

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, September 4, 2025

6:00 PM

Regular Meeting - Hybrid

A. CALL TO ORDER / SALUTE TO FLAG

Chair Iver Skavdal called the meeting to order at 6:22 p.m.

B. COMMISSIONERS PRESENT

Present : 4 - Commissioner Iver Skavdal, Commissioner Thomas Mulder, Commissioner Peggy O'Neill and Commissioner Jerome Qiriazzi
Absent : 3 - Commissioner Noah Levy, Commissioner Sarah West and Commissioner Lorna McFarlane

C. AGENDA MODIFICATIONS

Public Hearing Item G-6 Humboldt Regional Climate Action Plan and CEQA GHG Emissions Thresholds Workshop is continued to the October 2, 2025 meeting.

Public Hearing Item G-4 LCI Parcel Map Subdivision is continued to the October 2, 2025 meeting.

Consent Item E-2 Heavenly Rooted Estate Special Permit for Short Term Rental is moved to H - Items pulled from consent.

Supplemental Information supplied for item G-2 16224 Empress Farms, item G-1 18885 Ridgefield Events, item E-3 19252 Barnum Timber Abidi and item F-1 19002 UHaul.

Public comment received for item F-1 19002 UHaul, item E-2 18884 Heavenly Rooted, item G-1 18885 Ridgefield Events and item G-3 18886 Stokes Walford Rezone.

D. PUBLIC COMMENT ON NON-AGENDA ITEMS:**E. CONSENT AGENDA**[25-1069](#)

1. Humboldt Flavor, LLC. Conditional Use Permit and Special Permit
Assessor's Parcel Numbers: 210-074-008-000, 210-074-007-000
Record Numbers: PLN-12935-CUP
Larabee Valley area

Continue the Humboldt Flavor, LLC. Conditional Use Permit and Special Permit to a date uncertain.

[25-1073](#)

3. Barnum Timber and Abidi General Plan Amendment, Zone Reclassification and Lot Line Adjustment
Assessor Parcel Numbers: 404-101-013 and 404-101-046
Record Number: PLN-2025-19252
Application Date: 05/08/2025
Jacoby Creek Area

A General Plan Amendment (GPA) to change the designation of approximately 1.2 acres of Barnum Timber Company property from Timber (T) to Residential Agriculture with a density of one unit per 5-20 acres (RA5-20). Also included is a Zone Reclassification to rezone this land from Timberland Production Zone (TPZ) to Residential One-Family with a one-acre minimum parcel size (R-1-B-4). A 1.3-acre portion of APN 404-101-046 will also be rezoned from Unclassified (U) to R-1-B-4. This will allow for a Lot Line Adjustment (LLA) of the two parcels resulting in two parcels of approximately 5.05 acres and 4.05 acres to accommodate an encroachment of existing development of the property to the north of the Barnum Timber land. The parcel to the north (Abidi) is developed with a residence and a cabin and served by an onsite wastewater treatment system and an onsite water supply. The Barnum timber Company land is vacant resource land. A petition to change the General Plan designation and Zone classification (PLN-2024-18909) was accepted by the Board of Supervisors on March 12, 2024.

Recommend approval of the Barnum Timber and Abidi General Plan Amendment and Zone Reclassification to the Board of Supervisors and approve the Lot Line Adjustment.

[25-1075](#)

4. Orick Community Services District CDP Extension and Modification
Assessor Parcel Numbers (APN) 519-311-027-000, 520-031-024-000
Record No.: PLN-2024-19051
Prairie Creek area

A two-year extension to a previously approved Coastal Development Permit (CDP), Conditional Use Permit (CUP), and Special Permits (SP) for Orick Community Services District. The project proposes to replace an existing leaking 100,000-gallon redwood water tank with a new 100,000-gallon, welded steel tank with a concrete foundation. A PG&E power pole upslope of

the tank would be replaced with a taller pole and a 40-foot-tall communications tower would be constructed at the water tank. The applicant is also proposing a modification to the approved permits. The proposed modification includes a different alignment of the overhead powerline and installation of one additional PG&E power pole; tree removal is proposed to provide PG&E required fire clearance from the overhead electrical facilities.

