

PLANNING COMMISSION

COUNTY STAFF

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

JOHN H. FORD
Director, Planning and Building



COUNTY OF HUMBOLDT
PLANNING COMMISSION
825 Fifth Street
Board of Supervisors Chambers
Eureka, California

AGENDA

Thursday, April 3, 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, April 02, 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.

25-485

1. Review and approval of the March 20, 2025, Action Summary.

Recommendation: Approve the March 20, 2025, Action Summary.

Attachments: [03.20.2025 Action Summary for review](#)

25-425

2. Hog Trap Farms, LLC Conditional Use Permit
Assessor Parcel Number 218-071-003
Record No.: PLN-13336-CUP
New Harris Area

A Conditional Use Permit for 13,560 square feet of existing outdoor and 20,000 square feet of new mixed light commercial cannabis cultivation with no separate ancillary nursery. Estimated annual water usage is 456,200 gallons sourced from a rainwater catchment pond located on APN 218-081-003. Total water storage consists of a 2,000,000-gallon pond and 65,000 gallons of onsite tanks. Onsite processing is proposed to occur on adjacent parcel 218-081-003 and power is provided by PGE through an eligible renewable energy program and no generator use is proposed.

Recommendation: That the Planning Commission:

1. Adopt the resolution, (Attachment 1) which does the following:
 - a. Finds the Planning Commission has considered the Final Environmental Impact Report for the Commercial Cannabis Land Use Ordinance and the Addendum that was prepared for the Hog Trap Farms, LLC project; and
 - b. Finds the proposed project complies with the General Plan and Zoning Ordinance; and
 - c. Approves the Hog Trap Farms, LLC Conditional Use Permit subject to the conditions of approval (Attachment 1A).

Attachments:

- [13336 Staff Report 4.3.25](#)
- [Attachment 1 -13336 Draft Resolution](#)
- [Attachment 1A - 13336 Conditions of Approval](#)
- [Attachment 1B - 13336 Operations Plan](#)
- [Attachment 1C - 13336 Site Plan](#)
- [Attachment 2 - 13336 Location Map](#)
- [Attachment 3 - 13336 CEQA Addendum](#)
- [Attachment 4 - 13336 Applicant's Evidence in Support of Findings](#)
- [Attachment 4A - 13336 Water Analysis](#)
- [Attachment 4B - 13336 Notice of Applicability](#)
- [Attachment 4C - 13336 Site Management Plan](#)
- [Attachment 4D - 13336 Northern Spotted Owl Assessment](#)
- [Attachment 4E - 13336 Road Maintenance Agreement](#)
- [Attachment 4F - 13336 Road Evaluation](#)
- [Attachment 4G - 13336 Lake or Streambed Alteration Agreement](#)
- [Attachment 5A to 5E - 13336 Referral Agency Comments](#)
- [Attachment 6 - 13336 Watershed Map](#)

[25-435](#)

3. Hog Trap Farms, LLC Conditional Use Permit
Assessor's Parcel Numbers: 218-190-001
Record Numbers: PLN-13365-CUP
New Harris Area

A Conditional Use Permit for 27,240 square feet of existing outdoor and 6,600 square feet of existing mixed light commercial cannabis cultivation supported by a 3,380 square foot ancillary nursery. Estimated annual water usage is 490,700 gallons sourced from two rainwater catchment ponds. One pond is located onsite and the other is located on APN 218-081-003. Total water storage consists of the 243,500-gallon onsite pond and the 2,000,000-gallon pond on APN 218-081-003 as well as 20,000 gallons of onsite tanks. Onsite processing in the form of drying is proposed with all other processing to occur offsite. Power is provided by PGE and no generator use is proposed.

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 Hog Trap Farms, LLC project (Attachment 3); and
 - b. Finds the proposed project complies with the General Plan and Zoning Ordinance; and

c. Approves the Hog Trap Farms, LLC Conditional Use Permit subject to the conditions of approval (Attachments 1A).

