

**RIO DELL PLANNING COMMISSION  
REGULAR MEETING MINUTES  
AUGUST 22, 2023**

**CALL TO ORDER**

Commissioner Angeloff called the regular meeting of the Rio Dell Planning Commission to order at 6:00 p.m.

Present were Commissioners Angeloff, Arsenault, Knight, and Millington.

Others present were Community Development Director Caldwell and City Clerk Dunham.

**CONSENT CALENDAR**

Approve Minutes of the June 14, 2023 Special Meeting

A motion was made by Arsenault/Millington to approve the Consent Calendar including approval of minutes of the June 14, 2023 special meeting. Motion carried 4-0.

**PUBLIC PRESENTATIONS**

None

**SCHEDULED MATTERS/PUBLIC HEARINGS/STUDY SESSIONS**

Adopt Resolution No. 172-2023 Approving a Modification to the Humboldt 454 Cannabis Activity Conditional Use Permit (CUP)

Community Development Director Caldwell provided a staff report and explained that Humboldt 454 made an application to modify their existing permit to convert approximately 1,692 sq. ft. of the upstairs drying area to a nursery and to relocate the drying area to four (4) 8' x 40' cargo containers placed on the north side of the existing building.

He said that the area is located within the flood zone so the project is conditioned to require that the cargo containers be anchored to prevent flotation for lateral movement. In addition, cargo containers are designed to be resistant to flood damage due to the all-metal construction of the containers.

Community Development Director Caldwell continued with a review of the required findings and the five (5) conditions of approval as outlined in the staff report. The last condition was that the containers be painted green to match the color of the existing building.

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Community Development Director Caldwell commented that Humboldt 454 has been one of the City's best cannabis operators noting that they always comply with the City's cannabis regulations including paying their fees and taxes. He said that Jessie Jeffries and Shawn Studebaker, operators of Humboldt 454 were present to answer any questions the Commission may have.

He added that this is considered a minor modification to the existing Conditional Use Permit (CUP) and recommended approval of the modification as presented.

Jesse Jeffries commented on the availability of power to the Humboldt Rio Dell Business Park and said that according to PG&E representatives, they are on track to extend power to Northwestern Ave. by August 2024 including both underground and overhead lines.

A motion was made by Arsenault/Knight to adopt Resolution No. PC 172-2023 approving a modification to the Humboldt 454 Cannabis Activity Conditional Use Permit (CUP). Motion carried 4-0.

**ADJOURNMENT**

A motion was made by Arsenault/Millington to adjourn the meeting at 6:15 p.m. to the September 26, 2023 regular meeting. Motion carried 4-0.

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Nick Angeloff, Chair

Attest:

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Karen Dunham, City Clerk