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Director, Planning and Building

**COUNTY OF HUMBOLDT
PLANNING COMMISSION**

**825 Fifth Street
Board of Supervisors Chambers
Eureka, California**

REVISED AGENDA

Thursday, May 19, 2022

6:00 PM

Regular Meeting - Hybrid

NOTE: The County of Humboldt Planning Commission meeting will be held virtually until further notice pursuant to Assembly Bill 361.

HOW TO LISTEN OR WATCH THE PLANNING COMMISSION MEETING:

Listen or Watch the live stream of the Planning Commission Meeting in three ways:

- 1. <https://zoom.us/j/87544807065> Password: 200525*
- 2. Call in via telephone at 346 248-7799, enter meeting id 875 4480 7065 Password: 200525*
- 3. A live stream of the meeting can be found by using the following link: <https://humboldt.legistar.com> or by watching Access Humboldt on cable channel 11*

PUBLIC COMMENT INSTRUCTIONS DURING THE MEETING:

Participate in the public comment period of the meeting in the following three ways:

- 1. In Person: Any person may appear and present testimony in regard to this matter at the hearing located in the Board of Supervisors' Chamber, Humboldt County Courthouse, 825 Fifth Street, Eureka, California. The Planning Commission needs 15 COPIES of any materials submitted at the meeting.*
- 2. Via Computer as an attendee: To raise your hand click the Raise Hand icon on the bottom of the Zoom window. When you click the Raise Hand icon, a hand icon will appear next to your name that will notify the host your hand is raised. You will also see the hand icon turn green. When you want to lower your hand, you can click the hand icon again and your hand will be lowered. When you are called upon to speak the Zoom platform will ask you for permission to unmute your mic. If you encounter any issues, please use the call-in option below.*
- 3. Via phone call using cellphone or landline: When the Planning Commission meeting begins, call in to the conference line. When the Planning Commissioner starts to discuss the item you wish to comment on, Press *9 to raise your hand. When you are called upon to speak, you will be prompted to unmute your mic, press *6 to unmute.*

Please note that each Zoom meeting has a unique meeting ID and password. Any item on this agenda that is continued to a future date will use the meeting ID and password applicable to the date the agenda item is to be heard again. Agendas are posted on the Friday before the meeting at <https://humboldt.legistar.com>

PUBLIC COMMENT PRIOR TO THE MEETING:

Public comments may be submitted via email to Planningclerk@co.humboldt.ca.us. Please provide the project title, record or case number and date of the hearing. The deadline for submitting written comments is 12:00 p.m. Wednesday, May 18, 2022. After the deadline, written comments may be submitted to the commission in person during the meeting. Verbal comments may be made in person, or on zoom. Comments received after the agenda is posted on Friday, May 13, 2022, can be found at the "Attachments" section of the "Meeting Details" link next to the posted Agenda at: <https://humboldt.legistar.com>, and will be included with the administrative record. If you do not have access to email, contact the planning clerk at 707-268-3702. Please note that each Zoom meeting has a unique meeting ID and password. Any item on this agenda that is continued to a future date will use the meeting ID and password applicable to the date the agenda item is to be heard again.

A. CALL TO ORDER / SALUTE TO FLAG**B. COMMISSIONERS PRESENT****C. AGENDA MODIFICATIONS****D. PUBLIC COMMENTS**

At this time persons may appear before this Commission on any matter pertinent to the Commission's Jurisdiction and that is not on the Agenda. When the Chair asks for public comment, please address the Commission from the microphone. Unless otherwise stated, speakers will have three (3) minutes for public comment. Although the Commission may briefly respond to statements or questions, under state law, matters presented under this item cannot be discussed or acted upon by the Commission at this time.

E. CONSENT AGENDA

These Public Hearing matters are routine in nature and are usually approved by a single vote. The Chair will poll the audience and members of the Commission to determine if any item on the consent agenda should be pulled for public comment or further discussion.