Attachments:

[13365 Staff Report 4.3.25](#)

[Attachment 1 - 13365 Draft Resolution](#)

[Attachment 1A - 13365 Conditions of Approval](#)

[Attachment 1B - 13365 Operatons Plan](#)

[Attachment 1C - 13365 Site Plan](#)

[Attachment 2 - 13365 Location Map](#)

[Attachment 3 - 13365 CEQA Addendum](#)

[Attachment 4 - 13365 Applicant's Evidence in Support of Findings](#)

[Attachment 4A - 13365 Water Analysis](#)

[Attachment 4B - 13365 Notice of Applicability](#)

[Attachment 4C - 13365 Site Management Plan](#)

[Attachment 4D - 13365 Road Maintenance Agreement](#)

[Attachment 4E - 13365 Lake or Streambed Alteration Agreement](#)

[Attachment 5A to 5D - 13365 Referral Agency Comments](#)

[Attachment 6 - 13365 Watershed Map](#)

[25-426](#)**4.** Finmark Farms, LLC Conditional Use Permit

Assessor's Parcel Numbers: 218-081-002

Record Numbers: PLN-13337-CUP

New Harris Area

A Conditional Use Permit for 40,000 square feet of existing outdoor commercial cannabis cultivation with no separate ancillary nursery. Estimated annual water usage is 386,812 gallons sourced from two rainwater catchment ponds. One pond is located on APN 218-051-008 and the other is located on APN 218-081-003. Total water storage consists of the 350,000-gallon pond on APN 218-051-008 and the 2,000,000-gallon pond on APN 218-081-003 as well as 5,000 gallons of onsite tanks. Onsite processing in the form of drying is proposed with all other processing to proposed to occur on 218-081-003. Power is provided by PGE and no generator use is proposed.

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 (Attachments 1A).

Attachments:

[13337 Staff Report 4.3.25](#)

[Attachment 1 - 13337 Draft Resolution](#)

[Attachment 1A - 13337 Conditions of Approval](#)

[Attachment 1B - 13337 Operations Plan](#)

[Attachment 1C - 13337 Site Plan](#)

[Attachment 2 - 13337 Location Map](#)

[Attachment 3 - 13337 CEQA Addendum](#)

[Attachment 4 - 13337 Applicant's Evidence in Support of Findings](#)

[Attachment 4A - 13337 Water analysis](#)

[Attachment 4B - 13337 Notice of Applicability](#)

[Attachment 4C - 13337 Site Management Plan](#)

[Attachment 4D - 13337 Road Maintenance Agreement](#)

[Attachment 4E - 13337 Lake or Streambed Alteration Agreement](#)

[Attachment 5A to 5C - 13337 Referral Agency Comments](#)

[Attachment 6 - 13337 Watershed Map](#)

[25-436](#)

5. Finmark Farms, LLC Special Permit

Assessor's Parcel Numbers: 218-081-006

Record Numbers: PLN-13367-SP

New Harris Area

A Special Permit for 7,200 square feet of existing outdoor commercial cannabis cultivation with no separate ancillary nursery. Estimated annual water usage is 140,000 gallons sourced from two rainwater catchment ponds. One pond is located on APN 218-051-008 and the other is located on APN 218-081-003. Total water storage consists of the 350,000-gallon pond on APN 218-051-008 and the 2,000,000-gallon pond on APN 218-081-003 as well as 13,000 gallons of onsite tanks. Onsite processing in the form of drying is proposed with all other processing to occur offsite. Power is provided by generator with solar proposed. The project is conditioned requiring the use of renewable energy no later than January 1, 2026 reserving generator use for emergencies 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 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 Special Permit subject to the conditions of

approval (Attachments 1A).

Attachments:

[13367 Staff Report 4.3.25](#)

[Attachment 1 - 13367 Draft Resolution](#)

[Attachment 1A - 13367 Conditions of Approval](#)

[Attachment 1B - 13367 Operations Plan](#)

[Attachment 1C - 13367 Site Plan](#)

[Attachment 2 - 13367 Location Map](#)

[Attachment 3 - 13367 CEQA Addendum](#)

[Attachment 4 - 13367 Applicant's Evidence in Support of Findings](#)

[Attachment 4A - 13367 Water Analysis](#)

[Attachment 4B - 13367 Notice of Applicability](#)

[Attachment 4C - 13367 Site Management Plan](#)

[Attachment 4D - 13367 Road Maintenance Agreement](#)

[Attachment 4E - 13367 Road Evaluation](#)

[Attachment 4F - 13367 Forester Report](#)

[Attachment 4G - 13367 Lake or Streambed Alteration Agreement](#)

[Attachment 5A to 5D - 13367 Referral Agency Comments](#)

[Attachment 6 - 13367 Watershed Map](#)

