

PLANNING COMMISSION

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LORNA MCFARLANE
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COUNTY STAFF

JOHN H. FORD
Director, Planning and
Building

**COUNTY OF HUMBOLDT
PLANNING COMMISSION**

825 Fifth Street
Board of Supervisors Chambers
Eureka, California

AGENDA

Thursday, November 6, 2025

6:00 PM

Regular Meeting - Hybrid

The County of Humboldt is committed to providing equal access to all county programs, services and activities through the provision of accommodations for individuals with qualified disabilities as required under the Americans with Disabilities Act. With 72 hours prior notice, a request for reasonable accommodation or modification can be made. Please contact the Clerk of the Board Office at 707-476-2390 or by email cob@co.humboldt.ca.us or the ADA Coordinator at 844-365-0352 or by email at ada@co.humboldt.ca.us.

Please note: Those not able to attend the Planning Commission meeting in person will have the opportunity to provide public comment via Zoom; however, the County of Humboldt cannot guarantee that the Zoom system will be available for the entirety of every meeting. The only ways to guarantee that your comment is received and considered by the Planning Commission are to attend the meeting in person or submit your comment in writing in advance of the meeting.

HOW TO LISTEN OR WATCH THE PLANNING COMMISSION MEETING:

1. <https://zoom.us/j/87544807065> Password: 200525
2. Call in via telephone at 346 248-7799, enter meeting id 875 4480 7065
Password: 200525
3. A live stream of the meeting can be found by using the following link:
<https://humboldt.legistar.com> or by watching Access Humboldt on cable

1. **In Person Public Comment:** Any person may appear and present testimony for an item on this agenda at the hearing located in the Board of Supervisors' Chamber, Humboldt County Courthouse, 825 Fifth Street, Eureka, California. The Planning Commission needs 15 COPIES of any materials submitted at the meeting.

2. **Zoom Public Comment:** When the Planning Commission announce the agenda item that you wish to comment on, call the conference line, enter the Meeting ID and press star (*) 9 on your phone, this will raise your hand. You'll continue to hear the Planning Commission meeting on the call. When it is your turn to speak, you'll hear a prompt to unmute, press star (*) 6. Please turn off your TV or live stream to avoid delays. If you encounter any issues, please use the call-in option below.

3. **Phone call using cellphone or landline:** When the Planning Commission meeting begins, call in on the conference line. When the Planning Commission Chair starts to discuss the item you wish to comment on, Press *9 to raise your hand. When you are called upon to speak, you will be prompted to unmute, press *6 to unmute.

You may access the live stream of the meeting by using the following link:
<https://humboldt.legistar.com>

SUBMITTING PUBLIC COMMENT PRIOR TO THE MEETING:

Public comments may be submitted via email to Planningclerk@co.humboldt.ca.us. Please provide the project title, record or

case number and date of the hearing. The deadline for submitting written comments is 12:00 p.m. Wednesday, November 5, 2025. After the deadline, written comments may be submitted to the commission in person during the meeting (15 copies). Comments can be found at the "Attachments" section of the "Meeting Details" link next to the posted Agenda at: <https://humboldt.legistar.com> and will be included with the administrative record. If you do not have access to email, contact the Planning Clerk at 707-267-9409.

A. CALL TO ORDER / SALUTE TO FLAG

B. COMMISSIONERS PRESENT

C. AGENDA MODIFICATIONS

D. PUBLIC COMMENT ON NON-AGENDA ITEMS:

At this time persons may appear before this Commission on any matter pertinent to the Commission's Jurisdiction and that is not on the Agenda. When the Chair asks for public comment, please address the Commission from the microphone. Unless otherwise stated, speakers will have three (3) minutes for public comment. Although the Commission may briefly respond to statements or questions, under state law, matters presented under this item cannot be discussed or acted upon by the Commission at this time.

E. CONSENT AGENDA

These Public Hearing matters are routine in nature and are usually approved by a single vote. The Chair will poll the audience and members of the Commission to determine if any item on the consent agenda should be pulled for public comment or further discussion.

