

PLANNING COMMISSION

IVER SKAVDAL  
Vice Chair - First District  
THOMAS MULDER  
Chair - Second District  
NOAH LEVY  
Third District  
JEROME QIRIAZI  
Fourth District  
PEGGY O'NEILL  
Fifth District  
SARAH WEST  
At-Large  
LORNA MCFARLANE  
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, October 3, 2024

6:00 PM

Regular Meeting - Hybrid

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

*Chair Commissioner Thomas Mulder called the meeting to order at 6:00 p.m.*

**B. COMMISSIONERS PRESENT**

Present : 6 - Commissioner Iver Skavdal, Commissioner Noah Levy, Commissioner Thomas Mulder,  
Commissioner Peggy O'Neill, Commissioner Sarah West and Commissioner Lorna  
McFarlane  
Absent : 1 - Commissioner Jerome Qiriazzi

**C. AGENDA MODIFICATIONS**

*Item E-5 Ten Redwoods LLC Conditional Use Permit and Special Permit moved from E. Consent Agenda,  
to G. Items Pulled From Consent.*

**D. PUBLIC COMMENT ON NON-AGENDA ITEMS:**

**E. CONSENT AGENDA**

1. Review and approval of the September 19, 2024, Action Summary

***Approval of the September 19, 2024, Action Summary.***

2. Tawnya Morris Parcel Map Subdivision Extension  
Assessor Parcel Numbers (APN) 402-061-028  
Record No.: PLN-2024-19056

## Indianola area

A two-year extension of a previously approved Parcel Map Subdivision (PLN-2019-15937). The approved Minor Subdivision is to divide an approximately 5.27-acre parcel into two parcels of approximately 2.63 and 2.64 acres in size. Installation of individual on-site waste treatment systems (OWTS) for sewage disposal is anticipated to occur for future residential development and an existing well on an adjacent property will serve as the water source for both parcels. Access to proposed Parcel 1 is available from Pomeroy Hollow Road. Access to both parcels will also be provided using an existing private road on the adjacent property to the north (APN 402-061-012), which is proposed to be extended by approximately 250 feet to connect with the parcel being divided. Pursuant to Section 325-9 of the Humboldt County Code, an exception to right of way width and improvements was granted

***Approval of the Tawnya Morris Parcel Map Subdivision Extension.***

3. Morris Parcel Map Subdivision Extension  
Assessor Parcel Numbers (APN) 402-061-012  
Record No.: PLN-2024-19055  
Indianola area

A two-year extension of a previously approved Parcel Map Subdivision (PLN-2019-15935). The approved Minor Subdivision is to divide an approximately 9.47-acre parcel into two parcels and a remainder. The parcel being divided is currently developed with a residence, barns, and greenhouses which are located towards the rear of the property. All of these improvements will be located within the proposed remainder parcel. The two remaining parcels are vacant and proposed to each be 2.50 acres in size. Future residential development of these parcels will require installation of individual on-site waste treatment systems (OWTS) for sewage disposal. The parcel has two (2) wells, located on opposite ends of the property. A recently installed well near the southwest corner of the property is proposed to be used as the water source for two vacant parcels to be created, as well as planned new residential development on an adjacent vacant parcel to the south (APN 402-061-028). The remainder parcel is already developed with a separate existing well and septic system. Pursuant to Section 325-9 of the Humboldt County Code, an exception to right of way width was granted.

***Approval of the Morris Parcel Map Subdivision Extension.***

6. RiveRidge Farms, LLC Special Permit and Conditional Use Permit  
Assessor Parcel Number 033-271-021  
Record No.: PLN-2023-18697  
Piercy Area

A Special Permit for 34,705 square feet of new mixed light commercial cannabis cultivation, distribution, non-volatile manufacturing, and off-site processing. Also proposed is a Conditional Use Permit for farm-based retail sales with customer traffic. The project parcel has a previously approved Special permit (10993) for 8,855 square feet of existing mixed light commercial cannabis cultivation. If approved total cultivation will be one acre of mixed light commercial cannabis cultivation. The estimated annual water usage of 560,000 gallons for

the entire operation is sourced from rainwater catchment supported by a proposed 950,000-gallon pond. The existing approved irrigation groundwater well will transition to a backup and supplemental water source once rainwater catchment infrastructure is installed. Power is sourced from an existing PGE connection and a proposed solar array.

