

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, May 15, 2025

6:00 PM

Regular Meeting - Hybrid

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

C. AGENDA MODIFICATIONS

Agenda section "Items Pulled from Consent" moved above Agenda section "Public Hearing"

D. PUBLIC COMMENT ON NON-AGENDA ITEMS:

E. CONSENT AGENDA

[25-637](#)

3. Eagles Nest Farm LLC, Conditional Use Permit
Assessor's Parcel Number (APN) 220-191-027
Record Number PLN-12490-SP (filed 12/23/2016)
Whitethorn Area

Continue the Eagles Nest Farm LLC Conditional Use Permit to a date uncertain.

[25-638](#)**4. Sod Father LLC Conditional Use Permit**

Assessor Parcel Numbers (APN) 522-044-068-000, 522-044-067-000

Record No.: PLN-13098-CUP

Willow Creek area

A Conditional Use Permit for 24,400 square feet of existing outdoor cannabis cultivation supported by 2,440 square feet of ancillary nursery space. Water for irrigation is sourced from an existing on-site groundwater well and auxiliary water to be provided by two points of diversion, if an irrigation water right is secured. 135,000 gallons of water for cultivation is stored in hard tanks. Annual cultivation water use is up to 180,000 gallons. The project includes a 150,000-gallon water storage tank for fire suppression and reserve irrigation water. Drying will occur onsite in an existing shop and trimming occurs off-site until ADA compliant workplace is provided. The applicant estimates that up to three employees are needed. Power source is PG&E.

Continue the Sod Father LLC Conditional Use Permit to a date uncertain.

[25-639](#)**5. Stander and Green Diamond Resource Company General Plan Amendment, Zone Reclassification and Lot Line Adjustment**

Assessor Parcel Numbers: 500-071-012 & 500-081-002

Record Number: PLN-2024-19011

Application Date: 6/21/2024

Fickle Hill, Arcata Area

A General Plan Amendment (GPA) and Zone Reclassification (ZR) to facilitate a Lot Line Adjustment (LLA) between two parcels resulting in two parcels. The Lot Line Adjustment will adjust the boundary between APNs 500-071-012 and 500-081-002 such that additional lands will be taken from one parcel and added to the other parcel to accommodate existing historic encroachments. The Stander parcel (500-071-012) is developed with a single-family residence and accessory structures and is served with on-site water and an on-site wastewater treatment system. The Green Diamond parcel (500-081-012) is vacant. An approximately 0.2-acre portion of the Green Diamond property (APN 500-081-002) is proposed to be transferred to Stander and changed from Timberland (T) to Residential Estates (RE). Changing the zoning from Agriculture Exclusive (AE) and Timber Production (TPZ) to Agriculture General (AG) is also proposed, in order to remain consistent with the new General Plan Designation. A petition to change the General Plan designation and Zone classification (PLN-2024-18909) was accepted by the Board of Supervisors on May 21, 2024.

Approve the Lot Line Adjustment and Recommend the Board of Supervisors approve the General Plan Amendment and Zone Reclassification.

[25-640](#)**6. TowerCo Conditional Use Permit**

Record No.: PLN-2025-19146

APN: 403-081-013

Eureka area

A Conditional Use Permit for the construction of a telecommunications and public utility facility, consisting of a 150-foot-tall monopole with new Verizon wireless antennas and antenna equipment, including various equipment cabinets housing various utilities and a 30kW diesel generator within a 45'x45' fenced lease area. No water or sewer service required. This will be an unmanned facility and engineered for three additional wireless carriers. The property is currently developed with a single-family residence and other accessory structures.

Approve the TowerCo Conditional Use Permit.