1. Lang: Minor Subdivision

Record Number: PLN-2021-17184 (filed 04/27/2021)

Assessor's Parcel Number: 204-131-016

Hydesville area

The project is a Minor Subdivision to divide an approximately 13.2-acre parcel into two parcels of approximately 7.5 acres and 5.7 acres. The parcel being divided is currently developed with two residences, a barn, sheds, and a greenhouse. All existing development will be located on Parcel 1 with Parcel 2 being vacant for future development. Access will be provided by a 20-foot non-exclusive access easement, portions of which include use of the existing driveway access of the site currently serving the existing residences. Pursuant to Section 325-9 of the Humboldt County Code, an exception to right of way width and improvements has been requested to reduce the private road width from 40 feet to 20 feet. The property currently receives water service from the Hydesville Community Water District and sewage disposal is handled by an existing on-site waste treatment system (OWTS). Septic testing has been completed for parcel 2. Additionally, a Lake or Streambed Alteration Agreement may be required for the installation of a culvert within a Class III watercourse.

Recommendation: 1) Adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program prepared for the Lang Minor Subdivision, project pursuant to Section 15074 of the State CEQA Guidelines, 2) make all of the required findings for approval of the Minor Subdivision 3) approve the proposed Lang Minor Subdivision subject to the recommended conditions.

Attachments: [17184 Lang Subdivision Executive Summary 05.19.22](#)

[17184 Lang Subdivision Staff Report 05.19.22](#)

2. Strombeck: Minor Subdivision and Planned Unit Development

Record Number PLN-2021-17334 (filed 06/25/2021)

Assessor's Parcel Number: 019-111-003

Eureka Area

A Minor Subdivision of an approximate 1.62-acre parcel into 2 parcels of 31,193 sq. ft. and 39,591 sq. ft. The project includes a Planned Unit Development to develop 10 low-income housing units on proposed Parcel 2 in addition to the 11 existing affordable housing units on Parcel 1. Land Use on adjacent parcels is residential with a mobile home park to the north and single-family housing to the east, south, and west. Proposed development includes two separate buildings totaling 3,920 square feet with sidewalks, curbs, and a concrete pad for garbage collection. Access and parking are proposed to be developed with 5,827 square feet of semi-permeable pavers. Emergency vehicle access is accommodated by a planned Y-turnaround between the parking lot and refuse collection area. The project will receive sewer and water service from the Humboldt Community Services District.

Recommendation: 1) Find that the Strombeck Minor Subdivision and Planned Unit Development project is exempt from CEQA pursuant to Section 15183 of the State CEQA Guidelines, 2) make all of the required findings for approval of the Minor Subdivision and Planned Unit Development; and 3) approve the proposed Strombeck Minor Subdivision and Planned Unit Development subject to the recommended conditions.

Attachments: [17334 Strombeck PMS Executive Summary 05.19.22](#)
[17334 Strombeck PMS Staff Report 05.19.22](#)

3. Serendipity Associates, Inc.: Conditional Use Permit and Special Permit
Record Number PLN-11940-CUP (filed 12/16/2016)
Assessor's Parcel Number (APN) 218-091-007
Garberville area

Serendipity Associates, Inc. seeks a Conditional Use Permit (PLN-11940-CUP) for an existing 16,934 square feet (SF) of cannabis cultivation consisting of 7,060 SF mixed light cultivation and 9,874 SF outdoor cultivation, and a Special Permit for work within the Streamside Management Area (SMA) for culvert replacement and modifications to a French drain system, as recommended by the Water Resources Protection Plan (WRPP). Plants are propagated in two (2) ancillary propagation areas totaling 1,540 SF. The site is zoned as Forestry Recreation and Special Combining Zone (FR-B-5[40]) as defined in the Humboldt County 2017 General Plan Update. Drying and further processing occur onsite in two (2) sheds totaling 640 SF. Three (3) full-time and up to three (3) part-time employees are required for project operations. The primary source of electrical power is a 1.59-kW solar array supported by 20 kW of battery storage. Backup power sources include a Honda EU 7000is generator and Caterpillar MQ20 WhisperWatt diesel generator.

