

PLANNING COMMISSION

IVER SKAVDAL
Chair, First District
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

PLANNING COMMISSION

COUNTY OF HUMBOLDT

825 Fifth Street
Board of Supervisors Chambers
Eureka, California

ACTION SUMMARY

Thursday, November 6, 2025

6:00 PM

Regular Meeting - Hybrid

A. CALL TO ORDER / SALUTE TO FLAG

Chair Iver Skavdal called the meeting to order at 6:00 p.m.

B. COMMISSIONERS PRESENT

Present : 5 - Commissioner Iver Skavdal, Commissioner Noah Levy, Commissioner Thomas Mulder, Commissioner Sarah West and Commissioner Jerome Qiriazzi
Absent : 2 - Commissioner Peggy O'Neill and Commissioner Lorna McFarlane

C. AGENDA MODIFICATIONS

Supplemental information and public comment received for public hearing item 25-1308 Sacred Groves Kneeland Cemetery Conditional Use Permit

D. PUBLIC COMMENT ON NON-AGENDA ITEMS:

E. CONSENT AGENDA

[25-1313](#)

General Plan Conformance Review for McKinleyville Community Service District's Administration Building expansion project
Assessor Parcel Number: 509-191-031
Record Number: PLN-2025-19323
McKinleyville area

A General Plan Conformance Review for the remodel and expansion of the McKinleyville Community Service District's existing 3,465 SF administration building. The project includes tenant improvements and the demolition of an existing 1,233 SF prefabricated building. 5,211 square feet will be added to the administration building. These improvements will occur on APN 509-191-031.

Approves the McKinleyville Community Service District's General Plan Conformance Review

[25-1307](#)

MeeMeeMine Parcel Map Subdivision, Coastal Development Permit, and Coastal Development Permit Modification

Record No.: PLN-2024-19114

APN: 308-271-001

Table Bluff area

A Parcel Map Subdivision of an approximately 14.3-acre parcel into two parcels of approximately 6.8 acres (Parcel A) and 7.5-acres (Parcel B), for residential purposes. A Coastal Development Permit (CDP) is required for this project. In addition, the Applicant is requesting a modification to the previously-approved Development Plan (CDP-12-008), seeking approval for the removal of the former residence (converted to storage as a condition of approval of CDP-12-008), as well as the garage and the barn. These structures, all circa early-20th century, have deteriorated to a state of significant structural deficiency. Terms for removal set forth under CDP-12-008 require an historic resource evaluation, which has been completed. The parcel is currently developed with a single-family residence and other accessory structures. The site is served with onsite water (well) and an on-site wastewater treatment system.

Approves the MeeMeeMine Parcel Map Subdivision, Coastal Development Permit, and Coastal Development Permit Modification

[25-1303](#)

Mark Finley Special Permit

Assessor's Parcel Numbers: 218-091-006

Record Numbers: PLN-13295-SP

New Harris Area

A Special Permit for 10,000 square feet of existing outdoor commercial cannabis cultivation with no separate ancillary nursery. Estimated annual water usage is 100,100 gallons sourced from a point of diversion and a rainwater catchment pond. The point of diversion is also shared with application 13351 on APN 218-101-002. The pond is also shared with both applications 13359 and 13351 on APNs 218-091-004 and 218-101-002 respectively. Total tank storage on site for the project gallons is 50,000 and the shared pond is estimated to have a capacity of approximately 2,155,000 gallons. Drying occurs onsite with additional processing occurring offsite. Power will be provided by renewables, reserving generators for emergency use only.

Approves the Mark Finley Special Permit

[25-1305](#)

Mark Finley Conditional Use Permit
Assessor's Parcel Numbers: 218-101-002
Record Numbers: PLN-13351-CUP
New Harris Area

A Conditional Use Permit for 10,000 square feet of existing mixed light and 33,560 square feet of existing outdoor commercial cannabis cultivation supported by a 4,356 square foot ancillary nursery. Estimated annual water usage is 545,000 gallons sourced from a point of diversion and a rainwater catchment pond. The point of diversion is located on APN 218-091-006 shared with application 13295. The pond is also shared with both applications 13359 and 13295 on APN 218-091 -004 and 218-101-006 respectively. Total tank storage on site for the project is 175,000 gallons and the pond is estimated to have a capacity of approximately 2,155,000 gallons. Drying occurs onsite with additional processing occurring offsite. Power will be provided by renewables, reserving generators for emergency use only.

Approves the Mark Finley Conditional Use Permit

[25-1304](#)

Finmark Farms, LLC Conditional Use Permit
Assessor's Parcel Numbers: 218-091-004
Record Numbers: PLN-13359-CUP
New Harris Area

A Conditional Use Permit for 6,550 square feet of existing mixed light and 19,450 square feet of existing outdoor commercial cannabis cultivation with no separate ancillary nursery. Estimated annual water usage is 291,900 gallons sourced from a rainwater catchment pond. The pond is also shared with both applications 13295 and 13351 on APN 218-091-006 and 218-101-002 respectively. Total tank storage on site for the project is 60,000 gallons and the pond is estimated to have a capacity of approximately 2,155,000 gallons. Drying occurs onsite with additional processing occurring offsite. Power will be provided by PGE.

