

PLANNING COMMISSION

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At-Large



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, March 20, 2025

6:00 PM

Regular Meeting - Hybrid

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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 qualified disabilities as required under the Americans with Disabilities Act. With 72 hours prior notice, a request for reasonable accommodation or modification can be made. Please contact the Clerk of the Board Office at 707-476-2390 or by email [cob@co.humboldt.ca.us](mailto:cob@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).

Please note: Those not able to attend the Planning Commission meeting in person will have the opportunity to provide public comment via Zoom; however, the County of Humboldt 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.

**HOW TO LISTEN OR WATCH THE PLANNING COMMISSION MEETING:**

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
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1. **In Person Public Comment:** 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. **Zoom Public Comment:** When the Planning Commission announce the agenda item that you wish to comment on, call the conference line, enter the Meeting ID and press star (\*) 9 on your phone, this will raise your hand. You'll continue to hear the Planning Commission meeting on the call. When it is your turn to speak, you'll hear a prompt to unmute, press star (\*) 6. Please turn off your TV or live stream to avoid delays. If you encounter any issues, please use the call-in option below.
  
  3. **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, press \*6 to unmute.

You may access the live stream of the meeting by using the following link:  
<https://humboldt.legistar.com>

**SUBMITTING 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, March 19, 2025. After the deadline, written comments may be submitted to the commission in person during the meeting (15 copies). Comments 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.*

### 25-387

1. Review and approval of the February 06, 2025, Action Summary.

**Recommendation:** Approve the February 06, 2025, Action Summary.

**Attachments:** [02.06.2025 Action Summary for review](#)

### 25-388

2. Review and approval of the February 20, 2025, Action Summary.

**Recommendation:** Approve the February 20, 2025, Action Summary.

**Attachments:** [02.20.2025 Action Summary for review](#)

### 25-419

3. MMF Land V LLC, Conditional Use Permit  
Assessor Parcel Numbers (APN) 033-120-009  
Record No.: PLN-11971-CUP  
Benbow area

An application for a Conditional Use Permit for 33,699 square feet of outdoor and 650 square feet of mixed light commercial cannabis cultivation activities for a total of 34,349 sf and an additional 3,435 sf of ancillary propagation. Water source is two (2) existing rainwater catchment ponds totaling 614,000 gallons. Additional water storage in a series of HDPE tanks totals 227,500 gallons. Annual water usage is 750,000 gallons. Applicant proposes the addition of a well. Processing occurs onsite in an existing residence with a maximum of eight (8) employees. Power is provided by solar panels and battery storage; additionally, applicant has applied for PG&E connectivity. A backup generator will be used as emergency backup

**Recommendation:** That the Planning Commission:  
Continue the MMF Land V LLC Conditional Use Permit to a date uncertain.

**Attachments:** [11971 Staff Report 3.20.25](#)

### 25-420

4. Kooy Parcel Map Subdivision  
Record No.: PLN-2023-18193  
APN: 306-102-001  
Humboldt Hill area

A Parcel Map Subdivision of an approximately 21,868 square foot parcel into two parcels of approximately 13,795 square feet (Parcel 1) and approximately 8,073 square feet (Parcel 2). The parcel is currently developed with a single-family residence to be sited on proposed Parcel 1 and an Accessory Dwelling Unit (ADU) to be sited on Proposed Parcel 2. Both dwellings are served with community water and sewer services provided by Humboldt Community Services District. The property lies within the Alquist-Priolo Earthquake Fault Hazard Zone. To address seismic concerns, development rights for accessory dwelling units on both parcels will be conveyed to the County of Humboldt as part of the project.

**Recommendation:** That the Planning Commission:  
Continue the Kooy Parcel Map Subdivision to a date uncertain.

**Attachments:** [18193 Staff Report 3.20.25](#)

[25-421](#)

5. California Trout, Inc. Cannibal Island Restoration Project Conditional Use Permit  
Assessor Parcel Numbers (APN): Portion of 310-021-003, 310-021-004, 310-033-004, 310-043-001, 310-043-003, 310-043-004, 310-043-005, 310-043-006, and 310-051-001  
Record No.: PLN-2023-18855  
Loleta area

Conditional Use Permit application for major restoration of Cannibal Island and the surrounding area in the Eel River estuary. Project components will include: removal of an abandoned two-story residential structure; deepening 5,000 linear feet of existing dikes and removal of failed culverts that currently separate full- and muted-tidal areas; reconnection of full tidal exchange to approximately 500 acres of former tidal marsh habitat and construction of inter-tidal lagoons with tidal marsh ridges and inter-tidal channels to create diverse tidal habitats, inset channel rock grade control will be placed along a 20-foot section of channel at the existing road cross along Senestraro Lane to provide passive management of the tidal prism; construction of a new earthen setback levee approximately 6,000 linear feet long, equipped with up to two gated culverts to separate tidal wetlands from agricultural lands; elevation of the existing road for approximately 2,500 feet and installation of up to four gated culverts; relocation of approximately 200,000 cubic yards of excavated sediment, to be reused within the project area; treatment and removal of Dense-flowered cordgrass; improvement of public access and visitor experience; and all post-construction management to maintain project objectives. The project will require a Coastal Development Permit from the California Coastal Commission.

**Recommendation:** That the Planning Commission:  
Continue the California Trout, Inc. Cannibal Island Restoration Project  
Conditional Use Permit to a date uncertain.

