

PLANNING COMMISSION

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Second District

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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, April 16, 2026

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 15, 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.

[26-341](#)

1. Review and approval of the March 19, 2026, Action Summary.

Recommendation: Approve the March 19, 2026, Action Summary.

Attachments: [03.19.2026 Action Summary for review](#)

[26-346](#)

2. Dane Valadao Subdivision Extension
Assessor Parcel Numbers (APN) 510-381-021-000

Record No.: PLN-2026-19475
McKinleyville area

A two-year extension to a previously approved Major Subdivision, Conditional Use Permit, Design Review and Planned Development Permit (PLN-2021-17560) of an approximately 2.47-acre parcel into 17 parcels to be developed with a total of 58 residential units. The site will be served with community water and sewer provided by the McKinleyville Community Services District.

Recommendation: That the Planning Commission:

1. Adopt the Resolution, (Attachment 1) which does the following:
 - a. Finds the Planning Commission has reviewed Board of Supervisors Resolution 24-14, which found the project not subject to environmental review pursuant to Section 15183 of State CEQA Guidelines. As no new changes to the project are proposed, further environmental review is unnecessary.
 - b. Finds the proposed project complies with the General Plan and Zoning Ordinance; and
 - c. Approves the Subdivision Extension as recommended by staff, subject to the original conditions of approval (Attachment 1A).

Attachments:

- [19475 Staff Report 4.16.26](#)
- [Attachment 1 - Draft Resolution](#)
- [Attachment 1A - Original Conditions of Approval](#)
- [Attachment 1B - Tentative Map](#)
- [Attachment 2 - BOS Resolution 24-14](#)
- [Attachment 3 - BOS Staff Report](#)

[26-342](#)

3. Humboldt Farm, LLC (Formerly Sunny West, LLC), Conditional Use Permit
Assessor Parcel Numbers (APN) 212-041-005 and 214-233-008
Record No.: PLN-11025-CUP
Miranda area

A Conditional Use Permit for 40,000 square feet of existing outdoor commercial

cannabis cultivation and 4,000 square feet of ancillary propagation. All water for cultivation is sourced from a permitted well. Existing available water storage is 101,200 gallons in a series of hard-sided tanks. Estimated annual water usage is 194,500 gallons. A maximum of seven people will be onsite during peak operations. When needed, power will be provided by a renewable power source

Recommendation: That the Planning Commission:

1. Adopt the resolution, (Attachment 1) which does the following:
 - a. Finds the Planning Commission has considered the Addendum (Attachment 3) to the Mitigated Negative Declaration previously adopted for the Commercial Medical Marijuana Land Use Ordinance that was prepared for the Humboldt Farm, LLC project; and
 - b. Finds that the proposed project complies with the General Plan and Zoning Ordinance; and
 - c. Approves the Conditional Use Permit as recommended by staff and subject to the conditions of approval (Attachment 1A).

Attachments:

[11025 Staff Report 4.16.26](#)
[Attachment 1 - Draft Resolution](#)
[Attachment 1A - Conditions of Approval](#)
[Attachment 1B - Operations Plan with Addendums](#)
[Attachment 1C - Site Plan](#)
[Attachment 2 - Location Map](#)
[Attachment 3 - CEQA Addendum](#)
[Attachment 4 - Applicant's Evidence in Support of Findings](#)
[Attachment 4A - Well Permit](#)
[Attachment 4B - Well Completion Report](#)
[Attachment 4C - Well Geologic Analysis Report](#)
[Attachment 4D - Notice of Applicability](#)
[Attachment 4E - Site Management Plan](#)
[Attachment 4F - Lake and Streambed Alteration Agreement](#)
[Attachment 4G - Timberland Conversion Evaluation Report](#)
[Attachment 4H - Floristic Survey](#)
[Attachment 4I - Less Than 3 Acre Conversion Exemption](#)
[Attachment 5A to 5C - 11025 Referral Agency Comments](#)

[26-345](#)

4. Pele Parcel Map Subdivision, Coastal Development Permit and Special Permit
Record No.: PLN-2026-19467
APN: 510-371-010
McKinleyville Area

A Parcel Map Subdivision of APN 510-371-010, a 2.01-acre (87,406 square feet gross) parcel, into four (4) parcels with sizes of 19,854 square feet net (0.46-acres), 10,755 square feet net (0.25-acres), 25,730 square feet net (0.59-acres) and 15,846 square feet net (0.36-acres). The project requires a Coastal Development Permit (CDP) for the subdivision as well as to allow in total the construction of two primary residences, two accessory dwelling units (ADUs), and the conversion of an art studio into an ADU. A Special Permit (SP) is also requested to accommodate a Lot Size Modification below the minimum parcel size of 20,000 square feet pursuant to 313-99.1.1.2. Proposed parcels will be provided with gas and electric services by PG&E and MCSD for sewer and water. The subject property has access via Bolier Avenue, a privately maintained gravel road of variable width (14'-16' average) within a 40-foot-wide access easement. The site is located within the Alquist-Priolo Fault Hazard Zone and a Fault Evaluation has been prepared and approved for the project.

