

PLANNING COMMISSION

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THOMAS MULDER  
Second District  
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Chair - Third District  
LONYX LANDRY  
Fourth District  
PEGGY O'NEILL  
Fifth District  
BRIAN MITCHELL  
Vice Chair - At-Large  
SARAH WEST  
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, January 18, 2024

6:00 PM

Regular Meeting - Hybrid

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**A. CALL TO ORDER / SALUTE TO FLAG**

*Chair Noah Levy called the meeting to order at 6:01 p.m.*

**B. COMMISSIONERS PRESENT**

*Brian Mitchell arrived shortly after the Sign Ordinance presentation began (6:18 p.m.).*

Present : 6 - Commissioner Iver Skavdal, Commissioner Noah Levy, Commissioner Lonyx Landry,  
Commissioner Peggy O'Neill, Commissioner Brian Mitchell and Commissioner Sarah  
West

Absent : 1 - Commissioner Thomas Mulder

**C. AGENDA MODIFICATIONS**

*Public comments received for Item E8 Bush Parcel Map Subdivision*

**E. CONSENT AGENDA**

1. Review and approval of the October 19, 2023, Action Summary.  
*Approve the October 19, 2023, Action Summary.*
2. Review and approval of the October 26, 2023, Action Summary  
*Approve the October 26, 2023, Action Summary.*
3. Review and approval of the November 2, 2023, Action Summary.

***Approve the November 02, 2023, Action Summary.***

4. Review and approval of the November 16, 2023, Action Summary.

***Approve the November 16, 2023, Action Summary.***

6. Organic Humboldt, LLC. Conditional Use Permit  
Assessor's Parcel Numbers: 214-233-002-000  
Record Numbers: PLN-12312-CUP  
Redway area

A Conditional Use Permit request for 37,428 square feet (SF) of existing outdoor and 22,000 SF of existing mixed light commercial cannabis cultivation, for a total of 59,428 SF of commercial cannabis cultivation. Irrigation water is sourced from two permitted groundwater wells. Existing water storage is 162,000 gallons in hard tanks. The estimated annual irrigation water need is 261,900 gallons. Plants are delivered to the site as no propagation occurs on-site. Drying and processing will occur onsite in existing facilities. Power is provided by a generator and a recommended condition of approval will be to require electricity to be sourced from renewable sources by January 1, 2026.

***Approve the Organic Humboldt, LLC. Conditional Use Permit as recommended by staff, subject to the conditions of approval.***

7. Lost Coast Cannabis, LLC Conditional Use Permit  
Assessor's Parcel Numbers: 220-272-022  
Record Numbers: PLN-12795-CUP  
Whitethorn area

A Conditional Use Permit for 18,953 square feet of existing outdoor commercial cannabis cultivation supported by a 1,700 square foot ancillary nursery. Estimated annual irrigation water usage is 175,960 gallons and sourced from a point of diversion on APN 220-311-004. Water storage for irrigation is 66,000 gallons in existing tanks and 110,000 in proposed tanks for a total of 176,000 gallons of irrigation storage. Drying occurs onsite and additional processing occurs offsite at a licensed facility. Power is provided by solar panels with backup from a propane generator.

***Approve the Organic Humboldt, LLC. Conditional Use Permit as recommended by staff, subject to the conditions of approval.***

### **CONSENT AGENDA**

***A motion was made by Commissioner Iver Skavdal, seconded by Commissioner Sarah West to approve the Consent Agenda, including items E1 approval of the October 19, 2023, Action Summary, item E2 approval of the October 26, 2023, Action Summary, item E3 approval of the November 2, 2023, Action Summary, item E4 approval of the November 16, 2023, Action Summary, item E6 approval of the Organic Humboldt Conditional Use Permit and item E7 approval of the Lost Coast Cannabis Conditional Use Permit. The motion carried by the following vote:***

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

Absent: 2 - Commissioner Thomas Mulder and Commissioner Brian Mitchell

## F. OLD BUSINESS

### 1. Sign Ordinance

Assessor Parcel Numbers (APN) 000-000-000

Record No.: PLN-2023-18011

Countywide

Amendment of the Inland and Coastal Zoning Ordinance sections regulating Signs and Nameplates to provide a uniform set of standards for the development, siting, size, and installation of signs and (Section 87.3 of Chapter 3 and Section 87.2 of Chapter 4 of Division 1 of Title III of Humboldt County Code). These standards will protect aesthetic values along scenic highways, coastal views, and scenic areas; encourage siting in preferred locations to help preserve the County's environmentally sensitive habitat areas; ensure compatibility with Caltrans Outdoor Advertising Act requirements; and create standards to manage the size and locations of signs. The ordinance proposes changes to the following sections:

