LLC, project as recommended by staff subject to the recommended conditions.

**Attachments:** [12615 Vesuvio Gardens Executive Summary 03.03.22](#)  
[12615 Vesuvio Gardens Staff Report 03.03.22](#)

**5. Nava Ranch, Inc: Special Permit**

Record Number PLN-2021-17162 (filed 4/15/2021)

Assessor's Parcel Number (APN) 107-106-006

Honeydew Area

A Special Permit for expansion of approved project PLN-12657-SP. The project will consist of 43,560 square feet (SF) of mixed light cultivation in twelve (12) greenhouses and 2,500 SF of indoor cultivation in a converted barn. The original project consisted of 6,600 square feet of outdoor cultivation, 2,500 square feet of mixed light cultivation, and 2,500 square feet of indoor cultivation. The outdoor cultivation will be converted to mixed light and the total mixed light cultivation area will be expanded to one acre. This represents a total increase of 36,960 SF of cultivation area. The applicant hopes to achieve up to three (3) harvests annually. All water will be sourced by rainwater catchment from an existing pond, a proposed pond, and an existing rooftop rainwater catchment system. The estimated water needed annually for irrigation is approximately 315,000 gallons (6.83 gal/sq.ft./yr). The ponds will total approximately 1,050,000 gallons of storage, and twelve (12) 5,000 gallon tanks are proposed, for a total of 1,110,000 gallons of water storage. There is also one separate 5,000 gallon tank designated for fire suppression. Drying, trimming, and processing will occur onsite in the existing 900 SF storing, processing, and packaging building. Operations will utilize one (1) full-time employee and up to three (3) additional seasonal employees, totaling four (4) employees. There is a portable restroom facility on site for employees, and a cannabis support building is proposed with an additional septic system. Power is sourced from PG&E via a green energy program and there is an existing solar array onsite featuring six (6) panels with outputs of 235 watts each. There is a 25 kilowatt (kW) Whisperwatt generator kept onsite for emergency use only.

**Recommendation:** Continue to a date uncertain.

**6. Caltrans Culvert Replacement:**

Record Number PLN-2022-17562 (filed 1/4/2022)

Assessor's Parcel Number (APN) 000-000-000 (Caltrans right-of-way)

Adjacent parcels: 511-351-001, 511-351-009, 520-261-004.

A Coastal Development Permit for the removal and replacement of two existing culverts which have reached the end of their serviceable life. Both culverts are within Caltrans' right-of-way of Highway 101, and will be on the same alignment as the culverts being replaced. The culvert at PM 94.95 will be the same material as the existing, which is corrugated steel pipe. The culvert at PM 119.46 is in an area of high soil moisture, and will be replaced with reinforced concrete pipe (RCP) rather than corrugated steel pipe (CSP) to provide additional life expectancy for the new culvert. Additional work includes the replacement of the headwall at the PM 119.46 culvert. Best management practices and specific avoidance measures are incorporated into the project to avoid impacts to biological resources. The work should last no longer than 30 working days, and traffic control measures will be used. The proposed project will include one-lane reversing closures where applicable and delays up to 15 to 20 minutes.

**Recommendation:** Concur with the lead agency's determination that the project is exempt from environmental review, make all of the required findings for approval of the Coastal Development Permit and adopt the Resolution approving the Caltrans Culvert Replacement Coastal Development Permit as recommended by staff subject to the recommended conditions.

**Attachments:** [17562 Caltrans Culvert Replacement CDP Executive Summary 03.03.22](#)  
[17562 Caltrans Culvert Replacement CDP Staff Report 03.03.22](#)

**D. ITEMS PULLED FROM CONSENT****E. ADJOURNMENT**

*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](mailto:planningclerk@co.humboldt.ca.us) or the ADA Coordinator at 844-365-0352 or by email at [ada@co.humboldt.ca.us](mailto:ada@co.humboldt.ca.us).*