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 Pele Minor Subdivision, Coastal Development Permit and Special Permit; and

- c. Approves the Pele Minor Subdivision, Coastal Development Permit and Special Permit as recommended by staff, and subject to the conditions of approval (Attachment 1A).

Attachments: [19467 Staff Report 4.16.26](#)
[Attachment 1 - Draft Resolution](#)
[Attachment 1A - Conditions of Approval](#)
[Attachment 1B - Conditions of Approval - Parcel 1](#)
[Attachment 1C - Conditions of Approval - Parcel 2](#)
[Attachment 1D - Conditions of Approval - Parcel 4](#)
[Attachment 1E- Tentative Map](#)
[Attachment 1F - PW memo](#)
[Attachment 2 - Location Map](#)
[Attachment 3A- Exception Request](#)
[Attachment 3B - Pele Small Project Stormwater Control Plan](#)
[Attachment 3C - Fault Hazard Evaluation Report](#)
[Attachment 3D - Review Fault Hazard Evaluation Report](#)
[Attachment 4 - Referral Agency Comments and Recommendations](#)

[26-344](#)

5. Westfall Agricultural Preserve General Plan Amendment and Zone Reclassification

Assessor Parcel Numbers: 311-041-034 and 311-041-036

Record Number: PLN-2025-19187

Elk River Area

A General Plan Amendment (GPA) and Zone Reclassification (ZR) on a 4.36-acre portion of the approximately 77-acre Westfall Agricultural Preserve property, to change the General Plan Land Use Designation from Residential Agriculture (RA10) to Residential Agriculture (RA4) and to change the zoning from Agriculture Exclusive (AE) to Agriculture General (AG-B-5(4)). The 4.36-acre proposed parcel is developed with an existing 1,200 square foot single-family residence and barn, which would be retained as housing stock and subsequently sold to a private buyer. The remaining approximately 73-acres would be dedicated to the Bureau of Land Management (BLM) to be added to public lands adjacent to the Headwaters Forest Reserve for conservation and public access purposes.

Recommendation: That the Planning Commission:

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

Plan Amendment and Zone Reclassification.

Attachments:

[19187 Staff Report 4.16.26](#)

[Attachment 1 - Draft Resolution](#)

[Attachment 1A - Draft Ordinance for Adoption by the Board of Supervisors](#)

[Attachment 1Ai - Rezone Area map](#)

[Attachment 1Aii - Legal Description](#)

[Attachment 1B - Site Map](#)

[Attachment 2 - Location Map](#)

[Attachment 3 - WAC Draft Minutes 7.31.2025](#)

[Attachment 4 - BOS petition BR](#)

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

[26-343](#)

1. Plant Humboldt, LLC Special Permit
Assessor's Parcel Numbers: 220-251-029
Record Numbers: PLN-12788-SP
Briceland Area

A Special Permit for a wholesale and retail commercial cannabis nursery of 10,000 square feet including self-distribution. Estimated annual water usage is no more than 160,000 gallons sourced by a rainwater catchment pond of approximately 250,000 gallons. Power is provided by PGE through an eligible renewable energy program. The Special Permit also proposes reducing the streamside management area setback. The project also includes a Zone Reclassification from Neighborhood Commercial (C-1) to Agriculture General (AG).

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 previously adopted for the Commercial Cannabis Land Use Ordinance and the Addendum that was prepared for the Plant Humboldt, LLC project (Attachment 3) and;

- b. Finds the proposed project complies with the General Plan and Zoning Ordinance; and
- c. Finds the proposed project does not reduce the residential density for any parcel below the inventory adopted in the housing element; and
- d. Approves the Plant Humboldt, LLC Special Permit subject to the conditions of approval (Attachment 1A); and
- e. Recommend the Board of Supervisors approve the rezoning of APN 220-251-029 from Neighborhood Commercial (C-1) to Agriculture General (AG).

Attachments:

- [12788 Staff Report 4.16.26](#)
- [Attachment 1 - Draft Resolution](#)
- [Attachment 1A - Conditions of Approval Revised Updated](#)
- [Attachment 1B - 12788 Operations Plan w. Addendum](#)
- [Attachment 1C - 12788 Site Plan](#)
- [Attachment 1D - Rezone Ordinance](#)
- [Attachment 2 - Location Map](#)
- [Attachment 3 - CEQA Addendum](#)
- [Attachment 4 - Applicant's Evidence in Support of Findings](#)
- [Attachment 4A - Biological Assessment](#)
- [Attachment 4B - Lake and Streambed Alteration Agreement](#)
- [Attachment 4C - Neighbor Setback Waivers](#)
- [Attachment 4D - Rainwater Catchment Analysis](#)
- [Attachment 4E - Emails from Agent and Applicant Regarding SMA](#)
- [Attachment 4F - Staff Recommended SMA Alignment](#)
- [Attachment 5A to 5D - Referral Agency Comments](#)

H. ADJOURNMENT**I. NEXT MEETINGS: May 07, 2026 6:00 p.m. Regular Meeting**