

PLANNING COMMISSION

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THOMAS MULDER
Second District
NOAH LEVY
Chair - Third District
LONYX LANDRY
Fourth District
PEGGY O'NEILL
Fifth District
BRIAN MITCHELL
Vice Chair - At-Large
SARAH WEST
At-Large



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, May 18, 2023

6:00 PM

Regular Meeting - Hybrid

A. CALL TO ORDER / SALUTE TO FLAG

Chair Noah Levy called the meeting to order at 6:05 p.m.

B. COMMISSIONERS PRESENT

Present : 5 - Commissioner Iver Skavdal, Commissioner Noah Levy, Commissioner Thomas Mulder,
Commissioner Peggy O'Neill and Commissioner Brian Mitchell
Absent : 2 - Commissioner Lonyx Landry and Commissioner Sarah West

C. AGENDA MODIFICATIONS

*Item H, PLANNING COMMISSION PROCEDURES, will not be discussed.
Supplemental information provided for 10820 Lost Creek Farms and 10821 Lost Creek Farms,
and 18107/18108 Cooks Valley Events. Additionally, supplemental information regarding 18108
Mateel's conditions of approval (Attachment 2C) will be presented.*

E. CONSENT AGENDA

1. Review and approval of the May 4, 2023, Action Summary.
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

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

- 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

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

- 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

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

Approval of the Consent Agenda

A motion by Commissioner Brian Mitchell, seconded by Commissioner Thomas Mulder to approve the consent agenda as recommended. The motion carried by the following vote:

Aye: 5 - Commissioner Skavdal, Commissioner Levy, Commissioner Mulder, Commissioner O’Neill and Commissioner Mitchell

F. ITEMS PULLED FROM CONSENT

- 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.

A motion was made by Commissioner Brian Mitchell, seconded by Peggy O'Neill to approve the Lost Creek Farms, LLC Conditional Use Permit and Special Permit. The motion carried by the following vote:

Aye: 5 - Commissioner Skavdal, Commissioner Levy, Commissioner Mulder, Commissioner O'Neill and Commissioner Mitchell

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.

A motion was made by Commissioner Brian Mitchell, seconded by Peggy O'Neill to approve the Lost Creek Farms, LLC Conditional Use Permit and Special Permit. The motion carried by the following vote:

Aye: 5 - Commissioner Skavdal, Commissioner Levy, Commissioner Mulder, Commissioner O'Neill and Commissioner Mitchell

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.

A motion was made by Commission Brian Mitchell, seconded by Thomas Mulder to approve the Cooks Valley Events (18107 Northern Nights Music Group and 18108 Mateel Community Center, Inc) modification and renewal of Conditional Use Permits and Special Permits. The motion carries by the following vote:

Aye: 5 - Commissioner Skavdal, Commissioner Levy, Commissioner Mulder, Commissioner O'Neill and Commissioner Mitchell

I. REPORT FROM PLANNER

J. PLANNING COMMISSION DISCUSSION ITEMS

K. ADJOURNMENT

Chair Noah Levy adjourned the meeting at 8:15 p.m.

L. NEXT MEETINGS: June 01, 2023, 6:00 p.m. Regular Meeting - Hybrid