Approves the Finmark Farms, LLC Conditional Use Permit

E. CONSENT AGENDA

A motion was made by Commissioner Noah Levy, seconded by Commissioner Jerome Qiriazhi to approve the Consent Agenda including approval of the McKinleyville Community Service District's General Plan Conformance Review, approval of the MeeMeeMine Parcel Map Subdivision, Coastal Development Permit, and Coastal Development Permit Modification, approval of the Mark Finley Special Permit, approval of the Mark Finley Conditional Use Permit and the Finmark Farms, LLC Conditional Use Permit.

Aye: 5 - Commissioner Iver Skavdal, Commissioner Noah Levy, Commissioner Thomas Mulder, Commissioner Sarah West and Commissioner Jerome Qiriazhi

Absent: 2 - Commissioner Peggy O'Neill and Commissioner Lorna McFarlane

F. PUBLIC HEARINGS

[25-1311](#)

Daniels Coastal Development Permit, Special Permit, and Variance

Assessor Parcel Number: 111-121-037

Record Number: PLN-2023-18280

Shelter Cove area

A Coastal Development Permit (CDP) for the construction of a new single-family residence with a footprint of approximately 1,100 square feet. The structure is a 1,630 square foot, two story residence on a coastal bluff overlooking the Pacific Ocean with a two-tiered deck, a one-car garage, two on-site parking stalls, and one offsite parking location on Sea Court which will be in a Public Works-approved parking lane. The site is served by the Shelter Cove Resort Improvement District and is powered by PG&E. A Special Permit is required for the removal of a large Monterey cypress and for design review, and a Variance is requested to reduce the front yard setback from 20 feet to 6 feet, 3 inches to increase to setback from the bluff edge. Less than 50 cubic yards of grading will occur to prepare the site for development.

A motion was made by Commissioner Noah Levy, seconded by Commissioner Sarah West to adopt resolution 25-075 which finds the Planning Commission has considered the project's exemption from environmental review under CEQA section 15303 (a) (New Construction or Conversion of Small Structures), which applies to the construction of one single family residence; and finds the proposed project complies with the South Coast Area Plan and Zoning Ordinance; and approves the Coastal Development Permit, Special Permit and Variance subject to the conditions of approval with a modification to condition 1 to require the soils report and wave runnup analysis recommendations be included and implemented in the building permit plans and modify condition 9c to remove the reference to bluff recedes to within 10 feet and replace with receding of the seaward edge of the marine terrace.

Aye: 5 - Commissioner Iver Skavdal, Commissioner Noah Levy, Commissioner Thomas Mulder, Commissioner Sarah West and Commissioner Jerome Qiriaz

Absent: 2 - Commissioner Peggy O'Neill and Commissioner Lorna McFarlane

[25-1308](#)

Sacred Groves Kneeland Cemetery Conditional Use Permit

Assessor Parcel Numbers (APN): 314-131-088, 314-131-092, and 314-131-091 which includes a portion of 314-131-051

Record No.: PLN-2024-19115

Kneeland area

A Conditional Use Permit for a green burial cemetery. Burials of human remains are proposed to occur in single plots and family groves at a maximum density of 120 graves per acre. Graves will be dug by hand to minimize impacts on plants and soil. Bodies and biodegradable burial materials will be buried in the root zone at a minimum depth of 18 inches. The site is currently managed for hay production, grazing and forest health and will continue with cemetery operations. Ceremonial tree plantings will be watered for one year with water from a rainwater catchment tank. The project will result in conversion of some hay field to oak savannah. The property entrance will be improved, and a short driveway, parking area, and a non-residential ceremonial structure will be constructed. Visitation to the cemetery will be

limited by a locked gate.

A motion was made by Commissioner Noah Levy, seconded by Commissioner Thomas Mulder to adopt resolution 25-076 which adopts the Mitigated Negative Declaration prepared for the Sacred Groves, Inc. project pursuant to Section 15074 of the State CEQA Guidelines; and adopts the Mitigation Monitoring and Reporting Program; and makes all required findings for approval of the Conditional Use Permit; and approves the Sacred Groves, Inc. Conditional Use Permit as recommended by staff and subject to the conditions of approval with the following modifications: The applicant pay the CEQA filing fees, Revise the operation plan to require a minimum 18 inch of soil cover, to include a grave disturbance protocol and to modify the requirement for a development plan to include prohibitions for burial in the utility easement, area along the ephemeral stream, and culturally sensitive areas.

Aye: 5 - Commissioner Iver Skavdal, Commissioner Noah Levy, Commissioner Thomas Mulder, Commissioner Sarah West and Commissioner Jerome Qiriaz

Absent: 2 - Commissioner Peggy O'Neill and Commissioner Lorna McFarlane

G. ITEMS PULLED FROM CONSENT

H. PRESENTATION ON EX PARTE RISKS AND ETHICAL BOUNDARIES IN A DIGITAL WORLD:

I. REPORT FROM PLANNER

[25-1319](#)

Information Update on the County's Short-Term Rental Ordinance.

J. PLANNING COMMISSION DISCUSSION ITEMS

K. ADJOURNMENT

Chair Iver Skavdal adjourned the meeting at 9:39 p.m.

L. NEXT MEETING: December 18, 2025 6:00 p.m. Regular Meeting-Hybrid