



MINUTES

THURSDAY, NOVEMBER 21, 2024

Regular Meeting

The Honorable Planning Commission of the County of Humboldt met in a regular meeting on the above date within the Humboldt County Courthouse, Eureka, California. The minutes of this meeting were approved on Thursday, December 19, 2024, with the vote as shown below.

The motion was made by Commissioner NOAH LEVY and seconded by Commissioner SARAH WEST and the following vote.

AYES: Commissioners: Sarah West, Jerome Qirhazi, Iver Skavdal, Thomas Mulder, Noah Levy, Peggy O'Neill, Lorna McFarlane

NOES: Commissioners:

ABSTAIN: Commissioners:

ABSENT: Commissioners:

DECISION: Motion carried 7/0

Laura McClenagan
Deputy Clerk of the Planning Commission

John H. Ford
Secretary of the Planning Commission

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, November 21, 2024

6:00 PM

Regular Meeting - Hybrid

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 : 5 - Commissioner Iver Skavdal, Commissioner Thomas Mulder, Commissioner Sarah West, Commissioner Jerome Qiriazzi and Commissioner Lorna McFarlane
Absent : 2 - Commissioner Noah Levy and Commissioner Peggy O'Neill

C. AGENDA MODIFICATIONS

*Supplemental Information and public comment was supplied for PLN-2024-19099 Synthetic Netting Use in Cannabis Operations Workshop
Public Comment received for PLN-11638-CUP, PLN-11642-ZCC, PLN-11643-CUP The Hills, LLC and Shadow Light Ranch, LLC project.*

D. PUBLIC COMMENT ON NON-AGENDA ITEMS:

E. CONSENT AGENDA

1. Review and approval of the November 07, 2024, Action Summary

Approve the November 07, 2024, Action Summary as modified by adding Commissioner Iver Skavdal's attendance was via zoom.

Aye: 5 - Commissioner Iver Skavdal, Commissioner Thomas Mulder, Commissioner Sarah West, Commissioner Jerome Qirazi and Commissioner Lorna McFarlane

Absent: 2 - Commissioner Noah Levy and Commissioner Peggy O'Neill

F. PUBLIC HEARINGS

1. The Hills, LLC and Shadow Light Ranch, LLC; Conditional Use Permits and Special Permits Record Numbers: PLN-11638-CUP, PLN-11642-ZCC, PLN-11643-CUP (filed 12/2/2016) Assessor Parcel Numbers (APN) 223-061-003, 223-061-038, 223-061-039, 223-061-043, 223-061-046, 223-073-004 and 223-073-005 Garberville area

Two Conditional Use Permits and a Zoning Clearance Certificate for continued commercial cannabis cultivation and two Special Permits for commercial cannabis processing, including packaging, and a wholesale nursery. The project site consists of three legal parcels, one of which is proposed to be retired from cannabis operations. The total commercial cultivation proposed is 60,940 square feet of existing cannabis, of which 50,940 square feet is outdoor and 10,000 square feet is mixed light. The project includes relocation and consolidation of cultivation areas to environmentally superior locations with the remediation of the retired cultivation areas. New development activities associated with this project include greenhouses for existing and relocated cultivation areas, a proposed 10,080 square foot wholesale nursery, which will also support on-site operations, a warehouse processing facility with support office space that would total up to 13,472 square feet, and employee housing of up to approximately 5,184 square feet. Water for irrigation purposes is anticipated to be approximately 756,900 gallons annually and is from an existing permitted groundwater well to be supplemented by rainwater catchment. Water for domestic purposes is from an existing spring. On-site power is currently provided by generators and solar and PG&E power is proposed.

In addition to the cultivation operation, wholesale nursery, processing operations and employee housing, the proposed project also includes decommissioning and restoration of three existing on-site ponds. These actions are proposed to satisfy requirements associated with the December 2023 Stipulated Judgement from the Superior Court of California Case No. CV2001113.

A motion was made by Commissioner Iver Skavdal, seconded by Commissioner Jerome Qirazi to adopt Resolution 24-082 which adopts the Mitigated Negative Declaration prepared for the project (SCH# 2024090687); and adopts the Mitigation Monitoring and Reporting Program prepared for the project; and finds that the proposed project complies with the General Plan and Zoning Ordinance; and approves the Conditional Use Permits and Special Permits, subject to the conditions of approval.

Aye: 5 - Commissioner Iver Skavdal, Commissioner Thomas Mulder, Commissioner Sarah West, Commissioner Jerome Qirazi and Commissioner Lorna McFarlane

Absent: 2 - Commissioner Noah Levy and Commissioner Peggy O'Neill

2. Laura Muzzy Conditional Use Permit Modification

Record Number: PLN-2024-19013, PLN-12468-SP
 Assessor Parcel Number: 210-072-009-000
 Carlotta area

A modification to Conditional Use Permit PLN-12648-CUP to add a well as an additional water source for the project and increase the amount of water used for irrigation annually from 200,000 gallons to 759,480 gallons. The approved permit authorized 30,000 square feet of outdoor cannabis cultivation with a 3,000 square foot nursery. The proposed well on the project parcel is likely to be hydrologically disconnected from surface waters.

A motion was made by Commissioner Iver Skavdal, seconded by Commissioner Sarah West to adopt Resolution 24-083, which finds the Planning Commission has considered the Mitigated Negative Declaration for the Commercial Medical Marijuana Land Use Ordinance and the Addendum that was prepared for the project; and finds that the proposed project complies with the General Plan and Zoning Ordinance; and approves the Conditional Use Permit Modification subject to the conditions of approval with an increase to 600,000-gallons of water.

Aye: 5 - Commissioner Iver Skavdal, Commissioner Thomas Mulder, Commissioner Sarah West, Commissioner Jerome Qiriazzi and Commissioner Lorna McFarlane
 Absent: 2 - Commissioner Noah Levy and Commissioner Peggy O'Neill

G. ITEMS PULLED FROM CONSENT

H. WORKSHOP

- 1. Synthetic Netting Use in Cannabis Operations
 Assessor Parcel Numbers: All Parcels
 Record No.: LRP-2024-19099
 Humboldt County

A special presentation on the use of synthetic netting for cannabis cultivation related activities and a discussion on effective regulation of the activity.

A motion was made by Commissioner Iver Skavdal, seconded by Commissioner Lorna McFarlane to allow synthetic netting; requiring the use of Best Management Practices (BMP's) that would be imbedded within the Ordinance. The BMP's would be a separate Resolution (other instrument) and that the BMP's would be brought back to the Commission with the Ordinance for review and adoption at the same time; with enforcement captured within the Resolution by identifying that there would be provisions to enforce the ordinance and the BMP's.

Aye: 5 - Commissioner Iver Skavdal, Commissioner Thomas Mulder, Commissioner Sarah West, Commissioner Jerome Qiriazzi and Commissioner Lorna McFarlane
 Absent: 2 - Commissioner Noah Levy and Commissioner Peggy O'Neill

I. REPORT FROM PLANNER

J. PLANNING COMMISSION DISCUSSION ITEMS

K. ADJOURNMENT

Chair Commissioner Thomas Mulder adjourned the meeting at 9:17 p.m.

L. NEXT MEETING: December 05, 2024 6:00 p.m. Regular Meeting - Hybrid