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**COUNTY OF HUMBOLDT
BOARD OF SUPERVISORS
825 FIFTH STREET
EUREKA, CA 95501
SUPERVISORS' CHAMBER, FIRST FLOOR
AGENDA - Final**

Monday, June 13, 2022

9:00 AM

Special Meeting - Hybrid

Email Public Comment:

To submit public comment to the Board please email cob@co.humboldt.ca.us, provide your name and the agenda item number(s) on which you wish to comment. All public comment submitted after the agenda has been published will be included with the administrative record after the fact.

Zoom Public Comment:

When the Board of Supervisors announce the agenda item that you wish to comment on, call the conference line 720-707-2699, enter Meeting ID 834 2878 1768 and press star () 9 on your phone, this will raise your hand. You'll continue to hear the Board meeting on the call.*

PLEASE TURN OFF YOUR TV OR LIVE STREAM TO AVOID DELAYS.

When it is time for public comment on the item you wish to speak on, you'll hear a prompt that will indicate your phone is unmuted. Please state your name and the agenda item number you will be commenting on. You will have 3 minutes to comment.

*You may access the live stream of the meeting by using the following link:
<https://humboldt.legistar.com>*

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 Board Office at 707-476-2390 or by email cob@co.humboldt.ca.us or the ADA Coordinator at 844-365-0352 or by email at ada@co.humboldt.ca.us

A. ROLL CALL

B. SALUTE TO THE FLAG

C. PUBLIC HEARINGS

Planning and Building Department

1. Two separate appeals of the Planning Commission's approval of a Special Permit to allow 24,300 square feet of new mixed-light commercial cannabis cultivation.

Appeal 1: LaDonna Haga, Gary Haga, & Maureen Catalina ("opposing appellant") appeal the Planning Commission approval of Nava Ranch, LLC Special Permit PLN-2021-17162 for 24,300 square feet of mixed light commercial cannabis and 2,500 square feet of commercial indoor cannabis cultivation.

Appeal 2: Nava Ranch, LLC ("proposing appellant") appeal of the Planning Commission's approval of PLN-2021-17162 reducing the project's mixed light square footage from 43,560 square feet to 24,300 square feet.

- Recommendation:** That the Board of Supervisors:
- a. Open the public hearing and receive the staff report, testimony by the opposing appellant, testimony from the proposing appellant, and testimony from the public; and
 - b. Close the public hearing; and
 - c. Adopt the resolution (Resolution 22-__). (Attachment 1) which does the following:
 - a. Finds that the Board of Supervisors has considered the Addendum to the Environmental Impact Report for the Commercial Cannabis Land Use Ordinance prepared for the Nava Ranch, LLC project); and
 - b. Finds that the proposed project complies with the General Plan and Zoning Ordinance; and
 - c. Denies the Opposing Appeal submitted by LaDonna Haga, Gary Haga, & Maureen Catalina; and
 - d. Approves the proposing Appeal submitted by Nava Ranch, LLC; and
 - e. Approves the Special Permit for 43,560 square feet of mixed light cultivation and 2,500 square feet of indoor cultivation subject to the recommended conditions

of approval.

d. Direct the Clerk of the Board to give notice of the decision to the opposing appellant, the proposing appellant, the Planning and Building Department, and any other interested party.

Attachments:

[Staff Report](#)

[Attachment 2 Appeal 1.pdf](#)

[Attachment 1 Draft Resolution - jf edits.docx](#)

[Attachment 3 Appeal 2.pdf](#)

[Attachment 4 Nava Ranch Staff Report 05.05.22.pdf](#)

[Attachment 5 PC Resolution 22-054_Nava Ranch.pdf](#)

[Attachment 6 - Public Comments submitted to PC.pdf](#)

[Attachment 7 - Public Comment from Haga 06.03.2022.pdf](#)

[Resolution No. 22-76.pdf](#)

2. Appeal of the Planning Commission actions to Approve the Blocksburg Family Farms, LLC (PLN- 12265-CUP) Conditional Use Permit and to Adopt a Mitigated Negative Declaration, for 6.39 acres of outdoor cultivation including 16,800 sf of existing cannabis cultivation authorized under interim permit, on a parcel of approximately 1,221 acres

Recommendation: That the Board of Supervisors:

1. Open the public hearing and receive the staff report, testimony by the appellant, applicant, and public; and
2. Close the public hearing; and
3. Adopt the resolution (Resolution 22-__). (Attachment 1) which does the following:
 - a. Adopts the Initial Study and Mitigated Negative Declaration, State Clearinghouse No. 2021110058;
 - b. Makes the findings required to deny the appeal and approve the Conditional Use Permits;
 - c. Denies the Appeal;
 - d. Adopts the mitigation monitoring and reporting plan; and
 - e. Approves the Conditional Use Permits subject to the conditions of approval (Attachment 1A); and
4. Direct the Clerk of the Board to give notice of the decision to the appellant, the project applicant, the property owner, the Planning and Building Department, and any other interested party; and
5. Direct the Planning and Building Department to file a Notice of Determination with the Humboldt County Recorder's Office, pursuant to the California Environmental Quality Act.