[25-1313](#)

General Plan Conformance Review for McKinleyville Community Service District's Administration Building expansion project

Assessor Parcel Number: 509-191-031

Record Number: PLN-2025-19323

McKinleyville area

A General Plan Conformance Review for the remodel and expansion of the McKinleyville Community Service District's existing 3,465 SF administration building.

The project includes tenant improvements and the demolition of an existing 1,233 SF prefabricated building. 5,211 square feet will be added to the administration building. These improvements will occur on APN 509-191-031.

Recommendation: That the Planning Commission:

1. Adopt the resolution, (Attachment 1) which does the following:
 - a. Find the proposed McKinleyville Community Service District's Administration Building expansion project on the subject parcel to be in conformance with the Humboldt County General Plan.

Attachments:

[19323 Staff Report 11.06.25](#)

[Attachment 1 - Draft Resolution 19323](#)

[Attachment 2 - Plans](#)

[Attachment 3 - Application](#)

[Attachment 4 - California Government Code Section 65402](#)

[25-1307](#)

MeeMeeMine Parcel Map Subdivision, Coastal Development Permit, and Coastal Development Permit Modification

Record No.: PLN-2024-19114

APN: 308-271-001

Table Bluff area

A Parcel Map Subdivision of an approximately 14.3-acre parcel into two parcels of approximately 6.8 acres (Parcel A) and 7.5-acres (Parcel B), for residential purposes. A Coastal Development Permit (CDP) is required for this project. In addition, the Applicant is requesting a modification to the previously-approved Development Plan (CDP-12-008), seeking approval for the removal of the former residence (converted to storage as a condition of approval of CDP-12-008), as well as the garage and the barn. These structures, all circa early-20th century, have deteriorated to a state of significant structural deficiency. Terms for removal set forth under CDP-12-008 require an historic resource evaluation, which has been completed. The parcel is currently developed with a single-family residence and other accessory structures. The site is served with onsite water (well) and an on-site wastewater treatment system.

Recommendation: That the Planning Commission:

1. Adopt the resolution (Attachment 1) which does the following:
 - a. Finds the project is consistent with the development density and policies established by an existing community plan and General Pan

for which an EIR was certified, and that no additional environmental review is required per Section 15183 of the State CEQA Guidelines; and

b. Makes all of the required findings for approval of the MeeMeeMine Parcel Map Subdivision, Coastal Development Permit, and modification of the CDP-12-008; and

c. Approves the MeeMeeMine Parcel Map Subdivision, and Coastal Development Permit as recommended by staff, and subject to the conditions of approval (Attachment 1A); and

d. Approves the MeeMeeMine request for modification to CDP-12-008 to allow demolition and removal of three deteriorating structures as outlined in the project description and site plan, and subject to the conditions of approval (Attachment 1A).

Attachments:

[19114 Staff Report 11.06.25](#)

[Attachment 1 - DRAFT Resolution](#)

[Attachment 1A - Conditions of Approval 19114](#)

[Attachment 1B - Public Works Subdivision Requirements](#)

[Attachment 1C - Tentative Parcel Map](#)

[Attachment 1D - Rural Land Division Analysis](#)

[Attachment 2 - Applicant's Evidence in Support of the Required Findings](#)

[Attachment 2A - 2012 Development Plan](#)

[Attachment 2B - Biological Resource Assessment](#)

[Attachment 2C - Historic Assessment \(2012\)](#)

[Attachment 2D - Historic Assessment \(2024\)](#)

[Attachment 2E - Well Completion Report, CDP modification](#)

[Attachment 2F - Well Dry Weather Testing Report](#)

[Attachment 2G - Sewage Disposal Report for Parcel B](#)

[Attachment 2H - Botanical Survey](#)

[Attachment 3 - Referral Agency Comments and Recommendations](#)

[25-1303](#)

Mark Finley Special Permit

Assessor's Parcel Numbers: 218-091-006

Record Numbers: PLN-13295-SP

New Harris Area

A Special Permit for 10,000 square feet of existing outdoor commercial cannabis cultivation with no separate ancillary nursery. Estimated annual water usage is 100,100 gallons sourced from a point of diversion and a rainwater catchment pond. The point of diversion is also shared with application 13351 on APN 218-101-002. The pond is also shared with both applications 13359 and 13351 on APNs 218-091-004 and 218-101-002 respectively. Total tank storage on site for the project gallons is 50,000 and the shared pond is estimated to have a capacity of approximately 2,155,000 gallons. Drying occurs onsite with additional processing occurring offsite. Power will be provided by renewables, reserving generators for emergency use only.