[25-437](#)

6. Finmark Farms, LLC Conditional Use Permit
Assessor's Parcel Numbers: 218-051-008
Record Numbers: PLN-13374-CUP
New Harris Area

A Conditional Use Permit for 30,000 square feet of existing outdoor commercial cannabis cultivation with supported by a 3,000 square foot ancillary nursery. Estimated annual water usage is 276,840 gallons sourced from two rainwater catchment ponds. One pond is located onsite and the other is located on APN 218-081-003. Total water storage consists of the onsite 350,000-gallon pond and the 2,000,000-gallon pond on APN 218-081-003 as well as 40,500 gallons of onsite tanks. Onsite processing in the form of drying is proposed with all other processing to proposed to occur offsite. Power is provided by PGE and no generator use is proposed.

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, 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 (Attachments 1A).

Attachments:

[13374 Staff Report 4.3.25](#)

[Attachment 1 - 13374 Draft Resolution](#)

[Attachment 1A - 13374 Conditions of Approval](#)

[Attachment 1B - 13374 Operations Plan](#)

[Attachment 1C - 13374 Site Plan](#)

[Attachment 2 - 13374 Location Map](#)

[Attachment 3 - 13374 CEQA Addendum](#)

[Attachment 4 - 13374 Applicant's Evidence in Support of Findings](#)

[Attachment 4A - 13374 Water Analysis](#)

[Attachment 4B - 13374 Notice of Applicability](#)

[Attachment 4C - 13374 Site Management Plan](#)

[Attachment 4D - 13374 Road Maintenance Agreement](#)

[Attachment 4E - 13374 Lake or Streambed Alteration Agreement](#)

[Attachment 5A to 5D - 13374 Referral Agency Comments](#)

[Attachment 6 - 13374 Watershed Map](#)

[25-438](#)

7. Kooy Parcel Map Subdivision
Record No.: PLN-2023-18193
APN: 306-102-001
Humboldt Hill area

A Parcel Map Subdivision of an approximately 21,868 square foot parcel into two parcels of approximately 13,795 square feet (Parcel 1) and approximately 8,073 square feet (Parcel 2). The parcel is currently developed with a single-family residence to be sited on proposed Parcel 1 and an Accessory Dwelling Unit (ADU) to be sited on Proposed Parcel 2. Both dwellings are served with community water and sewer services provided by Humboldt Community Services District. The property lies within the Alquist-Priolo Earthquake Fault Hazard Zone. To address seismic concerns, development rights for accessory dwelling units on both parcels will be conveyed to the County of Humboldt as part of the project.

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 Plan 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 Parcel Map Subdivision and Exception Request; and

c. Approves the Kooy Minor Subdivision and Exception Request to frontage improvements as recommended by staff subject to the conditions of approval (Attachment 1A).

Attachments:

[18193 Staff Report 4.3.25](#)

[Attachment 1 - Draft Resolution](#)

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

[Attachment 1B - Kooy Subdivision Reqs Final \(6-9-2023\)](#)

[Attachment 1C - Tentative Map](#)

[Attachment 2A - Location Map](#)

[Attachment 2B - Sidewalk Map](#)

[Attachment 3 - Applicant's Evidence in Support of Findings](#)

[Attachment 3A - Kooy Exception Request petition Sidewalks](#)

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

[Attachment 4A - PW Response to Exception Request](#)

[25-440](#)

8. Pharming Humboldt Dreams Microbusiness, Special Permit
Assessor Parcel Numbers (APN) 223-241-006
Record No.: PLN-2024-19044
Garberville area

A Special Permit to conduct ancillary operations in the form of a microbusiness that will include non-volatile manufacturing, distribution, and a nursery, in an existing commercially permitted structure. All additional ancillary operations will source cannabis from cultivation onsite, no offsite cannabis is imported. The site contains an existing, approved cannabis permit for 10,000 square feet of mixed light commercial cannabis cultivation with onsite processing that was approved under a Zoning Clearance Certificate. Water source remains unchanged with an existing rainwater catchment system. Electricity is provided by PG&E and solar. Deliveries of clones will be made by the applicant in a small transport vehicle. Deliveries will be made within the local vicinity to neighboring parcels that also contain cannabis cultivation.