Attachments: [Staff Report](#)
[Attachment 2 - Appeal Application.pdf](#)
[Attachment 1 - BOS Resolution.docx](#)
[Attachment 3 - PC Resolution 22-055_Blocksburg Family Farm_12265.pdf](#)
[Attachment 4 - PC Staff Report 5.5.22](#)
[Attachment 5a - 12265_MND_BlocksburgFamilyFarmsLLC_3.9.2022](#)
[Attachment 5b - 12265_Appendixes_AtoO_CEQA_ISMND_3.09.222](#)
[Attachment 6 - 12265 Blocksburg Watershed Map](#)
[Attachment 7 - Project Maps.pdf](#)
[Attachment 8 - PC 5-05-22 Public Comment Combined.pdf](#)
[Attachment 9 - 12265 MMRP April 2022 Update.pdf](#)
[Resolution No. 22-79.pdf](#)

3. Appeal 1: MDRV Realty Holdings, LLC appeal of the Planning Commission's conditional approval of a Conditional Use Permit to allow 14,450 square feet of existing outdoor and 3,600 square feet of existing mixed-light commercial cannabis cultivation.

Appeal 2: MDRV Realty Holdings, LLC appeal of the Planning Commission's conditional approval of a Special Permit to allow 2,000 square feet of existing outdoor and 4,850 square feet of existing mixed-light commercial cannabis cultivation.

Recommendation: That the Board of Supervisors:

1. Open the public hearing and receive the staff report, testimony by the appellant (applicant), and public; and
2. Close the public hearing; and
3. Adopt the resolution (Resolution 22-__). (Attachment 1) which does the following:
 - a. Finds that the Board of Supervisors has considered the Addendum to the Environmental Impact Report for the Commercial Cannabis Land Use Ordinance that was prepared for the MDRV Realty Holdings, LLC project; and
 - b. Finds that the proposed project complies with the General Plan and Zoning Ordinance; and
 - c. Approves the Appeal submitted by MDRV Realty Holdings, LLC; and
 - d. Approves the Conditional Use Permit and Special Permit subject to the recommended conditions of approval.
4. Direct the Clerk of the Board to give notice of the decision to the appellant, the Planning and Building Department, and any other interested party.

- Attachments:*
- [Staff Report](#)
 - [Attachment 1 BOS Resolution 11212.docx](#)
 - [Attachment 2 BOS Resolution 11214.docx](#)
 - [Attachment 3 Grounds for Appeal.pdf](#)
 - [Attachment 4 11212 MDRV Staff Report with Revised COA.pdf](#)
 - [Attachment 5 PC Resolution 22-056_MDRV Realty_11212.pdf](#)
 - [Attachment 6 11214 MDRV Staff Report with Revised COA.pdf](#)
 - [Attachment 7 PC Resolution 22-057_MDRV Realty_11214.pdf](#)
 - [Attachment 8 - 11214 Road Evaluation Report 12.8.2021.pdf](#)
 - [Attachment 9 Public Comment - Combined -11212 MDRV Realty.pdf](#)
 - [Attachment 10 11212 Applicant's Statement in response to Public Comment 3.21.20](#)

D. MATTERS SET FOR TIME CERTAIN

Closed Session

1. 12:00 PM - Conference with Legal Counsel – Pursuant to Government Code Section 54956.9(d) (1) to discuss existing litigation in the case People of the State of California, et al. v. Karen Paz Dominguez, et al./County of Humboldt v. Karen Paz Dominguez, Humboldt County Superior Court Case No. CV2200584
2. 12:00 PM - Conference with Legal Counsel – Anticipated Litigation: Pursuant to Government Code Section 54956.9 subd. (d)(2) and (e)(3) to discuss exposure to litigation in one potential case: Eureka City Council Authorization to Initiate Litigation Against the County of Humboldt and Auditor-Controller Karen Paz Dominguez

Attachments: [City of Eureka- Report out of Closed Session.pdf](#)

3. 12:00 PM - Conference with Legal Counsel – Pursuant to Government Code Section 54956.9(d) (1) to discuss existing litigation in the case of White Circle Commerce, LLC, et al. v. County of Humboldt, Humboldt County Superior Court Case Nos. CV2000513 and CV2000623
4. 12:00 PM - Conference with Legal Counsel - Pursuant to Government Code Section 54954.5 and 54957 to consider Public Employee Appointment for the position of Director of Planning & Building.

E. ADJOURNMENT

Any written materials related to an item on this agenda submitted to the Board of Supervisors less than 72 hours prior to the Board meeting, and that are public records subject to the Public Records Act, are available for public inspection in the Office of the Clerk of the Board at 825 5th Street, Suite 111, Eureka (476-2384), during normal business hours.

Persons wishing to file documentation on any agenda item for the official record must submit an original and nine (9) copies of each document to the Clerk of the Board of Supervisors, Room 111 of the County Courthouse, 825 5th Street in Eureka (476-2384). Documentation includes, but is not limited to, written correspondence, audio and video tapes, maps, photographs, and petitions. Failure to submit the required number of copies will result in the document/s not being placed in the official record. (Per Board of Supervisors' policy adopted on March 21, 1995.)

The Chamber is wheelchair accessible, and disabled parking is available in the lot on K Street, between Fourth and Fifth Streets. If you are a person with a disability, and you need disability-related modifications or accommodations to participate in this meeting, please contact the Clerk of the Board at (707) 476-2384, or (707) 445-7299 (fax). Requests for such modifications or accommodations must be made at least three full business days before the start of the meeting.

BARRING ANY UNFORESEEN TECHNICAL DIFFICULTIES OR SCHEDULING CHANGES, REGULAR MEETINGS OF THE BOARD OF SUPERVISORS ARE BROADCAST LIVE ON SUDDEN LINK, CHANNEL 10, AND ARE REBROADCAST ON FRIDAY AT 6:30 P.M.

County of Humboldt Web Site: <http://humboldt.gov/>