Recommendation: 1) Find that the Commission has considered the Addendum to the adopted Mitigated Negative Declaration for the Commercial Medical Land Use Ordinance (CCMLUO), as described by Section 15164 of the State CEQA Guidelines; and 2) make the required findings for approval of the Conditional Use Permit; and 3) approve the Serendipity Associates, Inc. Conditional Use Permit and Special Permit as recommended by staff subject to the recommended conditions.

Attachments: [11940 Serendipity Collective Staff Report 05.19.22](#)
[11940 Serendipity Collective Executive Summary 05.19.22](#)

4. Daydream Enterprise, LLC: Conditional Use Permit and Special Permit
Record Number PLN-12493-CUP (filed 12/23/2016)
Assessor's Parcel Number: 208-231-011
Dinsmore area

A Conditional Use Permit for continued cultivation of 18,135 square feet (SF) of existing outdoor cannabis cultivation and 1,000 SF of proposed ancillary propagation. Irrigation water is sourced from a 145,000-gallon rainwater catchment pond. Existing available water storage is 164,150 gallons. Estimated annual water usage is 106,800 gallons. Processing activities will occur in a proposed 768 SF commercial building. Power is provided by 2 generators and a 320-watt solar array, and the applicant has long-term plans to add additional solar once financially feasible. A Special Permit is included also requested for relocation and remediation activities occurring within the Streamside Management Area (SMA).

Recommendation: 1) Find that the Commission has considered the Addendum to the adopted Mitigated Negative Declaration for the Commercial Medical Land Use Ordinance (CCMLUO) 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 Permit; 3) and approve the Daydream Enterprise, LLC, Conditional Use Permit and Special Permit as recommended by staff subject to the recommended conditions.

Attachments: [12493 Daydream Enterprise Executive Summary 05.19.22](#)
[12493 Daydream Enterprise Staff Report 05.19.22](#)
[Attachment 3A - 12493 Road Evaluation 11.22.2019](#)

5. Bear Creek Ranch Farm, Inc: Conditional Use Permit
Record Number PLN-12656-CUP (filed 12/16/2016)
Assessor Parcel Number (APN) 208-271-003
Dinsmore area

A Conditional Use Permit for 12,420 square feet (SF) of existing outdoor cannabis cultivation and 1,200 SF of ancillary propagation. Irrigation water is sourced from a 250,000-gallon rainwater catchment pond. Existing available water storage is 283,100 gallons. Annual water usage is 125,089 gallons. Processing occurs onsite within an existing 1,200 SF building. Power is provided by 3 generators and a small photovoltaic solar system, with an additional generator utilized for back-up power only. The applicant proposes to expand the onsite photovoltaic solar system to reduce the carbon footprint and eliminate the generator use except for emergency purposes by 2026.

Recommendation: 1) Find that the Planning Commission has considered the Addendum to the adopted Mitigated 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; 3) and approve the Bear Creek Ranch Farm, Inc., Conditional Use Permit as recommended by staff subject to the recommended conditions.

Attachments: [12656 Bear Creek Ranch Farms, Inc Executive Summary 05.19.22](#)
[12656 Bear Creek Ranch Farms, Inc Staff Report 05.19.22](#)
[Attachment 3A - 12656 Site Management Plan 02.2020](#)
[Attachment 3B - 12656 WRPP 06.01.18](#)
[Attachment 3C - 12656 Historic Cannabis Cultivation 11.29.2018](#)

6. Hog Trap Farms, LLC: Conditional Use Permit
Record Number PLN-13336-CUP (filed 12/30/2016)
Assessor Parcel Numbers (APNs) 218-071-003 and 218-081-003
New Harris area

A Conditional Use Permit for an existing 33,634-square-foot (SF) cannabis cultivation operation consisting of 21,634 SF of outdoor and 12,000 SF of mixed-light on parcel 218-071-003. Drying and processing occur in a two-story 1,800-SF drying barn on the adjacent parcel 218-081-003 which is already permitted to cultivate 10,000 SF (PLN-13356-SP). The applicant seeks to reserve the right to continue to process onsite, process offsite at a licensed facility, or to harvest straight to extraction without processing in the future. Water for irrigation is sourced from a shared 2-million-gallon rainwater catchment pond on the adjacent parcel and two 25,000-gallon rainwater catchment tanks on the subject parcel which gravity feed an additional four 2,500 tanks. Total tank storage amounts to 65,000 gallons. Estimated annual water use on the subject parcel is 456,200 gallons whereas 114,050 gallons are used annually on 218-081-003. Power is provided by Pacific Gas and Electric Company. Motion sensor lighting and security cameras are installed around cultivation facilities; fencing and guard dogs provide additional security.