Approved the Orick Community Services District Coastal Development Permit Extension and Modification

[25-1076](#)

5. Southern Trinity Joint Unified School District General Plan Conformance Review
Assessor Parcel Number: 207-152-011
Record Number: PLN-2025-19283
Carlotta area

General Plan Conformance Review for the Southern Trinity Joint Unified School District (District). The District intends to sell the real property located at 7 Maple Avenue in Carlotta (APN 207-152-011).

Approve the Southern Trinity Joint Unified School District General Plan Conformance Review

[25-1077](#)

6. Draft Request for Reasonable Accommodation for Residential Accessibility Ordinance – Updating Zoning Ordinance to match State and Federal Codes that enable and require issuance of reasonable accommodations for residential accessibility.
Assessor Parcel Numbers (APN) 000-000-000
Record No.: LRP-2023-18374
Countywide

Amendments to the Zoning Regulations to amend Section 312-42 to update the regulations managing Residential Accessibility such that they are consistent with the California Fair Employment and Housing Act, California Government Code Section 11135, the Federal Fair Housing Act, Section 504 of the Rehabilitation Act, and the Americans with Disabilities Act (referred to in this staff report and the proposed code as the “Acts”).

Recommend approval of the Reasonable Accommodation for Residential Accessibility Ordinance to the Board of Supervisors.

E. CONSENT AGENDA

A motion was made by Commissioner Thomas Mulder, seconded by Commissioner Jerome Qiriazzi to approve the Consent Agenda, including item E-1 Continuation of the Humboldt Flavor, LLC. Conditional Use Permit and Special Permit to a date uncertain, Item E-3 Recommend approval of the Barnum Timber and Abidi General Plan Amendment and Zone Reclassification to the Board of Supervisors and approval of the Lot Line Adjustment, Item E-4 approval of the Orick Community Services District Coastal Development Permit Extension and Modification, Item E-5 Approval of the Southern Trinity Joint Unified School District General Plan Conformance Review, and Item E-6 Recommendation of Approval to the Board of Supervisors of the Request for Reasonable Accommodation for Residential Accessibility Ordinance.

Aye: 4 - Commissioner Iver Skavdal, Commissioner Thomas Mulder, Commissioner Peggy O'Neill and Commissioner Jerome Qiriaz

Absent: 3 - Commissioner Noah Levy, Commissioner Sarah West and Commissioner Lorna McFarlane

F. OLD BUSINESS

[25-1078](#)

1. U-Haul Building Signage, Conditional Use Permit Modification
Assessor Parcel Numbers (APNs) 508-061-010 and 508-061-008
Record No.: PLN-2024-19002
McKinleyville area

A Conditional Use Permit (CUP) Modification to authorize additional signage on two existing U-Haul buildings in McKinleyville. The proposed signage is allowable under the original Master Sign Plan for the development of the Mill Creek Marketplace for the Anchor Tenant, which was approved by the Planning Commission in 1992 (CUP-27-912), but requires a Modification under Humboldt County's Sign Ordinance. The U-Haul South building (APN 508-061-010, former Kmart building) is approximately 100,000 square feet on a 7.72-acre parcel and twelve (12) signs totaling approximately 2,370 square feet of additional signage are proposed. The U-Haul North building (APN 508-061-008, former Ray's market) is approximately 45,000 square feet on a 5.32-acre parcel and four (4) signs totaling approximately 425 square feet on the east façade and six (6) signs totaling 500 square feet on the north façade of additional signage are proposed.

A motion was made by Commissioner Thomas Mulder, seconded by Commissioner Iver Skavdal to adopt the resolution (Attachment 1) which finds the Planning Commission has considered the CEQA Categorical Exemption 15311(a), Accessory Structures including on- premises signs; and finds the proposed project complies with the General Plan and Zoning Ordinance; and approves the Conditional Use Permit Modification subject to the recommended Conditions of Approval.

Aye: 2 - Commissioner Iver Skavdal and Commissioner Thomas Mulder

Nay: 2 - Commissioner Peggy O'Neill and Commissioner Jerome Qiriaz

Absent: 3 - Commissioner Noah Levy, Commissioner Sarah West and Commissioner Lorna McFarlane

A motion was made by Commissioner Thomas Mulder, seconded by Commissioner Peggy O'Neill to continue the U-Haul Building Signage, Conditional Use Permit Modification to the October 2, 2025 meeting.

