

PLANNING COMMISSION

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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 7, 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, August 06, 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.

[25-898](#)

1. Review and approval of the June 26, 2025, Action Summary.

Recommendation: Approve the June 26, 2025, Action Summary.

Attachments: [06.26.2025 Action Summary for review](#)

[25-899](#)

2. Eagles Nest Farm, LLC
Assessor Parcel Numbers (APN) 220-191-027 and 220-191-029
Record No.: PLN-12490-CUP
Whitethorn area

The applicant is seeking a Conditional Use Permit for 13,350 square feet of existing commercial cannabis cultivation of which 8,830 square feet is outdoor cultivation, and 4,520 square feet is mixed light cultivation. The project will be supported by 1,340 square feet of ancillary propagation space. Water for irrigation is sourced from two existing permitted groundwater wells and a 400,000-gallon rainwater catchment pond. The projected annual water usage totals 140,000 gallons and hard tank water storage totals 58,000 gallons. Processing occurs onsite and the applicant may utilize a licensed third-party processing facility. Energy for the project will be sourced from a generator although the applicant is actively pursuing solar power. Once installed, solar will be the primary energy source.

Recommendation: That the Planning Commission:

1. Adopt the 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 Eagle Nest Farm, LLC project (Attachment 3); and

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

c. Approves the Eagle Nest Farm, LLC Conditional Use Permit subject to the recommended conditions of approval (Attachments 1A).

Attachments: [12490 Staff Report 8.7.25](#)
 [Attachment 1 - Draft Resolution](#)
 [Attachment 1A - Conditions of Approval](#)
 [Attachment 1B - Updated Cultivation Operations Plan 10.12.21](#)
 [Attachment 1C - Updated Site Plan 8.4.21](#)
 [Attachment 2 - Location Map](#)
 [Attachment 3 - CEQA Addendum 12490 Eagles Nest 11.4.21](#)
 [Attachment 4 - Applicant's Evidence](#)
 [Attachment 4A - Site Management Plan 5.27.21](#)
 [Attachment 4B - LSAA 05.28.2021](#)
 [Attachment 4C - Road Evaluation 08.15.19](#)
 [Attachment 5 - Referral Agency Comments and Recommendations](#)
 [Attachment 5A - ref CDFW APNs 220-191-027](#)
 [Attachment 5B - ref DEH 8.20.21](#)
 [Attachment 5C - ref PW Land Use](#)
 [Attachment 6 - Watershed Map](#)
 [Attachment 7 - Public Comment 10.14.21](#)

[25-900](#)

3. Ganjery, LLC, Conditional Use Permit
Assessor Parcel Numbers (APN) 508-242-024
Record Number PLN-2025-19212
McKinleyville area

The Applicant seeks to modify a Conditional Use Permit for a Microbusiness on APN 508-242-042 (PLN-2019-15574). The Applicant was previously approved to operate a Microbusiness, including distribution, manufacturing (infusion), and retail on the parcel. The Applicant proposes to modify the license to include manufacturing (non-flammable extraction). The Applicant estimates an additional 6,000 gallons of water will be required annually for the additional manufacturing activities and expects no change or negligible changes to power use, staffing needs, and traffic volumes. No changes to hours of operation are proposed. The subject parcel is served by the water and sewer system of the McKinleyville Community Services District. Electricity is sourced from PGE and backup generator power.

Recommendation: That the Zoning Administrator:

1. Adopt the resolution (Attachment 1) which does the following:
 - a. Finds the Ganjery LLC Modification project exempt from environmental review pursuant to Section 15301 (Existing facilities) of

the CEQA Guidelines; and

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

c. Approves the Modification PLN-2025-19212 as recommended by staff, subject to the conditions of approval.