Recommendation: 1) Find that the Commission has considered the Addendum to the adopted Mitigated Negative Declaration (MND) for the Commercial Medical Marijuana Land Use Ordinance (CMMLUO) as described by Section 15164 of the State California Environmental Quality Act (CEQA) Guidelines; 2) make all of the required findings for approval of the Conditional Use Permit; 3) and approve the Hog Trap Farms, LLC, Conditional Use Permit as recommended by staff subject to the recommended conditions.

Attachments: [13336 Hog Trap Executive Summary 05.19.22](#)
[13336 Hog Trap Staff Report 05.19.22](#)

7. Holgersen: Minor Subdivision and Coastal Development Permit
Record Number PLN-2018-15039 (filed 09/18/2018)
Assessor's Parcel Number: 015-152-028
Myrtle town Area

A Minor Subdivision to create four parcels and a Remainder. The parcel is developed with a single-family residence that will remain on the proposed Remainder. The parcels will be served with community water and sewer by the Humboldt Community Services District. The project is located in the Coastal Zone, therefore a Coastal Development Permit (CDP) is required. Duplexes (two dwelling units) are proposed on Parcels 1 - 4. The proposed dwelling units on Parcels 1 and 2 each will be 1,080 square feet, 22 feet and 5 inches in height, with an attached 240 square foot one-car garage. The proposed dwelling units on Parcels 3 and 4 will be 1,200 square feet, 23 feet and 5 inches in height, with an attached 276 square foot one-car garage. The CDP also includes the construction of these duplex units and the removal of four structures. The applicant has submitted exception request letters for the following requirements: The installation of a paved access road, concrete sidewalk, curb, and gutter along the proposed access road, and the minimum easement dedication width of 40 feet to be reduced to 30 feet for the access road, drainage, and utilities to serve the project.

Recommendation: Continue the application to the June 2, 2022 Planning Commission meeting.

8. The Vista 36, LLC: Special Permit
Record Number: PLN-2019-16038 (filed 12/11/2019)
Assessor's Parcel Numbers: (APN) 316-313-003 & 316-312-008
Blue Lake Area

Project Description: A Special Permit for 27,000 square feet (SF) of new and existing mixed light cultivation, 5,588 SF of outdoor cultivation, and 3,200 SF of nursery space. The total cultivation area will be 32,588 SF. The project also includes relocation and remediation of a previously existing cultivation area which was approximately 6,000 square feet on another portion of the legal parcel. The applicant hopes to achieve three (3) harvest cycles annually. Water will be sourced from two (2) wells which were determined to be not hydrologically connected and from a rooftop rainwater catchment system. Four (4) 50,000 gallon water tanks and five (5) 5,000 gallon water tanks are proposed onsite, totaling 225,000 gallons of water storage. An additional 5,000 gallon water tank is designated for emergency fire suppression. The estimated water needed annually for irrigation is approximately 515,468 gallons (14.4 gal/sf/yr on average, including the nursery space usage). Drying, trimming, and processing will occur offsite on a neighboring parcel, which has a project from the same applicant, or at a licensed third-party facility. Operations will utilize up to two (2) full time employees and up to two (2) seasonal employees, totaling a maximum of four (4) employees on site. Portable restrooms will be available onsite for employees. Power will be sourced by PG&E and there is a Honda 2200-Watt Super Quiet Inverter generator available for emergency use only.

Recommendation: Continue the application to the June 2, 2022 Planning Commission meeting.

