

PLANNING COMMISSION

**IVER SKAVDAL**

Chair, First District

**TODD FULTON**

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



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, January 15, 2026**

**6:00 PM**

**Regular Meeting - Hybrid**

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**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](mailto:cob@co.humboldt.ca.us) or the ADA Coordinator at 844-365-0352 or by email at [ada@co.humboldt.ca.us](mailto: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](mailto: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, January 14, 2026. 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.*

26-35

1. Conklin Creek Farms Inc Special Permit and Zoning Clearance Certificates Modification  
Application Number: PLN-2025-19211  
Assessor's Parcel Numbers: 105-111-001; 105-042-002; 105-101-006; 105-071-004  
Petrolia area

A Modification to an approved Special Permit and approved Zoning Clearance Certificates (PLN-2021-17034). The applicant proposes to change the irrigation water source from 2.6-million-gallon rainwater catchment to an existing permitted

groundwater well and 50,000 gallons of hard tank storage. No changes are proposed to cultivation square footage or locations, staffing needs or traffic, power source or use, water use, or project operations.

**Recommendation:** That the Planning Commission:

1. Adopt the resolution, (Attachment 1) which does the following:
  - a. Finds the Planning Commission has considered the has considered the Addendum to the Mitigated Negative Declaration that was prepared for the Conklin Creek Farms Inc Special Permit; and
  - b. Finds the proposed project complies with the General Plan and Zoning Ordinance; and
  - c. Approves the Conklin Creek Farms Inc Special Permit and Zoning Clearance Certificates Modification as recommended by staff, subject to the conditions of approval (Attachment 1A).

**Attachments:**

[19211 Staff Report 1.15.26](#)  
[Attachment 1 - DRAFT Resolution](#)  
[Attachment 1A - Conditions of Approval](#)  
[Attachment 1B - Cultivation and Operations Plan and Addendum](#)  
[Attachment 1C - Site Plan - Special Permit Modification](#)  
[Attachment 2 - 19211 CEQA Addendum](#)  
[Attachment 3 - Applicant's Evidence in Support of Required Findings](#)  
[Attachment 3A - Well Evaluation Technical Memo](#)  
[Attachment 4 - Referral Agency Comments and Recomendations 10558](#)  
[Attachment 4A - ref Building 04.10.2025](#)  
[Attachment 4B - ref DEH](#)  
[Attachment 4C - ref CDFW Response](#)

26-36

2. Strope and Green Diamond General Plan Amendment, Zone Reclassification and Lot Line Adjustment

Assessor Parcel Numbers: 516-091-064, 516-081-004, 516-081-003 and 516-091-063 which is one legal parcel with two APN's

Record Number: PLN-2025-19355

Fieldbrook Area

A General Plan Amendment (GPA) to change the designation of approximately 1.13 acres of Green Diamond Resource Company property from Residential Agriculture with a density of one unit per 5-20 acres (RA5-20) to Agriculture Exclusive (AE). Also included is a Zone Reclassification to rezone this land from Agriculture General with a 20-acre minimum parcel size (AG-B-5(20)) to Agriculture Exclusive (AE). This will allow for a Lot Line Adjustment (LLA) of the three parcels resulting in three parcels of approximately 97.94 acres, 5.41 acres and 3.55 acres. The LLA is necessary to accommodate encroachments of existing development associated with the smaller parcels onto Green Diamond Resource Company land and the GPA and Zone Reclassification are necessarily in order to align the general plan and zoning designations with the new property lines. The smaller parcels (Stropes) are developed with single-family residences and accessory structures. They are served by community water provided by the Fieldbrook Community Services District and onsite wastewater treatment systems. The Green Diamond Resource Company land is vacant resource land. A petition to change the General Plan designation and Zone classification (PLN-2024-19094) was accepted by the Board of Supervisors on June 3, 2025.

***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. Recommends that the Board of Supervisors approve the General Plan Amendment and Zone Reclassification; and
  - c. Approves the Lot Line Adjustment subject to the recommended conditions of approval.