Recommendation: That the Planning Commission:

1. Adopt the resolution, (Attachments 1) which does the following:
 - a. 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 Mark Finley project (Attachment 3); and
 - b. Finds the proposed project complies with the General Plan and Zoning Ordinance; and
 - c. Approves the Mark Finley Special Permit subject to the conditions of approval (Attachment 1A).

Attachments: [13295 Staff Report 11.06.25](#)
 [Attachment 1 - 13295 Draft Resolution](#)
 [Attachment 1A - 13295 Conditions of Approval](#)
 [Attachment 1B - 13295 Operations Plan](#)
 [Attachment 1C - 13295 Site Plan](#)
 [Attachment 2 - 13295 Location Map](#)
 [Attachment 3 - 13295 CEQA Addendum](#)
 [Attachment 4 - 13295 Applicant's Evidence in Support of Findings](#)
 [Attachment 4A - 13295 Water Analysis](#)
 [Attachment 4B - 13295 Right to Divert and Use Water](#)
 [Attachment 4C - 13295 Notice of Applicability](#)
 [Attachment 4D - 13295 Site Management Plan](#)
 [Attachment 4E - 13295 Lake or Streambed Alteration Agreement](#)
 [Attachment 4F - 13295 Road Evaluation](#)
 [Attachment 5 - 13295 Referral Agency Comments](#)
 [Attachment 6 - 13295 Watershed Map](#)

[25-1305](#)

Mark Finley Conditional Use Permit

Assessor's Parcel Numbers: 218-101-002

Record Numbers: PLN-13351-CUP

New Harris Area

A Conditional Use Permit for 10,000 square feet of existing mixed light and 33,560 square feet of existing outdoor commercial cannabis cultivation supported by a 4,356 square foot ancillary nursery. Estimated annual water usage is 545,000 gallons sourced from a point of diversion and a rainwater catchment pond. The point of diversion is located on APN 218-091-006 shared with application 13295. The pond is also shared with both applications 13359 and 13295 on APN 218-091 -004 and 218-101-006 respectively. Total tank storage on site for the project is 175,000 gallons and the pond is estimated to have a capacity of approximately 2,155,000 gallons. Drying occurs onsite with additional processing occurring offsite. Power will be provided by renewables, reserving generators for emergency use only.

Recommendation: That the Planning Commission:

1. Adopt the resolution, (Attachments 1) which does the following:
 - a. 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 Mark Finley project (Attachment 3); and

b. Finds the proposed project complies with the General Plan and Zoning Ordinance; and

c. Approves the Mark Finley Conditional Use Permit subject to the conditions of approval (Attachment 1A).

Attachments:

[13351 Staff Report 11.06.25](#)

[Attachment 1 - 13351 Draft Resolution](#)

[Attachment 1A - 13351 Conditions of Approval](#)

[Attachment 1B - 13351 Operations Plan](#)

[Attachment 1C - 13351 Site Plan](#)

[Attachment 2 - 13351 Location Map](#)

[Attachment 3 - 13351 CEQA Addendum](#)

[Attachment 4 - 13351 Applicant's Evidence in Support of Findings](#)

[Attachment 4A - 13351 Water Analysis](#)

[Attachment 4B - 13351 Water Right to Divert and Use Water](#)

[Attachment 4C - 13351 Notice of Applicability](#)

[Attachment 4D - 13351 Site Management Plan](#)

[Attachment 4E - 13351 Lake or Streambed Alteration Agreement](#)

[Attachment 4F - 13351 Road Evaluation](#)

[Attachments 5A to 5E - 13351 Referral Agency Comments](#)

[Attachment 6 - 13351 Watershed Map](#)