Recommendation:

That the Planning Commission:

1. Adopt the resolution, (Attachment 1) which does the following:
 - a. Finds the Planning Commission has considered the Environmental Impact Report previously certified for the Commercial Cannabis Land Use Ordinance and the Addendum that was prepared for the Pharming Humboldt Dreams Microbusiness, LLC project (Attachment 3); and
 - b. Finds the proposed project complies with the General Plan and Zoning Ordinance; and
 - c. Approves the Pharming Humboldt Dreams Microbusiness Special Permit subject to the conditions of approval (Attachments 1A).

Attachments: [19044 Staff Report 4.3.25](#)
[Attachment 1 - Draft Resolution](#)
[Attachment 1A - Conditions of Approval](#)
[Attachment 1B - 19044 Operation and Cultivation Plan 3.27.2025](#)
[Attachment 1C - Site Plan 3-24-25](#)
[Attachment 2 - Location Map](#)
[Attachment 3 - CEQA Addendum](#)
[Attachment 4 - Applicant's Evidence in Support of Findings](#)
[Attachment 5 - Referral Agency Comments and Recommendations](#)
[Attachment 6 - Public Comment 3.20.2025](#)

[25-441](#)

9. Cottrell Ranch LLC, Buck Mountain Ranch Zone Reclassification
 Assessor Parcel Numbers (APN) 210-101-014-000, 210-102-004-000, 210-103-003-000, 210-104-001-000, 210-105-001-000, 210-106-002-000, 210-117-020-000, 210-123-001-000, 210-124-001-000, 210-131-001-000, 210-131-003-000, and 210-132-001-000
 Record No.: PLN-2024-19093
 Bridgeville area
 A Zone Reclassification (ZR) to rezone approximately 2127.6 acres of the Cottrell Ranch LLC's Buck Mountain Ranch into Timberland Production Zone (TPZ). The lands are currently zoned Agriculture Exclusive (AE). These lands have been managed as timberlands and harvested periodically from 1968 up to 2017 under various Timber Harvest Plans.

Recommendation: That the Planning Commission:

1. Adopt the resolution, (Attachment 1) which does the following:
 - a. Makes all the required findings for approval based on evidence in the staff report and public testimony; and
 - b. Recommend the Board of Supervisors approve the Zone Reclassification.

Attachments: [19093 Staff Report 4.3.25](#)
[Attachment 1 - Draft Resolution](#)
[Attachment 1A - Zone Reclassification Map](#)
[Attachment 2 - Petition to Rezone to Timber Production Zone](#)
[Attachment 3 - Referral table](#)
[Attachment 3A - 02.28.2025 Forestry Review Committee Minutes](#)

[25-439](#)

10. California Department of Fish and Wildlife, Conditional Use Permit
 Cannibal Island Restoration Project
 Assessor Parcel Numbers (APN): Portion of 310-021-003, 310-021-004, 310-033-004, 310-043-001, 310-043-003, 310-043-004, 310-043-005, 310-043-006, and 310-051-001
 Record No.: PLN-2023-18855
 Loleta area

Conditional Use Permit application for major restoration of Cannibal Island and the surrounding area in the Eel River estuary. Project components will include: removal of an abandoned two-story residential structure; deepening 5,000 linear feet of existing dikes and removal of failed culverts that currently separate full- and muted-tidal areas; reconnection of full tidal exchange to approximately 500 acres of former tidal marsh habitat and construction of inter-tidal lagoons with tidal marsh ridges and inter-tidal channels to create diverse tidal habitats, inset channel rock grade control will be placed along a 20-foot section of channel at the existing road cross along Senestraro Lane to provide passive management of the tidal prism; construction of a new earthen setback levee approximately 6,000 linear feet long, equipped with up to two gated culverts to separate tidal wetlands from agricultural lands; elevation of the existing road for approximately 2,500 feet and installation of up to four gated culverts; relocation of approximately 200,000 cubic yards of excavated sediment, to be reused within the project area; treatment and removal of Dense-flowered cordgrass; improvement of public access and visitor experience; and all post-construction management to maintain project objectives. The project will require a Coastal Development Permit from the California Coastal Commission.

