

PLANNING COMMISSION

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THOMAS MULDER  
Second District  
NOAH LEVY  
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, May 4, 2023

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 6:04 p.m.*

**B. COMMISSIONERS PRESENT**

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

Absent : 1 - Commissioner Brian Mitchell

**C. AGENDA MODIFICATIONS**

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

**E. CONSENT AGENDA**

2. Humboldt Heritage Management LLC; Conditional Use Permit  
Assessor Parcel Number (APN): 220-091-022  
Record Number; PLN-12076-CUP  
Whitethorn Area

Continue the project to a date uncertain.

4. Peach Tree LLC Conditional Use Permit

Assessor Parcel Number 208-251-008  
 Record No.: PLN-12355-CUP  
 Dinsmore area

A Conditional Use Permit for 6,800 square feet of existing outdoor and 6,800 square feet of existing mixed light commercial cannabis cultivation supported by a 1,360 square foot ancillary nursery. Irrigation water is sourced from a combination of a jurisdictional spring and proposed rainwater catchment supported by 100,000 gallons of proposed hard tank storage. Annual water usage is estimated at 138,600 gallons per year. Power is provided by two generators and processing will be done off site at a licensed facility. The project includes on site relocation and restoration of cultivation areas and the project is recommended to be conditioned to transition to renewable energy.

**B. COMMISSIONERS PRESENT**

Present : 7 - Commissioner Iver Skavdal, Commissioner Noah Levy, Commissioner Lonyx Landry, Commissioner Thomas Mulder, Commissioner Peggy O'Neill, Commissioner Brian Mitchell and Commissioner Sarah West  
 Absent : 0

***CONSENT AGENDA***

*A motion by Commissioner Thomas Mulder, seconded by Commissioner Iver Skavdal, to approve the Consent Agenda, including items E2 Humboldt Heritage Management LLC and E4 Peach Tree LLC as recommended. The motion carried by the following vote:*

Aye: 7 - Commissioner Skavdal, Commissioner Levy, Commissioner Landry, Commissioner Mulder, Commissioner O'Neill, Commissioner Mitchell and Commissioner West

**F. ITEMS PULLED FROM CONSENT**

1. Review and approval of the April 20, 2023, Action Summary:

*A motion by Commissioner Thomas Mulder, and seconded by Commissioner Brian Mitchell to approve the April 20, 2023, Action Summary. The motion carried by the following vote:*

Aye: 7 - Commissioner Skavdal, Commissioner Levy, Commissioner Landry, Commissioner Mulder, Commissioner O'Neill, Commissioner Mitchell and Commissioner West

3. NorCal 420 Patient Collective, Inc. Conditional Use Permit  
 Assessor Parcel Numbers (APN) 210-101-011-000  
 Record No.: PLN-12778-CUP  
 Dinsmore area

A Conditional Use Permit for 32,100 square feet existing commercial cannabis cultivation consisting of 22,186 square feet light deprivation, 4,214 outdoor, and 5,700 mixed light. Additionally, 3,210 square feet will be allocated for ancillary nursery space and mother stock propagation. The primary

irrigation water sources are an onsite rainwater catchment pond. The current water storage capacity onsite is 75,675. Proposed water storage is 195,000 gallons. The anticipated irrigation water need is 185,000 gallons (5.24 gallons per square foot). Processing would be performed onsite. Up to nine (8) employees are expected for operations. The power source is a generator; however, this project is conditioned to transition to renewable energy.

***A motion by Thomas Mulder, seconded by Commissioner Iver Skavdal to approve the NorCal 420 Patient Collective Conditional Use Permit with an additional condition disallowing the use of any water source from the adjacent parcel for this cannabis operation. The motion carried by the following vote:***

Aye: 7 - Commissioner Skavdal, Commissioner Levy, Commissioner Landry, Commissioner Mulder, Commissioner O'Neill, Commissioner Mitchell and Commissioner West

**5. Hornstein Final Map Subdivision Extension**

Assessor Parcel Number (APN): 500-091-047

Application Number: PLN-2022-17879

Prior Application Number: PLN-11586-FMS (FMS 16-006)