Aye: 4 - Commissioner Iver Skavdal, Commissioner Thomas Mulder, Commissioner Peggy O'Neill and Commissioner Jerome Qiriaz

Absent: 3 - Commissioner Noah Levy, Commissioner Sarah West and Commissioner Lorna McFarlane

[25-1079](#)

2. Santos Subdivision Extension
Assessor Parcel Numbers (APN) 508-391-045

Record No.: PLN-2025-19208
McKinleyville area

A two-year extension to a previously approved Final Map Subdivision (PLN-2022-17846) of an approximately 10.51-acre parcel into 45 residential lots ranging in size between approximately 5,000 square feet to 7,800 square feet in size, including a proposed 11,850 square foot parcel (Lot "B") for park purposes. An exception to the solar shading requirements was approved for Lots 36 and 40. The project will be served with community water and sewer provided by the McKinleyville Community Services District. This includes a Coastal Development Permit due to a small portion of the property being located in the coastal zone and a Special Permit due to the location within an Alquist-Priolo Fault Hazard Zone.

A motion was made by Commissioner Jerome Qiriaz, seconded by Commissioner Thomas Mulder to adopt resolution 25-048, which finds Humboldt County Planning Commission adopted a Mitigated Negative Declaration (SCH# 2008012016). On September 1, 2011, the Planning Commission approved an Addendum to the MND and modification of the project. Further environmental review is not required as no changes to the previously approved project are proposed; and finds that the development has not changed from that for which the permit was granted, and the findings made for approval of the major subdivision can still be made; and approves the Extension subject to the conditions of approval.

Aye: 4 - Commissioner Iver Skavdal, Commissioner Thomas Mulder, Commissioner Peggy O'Neill and Commissioner Jerome Qiriaz

Absent: 3 - Commissioner Noah Levy, Commissioner Sarah West and Commissioner Lorna McFarlane

G. PUBLIC HEARINGS

[25-1080](#)

1. Ridgefield Events; Conditional Use Permit
Assessor Parcel Number: 500-011-024
Record Number: PLN-2024-18885-MOD1
Arcata area

A modification to PLN-2024-18885- for the CUP to allow for up to 14 guests to stay overnight in the existing residence and to increase the maximum number of events to 40 events per year and the maximum number of guests to 175 per event. The current CUP allows use of the property as a seasonal venue for special events (primarily weddings) between April and October with a maximum of 30 events per year and a maximum of 120 guests per event. Elopement events are scheduled Monday through Thursday (typically between 2-20 guests max) and weddings on Friday through Sunday (typically between 30-120 guests). Hours of operations are 9:30am to 9:30pm, with guests on site generally from 1pm to 9:30pm. Events are centered in the terrace area in front of the existing residence. Portable toilets are used during events and on-site parking is available. Food for events is provided through off-site catering.

A motion was made by Commissioner Thomas Mulder, seconded by Commissioner Peggy O'Neill to adopt resolution 25-049 which finds that the proposed project complies with the General Plan and

Zoning Ordinance; and finds the project exempt from further environmental review pursuant to Section 15301 Existing Facilities of the State CEQA Guidelines, and that there is no substantial evidence that the project will have a significant effect on the environment; and approves the Ridgefield Events Conditional Use Permit Modification subject to the conditions of approval as modified by having a maximum of 30 events, up to 150 people with only one amplified event for weekend stays, to apply Short Term Rental rules to the weekend events and to supply neighbors with the owners phone number.

Aye: 4 - Commissioner Iver Skavdal, Commissioner Thomas Mulder, Commissioner Peggy O'Neill and Commissioner Jerome Qiriazzi

Absent: 3 - Commissioner Noah Levy, Commissioner Sarah West and Commissioner Lorna McFarlane

[25-1081](#)

2. Empress Farms, LLC Special Permits, Zoning Clearance Certificates, and Conditional Use Permit

Assessor Parcel Numbers: 104-291-005 and 104-321-001 (one separate legal parcel)