[25-1304](#)

Finmark Farms, LLC Conditional Use Permit

Assessor's Parcel Numbers: 218-091-004

Record Numbers: PLN-13359-CUP

New Harris Area

A Conditional Use Permit for 6,550 square feet of existing mixed light and 19,450 square feet of existing outdoor commercial cannabis cultivation with no separate ancillary nursery. Estimated annual water usage is 291,900 gallons sourced from a rainwater catchment pond. The pond is also shared with both applications 13295 and 13351 on APN 218-091-006 and 218-101-002 respectively. Total tank storage on site for the project is 60,000 gallons and the pond is estimated to have a capacity of approximately 2,155,000 gallons. Drying occurs onsite with additional processing

occurring offsite. Power will be provided by PGE.

Recommendation: That the Planning Commission:

1. Adopt the resolution, (Attachments 1) which does the following:

a. 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 Finmark Farms, LLC project (Attachment 3); and

b. Finds the proposed project complies with the General Plan and Zoning Ordinance; and

c. Approves the Finmark Farms, LLC Conditional Use Permit subject to the conditions of approval (Attachment 1A).

Attachments:

[13359 Staff Report 11.06.25](#)

[Attachment 1 - 13359 Draft Resolution](#)

[Attachment 1A - 13359 Conditions of Approval](#)

[Attachment 1B - 13359 Operations Plan](#)

[Attachment 1C - 13359 Site Plan](#)

[Attachment 2 - 13359 Location Map](#)

[Attachment 3 - 13359 CEQA Addendum](#)

[Attachment 4 - 13359 Applicant's Evidence in Support of Findings](#)

[Attachment 4A - 13359 Water Analysis](#)

[Attachment 4B - 13359 Notice of Applicability](#)

[Attachment 4C - 13359 Site Management Plan](#)

[Attachment 4D - 13359 Lake or Streambed Alteration Agreement](#)

[Attachment 5A to 5C - 13359 Referral Agency Comments](#)

[Attachment 6 - 13359 Watershed Map](#)

F. PUBLIC HEARINGS

The projects listed below are public hearing items that have generated public comment prior to the hearing date or have other issues related to them that may require discussion

[25-1311](#)

Daniels Coastal Development Permit, Special Permit, and Variance

Assessor Parcel Number: 111-121-037

Record Number: PLN-2023-18280

Shelter Cove area

A Coastal Development Permit (CDP) for the construction of a new single-family residence with a footprint of approximately 1,100 square feet. The structure is a 1,630 square foot, two story residence on a coastal bluff overlooking the Pacific Ocean with a two-tiered deck, a one-car garage, two on-site parking stalls, and one offsite parking location on Sea Court which will be in a Public Works-approved parking lane. The site is served by the Shelter Cove Resort Improvement District and is powered by PG&E. A Special Permit is required for the removal of a large Monterey cypress and for design review, and a Variance is requested to reduce the front yard setback from 20 feet to 6 feet, 3 inches to increase to setback from the bluff edge. Less than 50 cubic yards of grading will occur to prepare the site for development.

Recommendation: That the Planning Commission:

1. Adopt the resolution, (Attachment 1) which does the following:
 - a. Finds the Planning Commission has considered the project's exemption from environmental review under CEQA section 15303 (a) (New Construction or Conversion of Small Structures), which applies to the construction of one single family residence; and
 - b. Finds the proposed project complies with the South Coast Area Plan and Zoning Ordinance; and
 - c. Approves the Coastal Development Permit, Special Permit and Variance subject to the recommended conditions of approval (Attachments 1A).