Arcata area

A two-year extension to a Final Map Subdivision (FMS) previously approved by the Planning Commission by PC Resolution 19-11 (effective February 5, 2019). No change to the original project is proposed. Conditions of approval from the original project remain in effect. The original approval permits the division of an approximately 75-acre parcel (APN 500-091-047) into three parcels of approximately 12 acres (Parcel 1), 10.5 acres (Parcel 2), and 51 acres (Parcel 3). A Lot Line Adjustment included in the previously approved scope of work has been completed (NOLLA & COSC 2019-12709), adding approximately 0.08 acres to proposed Parcel 1 from a neighboring parcel (APN 500-091-052, currently vacant). The subject property of the FMS (APN 500-091-047) is developed with a single-family residence served by an existing shared water system and utilizes an on-site wastewater treatment system. Once the property division has been completed, the existing residence will be located on proposed Parcel 3.. The proposed parcels will be served by the existing shared water system. Each newly created parcel will utilize an on-site wastewater treatment system previously reviewed and approved by DEH. This is the first applicant-initiated extension in addition to an automatic 18-month extension provided by AB1561 and if approved, the Tentative Map approval will expire on August 5, 2024.

***A motion by Commissioner Brian Mitchell, seconded by Commissioner Peggy O'Neill to approve the Hornstein Final Map Subdivision Extension. the motion carried by the following vote:***

Aye: 7 - Commissioner Skavdal, Commissioner Levy, Commissioner Landry, Commissioner Mulder, Commissioner O'Neill, Commissioner Mitchell and Commissioner West

**G. OLD BUSINESS**

**1. Review and approval of the April 06, 2023, Action Summary:**

***A motion by Commissioner Brian Mitchell, seconded by Commissioner Lonyx Landry, to approve***

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*the April 06, 2023, Action Summary. The motion carried by the following vote:*

Aye: 7 - Commissioner Skavdal, Commissioner Levy, Commissioner Landry, Commissioner Mulder, Commissioner O'Neill, Commissioner Mitchell and Commissioner West

2. Natures Jar, Inc. Special Permits  
Assessor Parcel Numbers (APN) 095-201-005 & 095-041-013  
Record No.: PLN-11494-SP  
Weott area

A Special Permit for 7,914 square feet (sf) of outdoor commercial cannabis cultivation with 790 sf ancillary propagation and a Special Permit to request a setback reduction from public lands due to proximity to Humboldt Redwoods State Park. The applicant will conduct light-deprivation techniques without the use of supplemental lights, and two (2) harvests are anticipated per year. Historic cultivation areas were retired and relocated to a more environmentally suitable location on-site. The estimated annual water use is 72,750 gallons (8.4 gal/sf/yr). Water for irrigation is sourced from a permitted well, a point of diversion, and 7,000 gallons of rain catchment water tanks. Total existing water storage designated for irrigation is 19,700 gallons in hard tanks, and an additional 50,000 gallons is proposed for additional rain catchment storage tanks. Total future water storage would be 69,700 gallons. Drying and curing will take place in storage containers on-site, and trimming will occur off-site at a licensed processing facility. The applicant will utilize up to two (2) full-time employees. One (1) generator is used for the well pump, and the applicant is proposing to transition to 100% solar power.

*A motion by Commissioner Thomas Mulder, seconded by Commissioner Lonyx Landry to approve the Natures Jar, Inc. Special Permits. The motion carried by the following vote:*

Aye: 6 - Commissioner Skavdal, Commissioner Levy, Commissioner Landry, Commissioner Mulder, Commissioner O'Neill and Commissioner West

Nay: 1 - Commissioner Mitchell

## **H. PLANNING COMMISSION PROCEDURES**

### **I. REPORT FROM PLANNER**

### **J. PLANNING COMMISSION DISCUSSION ITEMS**

### **K. ADJOURNMENT**

*Chair Noah Levy adjourned the meeting at 8:10 p.m.*

### **L. NEXT MEETINGS: May 18, 2023 6:00 p.m. Regular Meeting - Hybrid**