

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, May 18, 2023

6:00 PM

Regular Meeting - Hybrid

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**

Meetings of the Humboldt County Planning Commission are held in person in the Board of Supervisors chambers, located at 825 Fifth Street, Eureka, California. The Planning Commission will broadcast most meetings via Zoom. Those not able to attend the Planning Commission meeting in person will have the opportunity to provide public comment via Zoom; however, the Planning Commission cannot guarantee that the Zoom system will be available for the entirety of every meeting. The only ways to guarantee that your comment is received and considered by the Planning Commission are to attend the meeting in person or submit your comment in writing in advance of the meeting.

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 for an item on this agenda 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 address the Commission, 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, 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 on the conference line. When the Planning Commission Chair 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: 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 17, 2023. 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 12, 2023, 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 707-267-9409.

A. CALL TO ORDER / SALUTE TO FLAG

B. COMMISSIONERS PRESENT

C. AGENDA MODIFICATIONS

D. PUBLIC COMMENT ON NON-AGENDA ITEMS:

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 May 4, 2023, Action Summary.

Recommendation: Approve the May 4, 2023, Action Summary

Attachments: [05.04.2023 Action Summary for review](#)

2. Benbow Properties, Inc. Zoning Reclassification (ZR)
Assessor's Parcel Numbers: 033-160-002 and 033-041-036.
Record Number PLN-2021-17037
Garberville/Benbow area

Recommendation: That the Planning Commission continue the project to the July 20, 2023 meeting.

Attachments: [17037 Staff Report 5.18.23 - Continue to July 20, 2023](#)

3. Rock and Sky, LLC General Plan Amendment (GPA) and Zoning Reclassification (ZR)
Assessor's Parcel Numbers: 033-101-011, 033-041-038, 033-091-025, 033-091-026, 033-091-027, 033-091-033, 033-091-034, 033-091-035, 033-101-001, 033-101-002, 033-101-003, 033-101-004, 033-101-005, 033-101-006, 033-101-007, 033-101-008, 033-101-010, 033-101-015, 033-101-021, 033-101-022, 033-101-028, 033-101-029, 033-101-031, 033-101-032, and 033-101-035.
Record Number PLN-2021-17209
Garberville/Benbow area

Recommendation: That the Planning Commission continue the project to the July 20, 2023 meeting.

Attachments: [17209 Staff Report 5.18.23 - Continue to July 20, 2023](#)

4. McKenny Zone Reclassification and Conditional Use Permit

Assessor Parcel Numbers (APNs): 203-211-008, 203-211-009, 203-211-010, 203-211-011, 203-211-012, 203-211-013, 203-211-014, 203-211-015, 203-211-016, 203-211-017, and 203-211-018

Record No.: PLN-2021-17439

Fortuna/Rohnerville area

Recommendation: That the Planning Commission continue the project to a date uncertain.

Attachments: [17439 Staff Report 5.18.23 - Continue to a date uncertain](#)

5. Lost Creek Farms, LLC; Conditional Use Permit and Special Permit

Record Number: PLN-10820-CUP (filed 08/04/2016)

Assessor Parcel Number (APN) 211-184-006

Honeydew area

A Conditional Use Permit for 10,800 square feet of existing, mixed-light, and 1,000 square feet of existing, outdoor, cannabis cultivation. Annual water usage is estimated to be 110,000 gallons/ year (9.3gal/sf). Water for irrigation is sourced from an existing, onsite, permitted groundwater well, which is likely hydrologically disconnected from surface water per analysis from a registered geologist. Water is stored in a bladder (20,000 gallons), and hard tanks (12,500 gallons) for a total of 32,500 gallons. Processing, including drying and trimming, occurs on-site in an existing pagoda. The applicant states that three seasonal employees are needed for operations. Electricity is sourced from a combination of generator and solar power and the project is recommended to be conditioned to transition more completely to solar power by January 1, 2026. A Special Permit is required to reduce the setback to public lands, Bureau of Land Management and State of California, respectively.

Recommendation:

That the Planning Commission:

1. Adopt the resolution (Resolution 23-__). (Attachment 1) which does the following:
 - a. Finds that the Planning Commission has considered the Mitigated Negative Declaration for the Commercial Medical Marijuana Land Use Ordinance and the Addendum prepared for the Lost Creek Farms, LLC project); and
 - b. Finds the proposed project complies with the General Plan and Zoning Ordinance; and
 - c. Approves the Conditional Use Permit and Special Permit subject to the recommended conditions of approval (Attachment 1A).

