



MINUTE SHEET

THURSDAY, MARCH 03, 2022

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, March 3, 2022

10:00 AM

Regular Meeting - Virtual

A. CALL TO ORDER

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

B. AGENDA MODIFICATIONS

C. CONSENT CALENDAR

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.

The Season George Special Permit(s) were continued to May 24, 2022.

3. New Earth Farms, LLC: Special Permit (2)
Record Number PLN-12260-CUP (filed 12/22/2016)
Assessor's Parcel Number (APN) 524-072-010.

Willow Creek area

A Special Permit for 10,000 square feet (SF) of existing mixed light cultivation with 1,000 SF of ancillary propagation. 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. A Special Permit is also requested to reduce the required 600-foot setback from Public Lands. The Humboldt County Zoning Administrator will consider an Addendum to a previously adopted Mitigated Negative Declaration.

The New Earth Farms' Special Permit was continued to May 24, 2022.

5. Nava Ranch, LLC: 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 the expansion of an approved cultivation site (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 mixed light cultivation, 2,700 square feet of outdoor 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 34,260 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 550,000 gallons (11.94 gal/sq.ft./yr). Please note that this estimate may change to be more accurate prior to the hearing. 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, up to three (3) additional seasonal employees, and up to four (4) family members, totaling eight (8) laborers. 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. This project is within 600 feet of Kings Range National Conservation Area, but the parcel has already been issued a setback reduction for cultivation and the setback would not require further reduction.

The Nava Ranch Special Permit was continued to May 24, 2022.

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.

The Nava Ranch Special Permit was continued to May 24, 2022.

D. ITEMS PULLED FROM CONSENT

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.

The MDRV Realty Holdings' Special Permits were continued to May 24, 2022.

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 10,000 square feet of existing light-deprivation outdoor cannabis cultivation 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.

Vesuvio Gardens Special Permits and Notice of Merger were continued to May 24, 2022.

E. ADJOURNMENT

During the Consent Calendar it was determined that the Agenda had an incorrect zoom link. This meeting was interrupted and projects approved on consent were rescinded and all projects were continued to a May 10, 2022 meeting. Noticing could not be completed for May 10, 2022 and all projects without continuations were continued and noticed for the May 24, 2022 meeting.

Director John Ford adjourned the meeting at 10:10 a.m.

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.