



# COUNTY OF HUMBOLDT

## Legislation Details

**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		