Attachments:

[10820 Lost Creek Farms LLC Staff Report](#)
[Attachment 1 - Draft Resolution](#)
[Attachment 1A - Conditions of Approval](#)
[Attachment 1B - 10820 Operations Plan with Addendums 04.12.2023](#)
[Attachment 1C - 10820 Site Plan 03.21.2023](#)
[Attachment 1D - 10820 Cultivation Area Verification \(CAV\)](#)
[Attachment 2 - 10820 Map Set](#)
[Attachment 3 - CEQA Addendum 03.09.2023](#)
[Attachment 4 - 10820 Lost Creek Farms Evidence in Support of Required Findings 05](#)
[Attachment 4A - 10820 and 10821 Road Evaluation 03.29.21](#)
[Attachment 4B - 10820 Less Than 3-Acre Conversion Mitigation 07.11.2017](#)
[Attachment 4C - 10820 NCRWQCB Enrollment 05.27.2016](#)
[Attachment 4D - 10820 Septic Disposal Design 3-Bedrm 08.03.21](#)
[Attachment 4E - 10820 Septic Disposal Design Two Employee Storage 08.03.21](#)
[Attachment 4F - 10820 Site Management Plan 03.21.2023](#)
[Attachment 4G - 10820 Stamped Well Analysis 03.23.2023](#)
[Attachment 4H - 10820 WDID 02.18.2016](#)
[Attachment 4I - 10820 Well Application 05.04.2009](#)
[Attachment 4J - 10820 Well Completion Report 06.02.2009](#)
[Attachment 5 - 10820 Lost Creek Farms Referral Table 03.20.2023](#)

6. Lost Creek Farms, LLC; Conditional Use Permit and Special Permits

Record Number: PLN-10821-CUP (filed 08/04/2016)

Assessor Parcel Number (APN) 211-183-008

Honeydew area

A Conditional Use Permit for 10,800 square feet of existing mixed-light commercial cannabis cultivation. Annual water usage is estimated to be 110,000 gallons/ year (10.2 gal/sf). Water for irrigation is sourced from an existing, onsite, permitted groundwater well, which is likely hydrologically disconnected from surface water per analysis from Lindberg Geological Consulting dated 12/29/2022. Water is stored in a bladder (20,000 gallons), and hard tanks (12,500 gallons) for a total of 32,500 gallons. Processing, including drying and trimming, occurs on an adjacent parcel under common ownership. The applicant states that three seasonal employees are needed for operations. Electricity is sourced from a combination of generator and solar power and the project is recommended to be conditioned to transition more completely to solar power by January 1, 2026. A Special Permit is required to address the setback to public lands, Bureau of Land Management and State of California, respectively.

Recommendation:

That the Planning Commission:

1. Adopt the resolution (Resolution 23-__). (Attachment 1) which does the following:
 - a. Finds that the Planning Commission has considered the Mitigated Negative Declaration for the Commercial Medical Marijuana Land Use Ordinance and the Addendum that was prepared for the Lost Creek Farms, LLC project); and
 - b. Finds that the proposed project complies with the General Plan and Zoning Ordinance; and
 - c. Approves the Conditional Use Permit and Special Permit subject to the recommended conditions of approval (Attachment 1A).

Attachments:

[10820 Lost Creek Farms LLC Staff Report](#)

[Attachment 1 - Draft Resolution](#)

[Attachment 1A - 10821 Conditions of Approval](#)

[Attachment 1B - 10821 Operations Plan](#)

[Attachment 1C - 10820 REVISED Site Plan 04.12.2023](#)

[Attachment 1D - 10821 CAV 12.27.2017](#)

[Attachment 2 - Map Set](#)

[Attachment 3 - 10821 CEQA Addendum 04.04.2023](#)

[Attachment 4 - 10821 - Evidence in Support of Required Findings 05.10.2023](#)

[Attachment 4A - 10821 Site Management Plan 03.21.2023](#)

[Attachment 4B - 10820 and 10821 Road Evaluation 03.29.21](#)

[Attachment 4C - 10821 Less Than 3-Acre Conversion Mitigation 07.11.2017](#)

[Attachment 4D - Less than 3 acre conversion report](#)

[Attachment 4E - 10821 Septic Disposal Flow System for a Single Bedroom 08.03.21](#)

[Attachment 4F - 10821 Soils Report 01.29.2021](#)

[Attachment 4G - 10821 Water Board Enrollment 01.29.2021](#)

[Attachment 4H - 10821 Well Completion Report 01.29.2021](#)

[Attachment 4I - 10821 Stamped Well Analysis 03.23.2023](#)

[Attachment 5 - 10821 Referral Responses Table 03.24.2023](#)

F. ITEMS PULLED FROM CONSENT**G. PUBLIC HEARING**

1. Cooks Valley Events (2023-2027)

Conditional Use Permit & Special Permit Modifications

Northern Nights Music Group, LLC - Application Number PLN-2023-18107

Mateel Community Center, Inc. - Application Number PLN-2023-18108

Cooks Valley area

Assessor's Parcel Number(s): (APN's): (Humboldt County): 033-271-007, 033-271-009, 033-271-008, 033-271-004, 033-271-005, and 033-271-015

Modification and renewal of two Conditional Use Permits by two different applicants for events to occur annually at the County Line Ranch.

