

ATTACHMENT 3A

WAC Draft Minutes 6.27.22



PLANNING AND BUILDING DEPARTMENT

3015 H Street Eureka CA 95501
Phone: (707) 445-7541

WILLIAMSON ACT COMMITTEE *Agricultural Center* 5630 South Broadway, Eureka

June 27, 2022 **Draft** Meeting Minutes

I. Call to Order

The meeting was called to order at 3:00 p.m. by Chair John Vevoda.

II. Roll Call

WAC Members Present: John Rice, John Vevoda, Martha Spencer, Mark Moore, Dean Hunt (absent)

Staff Members Present: Cliff Johnson, Audrey Hanks, Cade McNamara, Debbie Perticara (late).

Other: Hansen family (virtual), Jeremy Heidricks (Hunter Ranch, virtual), Kate Cenci (Cisco Farms consultant, virtual), ___ (O'Rourke Foundation representative)? Frazier Haney (The Wildlands Conservancy, virtual), Jeremy Svehla (GHD/TWC project)

III. **DISCUSSION OF REMOTE MEETINGS:** Committee discussed Resolution Authorizing Remote Teleconference Meetings of the Humboldt County Williamson Act Advisory Committee for the period of June 27, 2022, through July 27, 2022, Pursuant to the Ralph M. Brown Act. Motion to approve the Resolution (___ / ___, Approved 4-0).

IV. Approval of Minutes

None

V. Scheduled Matters:

Item 1. Hansen Family Dairy LLC

The Planning and Building Department is seeking a Committee Recommendation regarding the establishment of new Class D Preserve and Land Conservation Contract of approximately 115 acres.

Staff report was presented by Cliff Johnson. The committee asked if a home was present on a small parcel which would need to be merged into the adjacent parcel; there is not. Martha Spencer suggested this preserve may fit more appropriately into the Class C which has fewer restrictions to the landowner. Staff member Deborah Perticara explained that one of the parcels did not quite meet the minimum size for a Class C, but did for a Class D preserve. Staff agreed to research whether C was a better option than Class D and discuss with the landowner.

The committee expressed support for the formation of the new preserve, Class C or D, TBD. The hearing was opened for public comment.

Motion to recommend approval of the new Hansen Family (Class D or C) Preserve and Land Conservation Contract. (Spencer/Rice, Approved 4-0).

Item 2. Hunter Ranch LLC

The Planning and Building Department is seeking a Committee Recommendation regarding the establishment of new Class B Preserve and Land Conservation Contract of 14,792 acres.

Staff report was presented by Cliff Johnson. The committee asked if all the land operated as Hunter Ranch would go into the preserve and if the Ranch had recently gotten a conservation easement. Hunter Ranch representative Jeremy Heidrick said not all Hunter Ranch would go into the preserve and confirmed that they had recently acquired a wilderness ranch (not included in the preserve), of which approximately 570 non-contiguous acres are for sale and 1575 acres have sold. Martha noted that as a Board member of the North Coast Regional Land Trust (NCRLT) she believes the State does not see a conflict with land trusts and the Williamson Act. Cliff explained an additional benefit of creating an Agricultural Preserve is the County's ability to ensure the land is used as intended.

The committee expressed support for the formation of the new preserve and the hearing was opened for public comment.

Motion to recommend approval of the new Hunter Ranch Class B Preserve and Land Conservation Contract. (Moore/Spencer (with note she is on the NCRLT board), Approved 4-0).

Item 3. Cisco

The Planning and Building Department is seeking a Committee Recommendation regarding an application for the entitlement of 5 acres of new cannabis cultivation and 1.5 acres of commercial nursery space in addition to a 3,000 square foot commercial cannabis processing facility on an existing Class "B" agricultural preserve of 517 acres.

Staff report was presented by Cade McNamara. The committee asked if grazing activities for which the preserve was established would then continue to be the primary income on the property. The applicant stated that grazing has been the primary use of the property and that even though they have less cattle this year than in previous years, that grazing would continue to be the primary use. There is no cannabis on the property currently as the applicant is in the application process. WAC requested that the applicant ensure that grazing remain the primary use of the property.

The hearing was opened for public comment.

Motion to recommend approval of the new Cisco Farms Class B Preserve and Land Conservation Contract. (Moore/Rice, Approved 3-1 (Moore)).

Item 4. The Wildlands Conservancy, Eel River Estuary Preserve

The Planning and Building Department is seeking a Committee Recommendation regarding an application to immediately cancel a portion of the Eel River Estuary Preserve so the land can continue to be held as a Preserve while a large restoration project is completed to protect more upland agricultural lands being displaced due to rising sea levels. The application includes a request for the cancellation fees to be waived.

Staff report was presented by Cliff Johnson. Jeremy Svehla, an engineer with GHD hired for the "Centerville Slough" restoration project, also presented about the project benefits for preserving agricultural lands both within and adjacent to the Eel River Estuary Preserve. The committee expressed support for cancelling a portion of the Eel River Estuary preserve so it can remain an agricultural preserve while the restoration project is implemented. The

committee asked the amount of the cancellation fees. Cancellation fees are determinant on land taxation.

County Assessor, Audrey Hanks, will research the value of the land on which the cancellation fees are based. Information will be presented to the Planning Commission to inform their recommendation to the Board of Supervisors about waiving the cancellation fees.

Motion to recommend approval of the request to cancel a portion of the Eel River Estuary Class B Preserve and Land Conservation Contract but NOT approve the waiver of the cancellation fees. (Moore/Rice, **Approved 4-0**).

- IV. **Old Business** None
- V. **New Business** None
- VI. **Correspondence** None
- VII. **Public Comments** None
- VIII. **Adjournment** Motion to adjourn (**___/___, Approved 4-0**). Meeting was adjourned by Vevoda at 4:44 p.m.