1. Amends sections 314-87.2.1 through 314-87.2.2 and adds sections 314-87.2.3, 87.2.4, 87.2.5, 87.2.6, 87.2.7, 87.2.8, 87.2.9, 87.2.10, 87.2.11, 87.2.12, and 87.2.13 in Chapter 4 of Division 1 of Title III of the County Code for the inland areas of the County.
2. Amends sections 313-87.3.1, 87.3.2, and 87.3.3 and adds sections 313-87.3.4 in Chapter 3 of Division 1 of Title III of the County Code for the coastal areas of the County.

***A motion was made by Commissioner Brian Mitchell, seconded by Lonyx Landry to continue the Sign Ordinance to the February 15, 2024 Planning Commission meeting. The motion carried by the following vote:***

Present : 6 - Commissioner Iver Skavdal, Commissioner Noah Levy, Commissioner Lonyx Landry, Commissioner Peggy O'Neill, Commissioner Brian Mitchell and Commissioner Sarah West

Absent : 1 - Commissioner Thomas Mulder

## G. ITEMS PULLED FROM CONSENT

### 5. Ghost Ship Investments, LLC, Conditional Use Permit

Assessor Parcel Number: 316-071-004

Record No.: PLN-11281-CUP

33818 State Highway 299, Korbelt area

A Conditional Use Permit for 25,758 square feet of outdoor cultivation and 21,942 square feet of mixed-light cultivation for a total of 47,700 square feet of pre-existing cannabis cultivation. The site includes 4,777 square feet of propagation area in three nursery hoop houses. All water for cultivation is sourced from a permitted, groundwater well. Existing available water storage is 147,000 gallons in a series of hard-sided tanks. Estimated average annual water usage is believed to be 346,500 gallons however as much as 480,000 gallons may be utilized depending on circumstances. Drying and curing occurs onsite in an existing multi-use shed,

with all other processing occurring offsite at a licensed processing or manufacturing facility. Power is provided by five (5) generators, with PG&E utilized for the water pump. The project is conditioned to transition to PG&E or on-site renewable energy by January 1, 2026. A setback reduction from public lands is requested to allow for the existing cultivation area on the south to be less than 600 feet from public lands (570 feet).

***A motion was made by Commissioner Peggy O'Neill, seconded by Commissioner Brian Mitchell to adopt the resolution (Resolution 24-003), which finds the Planning Commission has considered the adopted Mitigated Negative Declaration for the Commercial Medical Marijuana Land Use Ordinance (CCMLUO) and the Addendum that was prepared for the Ghost Ship Investments, LLC, project; and finds the project complies with the General Plan and Zoning Ordinance; and approves the Conditional Use Permit subject to the conditions of approval.***

Aye: 6 - Commissioner Iver Skavdal, Commissioner Noah Levy, Commissioner Lonyx Landry, Commissioner Peggy O'Neill, Commissioner Brian Mitchell and Commissioner Sarah West

Absent: 1 - Commissioner Thomas Mulder

- 8. Bush - Parcel Map Subdivision  
 Application Number PLN-2023-18104  
 Assessor Parcel Number (APN) 204-152-041  
 250 Chuckhole Lane, Hydesville area

A Minor Subdivision of an approximately 6.3-acre parcel into two parcels of approximately 3.8 and 2.5 acres. The parcel is currently developed with an approximately 2,200 square foot single family residence and accessory structures that will remain on proposed Parcel 1, and an approximately 1,620 square foot Accessory Dwelling Unit and accessory structures that will remain on Parcel 2. Community water is provided by Hydesville Community Water District and On-site Wastewater Treatment Systems are utilized. A CALFIRE exception request to the dead-end road length and road width has been approved by CALFIRE.

***A motion was made by Commissioner Sarah West, seconded by Commissioner Iver Skavdal to adopt the resolution (Resolution 24-004), which finds the project is consistent with the development density established by an existing general plan for which an EIR was certified and no further environmental review is required per 15183 of the State CEQA Guidelines; and makes all of the required findings for approval of the Parcel Map Subdivision; and approves the Bush Parcel Map Subdivision subject to the conditions of approval.***

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

Nay: 1 - Commissioner Brian Mitchell

**J. ADJOURNMENT**

*Chair Noah Levy adjourned the meeting at 9:50 p.m.*

**K. NEXT MEETINGS: February 1, 2024 6:00 p.m. Regular Meeting - Hybrid**