

PLANNING COMMISSION

IVER SKAVDAL
First District
THOMAS MULDER
Second District
NOAH LEVY
Chair - 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, March 7, 2024

6:00 PM

Regular Meeting - Hybrid

A. CALL TO ORDER / SALUTE TO FLAG

Chair Noah Levy called the meeting to order at 6:00 p.m.

B. COMMISSIONERS PRESENT

Commissioner Thomas Mulder arrived during the Agenda Modification section.

Present : 7 - Commissioner Iver Skavdal, Commissioner Noah Levy, Commissioner Thomas Mulder, Commissioner Peggy O'Neill, Commissioner Sarah West, Commissioner Jerome Qiriazzi and Commissioner Lorna McFarlane

C. AGENDA MODIFICATIONS

Move Public Hearing item #4 ECD Holdings Conditional Use Permit to the first position under Public Hearing.

E. CONSENT AGENDA

1. Review and approval of the December 14, 2023, Action Summary.

CONSENT AGENDA

A motion was made by Commissioner Peggy O'Neill, seconded by Commissioner Iver Skavdal to approve the Consent Agenda item E1 Approval of the December 14, 2023 Action Summary. The motion carried by the following vote:

Aye: 7 - Commissioner Iver Skavdal, Commissioner Noah Levy, Commissioner Thomas Mulder, Commissioner Peggy O'Neill, Commissioner Sarah West, Commissioner Jerome Qiriazzi and Commissioner Lorna McFarlane

G. PUBLIC HEARINGS

4. ECD Holdings, Inc Conditional Use Permit
Assessor Parcel Number 511-141-015
Record No.: PLN-2022-17880
McKinleyville Area

A Conditional Use Permit to add 33,560 square feet of new mixed light commercial cannabis cultivation to an approved project in the McKinleyville Community Planning Area. If approved, the total cultivation will be 43,560 square feet of mixed light cultivation in addition to the existing 4,400 square foot indoor cultivation. Accessory nursery space will increase to 4,350 square feet. The site will be reconfigured to consolidate operations. The proposed irrigation sources are a well, rainwater catchment, and water recapture. The previously approved spring will no longer be used for cannabis irrigation. Annual water usage will increase from 120,000 gallons to a total of 610,000 gallons. Existing water storage is 110,000 gallons. Previously approved onsite processing will continue. Electricity is sourced from PGE through an eligible renewable energy program with a generator for emergencies only.

A motion was made by Commissioner Sarah West, seconded by Commissioner Peggy O'Neill to adopt the resolution (Resolution 24-007), which finds that the Planning Commission has considered the Final Environmental Impact Report for the Commercial Cannabis Land Use Ordinance and the Addendum that was prepared for the ECD Holdings, Inc. project; and finds that the project complies with the General Plan and Zoning Ordinance; and approves the ECD Holdings, Inc. Conditional Use Permit subject to the conditions of approval as modified by adding dust mitigation. The motion carried by the following vote:

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

Abstain: 1 - Commissioner Lorna McFarlane

1. Eureka's Redwood Christian Center - Sign Replacement
Assessor Parcel Numbers (APN) 306-391-004
Record No.: PLN-2022-17994
Spruce Point / Humboldt Hill area

A modification to a previously approved Conditional Use Permit for the replacement of an existing sign with a new video display sign. The previous sign was damaged by a vehicle and the replacement sign was installed prior to obtaining the appropriate County permits. The sign is a freestanding double-sided monument sign that is 13 feet and 4 inches in height with a sign face of 82 square feet (41 square feet per side). The sign face is internally illuminated with an LED reader board.

A motion was made by Commissioner Thomas Mulder, seconded by Commissioner Peggy O'Neill to adopt the resolution (Resolution 24-008), which finds the Planning Commission has determined the

project is exempt from environmental review pursuant to Sections 15301 and 15302 of the State CEQA Guidelines which covers permitting and replacement or reconstruction of existing structures; and finds that the proposed project complies with the General Plan and Zoning Ordinance; and approves the modification of the Conditional Use Permit subject to the project modifications outlined in the conditions of approval. The motion fails by the following vote:

Aye: 3 - Commissioner Iver Skavdal, Commissioner Thomas Mulder, Commissioner Peggy O'Neill

Nay: 3 - Commissioner Noah Levy, Commissioner Sarah West, Commissioner Jerome Qiriaz

Abstain: 1 - Lorna McFarlane

After a short break to discuss the procedure and necessity of abstaining from a vote, the commission re-voted on the motion. The motion carried by the following vote:

Aye: 4 - Commissioner Iver Skavdal, Commissioner Thomas Mulder, Commissioner Peggy O'Neill and Commissioner Lorna McFarlane

Nay: 3 - Commissioner Noah Levy, Commissioner Sarah West and Commissioner Jerome Qiriaz

- 2. High Art, LLC Conditional Use Permit
 Assessor's Parcel Number: 522-022-015-000
 Record Number: PLN-11525-CUP
 Old Three Creeks Road, Willow Creek area

Denial of a Conditional Use Permit for an existing 20,180-square-foot (SF) outdoor cannabis cultivation operation.