Attachments:

[19212 Staff Report 8.7.25](#)

[Attachement 1 - Draft Resolution](#)

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

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

[Attachment 1C - Ganjery LLC Site Plan](#)

[Attachment 2 - Location Maps](#)

[Attachment 3 - PC Resolution 19-122 The Ganjery 15574](#)

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

[25-901](#)

4. U-Haul Building Signage, Conditional Use Permit Modification
Assessor Parcel Numbers (APN) 508-061-010 and 508-061-008
Record No.: PLN-2024-19002
McKinleyville area

A Conditional Use Permit (CUP) Modification to authorize additional signage on two existing U-Haul buildings in McKinleyville. The proposed signage is allowable under the original Master Sign Plan for the development of the Mill Creek Marketplace for the Anchor Tenant, which was approved by the Planning Commission in 1992 (CUP-27-912), but requires a Modification under Humboldt County's Sign Ordinance. The U-Haul South building (APN 508-061-010, former Kmart building) is approximately 100,000 square feet on a 7.72-acre parcel and twelve (12) signs totaling approximately 2,370 square feet of additional signage are proposed. The U-Haul North building (APN 508-061-008, former Ray's market) is approximately 45,000 square feet on a 5.32-acre parcel and four (4) signs totaling approximately 425 square feet on the east façade and six (6) signs totaling 500 square feet on the north façade of additional signage are proposed.

Recommendation: That the Planning Commission:

1. Adopt the resolution (Attachment 1) which does the following:

a. Finds the Planning Commission has considered the CEQA Categorical

Exemption 15311(a), Accessory Structures including on- premises signs; and

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

c. Approves the Conditional Use Permit Modification subject to the recommended Conditions of Approval.

Attachments:

[19002 Staff Report 8.7.25](#)

[Attachment 1 - Draft Resolution](#)

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

[Attachment 1B - Site Plan](#)

[Attachment 1C - Proposed New Signs](#)

[Attachment 1D - North and South mock-ups](#)

[Attachment 2 - Location Map](#)

[Attachment 3 - CA examples](#)

[Attachment 4 - Mill Creek Marketplace - Master Sign Plan](#)

[Attachment 5 - Agency Comments](#)

[25-902](#)

5. Moser Properties Extension of Parcel Map Subdivision

Application Number: PLN-2025-19153

Prior Application Number: PLN-14262-FMS, PLN-2022-17983

Assessor Parcel Number (APN): 511-461-015 & 511-461-016

3235 Boeing Av, McKinleyville, CA 95519

Project Description: A two-year extension to an approved Final Map Subdivision for the creation of 12 commercial lots within the Airport Business Park. The lots will be created from the two Remainder Parcels from the original subdivision and range in size between 30,310 and 61,230 square feet. The parcels will be served by community water and sewer. If approved, the subdivision approval will expire on February 5, 2027. This will be the final extension available to this subdivision.

Recommendation:

That the Planning Commission:

Adopt the Resolution (Attachment 1) which does the following:

a. Finds the Planning Commission adopted a Mitigated Negative Declaration on June 7, 2007 (SCH# 200705216), and subsequent addendum on January 24, 2019, and no further environmental review

is required as no changes are proposed; and

b. Finds the proposed project has not changed from that which was approved and that the findings for approval can still be made; and

c. Approves the Parcel Map Subdivision extension subject to the original conditions of approval.

Attachments:

[19153 Staff Report 8.7.25](#)

[Attachment 1 - Draft Resolution](#)

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

[Attachment 1B - Exhibit A - Revised Conditions of Approval 14262](#)

[Attachment 1C - Tentative Map](#)

[Attachment 2 - Location Map](#)

[Attachment 3 - IS-MND](#)

[Attachment 4 - Addendum to MND](#)

[Attachment 5 - PC Resolution 19-10 Moser 14262](#)

[Attachment 6 - PC Resolution 23-019 Moser Properties 17983](#)

[Attachment 7 - Referral Responses](#)

[25-904](#)

6. Ordinance amending Title III, Division 1, Chapters 2 and 4 of Humboldt County Code Sections 312-6, 312-10, 312-11, 312-13, 312-16, 312-50, and 314-91

Assessor Parcel Numbers (APN) 000-000-000

Record No.: LRP-2025-19207

Countywide

Amendments to the Notice of Final Action provisions of the Processing Applications for Permits and Variances regulations and the Decision, the Notice provisions of the Appeal Procedures regulations, and several other sections of regulations to amend subsection 312-6.7.2 to allow electronic delivery of the Notice of Final Action, to amend 312-13.7 to remove its dependency on subsection 312-6.7 and specify that delivery of a Notice of Final Action on an appeal must be by first class mail, to amend sections 312-16.4 and 314-91.2 to establish that they are dependent of subsection 312-6.7.2, to amend sections 312-6.7 et seq., 312-10.2.2.2, 312-11.3.1, 312-13.12, 312-16.4.6 et seq., and 314-91.2.8.5 to adjust language associated with notices and actions to reduce the use of the word final and establish internal and external consistency, to amend Section 314-50.7.2.1 to maintain consistency with Government Code, and to correct grammatical errors. These Zoning

Regulations Amendments apply to the entire County.

