PLANNING COMMISSION

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Second District
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Fourth District
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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, February 20, 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 : 6 - Commissioner Iver Skavdal, Commissioner Noah Levy, Commissioner Thomas Mulder, Commissioner Sarah West, Commissioner Jerome Qiriazi and Commissioner Lorna McFarlane

Absent : 1 - Commissioner Peggy O'Neill

C. AGENDA MODIFICATIONS

Supplemental information supplied for E3 PLN-2023-18298 VB BTS II, LLC
Supplemental information supplied for E4 PLN-11393-CUP Grouse Mountain Green, LLC
Public comment received for E4 PLN-11393-CUP Grouse Mountain Green, LLC

D. PUBLIC COMMENT ON NON-AGENDA ITEMS:

E. CONSENT AGENDA

1. Humboldt Sanctuary Farm, LLC Conditional Use Permit
Assessor's Parcel Numbers: 221-071-020
Record Numbers: PLN-12990-CUP
Salmon Creek Area

A Conditional Use Permit for 28,500 square feet of existing outdoor commercial cannabis cultivation supported by a 1,900 square foot ancillary nursery. Estimated annual water usage is 300,000 gallons and is sourced from rainwater catchment. Water storage consists of an approximately 600,000-gallon pond and 9,900 gallons in tanks. Onsite processing is proposed, and electricity is provided by solar and generators. The project is conditioned to transition to renewable energy by January 1, 2026, reserving generator use for emergencies only. The project includes onsite relocation and restoration.

Continuation of the Humboldt Sanctuary Farm, LLC Conditional Use Permit to the March 20, 2025, meeting.

2. Laurel Tree Charter School Coastal Development Permit Extension
Assessor Parcel Numbers (APN) 511-401-039-000
Record No.: PLN-2023-18176
McKinleyville area

A three-year extension to a previously approved Coastal Development Permit (PLN-2021-17206) to accommodate development of a school to be operated by Laurel Tree Charter School serving children from Kindergarten through High School. The CDP is not vested. No modifications to the project are proposed. If approved, the extension will expire on May 16, 2026.

Approval of the Laurel Tree Charter School Coastal Development Permit Extension.

3. VB BTS II, LLC Conditional Use Permit
Record No.: PLN-2023-18298
APN: 511-111-063
McKinleyville area

A Conditional Use Permit for the construction of a new telecommunications facility consisting of an approximately 100-foot tall tower together with an equipment compound in a fenced 50'x50' lease area. To help disguise the facility, the proposed tower includes stealthing designed to obscure the visibility of antennas and other equipment by making the structure look like an evergreen tree complete with faux branches on its "trunk". The tower will be capable of hosting equipment from multiple different wireless carriers. Though not proposed at this time, a back-up generator may be installed in the future. An exception to the accessory structure height limit is requested.

Approval of the VB BTS II, LLC Conditional Use Permit as amended.

4. Grouse Mountain Green, LLC Conditional Use Permit and Special Permit
Assessor Parcel Numbers (APN) 524-112-002-000
Record No.: PLN-11393-CUP
Willow Creek area

A Conditional Use Permit for 22,000 square feet of existing outdoor cannabis cultivation with 2,200 square feet of nursery space. Irrigation water is sourced from a rainwater catchment pond and two permitted wells. A 675,000-gallon pond and 28,000 gallons of hard-sided tanks store water for the project. Estimated annual irrigation water usage is 340,000 gallons. Drying and curing occurs onsite, with all other processing occurring offsite at a licensed facility.

Power is provided by solar power and generators. The project is conditioned to transition to 100% renewable power by January 1, 2026, with generators reserved for emergencies only. The project includes a Special Permit for restoration in a streamside management area and a reduced setback to the Six Rivers National Forest.

Approval of the Grouse Mountain Green, LLC Conditional Use Permit and Special Permit as amended.

5. Old Harris Farms LLC Conditional Use Permit
Assessor Parcel Number (APN) 216-136-006
Record No.: PLN-12573-CUP
Alderpoint area

A Conditional Use Permit for 19,695 square feet of existing outdoor cannabis cultivation operation with 1,968 square feet of appurtenant nursery space. Irrigation water will be provided by a permitted well and a rainwater catchment pond. Cultivation water is stored in an existing pond (511,000 gallons), and hard tanks (23,750 gallons) for a total of 534,750 gallons. Annual cultivation water use is 186,000 gallons. Drying and curing will occur on-site, all other processing will occur off-site at a licensed processing facility. Electricity is provided by a gas generator, but the project will convert to renewable energy by January 1, 2026, reserving generators for emergency use only. The project includes a Special Permit for actions in a streamside management area.

Approval of the Old Harris Farms LLC Conditional Use Permit

CONSENT AGENDA

A motion was made by Commissioner Thomas Mulder, seconded by Commissioner Noah Levy to approve the Consent Agenda, including Item E-1 Humboldt Sanctuary Farm, LLC Conditional Use Permit continuation, Item E-2 Laurel Tree Charter School Coastal Development Permit Extension approval, Item E-3 VB BTS II, LLC Conditional Use Permit approval as amended in the Supplemental information provided, Item E-4 Grouse Mountain Green, LLC Conditional Use Permit and Special Permit approval as amended in the Supplemental information provided, and Item E-5 Old Harris Farms LLC Conditional Use Permit approval.

Aye: 6 - Commissioner Iver Skavdal, Commissioner Noah Levy, Commissioner Thomas Mulder, Commissioner Sarah West, Commissioner Jerome Qiriazi and Commissioner Lorna McFarlane

Absent: 1 - Commissioner Peggy O'Neill

F. ITEMS PULLED FROM CONSENT

G. REPORT FROM PLANNER

H. PLANNING COMMISSION DISCUSSION ITEMS

I. ADJOURNMENT

Chair Iver Skavdal adjourned the meeting at 6:24 p.m.

J. NEXT MEETINGS: March 20, 2025 6:00 p.m. Regular Meeting - Hybrid