9. Natures Health Group Inc.: Special Permit (2)
Record Number PLN-2019-16073 (filed 12/23/2019)
Assessor's Parcel Number: 402-021-050
Kneeland Area

A Special Permit to permit a microbusiness with the following activities: 9,900 square feet (sf) of mixed-light cultivation, non-volatile manufacturing, and distribution. Cultivation activities will occur year-round with 4 to 5 cycles per year, and a 1,125 sf greenhouse is proposed for ancillary propagation. Total existing water storage is 36,800 gallons in hard plastic water tanks, and the applicant plans to add an additional 27,600 gallons of water storage on-site for a total of 64,400 gallons. Anticipated annual water usage for the project is 94,000 gallons: 90,000 gallons for irrigation (8.16 gal/sq. ft./year), 1,000 gallons for distribution, and 3,000 gallons for manufacturing. Water will be recycled throughout the year with the use of dehumidifiers within the greenhouses. Processing will be performed off-site at a licensed third-party processing facility. The parcel is powered by PG&E and the applicant is enrolled in the solar choice program. An additional Special Permit is being requested to approve a setback reduction to a nearby school bus stop approximately 200 feet to the nearest cultivation area. Cultivation is not visible from the school bus stop, and greenhouses will be fully enclosed with carbon filters used for odor mitigation.

Recommendation: 1) Find that the Commission has considered the Addendum to the adopted Environmental Impact Report for the Commercial Cannabis Land Use Ordinance (CCLUO) as described by Section 15164 of the State CEQA Guidelines, 2) make all of the required findings for approval of the Special Permits and 3) approve the Natures Health Group, Inc. Special Permits as recommended by staff subject to the recommended conditions.

Attachments: [16073 Natures Health Group Executive Summary 05.19.22](#)
[16073 Natures Health Group Staff Report 05.19.22](#)
[Attachment 3A - WRPP Compressed](#)
[16073 Natures Health Watershed Map](#)

F. ITEMS PULLED FROM CONSENT

G. PUBLIC HEARINGS

The projects listed below are public hearing items that have generated public comment prior to the hearing date or have other issues related to them that may require discussion

1. Humboldt County Fair Association: Modification to Conditional Use Permit
Case Number PLN-2022-17561 (filed 12/29/2021)
Assessor Parcel Numbers (APNs) 030-071-001, 030-011-003, 030-021-003, 030-112-017,
030-112-020, 030-081-006, and 100-181-003
Ferndale area

Humboldt County Fair Association (HCFA) is seeking to modify a Conditional Use Permit which authorizes five (5) concerts and two (2) motorcycle racing events to be held each year at the Humboldt County Fairgrounds. The approved permit places limitations on event-related noise levels, including a 63-decibel limit on composite noise measured by averaging noise readings collected during a 24-hour period surrounding each event, as well as a 90-decibel instantaneous noise limit applied to all motorcycles participating in racing events. In their modification request, HCFA is seeking authorization to raise the 90-decibel motorcycle noise limit to 99 decibels to be consistent with common national testing standards for competition established by the American Motorcyclist Association (AMA). Analysis of the proposal's effect on composite noise levels has been performed by Whitchurch Engineering and has determined that composite noise will remain at or below the 63-decibel limit, even with the requested increase. To help reduce event-related noise, HCFA is now proposing: 1. creation of two (2) sound barriers during racing events, fashioned by temporarily placing tractor trailers or strawbales (or some combination thereof) adjacent to motorcycle acceleration zones; and 2. acoustic treatment of the internal wall of the grandstands using special materials designed to decrease reverberation. Under the approved permit, each "event" occurs within the course of a single day, and concerts cannot last longer than 2 consecutive days. An additional day of racing can be allowed if all the racing on that day is by electrical motorcycles, but in no case can the total amount of motorcycle racing exceed 4 days per year. Other types of motorsports events are prohibited, including (but not limited to): Tractor Pulls, 4x4 Trucks, Go Carts, and Monster Trucks.