PLN-2023-18107 Northern Nights Music Group

Renewal and modification of a Conditional Use Permit to allow for two music festivals to be held annually. Both events feature live music, camping and various vendors, including cannabis-related concessions and consumption within discrete areas on the properties. The County Line Ranch and Cooks Valley Campground span both Humboldt and Mendocino Counties and will serve as the principal venue for all events. One event includes camping and parking at the County Line Ranch during a three or four-day, 8,000-person event, ordinarily held on the third weekend of July, known as the Northern Nights Music Festival. The applicant is seeking to expand this event to 10,000 persons. The second event includes entertainment, camping and parking for a day, 3,000-person event ordinarily held on a weekend in either July or September. The applicant is seeking to expand this event to two (2) days and 5,000 persons.

PLN-2023-18107 Mateel Community Center

Renewal and modification of a Conditional Use Permit to allow for two music festivals to be held annually. Both events feature live music, camping and various vendors, including cannabis-related concessions and consumption within discrete areas on the properties. The County Line Ranch and Cooks Valley Campground span both Humboldt and Mendocino Counties and will serve as the principal venue for all events. One event is the Summer Arts and Music Festival which occurs over two days and is ordinarily held during the third weekend in June. The event was first held at the County Line Ranch in 2022 and the applicant is seeking to increase attendance from 4,000 to 5,000 persons under the modification request. The second event is Reggae on the River, which ordinarily occurs over three days and is held during the first weekend in August. The Reggae on the River event has not occurred since 2018 and is planned to be held annually beginning in 2024. The event will not be held in 2023. The applicant is seeking to expand attendance at this event to 8,000 persons.

Recommendation:

That the Planning Commission:

1. Adopt the resolution (Resolution 23-___). (Attachment 2 - CEQA)

which does the following:

a. Finds that the Planning Commission has considered the previous environmental documents that have been prepared during past permitting; and

b. Finds that the Planning Commission has considered the draft Mitigated Negative Declaration that has been prepared for the projects; and

c. Adopts the Subsequent Mitigated Negative Declaration

- d. Adopts the Mitigation, Monitoring and Reporting Program
2. Adopt the resolution (Resolution 23-__). (Attachment 3 - Northern Nights Music Group) which does the following:
 - a. Accepts the Post Event Report
 - b. Finds that the requested modification complies with the General Plan and Zoning Ordinance; and
 - c. Renews the permit term thru 2027
 - d. Approves the modification to the Conditional Use Permit subject to the recommended conditions of approval (Attachment 3A)
3. Adopt the resolution (Resolution 23-__). (Attachment 4 - Mateel Community Center) which does the following:
 - a. Accepts the Post Event Report
 - b. Finds that the requested modification complies with the General Plan and Zoning Ordinance; and
 - c. Renews the permit term thru 2027
 - d. Approves the modification to the Conditional Use Permit subject to the recommended conditions of approval (Attachment 4A)

Attachments:

[18107 & 18108 Cooks Valley Events Staff Report 5.18.23](#)

[Attachment 1 - Project Area Mapping](#)

[Attachment 2 - Draft Resolution - CEQA](#)

[Attachment 2A - Draft ISMND - Cooks Valley Events](#)

[Attachment 2B - links to original and supplemental EIRs](#)

[Attachment 2C - Conditions of Approval](#)

[Attachment 2D - Mitigation Monitoring and Reporting](#)

[Attachment 3 - Draft PC Resolution - CUP ext & mod - 18108 Mateel](#)

[Attachment 3A - 18108 Mateel Conditions of Approval](#)

[Attachment 3B - Event Mapping \(18108 Mateel\)](#)

[Attachment 3C - MMRP \(18108 Mateel\)](#)

[Attachment 4 - Draft PC Resolution - CUP ext & mod - 18107 NNMG](#)

[Attachment 4A - 18107 NNMG Conditions of Approval](#)

[Attachment 4B - Event Mapping \(18107 NNMG\)](#)

[Attachment 4C - MMRP \(18107 NNMG\)](#)

[Attachment 5 - Applicants Evidence Supporting the Findings - 18107 NNMG](#)

[Attachment 5A - 18107 NNMG Operations Plan](#)

[Attachment 5B - Northern Nights 2022 Post Event Report](#)

[Attachment 6 - Applicants Evidence Supporting the Findings - 18108 Mateel](#)

[Attachment 6A - 18108 Mateel Operations Plan](#)

[Attachment 6B - Post Event Wrap up SA 2022](#)

[Attachment 7 - Referral Agency Comments and Recommendations](#)

H. PLANNING COMMISSION PROCEDURES

I. REPORT FROM PLANNER**J. PLANNING COMMISSION DISCUSSION ITEMS****K. ADJOURNMENT****L. NEXT MEETINGS: June 01, 2023, 6:00 p.m. Regular Meeting - Hybrid**

The Chamber is wheelchair accessible, the accessible entrance to the Courthouse is the 4th Street entrance. Accessible parking is available adjacent to the 4th Street entrance and on the 4th Street side of the K Street lot. If you are a person with a qualified disability, and need a modification or accommodation to participate in this meeting, please contact the Clerk of the Board at (707) 476-2384, or (707) 445-7299 (fax). Requests for such modifications or accommodations must be made at least three full business days before the start of the meeting.