***Approval of the Riveridge Farms, LLC Special Permit and Conditional Use Permit.***

## CONSENT AGENDA

***A motion was made by Commissioner Sarah West, seconded by Commissioner Noah Levy to approve the Consent Agenda, including Item E-1 Approval of the September 19, 2024 Action Summary, E-2 Approval of the Tawnya Morris Parcel Map Subdivision Extension, Item E-3 Approval of the Morris Parcel Map Subdivision Extension, Item E-6 Approval of the Riveridge Farms, LLC Special Permit and Conditional Use Permit.***

Aye: 6 - Commissioner Iver Skavdal, Commissioner Noah Levy, Commissioner Thomas Mulder, Commissioner Peggy O'Neill, Commissioner Sarah West and Commissioner Lorna McFarlane

Absent: 1 - Commissioner Jerome Qiriaz

## F. PUBLIC HEARINGS

1. Cavanaugh Coastal Development Permit  
Record Number: PLN-2024-19035  
Assessor Parcel Number: 016-202-062

A Coastal Development Permit for the construction of a 456 square-foot Accessory Dwelling Unit.

***A motion was made by Commissioner Peggy O'Neill, seconded by Commissioner Iver Skavdal to adopt Resolution 24-074 which finds the project complies with the Humboldt Bay Area Plan and Zoning Ordinance; and finds the project exempt from CEQA pursuant to Section 15303 of the CEQA Guidelines, and that there is no substantial evidence that the project will have a significant effect on the environment; and approves the Cavanaugh Coastal Development Permit subject to the conditions of approval.***

Aye: 6 - Commissioner Iver Skavdal, Commissioner Noah Levy, Commissioner Thomas Mulder, Commissioner Peggy O'Neill, Commissioner Sarah West and Commissioner Lorna McFarlane

Absent: 1 - Commissioner Jerome Qiriaz

## G. ITEMS PULLED FROM CONSENT

4. Holgersen - Minor Subdivision and Coastal Development Permit Extension  
Assessor Parcel Numbers (APN) 015-152-028  
Record No.: PLN-2024-19001  
Myrtle town area

A two-year extension to a previously approved Minor Subdivision and Coastal Development

Permit (PLN-2018-15039) to create four parcels and a Remainder, as well as develop the four new parcels with two dwelling units each and demolish four existing structures. The parcel is developed with a single-family residence which will remain on the proposed Remainder. Exceptions for the following requirements were approved as part of the project approval: concrete sidewalk, curb, and gutter along the proposed access road, and the minimum easement dedication width of 40 feet to be reduced to 26 feet for the access road, a pedestrian walkway, drainage, and utilities to serve the project. If approved the new expiration date for the Minor Subdivision and Coastal Development Permit will be July 18, 2026.

***A motion was made by Commissioner Sarah West, seconded by Commissioner Noah Levy to adopt Resolution 24-075 which finds an Initial Study & Mitigated Negative Declaration (IS/MND) for the project was adopted on June 2, 2022, and further environmental review is unnecessary as no changes to the project are proposed; and finds that the development has not changed from that for which the permit was granted and the findings made when the permit was granted can still be made, and approves the Minor Subdivision and Coastal Development Permit Extension subject to the original conditions of approval.***

Aye: 6 - Commissioner Iver Skavdal, Commissioner Noah Levy, Commissioner Thomas Mulder, Commissioner Peggy O'Neill, Commissioner Sarah West and Commissioner Lorna McFarlane

Absent: 1 - Commissioner Jerome Qiriaz

5. Ten Redwoods LLC Conditional Use Permit and Special Permit  
Assessor Parcel Numbers (APN) 208-241-017  
Record No.: PLN-11737-CUP  
Dinsmore area

A Conditional Use Permit for 11,700 square feet of existing outdoor cannabis cultivation. Irrigation water is sourced from a rainwater catchment pond and a Class II stream diversion. A 300,000-gallon pond and 125,000 gallons of hard-sided tanks store water for the project. Estimated annual irrigation water usage is 104,750 gallons. Drying and curing occurs onsite, with all other processing occurring offsite at a licensed facility. Power is provided by generators, the project is conditioned to transition to 100% renewable power by January 1, 2026, with generators reserved for emergencies only. The project includes a Special Permit for development and restoration in a streamside management area.

***A motion was made by Commissioner Sarah West, seconded by Commissioner Lorna McFarlane to continue the Ten Redwoods LLC Conditional Use Permit and Special Permit to the November 07, 2024 meeting.***

Aye: 6 - Commissioner Iver Skavdal, Commissioner Noah Levy, Commissioner Thomas Mulder, Commissioner Peggy O'Neill, Commissioner Sarah West and Commissioner Lorna McFarlane

Absent: 1 - Commissioner Jerome Qiriaz

## H. REPORT FROM PLANNER

**I. PLANNING COMMISSION DISCUSSION ITEMS**

**J. ADJOURNMENT**

*Chair Commissioner Thomas Mulder adjourned the meeting at 6:27 p.m.*

**K. NEXT MEETING: November 07, 2024 6:00 p.m. Regular Meeting - Hybrid**