Recommendation: 1) Adopt the Supplemental Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program to the previously adopted Mitigated Negative Declaration prepared for the project, as described by Section 15164 of the State CEQA Guidelines; 2) make all of the required findings for approval of the modification of the Conditional Use Permit; 3) and approve the Humboldt County Fair Association Conditional Use Permit Modification as recommended by staff and subject to the recommended conditions of approval and mitigation measures.

Attachments: [17561 HCFA mod Executive Summary 05.19.22](#)
[17561 HCFA mod Staff Report 05.19.22](#)
[Attachment 2 - SCH #2022040045 Draft Supplemental ISMND 4-1-22 with appendices](#)
[Attachment 3 - SCH #2020070478 Previously Adopted Initial Study & Mitigated Negati](#)
[Attachment 6 - Public Comments](#)

2. Boden Wood

Record Number PLN-2018-15218 (filed 12/21/2018)

Assessor's Parcel Number: 222-071-023

Garberville area

A Special Permit to allow for 43,000 square feet of outdoor cannabis cultivation whereas 21,740 square feet is existing outdoor cannabis cultivation, and 21,260 square feet is new outdoor cannabis cultivation. The applicant anticipates 2 harvest cycles annually. Cultivation will occur under greenhouses and full sun outdoor. Water for the project will be sourced from a 538,560-gallon rainwater catchment pond. Water storage for the project totals 662,400 gallons. The applicant anticipates 385,000 gallons of water will be required annually for irrigation for two cultivation cycles. Processing such as drying and curing will take place in a 700-square-foot processing building. The applicant proposes to trim and process cannabis on site in a proposed 1,800 square foot processing facility constructed to commercial standards. The applicant anticipates hiring a maximum of 6 employees to assist with operations. Power for the project will be provided by solar with a backup generator. The applicant is also applying for a special permit to allow pre-existing cultivation in cultivation areas between 15% and 30% slope.

Recommendation: 1) Find that the Planning Commission has considered the Addendum to the adopted EIR for the Commercial Cannabis Land Use Ordinance (CCLUO) as described by Section 15164 of the State CEQA Guidelines; 2) make all of the required findings for approval of the Special Permits; 3) and approve the Boden Wood, Special Permits as recommended by staff subject to the recommended conditions.

Attachments: [15218 Wood Executive Summary 05.19.22](#)
[15218 Wood Staff Report 05.19.22](#)
[15218 Wood Watershed Map 05.19.22](#)

3. Organic Humboldt, LLC: Special Permit and Zoning Clearance Certificate
Record Number PLN-2020-16475 (filed 06/26/2020)
Assessor's Parcel Number: 205-231-029
Scotia area

The applicant is seeking a Special Permit for 43,560 square feet of new outdoor commercial cannabis cultivation and a Zoning Clearance Certificate for 13,500 square feet of existing outdoor cultivation being relocated to the subject parcel under the RRR program. Total cultivation on the parcel totals 57,060 square feet of outdoor commercial cannabis cultivation. Light degravation techniques may be utilized to achieve two harvests annually. The project will be supported by 5,706 square feet of propagation space. The applicant will implement dry farming practices, although supplemental irrigation water will be sourced from the existing rainwater catchment system. The projected annual water usage is estimated to be 20,000 gallons and the existing water storage totals 50,000 gallons. All processing will occur offsite at a licensed third-party processing facility. Energy for the operation will be supplied by the existing P.G. & E. service. Up to three employees may be utilized for the operation.

Recommendation: 1) Find that the Commission has considered the Addendum to the adopted Mitigated Negative Declaration for the Commercial Medical Marijuana Land Use Ordinance (CMMLUO) pursuant to Section 15164 of the State CEQA Guidelines; 2) making all of the required findings for approval of the Special Permit; 3) and approve the Organic Humboldt, LLC, subject to the recommended conditions.