**Attachments:**

- [19355 Staff Report 1.15.26](#)
- [Attachment 1 - Draft Resolution 19355](#)
- [Attachment 1A - Conditions of Approval](#)
- [Attachment 1B - Lot Line Adjustment Map](#)
- [Attachment 1C - Draft Ordinance for Adoption by the Board of Supervisors](#)
- [Attachment 2 - Location Map](#)
- [Attachment 3 - Applicant's Evidence in Support of Findings](#)
- [Attachment 3A - Application Forms](#)
- [Attachment 3B - General Plan Amendment application letter](#)
- [Attachment 4 - Referral Agency Comments and Recommendations](#)

**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*

**All of the public hearing items below share an Initial Study and Mitigated Negative Declaration**

**26-34**

**1. Natura Blue, Inc. Conditional Use Permit**

Assessor's Parcel Numbers: 210-062-007; 210-054-008; 210-071-001

Record Numbers: PLN-12003-CUP

Larabee Valley Area

A Conditional Use Permit for 36,256 square feet of existing outdoor commercial cannabis cultivation supported by a 3,600 square foot ancillary nursery. Estimated annual water usage is 364,900 gallons. Irrigation water is sourced from a rainwater catchment pond and a permitted well. Water storage consists of a 1,343,000-gallon pond and 42,600 gallons in hard tanks. Processing, including trimming is proposed to occur onsite. Power is provided by generators with a proposal to transition to solar with generators reserved for emergency use only.

***Recommendation:*** That the Planning Commission:

1. Adopt the resolution, (Attachment 1) which does the following:
  - a. Adopt the Mitigated Negative Declaration prepared for the Natura Blue, Inc. project pursuant to section 15074 of the State CEQA guidelines; and

- b. Finds the proposed project complies with the General Plan and Zoning Ordinance; and
- c. Approves the Natura Blue, Inc. Conditional Use Permit subject to the conditions of approval (Attachment 1A); and
- d. Adopt the Mitigation Monitoring and Reporting Program.

**Attachments:**

- [12003 Staff Report 1.15.26](#)
- [Attachment 1 - 12003 Draft Resolution](#)
- [Attachment 1A - 12003 Conditions of Approval](#)
- [Attachment 2 - 12003 Location Map](#)
- [Attachment 3 - ISMND](#)
- [Attachment 3a - Mitigation Monitoring Report](#)
- [Attachment 3b - Appendix 1 - Site Plans](#)
- [Attachment 3c - Appendix 2 - Operations Plans](#)
- [Attachment 3d - Appendix 3 - Wetland Delineation September 2018](#)
- [Attachment 3e - Appendix 4 - Aquatic Resources Delineation Report June](#)
- [Attachment 3f - Appendix 5 - Well Analyses](#)
- [Attachment 3g - Appendix 6 - Rainfall Catchment Analyses](#)
- [Attachment 3h - Appendix 7 - Noise Assessment](#)
- [Attachment 3i - Appendix 8 - Less Than Three Acre Conversion Mitigation](#)
- [Attachment 3j - Appendix 9 - Relocation and Restoration Plan for APN 21](#)
- [Attachment 3k - Appendix 10 - Biological Assessment](#)
- [Attachment 3l - Appendix 11 - Botanical Survey](#)
- [Attachment 3m - Appendix 12 - Raptor Survey](#)
- [Attachment 3n - Appendix 13 - Northern Spotted Owl Survey](#)
- [Attachment 4 - 12003 Applicant's Evidence in Support of Findings](#)
- [Attachment 4A - 12003 Water Right Certificate](#)
- [Attachment 4B - 12003 Notice of Applicability](#)
- [Attachment 4C - 12003 Site Management Plan](#)
- [Attachment 4D - 12003 LSAA](#)
- [Attachment 4E - 12003 Bullfrog Management Plan](#)
- [Attachment 4F - 12003 Invasive Plant Management](#)
- [Attachment 5A to 5C - 12003 Referral Agency Comments](#)