A motion was made by Commissioner Iver Skavdal, seconded by Commissioner Thomas Mulder to adopt the resolution (Resolution 24-009) which finds the project exempt from environmental review pursuant to State CEQA Guidelines Section 15270; and finds the existing cannabis operation has operated in violation of Humboldt County Code and State regulations and has been operated as to be detrimental to the public health, safety and welfare; and Denies the High Art, LLC Conditional Use Permit. The motion carried by the following vote:

Aye: 7 - Commissioner Iver Skavdal, Commissioner Noah Levy, Commissioner Thomas Mulder, Commissioner Peggy O'Neill, Commissioner Sarah West, Commissioner Jerome Qiriaz and Commissioner Lorna McFarlane

- 3. Pacific Roots Cannabis, LLC Special Permit
 Assessor Parcel Numbers 105-141-001 and 104-232-012
 Record No.: PLN-2022-17669
 Petrolia Area

A Special Permit to add 33,576 square feet of outdoor commercial cannabis cultivation to a previously approved project. If approved, the total cultivation area will be 43,560 square feet. The project proposal also adds non-volatile manufacturing and distribution. The previously approved wholesale nursery and ancillary nursery will be reconfigured and consolidated. The total size of the previously approved nursery spaces, including the cloning space, will remain 4,736 square feet. The previously approved research and development space will remain the same size. The previously approved onsite processing will be modified to also allow offsite processing. Estimated annual water needs are approximately 463,000 gallons. Irrigation water

for cultivation is sourced from rain catchment and a previously approved and permitted groundwater well will support the processing and manufacturing uses. The well will also be used as a supplemental irrigation water source for cultivation. A total of 495,000 gallons of irrigation water storage is proposed through a 425,000-gallon pond and 70,000 gallons in tanks. Electricity is sourced from PGE through an eligible renewable energy program as well as onsite solar with a generator for emergencies only.

A motion was made by Commissioner Iver Skavdal, seconded by Commissioner Thomas Mulder to adopt the resolution (Resolution 24-010), which finds the Planning Commission has considered the Final Environmental Impact Report for the Commercial Cannabis Land Use Ordinance and the Addendum that was prepared for the Pacific Roots Cannabis, LLC project; and finds the project complies with the General Plan and Zoning Ordinance; and approves the Pacific Roots Cannabis, LLC Special Permit subject to the conditions of approval. The motion carried by the following vote:

Aye: 7 - Commissioner Iver Skavdal, Commissioner Noah Levy, Commissioner Thomas Mulder, Commissioner Peggy O'Neill, Commissioner Sarah West, Commissioner Jerome Qiriazzi and Commissioner Lorna McFarlane

F. ITEMS PULLED FROM CONSENT

2. Felmlee - Parcel Map Subdivision and Special Permit
Application Number: PLN-2023-18300
Assessor Parcel Number (APN) 303-121-034
Ridgewood area

A Parcel Map Subdivision of an approximately 7.93-acre parcel into three parcels of approximately 0.40 acres (Parcel 1), 0.80 acres (Parcel 2) and 6.74 acres (Parcel 3). A Special Permit is requested to allow Parcel 1 to be less than the 20,000 square foot minimum lot size. The property is currently vacant and will be served with community water provided by Humboldt Community Services District and on-site wastewater treatment systems. The project will include widening of the shoulder of Eggert Road along the front of the parcel, prior to issuance of the first building permit for residential development on any of the resulting parcels.

A motion was made by Commissioner Thomas Mulder, seconded by Jerome Qiriazzi to adopt the resolution (Resolution 24-011) which finds the project is consistent with the development density and policies established by an existing community plan and General Plan for which an EIR was certified, and that no additional environmental review is required per section 15183 of the State CEQA Guidelines; and makes all of the required findings for approval of the Felmlee Parcel Map Subdivision and Special Permit; and approves the Felmlee Minor Subdivision and Special Permit subject to the conditions of approval. The motion carried by the following vote:

Aye: 7 - Commissioner Iver Skavdal, Commissioner Noah Levy, Commissioner Thomas Mulder, Commissioner Peggy O'Neill, Commissioner Sarah West, Commissioner Jerome Qiriazzi and Commissioner Lorna McFarlane

H. REPORT FROM PLANNER

1. County Processing of all issued Cultivation Interim Permits and coordination efforts with CDFW

The Planning Commission received the report.

I. PLANNING COMMISSION DISCUSSION ITEMS

J. ADJOURNMENT

Chair Noah Levy adjourned the meeting at 9:31 p.m.

K. NEXT MEETINGS: March 21, 2024 6:00 p.m. Regular Meeting - Hybrid