

PLANNING COMMISSION

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JOHN H. FORD  
Director, Planning and Building

**COUNTY OF HUMBOLDT  
PLANNING COMMISSION**

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

**AGENDA**

**Thursday, June 2, 2022**

**6:00 PM**

**Regular Meeting - Hybrid**

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*NOTE: In accordance with Assembly Bill 361 the Planning Commission meeting will be held virtually.*

***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 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](mailto: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, June 1, 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 27, 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. The Vista 36, LLC: Special Permit**

Record Number: PLN-2019-16038 (filed 12/11/2019)

Assessor's Parcel Numbers: (APN) 316-313-003 &amp; 316-312-008

Blue Lake Area

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 groundwater wells 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:** 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 of the required findings for approval of the Special Permit; 3) adopt the Resolution and approve The Vista 36, LLC Special Permit as recommended by staff subject to the recommended conditions.

**Attachments:** [16038 Vista 36 Executive Summary 06.02.22](#)  
[16038 Vista 36 Staff Report 06.02.22](#)  
[16038 Vista 36 Watershed Map](#)  
[Attachment 3A - Remediation Plan 11.18.2020](#)

2. Lost Coast Elixers, LLC;  
Record Number PLN-11247-CUP (filed 10/01/2016)  
Assessor's Parcel Number (APN): 220-081-016  
Briceland area

The applicant is seeking a Conditional Use Permit for an existing operation with 16,144 sf of outdoor and 7,710 sf of mixed light cannabis cultivation with 2,746 sf of ancillary propagation. Water for irrigation is sourced from a permitted well (Permit #20/21-0663) and the applicant has obtained a well assessment supporting the continued use of the well for irrigation. The applicant plans to add rain catchment features to collect up to 20,000 gallons per year. Anticipated annual water usage is 383,472 gallons (14.4 gal/sf/yr). There is a total of 365,000 gallons of existing hard tank water storage on-site designated for irrigation. Drying and curing will occur on-site and trimming will occur off-site at a licensed processing facility. The site is equipped with two permitted septic systems, and additional portable toilets and hand washing stations will be used. The project is currently sourced by two diesel generators housed within secondary containment, and will be conditioned to transition to 100% renewable energy source by 2026. 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.

**Recommendation:** Continue to the June 16, 2022 Planning Commission meeting.

3. Homegrown, LLC;  
Record Number PLN-2021-17510 (filed 11/10/2021)  
Assessor's Parcel Number (APN): 107-272-011  
Honeydew area

A Special Permit for 43,560 square feet of new commercial cannabis cultivation, comprised of 17,850 square feet of mixed light cultivation and 25,710 square feet of outdoor cultivation. Cultivation will occur in four distinct cultivation areas. Outdoor cultivation will take place in one consolidated area, with mixed light cultivation occurring in one (1) 8,050 square foot greenhouse, and one (1) 9,800 square foot greenhouse divided into two discrete areas. One partitioned and shielded 4,375 square foot section of the greenhouse will house ancillary propagation during the beginning of the year, and transition to mixed light cultivation during the latter half of the year. The applicant also proposes a commercial processing facility on-site, with processing activities occurring through a licensed third-party processing facility until the commercial processing building has been constructed. The applicant anticipates there will be three cultivation and harvest cycles occurring annually for mixed light cultivation, and one harvest for the full sun outdoor cultivation area. Water for irrigation will be provided by a proposed 300,000 gallon rainwater catchment pond and an existing well. The applicant estimates an annual projected water use of 653,400. Water will be stored in the proposed 300,000 gallon rainwater catchment pond and 80,000 gallons of hard tank storage comprised of sixteen (16) 5,000-gallon tanks. The remaining water required for irrigation (approximately 273,400 gallons) will be sourced from the well or from additional rainwater catchment should the well be shown to be hydrologically connected to surface waters. Drying will occur onsite in a 2,500 square foot drying structure. Further processing including trimming will occur onsite within a proposed 400-square-foot commercial processing facility. The applicant anticipates a maximum of eight (8) employees will be required for operations. Power for the project will be provided by an onsite solar array system and a backup generator until PG&E power can be secured. The Humboldt County Planning Commission will consider an Addendum to a previously adopted EIR and has been prepared for consideration per  15164 of the State CEQA Guidelines.

**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 of the required findings for approval of the Special Permit adopt the Resolution 3) and approve the Homegrown, LLC Special Permit as recommended by staff subject to the recommended conditions of approval.