26-33

**2. 4 Wheel Properties, LLC Conditional Use Permit**

Assessor's Parcel Numbers: 210-062-007; 210-054-008; 210-071-001

Record Numbers: PLN-12398-CUP

Larabee Valley Area

A Conditional Use Permit for 20,000 square feet of existing outdoor commercial cannabis cultivation supported by a 2,000 square foot ancillary nursery. Irrigation water is sourced from a rainwater catchment pond (Pond 1) and a permitted well (Well 7). Estimated annual water usage is 440,000 gallons. Water storage is provided by the 310,773-gallon pond (Pond 1) and 70,000 gallons in hard tanks for a total of 380,773 gallons. Drying and storage occurs in Barn 1. A 5,000 square foot commercial building is proposed for onsite processing including trimming and packaging. Electricity is provided by PGE and solar with generators reserved for emergencies only. The project includes onsite relocation and restoration, consolidating three current cultivation areas into one new central area with restoration occurring in the three current locations and a fourth historic location. The project also includes a Special Permit for restoration within streamside management areas.

***Recommendation:*** That the Planning Commission:

1. Adopt the resolution, (Attachment 1) which does the following:
  - a. Adopt the Mitigated Negative Declaration prepared for the 4 Wheel Properties, LLC project pursuant to section 15074 of the State CEQA guidelines; and
  - b. Finds the proposed project complies with the General Plan and Zoning Ordinance; and
  - c. Approves the 4 Wheel Properties, LLC Conditional Use Permit subject to the conditions of approval (Attachment 1A); and
  - d. Adopt the Mitigation Monitoring and Reporting Program.

**Attachments:**

- [12398 Staff Report 1.15.26](#)
- [Attachment 1 - 12398 Draft Resolution](#)
- [Attachment 1A - 12398 Conditions of Approval](#)
- [Attachment 2 - 12398 Location Map](#)
- [Attachment 3 - ISMND](#)
- [Attachment 3a - Mitigation Monitoring Report](#)
- [Attachment 3b - Appendix 1 - Site Plans](#)
- [Attachment 3c - Appendix 2 - Operations Plans](#)
- [Attachment 3d - Appendix 3 - Wetland Delineation September 2018](#)
- [Attachment 3e - Appendix 4 - Aquatic Resources Delineation Report June 2018](#)
- [Attachment 3f - Appendix 5 - Well Analyses](#)
- [Attachment 3g - Appendix 6 - Rainfall Catchment Analyses](#)
- [Attachment 3h - Appendix 7 - Noise Assessment](#)
- [Attachment 3i - Appendix 8 - Less Than Three Acre Conversion Mitigation](#)
- [Attachment 3j - Appendix 9 - Relocation and Restoration Plan for APN 21](#)
- [Attachment 3k - Appendix 10 - Biological Assessment](#)
- [Attachment 3l - Appendix 11 - Botanical Survey](#)
- [Attachment 3m - Appendix 12 - Raptor Survey](#)
- [Attachment 3n - Appendix 13 - Northern Spotted Owl Survey](#)
- [Attachment 4 - 12398 Applicant's Evidence in Support of Findings](#)
- [Attachment 4A - 12398 Site Management Plan](#)
- [Attachment 4B - 12398 LSAA](#)
- [Attachment 4C - 12398 Bullfrog Management Plan](#)
- [Attachment 4D - 12398 Invasive Plant Management](#)
- [Attachment 5A to 5D - 12398 Referral Agency Comments](#)

26-32**3. Jennifer Dunn Conditional Use Permits (Two Permits)**

Assessor's Parcel Numbers: 210-062-007; 210-054-008; 210-071-001

Record Numbers: PLN-12402-CUP and PLN-12413-CUP

Larabee Valley Area

PLN-12402-CUP: A Conditional Use Permit for 43,560 square feet of new outdoor commercial cannabis cultivation, supported by a 4,350 square foot ancillary nursery. Estimated annual water usage is 958,320 gallons sourced by a permitted groundwater well (Well 2) and a proposed 2,000,000-gallon rainwater catchment pond (Pond 4). Well 2 is shared with application 12413. The pond is also shared with applications 12413 and 12410. Water storage consists of 75,000 gallons in proposed hard tanks and 30% of the pond (600,000 gallons). Drying is conducted on site (proposed Ag-Building 2) with additional processing such as trimming occurring off site.

