



MINUTES

THURSDAY, DECEMBER 05, 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, February 06, 2024, with the vote as shown below. The motion was made by Commissioner NOAH LEVY and seconded by Commissioner THOMAS MULDER and the following vote.

AYES: Commissioners: Jerome Qiriazzi, Iver Skavdal, Thomas Mulder, Noah Levy, Peggy O'Neill

NOES: Commissioners:

ABSTAIN: Commissioners:

ABSENT: Commissioners: Lorna McFarlane

DECISION: Motion carried 5/0

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, December 5, 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 Jerome Qiriaz  
Absent : 1 - Commissioner Lorna McFarlane

**C. AGENDA MODIFICATIONS**

*Item G-2 was moved up to the Consent section of the Agenda.  
Public comment was received for Item E-1 PLN-2024-19052 PG&E Humboldt Bundle #5  
Supplemental supplied for Item E-1 PLN-2024-19052 PG&E Humboldt Bundle #5*

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

**E. CONSENT AGENDA**

4. Tierra Verde Holdings, LLC Conditional Use Permit and Special Permit  
Assessor's Parcel Numbers: 218-021-003-000  
Record Numbers: PLN-11694-CUP  
New Harris area

A Conditional Use Permit for 16,650 square feet of existing outdoor commercial cannabis cultivation supported by a 1,500 square foot ancillary nursery. Estimated annual irrigation water usage is approximately 264,000 gallons. Irrigation water is sourced from a rainwater catchment ponds with a total storage capacity of 525,000 gallons. Additional water storage on site totals 89,450 gallons. Drying and curing will occur onsite in an existing structure and trimming will occur offsite at a licensed facility. Power is provided by generators with a transition to renewable energy by January 2026, reserving generators for emergency use only. The Special Permit is being sought for a setback reduction to public lands.

***Approval of the Tierra Verde Holdings, LLC Conditional Use Permit and Special Permit.***

5. Hornstein Final Map Subdivision  
Assessor Parcel Number: 500-091-064  
Record Number: PLN-2024-18941  
Arcata/Fickle Hill area

A Final Map subdivision of an approximately 12.3-acre parcel into two parcels of approximately 5.1 acres (Parcel 1) and 7.2 acres (Parcel 2). This parcel was recently created by Tract No. 673. As the current owner processed the previous subdivision, it is being processed as a Final Map. The parcel is currently vacant. The parcels will be served by a shared water system and on-site wastewater treatment systems. Water and sewage disposal information is on file with the Division of Environmental Health.

***Approval of the Hornstein Final Map Subdivision.***

6. Ramirez - Lot Line Adjustment and Minor Subdivision  
Assessor Parcel Number 303-270-027 & 303-270-028  
Record No.: PLN-2024-19033  
Cutten area

The project consists of two parts: a Lot Line Adjustment and Minor Subdivision. The Lot Line Adjustment will adjust the boundaries between two parcels resulting in two parcels (Parcel A and Parcel B). Proposed Parcel B will be approximately 8,891 square feet in size and is currently developed with a single-family residence. Proposed Parcel A will be divided into four parcels, ranging in size between 9,872 (net) square feet and 36,724 square feet (gross). The parcels will be served with community water and sewer provided by the Humboldt Community Services District (HCSD). An exception request to the 30-foot State Responsibility Area (SRA) setback requirements, in accordance with Section 3115-2(b) of Humboldt County Code (HCC) and Section 1276.01(b) of the State Minimum Fire Safe Regulations, has been submitted to and approved by CalFIRE.

***Approval of the Ramirez - Lot Line Adjustment and Minor Subdivision***

- 2. Punta Canna, LLC, Conditional Use Permit and Special Permit, Lot Line Adjustment and Zone Boundary Adjustment, and Land Conservation Contract Amendment  
 Assessor’s Parcel Numbers: 216-317-006, 216-317-004, 216-371-010 et al.  
 Record Number: PLN-11915-CUP  
 Alderpoint area

A Conditional Use Permit for 19,500 square feet (SF) of existing outdoor cultivation utilizing light deprivation techniques within 21 greenhouse structures, with and 2,000 SF of existing ancillary propagation. Irrigation water is sourced from a point of diversion located on APN 216-317-006. Existing available water storage is 206,000 gallons in a series of hard-sided tanks. Estimated annual water usage is 228,096 gallons. Drying will occur in a proposed 2,160-square-foot drying building and processing will occur within a proposed 1,140-square-foot structure. A maximum of ten (10) employees may be onsite during peak operations. Power is provided by a 4,000-watt solar array. A Special Permit is also requested for development within the Streamside Management Area (SMA) for continued use and maintenance of the point of diversion infrastructure.

Also proposed is a Lot Line Adjustment between two parcels of 17 acres and 200 acres, whereby an equal exchange of 2.4 acres would occur. A Zone Boundary Adjustment is included in order to adjust the zone boundary to be consistent with the adjusted parcel boundary. The existing Land Conservation Contract for the ranch that includes the 200-acre parcel will be rescinded and a new contract executed, to reflect the amended parcel boundary.

