



COUNTY OF HUMBOLDT

Legislation Details (With Text)

File #: 11212 **Version:** 1 **Name:**
Type: Zoning Item **Status:** Passed
File created: 4/29/2022 **In control:** Planning Commission
On agenda: 5/5/2022 **Final action:** 5/5/2022
Title: MDRV Realty Holdings, LLC; Conditional Use Permit & Special Permits
Record Numbers PLN-11212-CUP and PLN-11214-SP (filed 9/22/2016)
Assessor's Parcel Numbers (APNs) 208-241-007 and 208-241-006
Dinsmore/Mad River area

Two separate applications owned and currently operated by the same party. The first is a Conditional Use Permit for 14,450 sf of existing outdoor & 3,600 sf of existing mixed-light cannabis cultivation with 1,480 sf of ancillary propagation area. The proposed project includes a Special Permit for the relocation of a historic cultivation outside of a streamside management area. Water for irrigation is provided by an on-site spring diversion (POD 2 under Water Right Certificate H100730), and a Special Permit is being requested to approve the continued use and maintenance of the spring diversion. Annual water usage is estimated at 150,000 gallons (7.68 gal/sf/yr). There is a total of 110,000 gallons of existing water storage on-site and 63,000 additional water storage is proposed for a total of 173,000 gallons. Drying and curing will occur on-site and trimming will occur off-site at a licensed processing facility. Power is provided by one 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 497 feet. The Humboldt County Planning Commission will consider an Addendum to a previously adopted Mitigated Negative Declaration that has been prepared for consideration per §15164 of the State CEQA Guidelines.

The second application is a request for 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 110,000 gallons of water stored on-site, 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 Humboldt County Planning Commission will consider an Addendum to a previously adopted MND and has been prepared for consideration per §15164 of the State CEQA Guidelines.

Sponsors:

Indexes:

Code sections:

Attachments: 1. 11212 MDRV Executive Summary 05.05.22, 2. 11212 MDRV Staff Report 05.05.22, 3. Attachment 3A - 11212 Remediation Plan, 4. Attachment 3B - 11212 Road Evaluation Report 12.8.2021, 5. 11212 MDRV Watershed Map, 6. 11214 MDRV Executive Summary 05.05.22, 7. 11214 MDRV Staff Report 05.05.22, 8. Attachment 3A - 11214 Site Management Plan 12.8.2021, 9. Attachment 3B - 11214 LSA 2.2.2022, 10. Attachment 3C - 11214 Timber Conversion Report 12.8.2021, 11. Attachment 3D - 11214 Road Evaluation Report 12.8.2021, 12. 11214 MDRV Watershed Map

Date	Ver.	Action By	Action	Result
5/5/2022	1	Planning Commission		

MDRV Realty Holdings, LLC; Conditional Use Permit & Special Permits

Record Numbers PLN-11212-CUP and PLN-11214-SP (filed 9/22/2016)
Assessor's Parcel Numbers (APNs) 208-241-007 and 208-241-006
Dinsmore/Mad River area

Two separate applications owned and currently operated by the same party. The first is a Conditional Use Permit for 14,450 sf of existing outdoor & 3,600 sf of existing mixed-light cannabis cultivation with 1,480 sf of ancillary propagation area. The proposed project includes a Special Permit for the relocation of a historic cultivation outside of a streamside management area. Water for irrigation is provided by an on-site spring diversion (POD 2 under Water Right Certificate H100730), and a Special Permit is being requested to approve the continued use and maintenance of the spring diversion. Annual water usage is estimated at 150,000 gallons (7.68 gal/sf/yr). There is a total of 110,000 gallons of existing water storage on-site and 63,000 additional water storage is proposed for a total of 173,000 gallons. Drying and curing will occur on-site and trimming will occur off-site at a licensed processing facility. Power is provided by one 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 497 feet. The Humboldt County Planning Commission will consider an Addendum to a previously adopted Mitigated Negative Declaration that has been prepared for consideration per §15164 of the State CEQA Guidelines.

The second application is a request for 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 110,000 gallons of water stored on-site, 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 Humboldt County Planning Commission will consider an Addendum to a previously adopted MND and has been prepared for consideration per §15164 of the State CEQA Guidelines.

Adopt the resolutions, both of which 1) find that the Commission has considered the Addendum to the adopted Mitigative Negative Declaration for the Commercial Medical Marijuana Land Use Ordinance (CMMLUO) as described by Section §15164 of the State CEQA Guidelines, 2) make all of the required findings for approval of the Conditional Use Permit and Special Permits and 3) approve the MDRV Realty Holdings, LLC Conditional Use Permit and Special Permits as recommended by staff subject to the recommended conditions.