Recommendation: That the Planning Commission:

1. Adopt the resolution, (Attachment 1) which does the following:
 - a. Finds the project has been found to be exempt from environmental review pursuant to Section 21080.56 of the California Environmental Quality Act (CEQA) which provides a statutory exemption for certain restoration projects (SERP). A concurrence determination was made by the Director of the California Department of Fish & Wildlife (CDFW) on May 29, 2024 (Concurrence No. 21080.56-2024-051-R1); and
 - b. Makes all the required findings for approval of the Conditional Use Permit; and
 - c. Approves the California Trout, Inc. Cannibal Island Restoration Project Conditional Use Permit as recommended by staff subject to the conditions of approval (Attachment 1A)

Attachments: [18855 Staff Report 4.3.25](#)
[Attachment 1 - Draft Resolution](#)
[Attachment 1A - Conditions of Approval](#)
[Attachment 1B - Operations and Maintenance Plan 11.28.2023](#)
[Attachment 1C - Site Plans 11.28.2023](#)
[Attachment 1D - Site Figures 11.28.2023](#)
[Attachment 1E - Pre-existing Site Conditions](#)
[Attachment 2 - Applicant's Evidence in Support of the Required Findings](#)
[Attachment 2A - Wetland Delineation 11.28.2023](#)
[Attachment 2B - Wetlands Fill Analysis 11.28.2023](#)
[Attachment 2C - Biological Study 11.28.2023](#)
[Attachment 2D - Botanical Study 11.28.2023](#)
[Attachment 2E - Habitat Conversion Analysis 11.28.2023](#)
[Attachment 2F - Agricultural Resources Assessment 11.28.2023](#)
[Attachment 2G - Soils Report 11.28.2023](#)
[Attachment 2H - Soils Analysis Report 11.28.2023](#)
[Attachment 2I - Restoration Plan 11.28.2023](#)
[Attachment 3 - Referral Agency Comments and Recommendations FINAL](#)
[Attachment 3A - County Division of Environmental Health](#)
[Attachment 3B - County Department of Public Works - Land Use](#)
[Attachment 3C - PG&E Initial Response Letter 12-13-2023](#)

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

[25-442](#)

1. Fischer Parcel Map Subdivision, Special Permit and Coastal Development Permit
Record No.: PLN-2024-19119
APN: 508-121-055
McKinleyville area

A Parcel Map Subdivision to divide an approximately 49,000 square foot parcel into two parcels of approximately 35,960 square feet (Parcel 1) and 13,300 square feet (Parcel 2). Pursuant to Section 313-99.1.1.2 of Humboldt County Code, a Special Permit (SP) is required to utilize Lot Size Modification to allow one parcel to be less than the required 20,000 square foot minimum parcel size. The parcel is currently developed with a single-family residence that will remain on proposed Parcel 1 and a detached Accessory Dwelling Unit that will remain on proposed Parcel 2. The parcel is currently served with community water and sewer provided by the McKinleyville Community Services District. The parcel is within the Coastal Zone, therefore a Coastal Development Permit (CDP) is required.

Recommendation: That the Planning Commission:

1. Adopt the resolution, (Attachment 1) which does the following:
 - a. Finds the Planning Commission has determined that the project is exempt from further environmental review pursuant to Section 15183 (Projects Consistent with a Community Plan or Zoning) of the State CEQA Guidelines, and as a Responsible Agency, agrees with the lead agency's findings; and
 - b. Makes all of the required findings for approval of the Fischer Parcel Map Subdivision, Special Permit and Coastal Development Permit; and
 - c. Approves the Fischer Parcel Map Subdivision, Special Permit and Coastal Development Permit as recommended by staff subject to the conditions of approval (Attachment 1A).

Attachments:

[19119 Staff Report 4.3.25](#)

[Attachment 1 - DRAFT Resolution](#)

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

[Attachment 1B - Tentative Map](#)

[Attachment 1C - PW conditions](#)

[Attachment 1D - Exception Request to Public Works Requirements](#)

[Attachment 1E - PW Exception Memo Final \(2-21-2025\)](#)

[Attachment 1F - Fischer drainage letter Engineer](#)

[Attachment 1G - Planning commission letter Applicant](#)

[Attachment 2 - Location Map](#)

[Attachment 3 - Applicant's Evidence in Support of the Required Findings](#)

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

[Attachment 5 - Public Comment](#)

G. ITEMS PULLED FROM CONSENT**H. REPORT FROM PLANNER****I. PLANNING COMMISSION DISCUSSION ITEMS****J. ADJOURNMENT****K. NEXT MEETINGS: April 17, 2025 6:00 p.m. Regular Meeting - Hybrid**