Attachments: [18280 Staff Report 11.06.25](#)
 [Attachment 1 - Draft Resolution](#)
 [Attachment 1A - Conditions of Approval](#)
 [Attachment 2 - Site plan](#)
 [Attachment 3A1 - Solis Report](#)
 [Attachment 3A2 - Addendum to Soils Report](#)
 [Attachment 3B - Biological Assessment](#)
 [Attachment 3C - Botanical Report 08.01.2023](#)
 [Attachment 3D - Daniels Residence Plans Revised 07.16.25](#)
 [Attachment 3E - Variance Request 07.28.2023](#)
 [Attachment 3F - Wave Uprush Report](#)
 [Attachment 4 - Referral Agency Responses Directory](#)
 [Attachment 4A - CCC Comments](#)
 [Attachment 4B - Additional CCC Comments](#)
 [Attachment 4C - CDFW](#)
 [Attachment 4D - Public Works Requirements 08.11.2023](#)
 [Attachment 5A - Applicant Letter](#)
 [Attachment 5B - Neighbor Comment 1](#)
 [Attachment 5C - Neighbor Comment 2](#)
 [Attachment 5D - Architect Letter](#)
 [Attachment 5E - Rebuttal](#)

25-1308

Sacred Groves Kneeland Cemetery Conditional Use Permit

Assessor Parcel Numbers (APN): 314-131-088, 314-131-092, and 314-131-091 which includes a portion of 314-131-051

Record No.: PLN-2024-19115

Kneeland area

A Conditional Use Permit for a green burial cemetery. Burials of human remains are proposed to occur in single plots and family groves at a maximum density of 120 graves per acre. Graves will be dug by hand to minimize impacts on plants and soil. Bodies and biodegradable burial materials will be buried in the root zone at a minimum depth of 18 inches. The site is currently managed for hay production, grazing and forest health and will continue with cemetery operations. Ceremonial tree plantings will be watered for one year with water from a rainwater catchment tank. The project will result in conversion of some hay field to oak savannah. The property entrance will be improved, and a short driveway, parking area, and a non-residential ceremonial structure will be constructed. Visitation to the cemetery

will be limited by a locked gate.

Recommendation: That the Planning Commission:

1. Adopt the resolution (Attachment 1), which does the following:

a. Adopt the Mitigated Negative Declaration prepared for the Sacred Groves, Inc. project pursuant to Section 15074 of the State CEQA Guidelines; and

b. Adopt the Mitigation Monitoring and Reporting Program (Attachment 1B); and

c. Make all required findings for approval of the Conditional Use Permit; and

d. Approve the Sacred Groves, Inc. Conditional Use Permit as recommended by staff and subject to the recommended conditions of approval (Attachment 1A)

Attachments:

[19115 Staff Report 11.06.25](#)

[Attachment 1 - Draft Resolution 19115](#)

[Attachment 1A - Conditions of Approval 19115](#)

[Attachment 1B - Mitigation and Monitoring Program](#)

[Attachment 1C - Site Plan](#)

[Attachment 2 - Map Set](#)

[Attachment 3 - CEQA-IS.MND and MMRP](#)

[Attachment 3A - Site Plan](#)

[Attachment 3B - Operations Plan](#)

[Attachment 3C - 19115 HumCo PW response](#)

[Attachment 3D - Road Report-Final](#)

[Attachment 3E - Botanical Survey 2015](#)

[Attachment 3F - Botanical Survey 2025](#)

[Attachment 3G - Non-Commercial Timber Management Plan](#)

[Attachment 3H - Geology-Soils-Suitability](#)

[Attachment 3I - Oak Savanna Conversion](#)

[Attachment 3J - Fire Safe Road Checklist-Filled](#)

[Attachment 4 - Referral Agency Comments and Recommendations](#)

[Attachment 4A - DEH comments Sacred Groves Green Burial](#)

[Attachment 4A - HumCo PW Comments](#)

G. ITEMS PULLED FROM CONSENT**H. PRESENTATION ON EX PARTE RISKS AND ETHICAL BOUNDARIES IN A DIGITAL WORLD:**

Navigating online research, social media, and public commentary in quasi-judicial roles.

I. REPORT FROM PLANNER

[25-1319](#)

Information Update on the County's Short-Term Rental Ordinance.

Recommendation: That the Planning Commission:

1. Receive the report.

Attachments: [STR Update Staff Report 11.06.25.docx](#)

J. PLANNING COMMISSION DISCUSSION ITEMS**K. ADJOURNMENT****L. NEXT MEETING: December 18, 2025 6:00 p.m. Regular Meeting-Hybrid**