Recommendation: That the Planning Commission:

1. Adopt the resolution which does the following:

a. Finds the proposed amendments to the Zoning regulations are exempt from environmental review; 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 Zoning regulations.

Attachments:

[19207 Staff Report 8.7.25](#)

[Attachment 1 - Draft Resolution](#)

[Attachment 2 - Draft Ordinance No. _____](#)

[Attachment 3 - Existing Regulations](#)

[Attachment 4 - Calculations Analysis](#)

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

[25-903](#)

1. Henderson PMS

Assessor Parcel Numbers (APN) 500-141-045, 500-201-003

Record No.: PLN-2025-19178

Bayside area

A Parcel Map Subdivision (PMS) of an approximately 4.55-acre parcel into two parcels of approximately 1.4 acres (Parcel 1) and 3.2 acres (Parcel 2). The site is currently developed with a single-family residence served with on-site water (well) and on-site wastewater treatment system. A Variance is requested to allow the subdivision on a substandard parcel (less than ten acres). An exception request has been submitted to allow the parcels to be served by a roadway not meeting the Category 4 road standard.

Recommendation: That the Planning Commission:

1. Adopt the resolution, (Attachment 1) which does the following:

a. Finds the project is exempt from environmental review pursuant to State CEQA Guidelines Section 15270, projects that are disapproved; and

b. Finds the proposed project does not comply with the General Plan and Zoning Ordinance; and

c. Denies the Henderson Parcel Map Subdivision.

Attachments:

[19178 Staff Report 8.7.25](#)

[Attachment 1 - 19178 Draft Resolution](#)

[Attachment 1A - Tentative Map](#)

[Attachment 2 - Applicant's Variance Justification and Position for Plan Cc](#)

[Attachment 3 - Information Requests](#)

[Attachment 4 - Department Communications](#)

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

[Attachment 5A - Public Works Referral Recommendations](#)

[Attachment 6 - Additional Comments from Applicant](#)

[Attachment 7 - Public Comment](#)

[Attachment 8 - Ordinance 1169](#)

G. WORKSHOP

[25-906](#)

1. Humboldt Regional Climate Action Plan and CEQA GHG Emissions Thresholds.
Assessor Parcel Numbers (APN) 000-000-000
Record No.: LRP-2019-15593
Humboldt Countywide.

A Public Workshop on the Humboldt Regional Climate Action Plan (RCAP) and California Environmental Quality Act (CEQA) Greenhouse Gas (GHG) Emissions Thresholds. The RCAP includes strategies, measures, and actions addressing Countywide GHG emissions across unincorporated and incorporated Humboldt County and establishes a target of a 40 percent reduction in GHG emissions below 1990 levels by 2030 and a longer-term goal of carbon neutrality by 2045.

Recommendation: That the Planning Commission take the following actions:

1. Request that Staff present the Staff Report; and
2. Receive public comment; and

3. Deliberate and comment on the RCAP (Attachment 1A, 1B, 1C, and 1D) and CEQA GHG Emissions Thresholds (Attachment 2); and

4. Provide comments on any areas of concern on the RCAP or CEQA GHG Emissions Thresholds.

Attachments:

[15593 PC Staff Report 8.7.25](#)

[Attachment 1A - Humboldt RCAP Updated August 2025](#)

[Attachment 1B - Appendix A - Climate Regulatory Context](#)

[Attachment 1C - Appendix B - GHG Inventory, Forecast and Targets Report](#)

[Attachment 1D - Appendix C - Substantial Evidence Report Humboldt Upr](#)

[Attachment 2 - CEQA GHG Emissions Thresholds and Guidance Report](#)

[Attachment 3 - Comments Received on DEIR](#)

[Attachment 4 - CEQA GHG Streamlining Checklist](#)

H. ITEMS PULLED FROM CONSENT

I. ADJOURNMENT

J. NEXT MEETINGS: August 21, 2025 6:00 p.m. Regular Meeting - Hybrid