

PLANNING COMMISSION

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At-Large  
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COUNTY STAFF

JOHN H. FORD  
Director, Planning and Building

**PLANNING COMMISSION  
COUNTY OF HUMBOLDT**

825 Fifth Street  
Board of Supervisors Chambers  
Eureka, California

**ACTION SUMMARY**

Thursday, June 2, 2022

6:00 PM

Regular Meeting - Hybrid

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**A. CALL TO ORDER / SALUTE TO FLAG**

*Chair Alan Bongio called the meeting to order at 6:00 p.m.*

**B. COMMISSIONERS PRESENT**

Present : 7 - Commissioner Alan Bongio, Commissioner Noah Levy, Commissioner Brian Mitchell,  
Commissioner Mike L Newman, Commissioner Melanie McCavour, Commissioner  
Peggy O'Neill and Commissioner Thomas Mulder

Absent : 0

**C. AGENDA MODIFICATIONS**

*Move Holgerson PLN-2018-15039 from Public Hearing G-3 to G-1, to be heard following Nordic  
Aquafarms.*

**D. PUBLIC COMMENTS**

*Public comment period opened and closed.*

**E. CONSENT AGENDA****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.

***A motion was made by Commissioner Mitchell, seconded by Commissioner McCavour, that the The Vista 36, LLC, Special Permit be approved. The motion carried by the following vote:***

Aye: 7 - Commissioner Bongio, Commissioner Levy, Commissioner Mitchell, Commissioner Newman, Commissioner McCavour, Commissioner O'Neill and Commissioner Mulder

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.

*A motion was made by Commissioner Mitchell, seconded by Commissioner McCavour, that the Lost Coast Elixers, LLC, Conditional Use Permit be continue to the June 16, 2022 Planning Commission meeting. The motion carried by the following vote:*

Aye: 7 - Commissioner Bongio, Commissioner Levy, Commissioner Mitchell, Commissioner Newman, Commissioner McCavour, Commissioner O'Neill and Commissioner Mulder

## **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.

*Public comment period opened and closed.*

***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***

## **G. PUBLIC HEARINGS**

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.

*Public comment period opened and closed.*

***A motion was made by Commissioner Mitchell, seconded by Commissioner McCavour, that the Holgersen: Minor Subdivision and Coastal Development Permit be approved as modified by approving the road width at 26 feet with travel lanes and a marked 6 foot walking lane, with paved fire equipment turnaround, and with off-street parking using permeable material. The motion carried by the following vote:***

Aye: 6 - Commissioner Bongio, Commissioner Levy, Commissioner Mitchell, Commissioner McCavour, Commissioner O'Neill and Commissioner Mulder

Nay: 1 - Commissioner Newman

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 deprivation 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.

*Public comment period opened and closed.*

***A motion was made by Commissioner Newman, seconded by Commissioner Mulder, that the Organic Humboldt, LLC, Special Permit and Zoning Clearance Certificate be approved. The motion carried by the following vote:***

Aye: 7 - Commissioner Bongio, Commissioner Levy, Commissioner Mitchell, Commissioner Newman, Commissioner McCavour, Commissioner O'Neill and Commissioner Mulder

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

*Public comment period opened and closed.*

***A motion was made by Commissioner Mulder, seconded by Commissioner Mitchell, that the Emerald Sky Growers Inc: Conditional Use Permit be continued to the June 16, 2022 Planning Commission meeting. The motion carried by the following vote:***

Aye: 7 - Commissioner Bongio, Commissioner Levy, Commissioner Mitchell, Commissioner Newman, Commissioner McCavour, Commissioner O'Neill and Commissioner Mulder

## H. ITEMS PULLED FROM CONSENT

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.

*Public comment period opened and closed.*

***A motion was made by Commissioner Mulder, seconded by Commissioner Mitchell, that the Homegrown, LLC, Special Permit be continued to the June 16, 2022 Planning Commission meeting. The motion carried by the following vote:***

Aye: 7 - Commissioner Bongio, Commissioner Levy, Commissioner Mitchell, Commissioner Newman, Commissioner McCavour, Commissioner O'Neill and Commissioner Mulder

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.

*Public comment period opened and closed.*

*A motion was made by Commissioner Mulder, seconded by Commissioner Mitchell, that the Mezzrow Farms, LLC, Special Permit be continued to the June 16, 2022 Planning Commission meeting. The motion carried by the following vote:*

Aye: 7 - Commissioner Bongio, Commissioner Levy, Commissioner Mitchell, Commissioner Newman, Commissioner McCavour, Commissioner O'Neill and Commissioner Mulder

## I. ADJOURNMENT

*Chair Alan Bongio adjourned the meeting at 10:05 p.m.*

## 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)*