Proposed Ag-Building 2 is shared with application 12413. Power is provided by PGE and proposed solar reserving generators for emergencies only.

PLN-12413-CUP: A Conditional Use Permit for 43,560 square feet of new outdoor commercial cannabis cultivation, supported by a 4,350 square foot ancillary nursery. Estimated annual water usage is 958,320 gallons sourced by a permitted groundwater well (Well 2) and a proposed 2,000,000-gallon rainwater catchment pond (Pond 4). Well 2 is shared with application 12402. The pond is also shared with applications 12402 and 12410. Water storage consists of 75,000 gallons in proposed hard tanks and 30% of the pond (600,000 gallons). Drying is conducted on site (proposed Ag-Building 2) with additional processing such as trimming occurring off site. Proposed Ag-Building 2 is shared with application 12402. Power is provided by PGE and proposed solar reserving generators for emergencies only.

***Recommendation:*** That the Planning Commission:

1. Adopt the resolution, (Attachment 1) which does the following:
  - a. Adopt the Mitigated Negative Declaration prepared for the Jennifer Dunn projects pursuant to section 15074 of the State CEQA guidelines; and
  - b. Finds the proposed project complies with the General Plan and Zoning Ordinance; and
  - c. Approves the Jennifer Dunn Conditional Use Permits subject to the conditions of approval (Attachment 1A); and
  - d. Adopt the Mitigation Monitoring and Reporting Program.

**Attachments:**

- [12402 and 12413 Staff Report 1.15.26](#)
- [Attachment 1A1 - 12402 Draft Resolution](#)
- [Attachment 1A2 - 12413 Draft Resolution](#)
- [Attachment 1B1 - 12402 Conditions of Approval](#)
- [Attachment 1B2 - 12413 Conditions of Approval](#)
- [Attachment 2 - 12402 and 12413 Location Map](#)
- [Attachment 3 - ISMND](#)
- [Attachment 3a - Mitigation Monitoring Report](#)
- [Attachment 3b - Appendix 1 - Site Plans](#)
- [Attachment 3c - Appendix 2 - Operations Plans](#)
- [Attachment 3d - Appendix 3 - Wetland Delineation September 2018](#)
- [Attachment 3e - Appendix 4 - Aquatic Resources Delineation Report June 2018](#)
- [Attachment 3f - Appendix 5 - Well Analyses](#)
- [Attachment 3g - Appendix 6 - Rainfall Catchment Analyses](#)
- [Attachment 3h - Appendix 7 - Noise Assessment](#)
- [Attachment 3i - Appendix 8 - Less Than Three Acre Conversion Mitigation](#)
- [Attachment 3j - Appendix 9 - Relocation and Restoration Plan for APN 21](#)
- [Attachment 3k - Appendix 10 - Biological Assessment](#)
- [Attachment 3l - Appendix 11 - Botanical Survey](#)
- [Attachment 3m - Appendix 12 - Raptor Survey](#)
- [Attachment 3n - Appendix 13 - Northern Spotted Owl Survey](#)
- [Attachment 4 - 12402 and 12413 Applicant's Evidence in Support of Findings](#)
- [Attachment 4A - 12402 and 12413 LSAA](#)
- [Attachment 4B - 12402 and 12413 Bullfrog Management Plan](#)
- [Attachment 4C - 12402 and 12413 Invasive Plant Management](#)
- [Attachment 5A to 5B - 12402 and 12413 Referral Agency Comments](#)
- [Attachment 6 - Water Distribution Diagram](#)