***Approval of the Conditional Use Permit and Special Permit, and Recommend the Board of Supervisors approve the Zone Boundary Adjustment and rescinds the existing Land Conservation Contract for Robert D. Prior/Harold Prior and Carol Launer, and enters into a new revised contract.***

**CONSENT AGENDA VOTE:**

***A motion was made by Commissioner Sarah West, seconded by Jerome Qirazi to approve the Consent Agenda, including Item E4 Tierra Verde Holdings, LLC Conditional Use Permit and Special Permit, Item E5 Hornstein Final Map Subdivision, Item E6 Ramirez - Lot Line Adjustment and Minor Subdivision and Item G2 Punta Canna, LLC, Conditional Use Permit, Special Permit, Lot Line Adjustment, Zone Boundary Adjustment, and Land Conservation Contract Amendment.***

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

Absent: 1 - Commissioner Lorna McFarlane

**F. OLD BUSINESS**

- 1. 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 and a Special Permit for development and restoration in a streamside management area.

***A motion was made by Commissioner Peggy O'Neill, seconded by Commissioner Noah Levy to adopt Resolution 24-084 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 Ten Redwoods LLC project and finds the proposed project complies with the General Plan and Zoning Ordinance; and approves the Ten Redwoods LLC Conditional Use Permit and Special Permit subject to the conditions of approval.***

- Aye: 5 - Commissioner Noah Levy, Commissioner Thomas Mulder, Commissioner Peggy O'Neill, Commissioner Sarah West and Commissioner Jerome Qiriaz
- Nay: 1 - Commissioner Iver Skavdal
- Absent: 1 - Commissioner Lorna McFarlane

**G. PUBLIC HEARINGS**

- 1. CannaDreams, LLC - Special Permits  
 Assessor Parcel Numbers (APN) 108-026-006  
 Record No.: PLN-12088-SP  
 Ettersburg area

A Special Permit for the continued operation of an existing cannabis cultivation site consisting of 9,500 square feet of outdoor cannabis cultivation in greenhouses and 950 square feet of ancillary nursery space, a Special Permit to reduce the setback to BLM public land, and a Special Permit for reduction of the Streamside Management Area setback to allow for a hydroelectric facility on the onsite stream and for the point of diversion. Irrigation water is sourced from a point of diversion and is subject to forbearance. There will be 171,000 gallons of water storage on the parcel designated for cannabis irrigation and 6,500 gallons reserved for fire suppression. The applicant's estimated annual water use is approximately 88,700 gallons. Drying will occur onsite and other processing will occur offsite at a licensed third-party facility. Power is provided by a solar array with a generator used to supply supplemental power. There will be two employees on site at peak.

***A motion was made by Commissioner Peggy O'Neill, seconded by Commissioner Sarah West to adopt Resolution 24-089, which finds the CannaDreams, LLC project statutorily exempt from the California Environmental Quality Act (CEQA) per Section 15270 (Projects which are Disapproved) of the CEQA Guidelines, and finds the required findings for approval cannot be made, and denies the CannaDreams, LLC Special Permits.***

- Aye: 5 - Commissioner Iver Skavdal, Commissioner Noah Levy, Commissioner Peggy O'Neill, Commissioner Sarah West and Commissioner Jerome Qiriaz

- Nay: 1 - Commissioner Thomas Mulder
- Absent: 1 - Commissioner Lorna McFarlane

**H. ITEMS PULLED FROM CONSENT**

1. Pacific Gas and Electric, Humboldt Bundle #5 Tree Removal Coastal Development Permit (CDP) and Special Permits (SP)  
 Record Number: PLN-2024-19052  
 Assessor Parcel Numbers (APN): 517-155-006, 517-155-015, 518-012-002, 518-012-007, 518-012-025, 518-012-026, 518-012-027, 518-062-004, 518-072-007, 518-072-008, 518-075-001, 518-075-003, 518-075-005, 518-112-006, 518-072-007, 518-072-002, and 518-062-021  
 Freshwater Lagoon to Orick Area

A Coastal Development Permit (CDP) and Special Permit (SP) to authorize vegetation management activities under or adjacent to Pacific Gas & Electric Company's (PG&E) Essex Junction - Orick 60 kilovolt (kV) transmission line. PG&E is requesting the permit as the owner operator of the electrical infrastructure. The proposed scope of work includes the removal of 80 trees at 75 locations. A Special Permit is required for major vegetation removal under Section 313-64.1 of the Humboldt County Zoning Regulations. No subsurface disturbance will occur during these activities. This work is along existing PG&E distribution lines and would not introduce new infrastructure. Tree crews will use existing roads to bring vehicles and equipment close to the work areas. Vehicles and equipment will remain on existing roads and trees will be accessed on foot. A Special Permit is required for Design Review as necessary.