[25-641](#)

7. Recology Humboldt-Coastal Development Permit and Conditional Use Permit Modification

Assessor Parcel Number: 401-031-067

Record Number: PLN-2025-19194

Samoa Area, Eureka

A Modification to change the hours of operation of a previously approved Coastal Development Permit and Conditional Use Permit for the existing transfer station and recycling facility within the general industrial area of the town of Samoa. The 2.5-acre parcel is developed with a 43,750 square foot transfer station building, where loading and unloading activities occur. It is anticipated that no more than 175 vehicles per day will use the facility. The current approved hours of operation are 7 am to 5 pm, Monday through Friday, and 8 am to 5 pm, Saturday and Sunday. The modification requests to change the hours of operation from 5 am to 5 pm, seven days a week, Monday-Sunday.

Approve the Recology Humboldt-Coastal Development Permit and Conditional Use Permit Modification

[25-643](#)

8. Friedley- Minor Subdivision and Coastal Development Permit Extension

Assessor Parcel Numbers (APN) 015-081-008

Record Nos.: PLN-2022-17910, PLN-2025-19201

Myrtle town Area, Eureka

A two-year Coastal Development Permit extension for a minor subdivision previously approved March 15, 2023 (PLN-2022-17910). No changes to the project are proposed. If approved, the extension will expire on March 15, 2027. The approved minor subdivision is for an approximately 12,600 sf parcel, dividing it into two parcels: Parcel One would be 7,346 square feet and Parcel Two would be 5,266 square feet. The existing parcel is developed with a single-family residence and garage, which will remain on proposed Parcel One. The existing parcel is served with community water and sewer by Humboldt Community Services District.

Approve the Friedley- Minor Subdivision and Coastal Development Permit Extension.

[25-644](#)

9. General Plan Conformance Review for two projects: 650,000-gallon water tank and improvements to Veteran's Park
Assessor Parcel Number: 522-492-011-000 and 522-321-037-000
Record Number: PLN-2025-19232
Willow Creek area

A General Plan Conformance Review for two projects proposed by the Willow Creek Community Services District (WCCDS). The first project involves the construction of a new 650,000-gallon water storage tank on a District-owned parcel (APN 522-492-011). The second project involves upgrades to Veteran's Park, including a skate park, upgrades to the playground, ADA and parking improvements, upgrades to the baseball diamond and upgrades to the tennis court into multi-use court. These improvements will occur on APN 522-321-037.

Approve the Willow Creek Community Services District (WCCSD) General Plan Conformance Review.

E. CONSENT AGENDA VOTE:

A motion was made by Commissioner Sarah West, seconded by Commissioner Thomas Mulder to approve the Consent Agenda, including item E-3 the continuation of Eagles Nest Farm LLC, Conditional Use Permit to a date uncertain, item E-4 the continuation of Sod Father LLC Conditional Use Permit to a date uncertain, item E-5 Stander and Green Diamond Resource Company General Plan Amendment, Zone Reclassification and Lot Line Adjustment, item E-6 TowerCo Conditional Use Permit, item E-7 Recology Humboldt-Coastal Development Permit and Conditional Use Permit Modification, item E-8 Friedley- Minor Subdivision and Coastal Development Permit Extension, and item E-9 Willow Creek Community Services District General Plan Conformance Review, with the following vote.

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

[25-555](#)

1. MMF Land V LLC
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. Irrigation needs are estimated at 650,000 gallons per year (18.9 gallons per sf). The water source is two existing rainwater catchment ponds totaling 628,000 gallons. One of these ponds is on-stream and subject to forbearance. Current hard tank water storage totals 227,500 in a series of HDPE tanks with an additional proposal of fifteen 5,000- gallon tanks which equates to 75,000-gallons for a total of 302,500-

gallons of storage. Anticipated annual water usage is 650,000 gallons. Processing has historically occurred onsite in an existing residence but is conditioned to occur offsite. A maximum of eight employees is anticipated. Power is provided by solar panels and battery storage; additionally, applicant has applied for PG&E connectivity. A generator will be used as emergency backup.