**Attachments:** [18855 Staff Report 3.20.25](#)

[25-422](#)

6. Pharming Humboldt Dreams, Special Permit  
Assessor Parcel Numbers (APN) 223-241-006  
Record No.: PLN-2024-19044  
Korbel area

A Special Permit to conduct ancillary operations in the form of a microbusiness that will include non-volatile manufacturing, distribution, a nursery, and a microbusiness in a commercially permitted structure. All additional ancillary operations will source cannabis from cultivation onsite, no offsite cannabis is imported. The site contains an existing, approved cannabis permit for mixed light commercial cannabis cultivation with onsite processing. Water source remains unchanged with an existing rainwater catchment system. Electricity is provided by PG&E and solar.

**Recommendation:** That the Planning Commission:  
Continue the Pharming Humboldt Dreams, Special Permit to a date uncertain.

**Attachments:** [19044 Staff Report 3.20.25](#)

[25-385](#)

7. Adopt a Vehicle Miles Traveled Policy by Resolution for CEQA Threshold and Screening Criteria Assessor Parcel Numbers (APN) 000-000-000  
Record No.: LRP-2023-18792  
Unincorporated Humboldt County.

Recommend that the Board of Supervisors adopt by resolution a policy establishing a Humboldt County Vehicle Miles Traveled (VMT) CEQA threshold of significance and screening criteria for new development projects, to comply with California Senate Bill 743.

**Recommendation:** That the Planning Commission:  
Continue the VMT Departmental Report to the April 17, 2025, meeting.

**Attachments:** [18792 Staff Report 3.20.25](#)

## F. OLD BUSINESS

[25-384](#)

1. Humboldt Sanctuary Farm, LLC Conditional Use Permit  
Assessor's Parcel Numbers: 221-071-020  
Record Numbers: PLN-12990-CUP  
Salmon Creek Area

A Conditional Use Permit for 28,500 square feet of existing outdoor commercial cannabis cultivation supported by a 1,900 square foot ancillary nursery. Estimated annual water usage is 300,000 gallons and is sourced from rainwater catchment. Water storage consists of an approximately 600,000-gallon pond and 9,900 gallons in tanks. Onsite processing is proposed, and electricity is provided by solar and generators. The project is conditioned to transition to renewable energy by January 1, 2026 reserving generator use for emergencies only. The project includes onsite relocation and restoration.

**Recommendation:** That the Planning Commission:  
1. Adopt the resolution (Resolution 25-\_\_\_), (Attachments 1) which does the following:  
a. Finds the Planning Commission has considered the Mitigated Negative Declaration previously adopted for the Commercial Medical Marijuana Land Use Ordinance and the Addendum that was prepared for the Humboldt Sanctuary,

- LLC project (Attachment 3); and
- b. Finds the proposed project complies with the General Plan and Zoning Ordinance; and
- c. Approves the Humboldt Sanctuary, LLC Conditional Use Permit subject to the recommended conditions of approval (Attachments 1A).

**Attachments:**

[12990 Staff Report 3.20.25](#)

[Attachment 1 - Draft Resolution](#)

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

[Attachment 1B - Operations Plan](#)

[Attachment 1C - Site Plan](#)

[Attachment 2 - Location Map](#)

[Attachment 3 - CEQA Addendum](#)

[Attachment 4 - Applicant's Evidence in Support of Findings](#)

[Attachment 4A - Rainwater Catchment Analysis](#)

[Attachment 4B - LSAA](#)

[Attachment 4C - Giant Fawn Lily Report](#)

[Attachment 4D - Stream Classification Analysis](#)

[Attachment 4E - WRPP Map Showing Historic Cultivation Areas](#)

[Attachment 4F - Remediated Cultivation Areas 4 and 5](#)

[Attachment 4G - Road Evaluation](#)

[Attachment 5A to 5C - Referral Agency Comments](#)

[Attachment 6A - Public Comment 02.19.2025](#)

[Attachment 6B - Applicant Response to Comment Letter](#)

[Attachment 7 - Watershed Map](#)

**G. WORKSHOP**[25-386](#)

1. A Public Workshop on the Inland Lighting Ordinance adding Section 314-105.1 and amending 314-141, 314-142, 314-147, and 314-154 in Chapter 4 of Division 1 of Title III of the County Code to include design guidelines for outdoor lighting to protect unincorporated Humboldt County from light pollution and light trespass.

Assessor Parcel Numbers (APN) 000-000-000

Record No.: LRP-2023-18849

All of the unincorporated areas of Humboldt County.

**Recommendation:**

- That the Planning Commission:
1. Request that staff present the staff report;
  2. Receive public comment;
  3. Deliberate and comment on the Draft Inland Lighting Ordinance; and
  4. Provide guidance to Planning & Building Staff on any desired amendments to the draft ordinance prior to a public hearing.

*Attachments:*            [18849 Staff Report 3.20.25](#)  
                                 [Attachment 1 - Draft Inland Lighting Ordinance](#)

**H. ITEMS PULLED FROM CONSENT**

**I. REPORT FROM PLANNER**

**J. PLANNING COMMISSION DISCUSSION ITEMS**

**K. ADJOURNMENT**

**L. NEXT MEETING: April 3, 2025 6:00 p.m. Regular Meeting - Hybrid**