*A motion was made by Commissioner Iver Skavdal, seconded by Commissioner Peggy O'Neill to adopt Resolution 24-090 which finds the project complies with North Coast Area Plan, and the Zoning Ordinance; and finds the project exempt from CEQA pursuant to Section 15301 Existing Facilities and Section 15304 Minor Alterations to Land 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 Coastal Development Permit and Special Permits subject to the modified conditions of approval.*

- Aye: 5 - Commissioner Iver Skavdal, Commissioner Thomas Mulder, Commissioner Peggy O'Neill, Commissioner Sarah West and Commissioner Jerome Qiriazzi
- Absent: 1 - Commissioner Lorna McFarlane
- Recused: 1 - Commissioner Noah Levy

- 2. Pacific Gas & Electric Company Vegetation Management and Tree Removal Coastal Development Permit and Special Permits  
 Record Number: PLN-2023-18263  
 Assessor Parcel Numbers: 501-201-034, 508-191-014, 508-224-047, 513-151-008, 515-041-013, 515-041-020, 515-141-008, 515-151-029, 515-251-003, 517-101-001, 517-111-001, 517-121-005, 517-121-011, 517-131-016, 518-051-018, 518-072-008, 518-075-003, 519-311-012, and 520-211-001  
 Orick, Big Lagoon, Trinidad, and Arcata areas

A Coastal Development Permit (CDP) and Special Permits (SP) to allow Pacific Gas & Electric Company (PG&E) to perform vegetation management along the Orick 1102, Big Lagoon 1101, Trinidad 1102, Trinidad 1101, Arcata 1105, and Arcata 1122 12-kilovolt (kV) electrical distribution lines. Work would include the removal of 27 trees at 27 locations. A Special Permit is required for major vegetation removal under Section 313-64.1 of the Humboldt County Zoning Regulations. Equipment to be utilized for this project will include hand and gas-powered tools (chainsaws, hand saws, pruners, chipper, and lift truck where accessible). No ground disturbance in the form of excavation is associated with this work, nor would herbicide be utilized. Tree crews will use existing roadways, driveways, and hiking trails as appropriate. No development is proposed under the project. A Special Permit is required for Design Review where necessary.

***A motion was made by Commissioner Iver Skavdal, seconded by Commissioner Peggy O'Neill to adopt Resolution 24-091 which finds the project exempt from CEQA pursuant to Section 15301 Existing Facilities and Section 15304 Minor Alterations to Land of the CEQA Guidelines, and that there is no substantial evidence that the project will have a significant effect on the environment; and finds the proposed project complies with the Humboldt Bay Area Plan, McKinleyville Area Plan, Trinidad Area Plan, North Coast Area Plan, and the Zoning Ordinance; and approves the Coastal Development Permit and Special Permits subject to the modified conditions of approval.***

- Aye: 5 - Commissioner Iver Skavdal, Commissioner Thomas Mulder, Commissioner Peggy O'Neill, Commissioner Sarah West and Commissioner Jerome Qiriazzi
- Absent: 1 - Commissioner Lorna McFarlane
- Recused: 1 - Commissioner Noah Levy

- 3. PG&E Vegetation Management Coastal Development Permit (CDP) and Special Permits (SP)  
 Record Number: PLN-2024-18999  
 Assessor Parcel Numbers (APN): Listed in Attachment 1D  
 Orick Area to Fields Landing

A Coastal Development Permit (CDP) and Special Permit (SP) to authorize vegetation management activities under or adjacent to multiple 12 kilovolt (kV) distribution lines found within electrical utility rights of way running between south Eureka and Orick. Pacific Gas & Electric Company (PG&E) is requesting the permit as the owner operator of the electrical infrastructure. The proposed vegetation control activities will occur at 106 work areas and include 88 tree removals and 125 brush removals. All the trees being removed are 13 inches in diameter at breast height (DBH) or greater, with a maximum DBH of 99 inches and a maximum height of 150 feet. Location-specific work prescriptions are provided in Attachment 3: Work Areas & Scope of Work. No subsurface disturbance will occur during these activities. This work is along existing PG&E distribution lines and would not introduce new infrastructure. Tree crews will use existing roads to bring vehicles and equipment close to the work areas. Vehicles and equipment will remain on existing roads and trees will be accessed on foot. Herbicide use is not part of the project.

*A motion was made by Commissioner Iver Skavdal, seconded by Commissioner Peggy O'Neill to adopt Resolution 24-092 which finds the project complies with the Humboldt Bay Area Plan, McKinleyville Area Plan, Trinidad Area Plan, North Coast Area Plan, and the Zoning Ordinance; and finds the project exempt from CEQA pursuant to Section 15301 Existing Facilities and Section 15304 Minor Alterations to Land 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 Coastal Development Permit and Special Permits subject to the modified conditions of approval.*

- Aye: 5 - Commissioner Iver Skavdal, Commissioner Thomas Mulder, Commissioner Peggy O'Neill, Commissioner Sarah West and Commissioner Jerome Qiriaz
- Absent: 1 - Commissioner Lorna McFarlane
- Recused: 1 - Commissioner Noah Levy

**I. REPORT FROM PLANNER**

**J. PLANNING COMMISSION DISCUSSION ITEMS**

**K. ADJOURNMENT**

*Chair Commissioner Thomas Mulder adjourned the meeting at 8:32 p.m.*

**L. NEXT MEETINGS: December 19, 2024 6:00 p.m. Regular Meeting - Hybrid**