

PLANNING COMMISSION

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COUNTY STAFF

JOHN H. FORD
Director, Planning and Building

**COUNTY OF HUMBOLDT
PLANNING COMMISSION**

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

AGENDA

Thursday, July 28, 2022

6:00 PM

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

***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/83919694648> Password: 238970***
- 2. Call in via telephone at 346-248-7799, enter meeting ID 839 1969 4648 Password: 238970***
- 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 10***

***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, July 27, 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, July 22, 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.

NOTICE REGARDING PUBLIC COMMENT:

For items appearing on the agenda, the public is invited to make comments at the time the item comes up for consideration by the Commission. The Chair will call for public comment as each item is heard by the Commission. The public is invited to make comments during the Public Comment period for non-agenda items, not appearing on the agenda. All speakers are invited to state and spell their names but are not required to do so.

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. Review and approval of the March 03, 2022, Action Summary

Recommendation: Move to approve the March 03, 2022, Action Summary and direct the Secretary and Clerk of the Planning Commission to sign the minute sheet.

Attachments: [03.03.22 Action Summary](#)

2. Review and approval of the March 17, 2022, Action Summary

Recommendation: Move to approve the March 17, 2022, Action Summary and direct the Secretary and Clerk of the Planning Commission to sign the minute sheet.

Attachments: [03.17.22 Action Summary](#)

3. Review and approval of the April 07, 2022, Action Summary

Recommendation: Move to approve the April 07, 2022, Action Summary and direct the Secretary and Clerk of the Planning Commission to sign the minute sheet.

Attachments: [04.07.22 Action Summary](#)

4. Review and approval of the April 21, 2022, Action Summary

Recommendation: Move to approve the April 21, 2022, Action Summary and direct the Secretary and Clerk of the Planning Commission to sign the minute sheet.

Attachments: [04.21.22 Action Summary](#)

5. Review and approval of the May 05, 2022, Action Summary

Recommendation: Move to approve the May 05, 2022, Action Summary and direct the Secretary and Clerk of the Planning Commission to sign the minute sheet.

Attachments: [05.05.22 Action Summary](#)

6. Review and approval of the May 12, 2022, Action Summary

Recommendation: Move to approve the May 12, 2022, Action Summary and direct the Secretary and Clerk of the Planning Commission to sign the minute sheet.

Attachments: [05.12.22 Action Summary](#)

7. Review and approval of the May 19, 2022, Action Summary

Recommendation: Move to approve the May 19, 2022, Action Summary and direct the Secretary and Clerk of the Planning Commission to sign the minute sheet.

Attachments: [05.19.22 Action Summary](#)

8. Review and approval of the June 02, 2022, Action Summary

Recommendation: Move to approve the June 02, 2022, Action Summary and direct the Secretary and Clerk of the Planning Commission to sign the minute sheet.

Attachments: [06.02.22 Action Summary](#)

9. Review and approval of the June 16, 2022, Action Summary

Recommendation: Move to approve the June 16, 2022, Action Summary and direct the Secretary and Clerk of the Planning Commission to sign the minute sheet.

Attachments: [06.16.22 Action Summary](#)

10. Review and approval of the July 7, 2022, Action Summary

Recommendation: Move to approve the July 7, 2022, Action Summary and direct the Secretary and Clerk of the Planning Commission to sign the minute sheet.

Attachments: [07.07.22 Action Summary](#)

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. 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

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 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 by upgraded water intake infrastructure located adjacent to the NAFC Project Site, on Humboldt Bay. 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 of 12.5 MGD would be released daily. An Environmental Impact Report (SCH#2021040532) has been prepared for the Project finding that there are no significant unavoidable environmental impacts which cannot be mitigated to a level of less than significant. The Planning Commission will

consider the certification of the EIR, adopting findings that the EIR has been prepared consistent with the California Environmental Quality Act, adopt findings that the Project is consistent with Humboldt County policies and regulations, adopt a mitigation monitoring and reporting plan, and approve a Coastal Development Permit and Special Permit for the land based development of the Project.

Recommendation: Adopt the resolutions to take the following actions: 1) Certify the Final Environmental Impact Report (FEIR) prepared for the Nordic Aquafarms California LLC project pursuant to Section 15090 of the CEQA Guidelines, 2) adopt the Mitigation Monitoring and Reporting program pursuant to Section 15097 of the CEQA Guidelines, 3) make the findings for approval of the Coastal Development Permit and Special Permit based on substantial evidence, and 4) approve the Coastal Development Permit and Special Permit for Nordic Aquafarms California subject to the recommended conditions of approval.

Attachments: [16698 Nordic Aquafarm Executive Summary 07.28.22](#)
[16698 Nordic Aquafarms CDP Staff Report 07.28.22](#)

H. CANNABIS DISCUSSION:

The Planning Commission intends to consider and approve a letter regarding water storage requirements for cannabis projects and request that the letter be sent to the Board of Supervisors.

Attachments: [Draft Irrigation Requirements Letter](#)

I. ADJOURNMENT

J. NEXT MEETING August 4, 2022(Pending) 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