

**PLANNING COMMISSION**

IVER SKAVDAL  
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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



**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, September 18, 2025

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. 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, September 17, 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.*

[25-1124](#)

1. Review and approval of the August 21, 2025, Action Summary

**Recommendation:** Approve the August 21, 2025, Action Summary.

**Attachments:** [08.21.2025 Action Summary for review](#)

[25-1125](#)

2. Review and approval of the September 4, 2025, Action Summary.

**Recommendation:** Approve the September 4, 2025, Action Summary.

**Attachments:**      [09.04.2025 Action Summary for review  
25-1131](#)

3. Fenario LLC Conditional Use Permit and Special Permit  
Assessor Parcel Number (APN) 223-034-003  
Record No.: PLN-12050-CUP  
Benbow area

A Conditional Use Permit for up to 34,924 square feet of existing outdoor cannabis cultivation with 1,440 square feet of appurtenant nursery space. Water for irrigation is sourced from two permitted diversions and rainwater catchment. Water storage consists of 38,750-gallons of existing hard tanks and 300,000 gallons of proposed rainwater catchment tanks that will replace an onstream pond that will be retired and restored. Annual cultivation water use is 239,600 gallons. Processing activities including trimming and packaging will occur offsite. Power provided by a solar panel and battery system with a generator for emergencies. The project includes a Special Permit for the removal and restoration of a pond in a streamside management area.

**Recommendation:** That the Planning Commission:

1. Adopt resolution, (Attachment 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 Fenario LLC project (Attachment 3); and

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

- c. Approves the Fenario LLC Conditional Use Permit subject to the conditions of approval (Attachments 1A).

**Attachments:**      [12050 Staff Report 9.18.25](#)  
                              [Attachment 1 - Draft Resolution](#)  
                              [Attachment 1A - Conditions of Approval](#)  
                              [Attachment 1B - Operations Plan - updated](#)  
                              [Attachment 1C - Site Plan](#)  
                              [Attachment 2 - Location Maps](#)  
                              [Attachment 3 - CEQA Addendum](#)  
                              [Attachment 4 - Applicant's Evidence in Support of Required Findings](#)  
                              [Attachment 4A - Site Management Plan](#)  
                              [Attachment 4B - Water Right](#)  
                              [Attachment 4C - Road Evaluation 12050 Road Evaluation](#)  
                              [Attachment 4D - LSAA amended final](#)  
                              [Attachment 4E - Pond Retirement and Restoration Plan](#)  
                              [Attachment 5 - Referral Agency Comments and Recommendations](#)  
                              [Attachment 5A - CDFW comments](#)

[25-1129](#)

4. Humboldt Flavor, LLC. Conditional Use Permit and Special Permit  
Assessor's Parcel Numbers: 210-074-008-000, 210-074-007-000  
Record Numbers: PLN-12935-CUP  
Larabee Valley area

A Conditional Use Permit request for 15,545 square feet (SF) of existing outdoor cultivation utilizing light deprivation techniques. Ancillary nursery area totals 1,260 square feet. Irrigation water is sourced from a permitted groundwater well. Existing water storage totals 47,000 gallons in hard tanks. The estimated annual irrigation water need is 200,000 gallons (12.87 gallons per square foot). Processing will occur offsite at a licensed third-party facility. Power is provided by a generator and a recommended condition of approval will be to require electricity to be sourced from renewable sources by January 1, 2026. The applicant is also requesting a Special Permit for a setback reduction to public lands.

**Recommendation:** That the Planning Commission:

1. Adopt the resolution, (Attachment 1) which does the following:
  - a. Finds that the Planning Commission has considered the Mitigated Negative Declaration that was previously adopted for the Commercial Medical Marijuana Land Use Ordinance as well as the

Addendum to the Mitigated Negative Declaration that was prepared for the Humboldt Flavor, Inc. project (Attachment 3); and

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

c. Approves the Humboldt Flavor, Inc. Conditional Use Permit and Special Permit subject to the recommended conditions of approval (Attachment 1A).