Record Numbers: PLN-2020-16224 and PLN-12698-ZCC

Petrolia Area

A Special Permit for 33,560 square feet of new outdoor commercial cannabis cultivation and 43,560 square feet of outdoor commercial cannabis cultivation under the Retirement, Remediation and Relocation program (PLN-12698-ZCC) for a proposed total addition of 77,120 square feet. The project parcel already contains 10,000 square feet of approved outdoor commercial cannabis cultivation under PLN-11418-ZCC. With approval of the Special Permit, the total cultivation would be 87,120 square feet. The project also includes a Conditional Use Permit for a 7,600 square foot commercial nursery, and non-flammable cannabis manufacturing located on a road that is not paved to Category 4 standards. The project site already contains an ancillary nursery that serves the previously approved onsite cultivation in addition to a nearby cultivation site operated by the same entity (PLN-12694-CUP on APN 104-311-019). With the approval of the Special Permit, an additional 8,712 square feet of ancillary nursery will be added, bringing the total ancillary nursery space to 14,068 square feet. Water use is projected to be 824,276 gallons per year. The irrigation source is an existing 1,097,350-gallon rainwater catchment pond. An on-site permitted well and spring may be used for the manufacturing activities. PGE provides electricity.

A motion was made by Commissioner Jerome Qiriazzi, seconded by Commissioner Thomas Mulder to adopt resolution 25-050, which finds the Planning Commission has considered the adopted Environmental Impact Report for the Commercial Cannabis Land Use Ordinance and the Addendum that was prepared for the project; and finds the proposed project complies with the General Plan and Zoning Ordinance; and approves the Special Permits, and Conditional Use Permit subject to the conditions of approval.

Aye: 4 - Commissioner Iver Skavdal, Commissioner Thomas Mulder, Commissioner Peggy O'Neill and Commissioner Jerome Qiriazzi

Absent: 3 - Commissioner Noah Levy, Commissioner Sarah West and Commissioner Lorna McFarlane

[25-1083](#)

3. Walford Zone Reclassification and General Plan Amendment
Assessor Parcel Numbers (APN): 017-015-034, 017-041-008
Record No.: PLN-2024-18886
Eureka area

Zone Reclassification (ZR) for the removal of the Qualified (Q) combining zone from APNs 017-015-034 and 017-041-008, that make up one legal parcel. The Q-zone currently restricts all development to those associated with medical, dental and other health related offices and facilities, per Ordinance 2078. Removing the Q-zone would allow for non-medical development (e.g. residential) to potentially move forward onsite. No change to the principal zoning (R-4) or the General Plan Land Use designation (RM) is proposed although a text amendment is also required to remove the Q zone provision that is embedded in Section 2620.15 of the Eureka Community Plan. The parcel is currently developed with medical offices.

A motion was made by Commissioner Thomas Mulder, seconded by Commissioner Peggy O'Neill to continue the Walford Zone Reclassification and General Plan Amendment to the October 2, 2025 meeting.

Aye: 4 - Commissioner Iver Skavdal, Commissioner Thomas Mulder, Commissioner Peggy O'Neill and Commissioner Jerome Qiriaz

Absent: 3 - Commissioner Noah Levy, Commissioner Sarah West and Commissioner Lorna McFarlane

[25-1084](#)

4. LCI Parcel Map Subdivision
Record No.: PLN-2025-19169
APN: 301-052-036
Eureka area

A Parcel Map Subdivision of APN 301-052-036 resulting in (3) parcels of the following sizes: Parcel 1- 13,450 sf, Parcel 2- 6,000 sf, and Parcel 3- 6,900 sf. The parcel is currently developed with a single-family residence, a garage, and a new single-family residence under construction which will remain on proposed Parcel 1. Proposed Parcel 2 and Parcel 3 will be vacant and suitable for residential development. Pursuant to Humboldt County Code Section 325-9, the applicant has submitted an exception request to the right-of-way width, the minimum travelled way width, the required vehicle turnaround and the required road surface. The parcel is served with community water and sewer provided by the Humboldt Community Services District.

A motion was made by Commissioner Thomas Mulder, seconded by Commissioner Peggy O'Neill to continue the LCI Parcel Map Subdivision to the October 2, 2025 meeting.

