

PLANNING COMMISSION

IVER SKAVDAL  
Chair, First District  
THOMAS MULDER  
Second District  
NOAH LEVY  
Third District  
JEROME QIRIAZI  
Fourth District  
PEGGY O'NEILL  
Fifth District  
SARAH WEST  
Vice-Chair, 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, March 20, 2025

6:00 PM

Regular Meeting - Hybrid

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

*Chair Iver Skavdal called the meeting to order at 6:00 p.m.*

**B. COMMISSIONERS PRESENT**

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

**C. AGENDA MODIFICATIONS**

*Public comment supplied for LRP-2023-18849 Inland Lighting Ordinance Workshop  
Public comment and supplemental information supplied for PLN-12990-CUP Humboldt Sanctuary Farm*

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

**E. CONSENT AGENDA**

1. Review and approval of the February 06, 2025, Action Summary.  
*Approval of the February 06, 2025, Action Summary.*
2. Review and approval of the February 20, 2025, Action Summary.

***Approval of the February 20, 2025, Action Summary.***

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

***Continuation of MMF Land V LLC, Conditional Use Permit to a date uncertain***

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.

***Continuation of Kooy Parcel Map Subdivision to a date uncertain***

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.

***Continuation of California Trout, Inc. Cannibal Island Restoration Project Conditional Use Permit to a date uncertain***

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.

***Continuation of Pharming Humboldt Dreams, Special Permit to a date uncertain***

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.

***Continuation of the Vehicle Miles Traveled Policy to the April 17, 2025, meeting***

## CONSENT AGENDA

***A motion was made by Commissioner Jerome Qiriaz, seconded by Thomas Mulder to approve the Consent Agenda, including Item E-1 February 06, 2025, Action Summary, Item E-2 February 20, 2025, Action Summary, Item E-3 MMF Land V LLC Conditional Use permit continuation to a date uncertain, Item E-4 Kooy Parcel Map Subdivision continuation to a date uncertain, Item E-5 California Trout Conditional Use Permit continuation to a date uncertain, Item E-6 Pharming Humboldt Dreams Special Permit continuation to a date uncertain, Item E-7 Vehicle Miles Traveled Policy continuation to the April 17, 2025, meeting.***

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

Absent: 1 - Commissioner Noah Levy

## F. OLD BUSINESS

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.

***A motion was made by Commissioner Thomas Mulder, seconded by Commissioner Sarah West to adopt the resolution (Attachments 1) which 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 finds the proposed project complies with the General Plan and Zoning Ordinance; and approves the Humboldt Sanctuary, LLC Conditional Use Permit subject to the conditions of approval (Attachments 1A).***

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

Absent: 1 - Commissioner Noah Levy

## G. WORKSHOP

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.

***The Planning Commission conducted a workshop on a draft lighting ordinance. The Planning Commission considered public comment and discussed the ordinance, and provided feedback to staff on the draft ordinance.***

## H. ITEMS PULLED FROM CONSENT

## I. REPORT FROM PLANNER

**J. PLANNING COMMISSION DISCUSSION ITEMS**

**K. ADJOURNMENT**

*Chair Iver Skavdal adjourned the meeting at 8:46*

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