**Attachments:** [17510 Homegrown Executive Summary 06.02.22](#)  
[17510 Homegrown Staff Report 06.02.22](#)  
[17510 Homegrown Watershed Map](#)

**4. Mezzrow Farms, LLC; Special Permit**

Record Number PLN-2020-16621 (filed 09/01/2020)

Assessor's Parcel Numbers (APN) 104-121-020, 104-281-004, and 104-311-020

Petrolia area.

A Special Permit for 43,560 square feet (SF) of new outdoor cannabis cultivation, which occurs within twenty two (22) 2,000-SF greenhouses. Greenhouse (GH) 1 through 21 consist of 2,000 SF of cannabis cultivation; GH 22 consists of 1,560 SF of cannabis cultivation and 44 SF of agricultural storage. Propagation occurs in two (2) 3,500-SF nursery structures (7,000 SF total). Irrigation water is provided from a proposed 1.2-million-gallon rain catchment pond. Total estimated annual water use is 720,000 gallons (16.53 gallons/SF). Water storage would be provided in eight (8) 5,000-gallon hard plastic tanks (40,000-gallons). Drying and further processing occur onsite in two (2) 2,400-SF barns (4,800 SF total). The project requires up to ten (10) employees. PG&E or Redwood Coast Energy Authority (RCEA) provides electrical power.

**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 of the required findings for approval of the Special Permit 3) adopt the Resolution and approve the Mezzrow Farms, LLC project as recommended by staff subject to the recommended conditions.

**Attachments:** [16621 Mezzrow Farms Executive Summary 06.02.22](#)  
[16621 Mezzrow Farms Staff Report 06.02.22](#)  
[16621 Mezzrow Farms Watershed Map](#)

**F. INFORMATIONAL WORKSHOP**

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

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:** 1) Open the Workshop 2) Receive a Description of the Project from Staff 3) Receive an overview of the Environmental Impact Report from the preparer 4) Receive a presentation from the Applicant 5) Provide the public an opportunity to ask questions about the project. 6) Ask any additional information for clarification 7) Close the Workshop

**Attachments:** [16698 Nordic Aquafarms CDP Workshop Executive Summary 06.02.22](#)  
[16698 Nordic Aquafarms CDP Workshop Staff Report 06.02.22](#)

## 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. 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 Environmental Impact Report for the Commercial Cannabis Land Use Ordinance (CCLUO) pursuant to Section 15164 of the State CEQA Guidelines; 2) making all of the required findings for approval of the Special Permit and Zoning Clearance Certificate; 3) and approve the Organic Humboldt, LLC, project subject to the recommended conditions.

**Attachments:** [16475 Organic Humboldt Executive Summary 06.02.22](#)  
[16475 Organic Humboldt Staff Report 06.02.22](#)  
[16475 Organic Humboldt Watershed Map](#)  
[Attachment 3A - 16475 Biological Assessment 07.10.20](#)  
[Attachment 3B - 16475 Wetland Determination Report 03.17.21](#)

2. 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 including the requirement to limit the propagation area to 10% of the size of the cultivation.

**Attachments:** [16733 Emerald Sky Growers Executive Summary 06.02.2022](#)  
[16733 Emerald Sky Growers Staff Report 06.02.2022](#)  
[16733 Emerald Sky Growers Watershed Map](#)

3. 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:** 1) Find that there is no substantial evidence that the project will have a significant adverse impact on the environment, 2) adopt the Mitigated Negative Declaration prepared per CEQA Guidelines Section 15074 and the Mitigation Monitoring and Reporting Program pursuant to CEQA Guidelines Section 15097; 3) make the required findings for approval of the Minor Subdivision and Coastal Development Permit; and 3) approve the exception to right-of-way width for the access road; and 4) deny the exception requests from the requirements for paving the access road and the installation of curb, gutters and sidewalks, and 5) approve the Holgersen Minor Subdivision and Coastal Development Permit as recommended by staff and subject to the recommended conditions.

**Attachments:** [15039 Holgersen Subdivision Executive Summary 06.02.22](#)  
[15039 Holgersen Subdivision Staff Report 06.02.22](#)

## H. ITEMS PULLED FROM CONSENT

## I. ADJOURNMENT

**J. NEXT MEETING      June 16, 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](mailto:planningclerk@co.humboldt.ca.us) or the ADA Coordinator at 844-365-0352 or by email at [ada@co.humboldt.ca.us](mailto:ada@co.humboldt.ca.us)*

