



MINUTES

THURSDAY, AUGUST 07, 2025

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, August 21, 2025, with the vote as shown below.

The motion was made by COMMISSIONER Thomas Mulder and second by COMMISSIONER Jerome Qiriaz and the following vote:

AYES: COMMISSIONERS: Thomas Mulder, Jerome Qiriaz, Noah Levy, Peggy O'Neill, Lorna McFarlane

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS: Iver Skavdal, Sarah West

ABSTAIN: COMMISSIONERS:

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

AGENDA MODIFICATIONS

*H. ITEMS PULLED FROM CONSENT was moved above G. WORKSHOP.
Public comment was received for Item 1 - Henderson PMS*

D. PUBLIC COMMENT ON NON-AGENDA ITEMS:

E. CONSENT AGENDA

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25-898

1. Review and approval of the June 26, 2025, Action Summary.

Approve the June 26, 2025, Action Summary.

25-900

3. Ganjery, LLC, Conditional Use Permit

Assessor Parcel Numbers (APN) 508-242-024
Record Number PLN-2025-19212
McKinleyville area

The Applicant seeks to modify a Conditional Use Permit for a Microbusiness on APN 508-242-042 (PLN-2019-15574). The Applicant was previously approved to operate a Microbusiness, including distribution, manufacturing (infusion), and retail on the parcel. The Applicant proposes to modify the license to include manufacturing (non-flammable extraction). The Applicant estimates an additional 6,000 gallons of water will be required annually for the additional manufacturing activities and expects no change or negligible changes to power use, staffing needs, and traffic volumes. No changes to hours of operation are proposed. The subject parcel is served by the water and sewer system of the McKinleyville Community Services District. Electricity is sourced from PGE and backup generator power.

Approve the Ganjery, LLC Conditional Use Permit
25-902

5. Moser Properties Extension of Parcel Map Subdivision
Application Number: PLN-2025-19153
Prior Application Number: PLN-14262-FMS, PLN-2022-17983
Assessor Parcel Number (APN): 511-461-015 & 511-461-016
3235 Boeing Av, McKinleyville, CA 95519

Project Description: A two-year extension to an approved Final Map Subdivision for the creation of 12 commercial lots within the Airport Business Park. The lots will be created from the two Remainder Parcels from the original subdivision and range in size between 30,310 and 61,230 square feet. The parcels will be served by community water and sewer. If approved, the subdivision approval will expire on February 5, 2027. This will be the final extension available to this subdivision.

Approve the Moser Properties Parcel Map Subdivision Extension
25-904

6. Ordinance amending Title III, Division 1, Chapters 2 and 4 of Humboldt County Code Sections 312-6, 312-10, 312-11, 312-13, 312-16, 312-50, and 314-91

Assessor Parcel Numbers (APN) 000-000-000
Record No.: LRP-2025-19207
Countywide

Amendments to the Notice of Final Action provisions of the Processing Applications for Permits and Variances regulations and the Decision, the Notice provisions of the Appeal Procedures regulations, and several other sections of regulations to amend subsection 312-6.7.2 to allow electronic delivery of the Notice of Final Action, to amend 312-13.7 to remove its dependency on subsection 312-6.7 and specify that delivery of a Notice of Final Action on an appeal must be by first class mail, to amend sections 312-16.4 and 314-91.2 to establish that they are dependent of subsection 312-6.7.2, to amend sections 312-6.7 et seq., 312-10.2.2.2, 312-11.3.1, 312-13.12, 312-16.4.6 et seq., and 314-91.2.8.5 to adjust language

associated with notices and actions to reduce the use of the word final and establish internal and external consistency, to amend Section 314-50.7.2.1 to maintain consistency with Government Code, and to correct grammatical errors. These Zoning Regulations Amendments apply to the entire County.

Recommend approval of the Ordinance amending Title III, Division 1, Chapters 2 and 4 of Humboldt County Code Sections 312-6, 312-10, 312-11, 312-13, 312-16, 312-50, and 314-91

CONSENT AGENDA VOTE:

A motion was made by Commissioner Noah Levy, seconded by Commissioner Jerome Qiriazzi to approve the Consent Agenda, including item E-1 approval of the June 26, 2025 Action Summary, item E-3 Ganjery, LLC Conditional Use Permit, Item E-5 Moser Properties Parcel Map Subdivision Extension, and Item E-6 Recommend adoption to the Board of Supervisors of the Ordinance amending Title III, Division 1, Chapters 2 and 4 of Humboldt County Code Sections 312-6, 312-10, 312-11, 312-13, 312-16, 312-50, and 314-91.