The Planning Commission adopted resolution 25-031 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 MMF Land V LLC, project; and finds the proposed project complies with the General Plan and Zoning Ordinance; and approves the MMF Land V LLC Conditional Use 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

[25-635](#)

2. Kurnishon, LCC, Conditional Use Permit and Special Permit

Assessor Parcel Numbers (APN) 208-221-006-000

Record No.: PLN-12030-CUP

Mad River area

A Conditional Use Permit for 21,120 square feet (SF) of existing outdoor commercial cannabis cultivation. Light deprivation techniques are utilized to achieve two harvests annually. Water for irrigation will be provided by an existing well. The expected annual water use is 193,000 gallons (8.97 gallons/square foot). There is a total of 55,500 gallons of available water storage currently on site. Processing such as drying and curing will occur onsite in an existing 1,100 SF structure. Energy for the project will be supplied by three (3) 7kW generators which also serve power for domestic purposes. The project is conditioned to transition to renewable energy by January 1, 2026. The applicant is also seeking a Special Permit for work within the Streamside Management Area.

The Planning Commission adopted resolution 25-032 which finds the Planning Commission has considered the Addendum to the Environmental Impact Report for the Commercial Cannabis Land Use Ordinance that was prepared for the Kurnishon, LLC project; and finds the proposed project complies with the General Plan and Zoning Ordinance; and approves the Conditional Use Permit and Special 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

F. PUBLIC HEARINGS

[25-645](#)**1. Inland and Coastal Outdoor Lighting Ordinances**

Assessor Parcel Numbers (APN) 000-000-000

Record No.: LRP-2023-18849

Unincorporated Humboldt County.

A Public Hearing on the Inland and Coastal versions of the Outdoor Lighting Ordinance to include design guidelines for outdoor lighting to protect unincorporated Humboldt County from light pollution and light trespass. The proposed ordinances amend the zoning regulations to include outdoor lighting design guidelines by adding and modifying the following sections:

1. Adds Section 314-105.1 and amends 314-138, 314-141, 314-142, 314-147, and 314-154 in Chapter 4 of Division 1 of Title III of the County Code.
2. Adds Section 313-105.1 and amends 313-138, 313-141, 313-142, 313-147, and 313-154 in Chapter 3 of Division 1 of Title III of the County Code.

The Planning Commission adopted resolutions 25-033 and 25-034 which considers the project specific Addendum to the Humboldt County General Plan Programmatic Environmental Impact Report (PEIR) that was prepared for the proposed Inland Outdoor Lighting Ordinance per 15164 of the State CEQA Guidelines; and finds the proposed Coastal Outdoor Lighting Ordinance is exempt from environmental review under Section 15251(f) Exemption for Certified State Regulatory Programs of CEQA Guidelines; and finds the proposed Inland and Coastal Outdoor Lighting Ordinances are in the Public Interest; and finds the proposed Inland and Coastal Outdoor Lighting Ordinances are consistent with the General Plan or Local Coastal Plan; and finds the proposed Inland and Coastal Outdoor Lighting Ordinances are consistent with the Purpose of Ordinance; and recommends the Board of Supervisors adopt the Inland Outdoor Lighting Ordinance adding Section 314-105.1 amending 314-138, 314-141, 314-142, 314-147, and 314-154 in Chapter 4 of Division 1 of Title III of the County Code for the inland areas of the County [Attachment 3]; and recommends the Board of Supervisors adopt the Coastal Outdoor Lighting Ordinance adding Section 313-105.1 amending 313-138, 313-141, 313-142, 313-147, and 313-154 in Chapter 3 of Division 1 of Title III of the County Code for the coastal areas of the County.

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****K. NEXT MEETINGS**

June 5, 2025 Planning Commission meeting cancelled.

June 19, 2025 Planning Commission meeting cancelled.

June 26, 2025 Special Meeting of the Planning Commission 6:00 p.m. Special Meeting - Hybrid