Aye: 4 - Commissioner Iver Skavdal, Commissioner Thomas Mulder, Commissioner Peggy O'Neill and Commissioner Jerome Qiriaz

Absent: 3 - Commissioner Noah Levy, Commissioner Sarah West and Commissioner Lorna McFarlane

[25-1086](#)

5. Alves Residential Subdivision Parcel Map Subdivision and Coastal Development Permit

Record No.: PLN-2025-19199

APN: 511-031-018

McKinleyville area

A Parcel Map Subdivision (PMS) to divide an approximately 1.09-acre parcel into four parcels and a Remainder, ranging in size from 5,702 square feet (net) to 14,367 square feet (net). The parcel is currently developed with two single-family residences which will remain on proposed Parcels 1 and 2. Proposed Parcel 3 will be created as a flag lot. The parcel is within the Coastal Zone; therefore, a Coastal Development Permit (CDP) is required. The parcel is served with community water and sewer provided by the McKinleyville Community Services District.

A motion was made by Commissioner Jerome Qiriaz, seconded by Commissioner Peggy O'Neill to continue the Alves Parcel Map Subdivision, Coastal Development Permit, and Exception Request to the October 2, 2025 meeting.

Aye: 4 - Commissioner Iver Skavdal, Commissioner Thomas Mulder, Commissioner Peggy O'Neill and Commissioner Jerome Qiriaz

Absent: 3 - Commissioner Noah Levy, Commissioner Sarah West and Commissioner Lorna McFarlane

[25-1087](#)

6. Humboldt Regional Climate Action Plan and CEQA GHG Emissions Thresholds.

Assessor Parcel Numbers (APN) 000-000-000

Record No.: LRP-2019-15593

Countywide

Continuation of a Public Workshop on the Humboldt Regional Climate Action Plan (RCAP) and California Environmental Quality Act (CEQA) Greenhouse Gas (GHG) Emissions Thresholds. The RCAP includes strategies, measures, and actions addressing Countywide GHG emissions across unincorporated and incorporated Humboldt County and establishes a target of a 40 percent reduction in GHG emissions below 1990 levels by 2030 and a longer-term goal of carbon neutrality by 2045.

A motion was made by Commissioner Thomas Mulder, seconded by Commissioner Peggy O'Neill to continue the Humboldt Regional Climate Action Plan and CEQA GHG Emissions Thresholds to the October 2, 2025 meeting.

Aye: 4 - Commissioner Iver Skavdal, Commissioner Thomas Mulder, Commissioner Peggy O'Neill and Commissioner Jerome Qiriaz

Absent: 3 - Commissioner Noah Levy, Commissioner Sarah West and Commissioner Lorna McFarlane

H. ITEMS PULLED FROM CONSENT

[25-1072](#)

2. Heavenly Rooted Estate Special Permit for Short Term Rental

Assessor Parcel Numbers (APN) 312-071-050

Record No.: PLN-2024-18884

Glendale area

A Special Permit for a short-term rental located in an Agricultural General zone on a parcel between 2.5 and 10 acres not operated as a farm-stay, and a Special Permit to exceed the Neighborhood Concentration 20% density limit for short-term rentals on an access road. The parcel is approximately 4 acres in size and is currently developed with a single-family residence, accessory structures, and recreational areas such as a basketball court and bocce ball court. A maximum occupancy of 14 is proposed for gatherings. The parcel is served with on-site water and an on-site wastewater treatment system, and power is supplied by PG&E. Parking is provided in multiple locations including adjacent to the residence, two locations along the driveway, and adjacent to the basketball court.

A motion was made by Commissioner Thomas Mulder, seconded by Commissioner Jerome Qirazi to continue the Heavenly Rooted Estate Special Permit for Short Term Rental to the October 2, 2025 meeting.

Aye: 4 - Commissioner Iver Skavdal, Commissioner Thomas Mulder, Commissioner Peggy O'Neill and Commissioner Jerome Qirazi

Absent: 3 - Commissioner Noah Levy, Commissioner Sarah West and Commissioner Lorna McFarlane

I. REPORT FROM PLANNER

J. PLANNING COMMISSION DISCUSSION ITEMS

K. ADJOURNMENT

Chair Iver Skavdal adjourned the meeting at 9:24 p.m.

L. NEXT MEETINGS: September 18, 2025 6:00 p.m. Regular Meeting - Hybrid