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. PUBLIC HEARINGS

25-903

1. Henderson PMS

Assessor Parcel Numbers (APN) 500-141-045, 500-201-003

Record No.: PLN-2025-19178

Bayside area

A Parcel Map Subdivision (PMS) of an approximately 4.55-acre parcel into two parcels of approximately 1.4 acres (Parcel 1) and 3.2 acres (Parcel 2). The site is currently developed with a single-family residence served with on-site water (well) and on-site wastewater treatment system. A Variance is requested to allow the subdivision on a substandard parcel (less than ten acres). An exception request has been submitted to allow the parcels to be served by a roadway not meeting the Category 4 road standard.

A motion was made by Commissioner Sarah West, seconded by Commissioner Jerome Qiriazzi to adopt resolution 25-041 which finds the project is exempt from environmental review pursuant to State CEQA Guidelines Section 15270, projects that are disapproved; and finds the proposed project does not comply with the General Plan and Zoning Ordinance; and denies the Henderson Parcel Map Subdivision.

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

Nay: 1 - Commissioner Lorna McFarlane

H. ITEMS PULLED FROM CONSENT

25-899

2. Eagles Nest Farm, LLC
Assessor Parcel Numbers (APN) 220-191-027 and 220-191-029
Record No.: PLN-12490-CUP
Whitethorn area

The applicant is seeking a Conditional Use Permit for 13,350 square feet of existing commercial cannabis cultivation of which 8,830 square feet is outdoor cultivation, and 4,520 square feet is mixed light cultivation. The project will be supported by 1,340 square feet of ancillary propagation space. Water for irrigation is sourced from two existing permitted groundwater wells and a 400,000-gallon rainwater catchment pond. The projected annual water usage totals 140,000 gallons and hard tank water storage totals 58,000 gallons. Processing occurs onsite and the applicant may utilize a licensed third-party processing facility. Energy for the project will be sourced from a generator although the applicant is actively pursuing solar power. Once installed, solar will be the primary energy source.

A motion was made by Commissioner Jerome Qiriaz, seconded by Commissioner Thomas Mulder to adopt resolution 25-042 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 Eagle Nest Farm, LLC project; and finds the proposed project complies with the General Plan and Zoning Ordinance; and approves the Eagle Nest Farm, LLC Conditional Use Permit subject to the recommended conditions of approval.

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

25-901

4. U-Haul Building Signage, Conditional Use Permit Modification
Assessor Parcel Numbers (APN) 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 Peggy O'Neill to deny the Conditional Use Permit Modification. Motion withdrawn.

A motion was made by Commissioner Peggy O'Neill, seconded by Commissioner Lorna McFarlane

to continue the Conditional Use Permit Modification to the September 04, 2025 meeting with broader community outreach, to request the applicant be present, and for staff to prepare a resolution for both a denial or approval.

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. WORKSHOP

25-906

1. Humboldt Regional Climate Action Plan and CEQA GHG Emissions Thresholds.
Assessor Parcel Numbers (APN) 000-000-000
Record No.: LRP-2019-15593
Humboldt Countywide.

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 Lorna McFarlane to continue the workshop to the September 4, 2025, meeting.

In determining when to continue the RCAP workshop, Chair Iver Skavdal announced that he will not be present at the August 21, 2025, meeting. Vice Chair Sarah West announced the possibility that she might miss the August 21, 2025 meeting as well. Commissioner Lorna McFarlane, seconded by Commissioner Sarah West motioned to nominate Commissioner Noah Levy as Alternate Vice Chair for the meeting of August 21, 2025 only, in the case Vice Chair Sarah West is unable to attend.

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

I. ADJOURNMENT

Chair Iver Skavdal adjourned the meeting at 9:27 p.m.

J. NEXT MEETINGS: August 21, 2025 6:00 p.m. Regular Meeting - Hybrid