***Attachments:***

[12935 Staff Report 9.18.25](#)

[Attachment 1 - Draft Resolution](#)

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

[Attachment 1B - Cultivation Operations Plan and Addendum](#)

[Attachment 1C - Site Plan 09.05.2025](#)

[Attachment 1D - Legal Parcel Configuration](#)

[Attachment 2 - Location Map](#)

[Attachment 3 - CEQA Addendum](#)

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

[Attachment 4A - Irrigation Well Completion Report](#)

[Attachment 4B - 12935 WRPP & SMP Cover Letter Spurlock 059](#)

[Attachment 4C - 23203 Executed DCC Renewable Energy Grant Agreement](#)

[Attachment 4D - 12935 Road Evaluation 1.6.2022](#)

[Attachment 4E - 12935 Soils Report 06.30.2017](#)

[Attachment 4F - Cal Fire Exempt- 3 acre conversion Spurlock](#)

[Attachment 4G - 16749 14157 NOM and COSC 2025-009552](#)

[Attachment 4H - 16749 14157 NOM and COSC 2025-009552](#)

[Attachment 5 - Referral Agency Comments and Recommendations](#)

[Attachment 5A - 12935 ref Environmental Health](#)

[Attachment 5B - 12935 ref CDFW](#)

[Attachment 5C - 12935 ref CALFIRE](#)

[Attachment 5D - 12935 ref Public Works](#)

[Attachment 6 - 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*

[25-1120](#)

1. Draft Density Bonus Ordinance Amendment – Updating Zoning Ordinance to match

State Code that regulates and allows Density Bonuses  
Assessor Parcel Numbers (APN) 000-000-000  
Record No.: LRP-2023-18343  
Countywide

An amendment to the Inland and Coastal Zoning Regulations to amend sections 313-111 and 314-112 to update the Density Bonus Regulations such that they match the current State requirements as established within California Government Code Section 65915 and 65915.5. Additional changes are made to amend the definitions in Sections 313-136 through 313-157 and Sections 314-136 through 314-157 in order to maintain consistency both externally with Government Code and internally between the Inland and Coastal regulations.

**Recommendation:** That the Planning Commission:

1. Adopt the resolution, which does the following:
  - a) Finds that the proposed updates to the Inland and Coastal Density Bonus ordinances are exempt from environmental review; and
  - b) Finds that the proposed project complies with the General Plan, Local Coastal Program, and Zoning Ordinance; and
  - c) Recommends that the Board of Supervisors adopt the amendments to the Inland and Coastal Density Bonus ordinances.

**Attachments:** [18343 Staff Report 9.18.25](#)  
[Attachment 1 - Draft Resolution](#)  
[Attachment 2.A - Draft Ordinance No. \\_\\_\\_\\_\\_ amending Section 314-112.1 a](#)  
[Attachment 2.B - Draft Ordinance No. \\_\\_\\_\\_\\_ amending Section 313-111.1 a](#)  
[Attachment 3.A - Inland Code Section 314-112](#)  
[Attachment 3.B - Coastal Code Section 313-111](#)  
[Attachment 3.C - Inland Code Definitions](#)  
[Attachment 3.D - Coastal Code Definitions](#)

[25-1122](#)

2. Amendments to Commercial Cannabis Microbusiness Standards – Path to Enabling Microbusinesses to be permitted as Zoning Clearance Certificates under certain conditions.  
Assessor Parcel Numbers (APN) 000-000-000  
Record No.: LRP-2025-19214  
Countywide



An amendment to the Commercial Cannabis Microbusiness provisions of the Inland Zoning Regulations to amend subsections 314-55.4.8.2 and 314-55.4.10.3 to broaden the permit-type options for cannabis microbusinesses and to enable nonvolatile cannabis manufacturing in association with cannabis cultivation activities. This Zoning Ordinance Amendment applies to the entire inland region of Humboldt County.

