

PLANNING COMMISSION

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Second District

NOAH LEVY
Third District

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Vice-Chair, Fourth
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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, August 20, 2026

6:00 PM

Regular Meeting

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, August 19, 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.

[26-874](#)

1. Belcastro Special Permit
Assessor Parcel Number: 509-141-019
Record Number: PLN-2026-19552
McKinleyville Area

This application has been cancelled as the Special Permit is no longer required due to

the expiration of another Short-Term Rental within 600 feet.

[26-877](#)

2. Shepp-Cruz Family Farm, LLC, Conditional Use Permit
Assessor Parcel Numbers (APN) 108-023-010-000
Record No.: PLN-12034-CUP
Whitethorn area

An application for 22,035 square feet of existing outdoor cannabis cultivation with 2,200 square feet of propagation space. Two harvests will be done using light deprivation techniques. Irrigation water is sourced from an approved groundwater well with an estimated annual water use is 250,000 gallons. Water storage totals 23,150 gallons in hard tanks. All power is provided by a solar PV system. Two seasonal employees are proposed for this project.

Recommendation: That the Planning Commission:

1. Adopt the resolution, (Attachment 1) which does the following:
 - a. Finds the Planning Commission has considered the Addendum to the Mitigated Negative Declaration for the Commercial Medical Marijuana Land Use Ordinance that was prepared for the PLN-12034-CUP project; and
 - b. Finds the proposed project complies with the General Plan and Zoning Ordinance; and
 - c. Approves the Conditional Use Permit subject to the Conditions of Approval (Attachment 1A).

Attachments: [12034 Staff Report 8.20.26](#)
 [Attachment 1 - Draft Resolution](#)
 [Attachment 1A - Conditions of Approval](#)
 [Attachment 1B - Cultivation and Operations Plan](#)
 [Attachment 1C - Site Plan](#)
 [Attachment 2 - Location Map Set](#)
 [Attachment 3 - 12034 CEQA Addendum](#)
 [Attachment 4A - Shepp-Curz Family Farm 3 Acre Conversion](#)
 [Attachment 4B - Shepp-Curz Family Farm Road Evaluation](#)
 [06.23.2020](#)
 [Attachment 4C - 12034 Well Completion Report 04.12.21](#)
 [Attachment 5 - Referral Agency Comments and](#)
 [Recommendations](#)
 [Attachment 5A - CDFW Referral Response PLN-12034](#)
 [Attachment 5B - Public Works Referral Response](#)
 [Attachment 5C - Div of Water Rights Referral Response](#)

[26-878](#)

3. Crandal Conditional Use Permit

Assessor Parcel Number: 400-112-007

Record Number: PLN-2026-19525

Manila Area

A Conditional Use Permit (CUP) for a short-term rental located within a Tsunami Hazard Zone of the Humboldt Bay Area Plan, pursuant to section 313-61.05.6.3 of Humboldt County code. The parcel is developed with three legal nonconforming single-family residences, with one proposed to be used as a short-term rental. The site is served with community water and sewer provided by the Manila Community Services District.

Recommendation: That the Planning Commission:

1. Adopt the resolution, (Attachment 1), which does the following:
 - a. Finds the project is exempt from environmental review per section 15301 (Existing Facilities); and
 - b. Makes all of the required findings for approval of the Conditional Use Permit based on evidence in the staff report and public

testimony; and

c. Approves the Crandal Conditional Use Permit subject to the Conditions of Approval (Attachment 1A).

Attachments:

[19525 Staff Report 8.20.26](#)

[Attachment 1 - Draft Resolution](#)

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

[Attachment 1B - Site Plan and evacuation route](#)

[Attachment 2 - Location Map](#)

[Attachment 3 - Tsunami Hazard Area](#)

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

F. ITEMS PULLED FROM CONSENT

G. 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

[26-880](#)

1. Hollingshead Conditional Use Permit
Assessor Parcel Numbers (APN) 206-251-028
Record No.: PLN-2026-19550
Carlotta Area

A Conditional Use Permit (CUP) for the operation of a firewood cutting business including handyman services. The firewood cutting use is considered a “Timber Products Processing Plant”, which is a conditionally permitted use. Handyman services are a cottage industry which is principally permitted on the property. The business will be operated by the owner with no on-site employees. The parcel is developed with a single-family residence and detached garage. It is served with on-site 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 exempt from further environmental review

pursuant to Section 15301 Existing Structures of CEQA Guidelines, and that there is no substantial evidence that the project will have a significant effect on the environment; and

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

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

Attachments:

[19550 Staff Report 8.20.26](#)

[Attachment 1 - Draft Resolution](#)

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

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

[Attachment 1C - Site Plan and location Map](#)

[Attachment 2 - Decibel Readings and Locations](#)

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

H. WORKSHOP

[26-882](#)

1. A Public Workshop on the Draft Inland Low-Impact Camping Area Ordinance to allow small-scale low-impact camping on private rural lands. The ordinance has been written to be in line with minimum requirements of Assembly Bill 518.

Assessor Parcel Numbers: (APN) 000-000-000

Record No.: LRP-2025-19172

Unincorporated areas of Humboldt County.

Recommendation: That the Planning Commission:

1. Request that staff present the staff report;
2. Receive public comment;
3. Deliberate and comment on the Draft Inland Low-Impact Camping Area Ordinance; and
4. Provide guidance to Planning & Building Staff on any desired

amendments to the Draft Inland Low-Impact Camping Area Ordinance prior to a public hearing.

Attachments:

[19172 Staff Report 8.20.26](#)

[Attachment 1 - Draft Inland LICA Ordinance](#)

[Attachment 2 - AB 518 Bill Text](#)

[Attachment 3 - HCD Information Bulletin](#)

I. REPORT FROM PLANNER

J. PLANNING COMMISSION DISCUSSION

K. ADJOURNMENT

L. NEXT MEETING: September 3, 2026 6:00 p.m. Regular Meeting