26-37**4. Cali's Finest Conditional Use Permits (Two Permits)**

Assessor's Parcel Numbers: 210-062-007; 210-054-008; 210-071-001

Record Numbers: PLN-12410-CUP and PLN-12991-CUP

Larabee Valley Area

PLN-12410-CUP Cali's Finest, LLC: A Conditional Use Permit for 43,560 square feet of new outdoor commercial cannabis cultivation, supported by a 4,350 square foot ancillary nursery. Estimated annual water usage is 958,320 gallons sourced by a permitted groundwater well (Well 1) and a proposed 2,000,000-gallon rainwater catchment pond (Pond 4). The pond is also shared with applications 12402 and 12413. Water storage consists of 70,000 gallons in proposed hard tanks and 40% of

the pond (800,000 gallons). Drying is conducted on site (existing Barn 2) with additional processing such as trimming proposed to occur offsite. Barn 2 is also used by application 12003 for drying. Power is provided by PGE and proposed solar reserving generators for emergencies only.

PLN-12991-CUP Cali's Finest, LLC: A Conditional Use Permit for 43,560 square feet of new outdoor commercial cannabis cultivation, supported by a 4,000 square foot ancillary nursery. Estimated annual water usage is 958,320 gallons sourced by a permitted groundwater well (Well 3) and a 614,969-gallon rainwater catchment pond (Pond 3). Water storage consists of 70,000 gallons of proposed hard tanks and all of Pond 3. Drying is conducted on site (existing areas Dry 1 and Dry 2 and proposed Ag-Building 1). Further processing such as trimming will occur off site. Power is provided by PGE and proposed solar reserving generators for emergencies only.

***Recommendation:*** That the Planning Commission:

1. Adopt the resolution, (Attachment 1) which does the following:
  - a. Adopt the Mitigated Negative Declaration prepared for the Cali's Finest, LLC projects pursuant to section 15074 of the State CEQA guidelines; and
  - b. Finds the proposed project complies with the General Plan and Zoning Ordinance; and
  - c. Approves the Cali's Finest, LLC Conditional Use Permits subject to the conditions of approval (Attachment 1A); and
  - d. Adopt the Mitigation Monitoring Report.

**Attachments:**

- [12410 and 12991 Staff Report 1.15.26](#)
- [Attachment 1A1 - 12410 Draft Resolution](#)
- [Attachment 1A2 - 12991 Draft Resolution](#)
- [Attachment 1B1 - 12410 Conditions of Approval](#)
- [Attachment 1B2 - 12991 Conditions of Approval](#)
- [Attachment 2 - 12410 and 12991 Location Map](#)
- [Attachment 3 - ISMND](#)
- [Attachment 3a - Mitigation Monitoring Report](#)
- [Attachment 3b - Appendix 1 - Site Plans](#)
- [Attachment 3c - Appendix 2 - Operations Plans](#)
- [Attachment 3d - Appendix 3 - Wetland Delineation September 2018](#)
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- [Attachment 3l - Appendix 11 - Botanical Survey](#)
- [Attachment 3m - Appendix 12 - Raptor Survey](#)
- [Attachment 3n - Appendix 13 - Northern Spotted Owl Survey](#)
- [Attachment 4 - 12410 and 12991 Applicant's Evidence in Support of Findings](#)
- [Attachment 4A - 12410 and 12991 LSAA](#)
- [Attachment 4B - 12410 and 12991 Bullfrog Management Plan](#)
- [Attachment 4C - 12410 and 12991 Invasive Plant Management](#)
- [Attachment 5 - 12410 and 12991 Referral Agency Comments](#)
- [Attachment 6 - Water Distribution Diagram](#)

**G. ITEMS PULLED FROM CONSENT****H. REPORT FROM PLANNER****I. PLANNING COMMISSION DISCUSSION ITEMS****J. ADJOURNMENT****K. NEXT MEETINGS: February 5, 2026 6:00p.m. Regular Meeting**