**Recommendation:** That the Planning Commission:

1. Adopt the resolution which does the following:

a. Finds the Planning Commission has considered the Environmental Impact Report (EIR) previously adopted for the Commercial Cannabis Land Use Ordinance as well as the Addendum to the EIR that was prepared for the Amendments to Microbusiness Standards project pursuant to Section 15164 of the CEQA guidelines; and

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

c. Recommends the Board of Supervisors adopt the amendments to the Commercial Cannabis Land Use Ordinance.

**Attachments:**

[19214 Staff Report 9.18.25](#)

[Attachment 1 - Draft Resolution](#)

[Attachment 1A - Draft Ordinance No. \\_\\_\\_\\_\\_ amending Section 314-55 of H](#)

[Attachment 2 - Inland Existing Code - Section 314-55.4](#)

[Attachment 3 - CEQA Addendum](#)

[Attachment 4 - Discussion of Current Standards](#)

[Attachment 5 - What microbusiness can be permitted as a ZCC Table](#)

[25-1130](#)

**3. McKinleyville Town Center Zoning Amendment Ordinance**

Assessor Parcel Numbers (APN) 508-251-060, 510-133-013-000, 508-251-008, 508-251-061, 508-251-040, 508-251-051, 508-251-052, 508-251-034, 508-251-035, 508-251-023, 508-251-024, 510-133-006, 510-411-031, 510-133-032, 510-133-028, 510-411-025, 510-411-014, 510-411-006, 510-411-016,

510-401-027, 510-401-026, 510-401-022, 510-401-011, 510-401-028, 510-401-003, 510-341-015, 510-341-019, 510-341-039, 510-341-017, 510-341-041, 510-132-013, 510-132-031, 510-132-007, 510-132-032, 510-132-017, 510-132-015, 510-132-003, 510-122-022, 510-122-005, 510-122-036, 510-122-037, 510-122-024, 510-122-003, 510-122-031, 510-122-033, 510-134-022, 510-122-035, 510-122-032, 510-122-028, 510-122-027, 510-122-026, 510-122-025.

Record No.: PLN-2020-16567

McKinleyville

The McKinleyville Town Center Ordinance will rezone the area as Mixed Use with a Qualified Combining Zone (Q-Zone) overlay. The Q-Zone will apply specific regulations to the Town Center site. The Q-Zone will support a mix of commercial, civic, and residential uses while emphasizing bicycle and pedestrian connectivity, public gathering spaces, open space, and wetland preservation. The Q-Zone includes form-based building design standards. Changes are contemplated in how wetlands are defined in the Community Plan.

**Recommendation:** That the Planning Commission:

1. Request that Staff present the Staff Report; and
2. Receive public comment; and
3. Close the public hearing and recommend the Board of Supervisors take the following actions:
  - a. Adopt the Resolution to certify the Environmental Impact Report including adopting findings of Overriding consideration for the McKinleyville Town Center Zoning Amendment Ordinance (Attachment 1); and
  - b. Adopt the Mitigation Monitoring and Reporting Program (Attachment 6); and
  - c. Adopt the Resolution to make all required findings for approval of the Zoning Ordinance Amendment to change the zoning in the

Town Center to Mixed Use with a Q-Zone Overlay to establish development criteria (Attachment 2); and

d. Adopt the ordinance to change the zoning in the Town Center to Mixed Use with a Q-Zone Overlay to establish development criteria (Attachment 3).

***Attachments:***

[16567 Staff Report 9.18.25](#)

[Attachment 1 - CEQA Draft Resolution](#)

[Attachment 2 - Ordinance Adoption Draft Resolution](#)

[Attachment 3 - McKTC Draft Ordinance](#)

[Attachment 4 - Draft Environmental Impact Report Link](#)

[Attachment 5 - Final Environmental Impact Report Link](#)

[Attachment 6 - MMRP - McKinleyville Town Center Zoning Amendment](#)

**G. ITEMS PULLED FROM CONSENT**

**H. REPORT FROM PLANNER**

**I. PLANNING COMMISSIONER DISCUSSION ITEMS**

**J. ADJOURNMENT**

**K. NEXT MEETINGS   October 2, 2025   6:00 p.m.   Regular Meeting-Hybrid**