Attachments: [16475 Organic Humboldt Executive Summary 05.19.22](#)
[16475 Organic Humboldt Staff Report 05.19.22](#)
[Attachment 3A - 16475 Biological Assessment 07.10.20](#)
[Attachment 3B - 16475 Wetland Determination Report 03.17.21](#)

4. Emerald Sky Growers Inc: Conditional Use Permit
Record Number PLN-2020-16733 (filed 10/21/2020)
Assessor's Parcel Number: 200-232-026
Fortuna area

A Conditional Use Permit to modify an approved Zoning Clearance Certificate in the Fortuna Community Planning Area. The modification proposes to increase ancillary nursery space from 600 square feet to 1,500 square feet. The previously approved 2,000 square foot operations building will become a commercial structure to conduct onsite processing and will also be relocated but the size remains the same. The previously approved 5,976 square feet of new mixed light commercial cannabis cultivation remain unmodified as to size and type but the cultivation area will be reconfigured. The water source of a disconnected well, the 119,800-gallon annual water budget, the number of employees, and power source of PGE with a generator for emergencies remain unmodified from what was approved under PLN-11927-ZCC. Water storage will be increased by the modification from 5,000 gallons to 15,000 gallons

Recommendation: 1) Find that the Planning Commission has considered the Addendum to the adopted Environmental Impact Report for the Commercial Cannabis Land Use Ordinance (CCLUO) as described by Section 15164 of the State CEQA Guidelines; 2) make all required findings for approval of the Conditional Use Permit; 3) and approve the Emerald Sky Growers, Inc, Conditional Use Permit modification as recommended by staff subject to the recommended conditions.

Attachments: [16733 Emerald Sky Growers Executive Summary 05.19.2022](#)
[16733 Emerald Sky Growers Staff Report 05.19.2022](#)
[16733 Emerald Sky Growers Watershed Map 05.19.22](#)

H. INFORMATIONAL WORKSHOP

Nordic Aquafarms California, LLC; Coastal Development Permit and Special Permit
Record Number PLN-2020-16698 (filed 10-05-20)
Assessor's Parcel Number (APN): 401-112-021
Samoa area

The applicant (Nordic Aquafarms California, LLC. (NAFC)) is requesting a Coastal Development Permit and Special Permit for the demolition and remediation of the Freshwater Tissue Samoa Pulp Mill facility and the construction of a land-based finfish recirculating aquaculture system (RAS) facility. This includes the development of five buildings totaling approximately 766,530 square feet and the installation of 4.8 megawatt (MW) solar panel array mounted on building rooftops, covering approximately 690,000 square feet. A Special Permit is required pursuant to Section 313-109.1.5.2 for an exception to the loading space requirements. The height of the tallest proposed building is 60 feet. The facility would have an annual production capacity of approximately 25,000-27,000 metric tons of Head on Gutted (HOG) fish once complete. The aquaculture facility would produce fresh head on gutted fish and fillets for delivery to regional markets. The species to be produced at the facility is intended to be Atlantic Salmon, pending approval from CDFW. The project will include ancillary support features such as paved parking, fire access roads, security fencing, and stormwater management features. The project would require approximately 2.5 million gallons per day (MGD) of freshwater and industrial water provided by the Humboldt Bay Municipal Water District, sourced from the Mad River. Existing on-site water service supplied by the Humboldt Bay Municipal Water District would be connected to the new buildings for potable use, fire sprinklers, and irrigation. The project would require approximately 10 MGD of salt water, which will be provided via existing sea chest infrastructure located adjacent to the NAFC Project Site, which will be modernized and operated by the Humboldt Bay Harbor, Recreation, and Conservation District. Treated wastewater would be discharged utilizing the existing Redwood Marine Terminal II ocean outfall pipe, which extends one and a half miles offshore. A total volume of 12.5 MGD is anticipated to be released daily. Wastewater discharge is permitted by the North Coast Regional Water Quality Control Board.

Recommendation: The staff report, and workshop presentation were presented at the 4.21.22 Planning Commission meeting. The Project was continued to allow for additional public comment. No action is being requested at this time.

Attachments: [16698 Nordic Aquafarms Workshop Executive Summary 4.21.22](#)
[16698 Nordic Aquafarms Workshop Staff Report 4.21.22](#)

I. ADJOURNMENT

J. NEXT MEETING **June 2, 2022** **6:00 p.m.** **Regular meeting - Hybrid**

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 Planning Commission Clerk 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