

PLANNING COMMISSION

IVER SKAVDAL
Chair, First District
TODD FULTON
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, January 15, 2026

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 : 7 - Commissioner Iver Skavdal, Commissioner Noah Levy, Commissioner Peggy O'Neill, Commissioner Sarah West, Commissioner Jerome Qiriazzi, Commissioner Lorna McFarlane and Commissioner Todd Fulton

C. AGENDA MODIFICATIONS

Items F-1 Natura Blue, Inc. Conditional Use Permit, Item F-2 4 Wheel Properties, LLC Conditional Use Permit and Special Permit, Item F-3 Jennifer Dunn Conditional Use Permits; and Item F-4 Cali's Finest Conditional Use Permits will be heard together with one presentation.

D. PUBLIC COMMENT ON NON-AGENDA ITEMS:

E. CONSENT AGENDA

[26-35](#)

1. Conklin Creek Farms Inc Special Permit and Zoning Clearance Certificates Modification
Application Number: PLN-2025-19211
Assessor's Parcel Numbers: 105-111-001; 105-042-002; 105-101-006; 105-071-004
Petrolia area

A Modification to an approved Special Permit and approved Zoning Clearance Certificates (PLN-2021-17034). The applicant proposes to change the irrigation water source from 2.6-million-gallon rainwater catchment to an existing permitted groundwater well and 50,000 gallons of hard tank storage. No changes are proposed to cultivation square footage or locations, staffing needs or traffic, power source or use, water use, or project operations.

The Planning Commission adopted resolution 26-001 which finds the Planning Commission has considered the has considered the Addendum to the Mitigated Negative Declaration that was prepared for the Conklin Creek Farms Inc Special Permit; and finds the proposed project complies with the General Plan and Zoning Ordinance; and approves the Conklin Creek Farms Inc Special Permit and Zoning Clearance Certificates Modification subject to the conditions of approval.

Aye: 7 - Commissioner Iver Skavdal, Commissioner Noah Levy, Commissioner Peggy O'Neill, Commissioner Sarah West, Commissioner Jerome Qiriazzi, Commissioner Lorna McFarlane and Commissioner Todd Fulton

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2. Strobe and Green Diamond General Plan Amendment, Zone Reclassification and Lot Line Adjustment

Assessor Parcel Numbers: 516-091-064, 516-081-004, 516-081-003 and 516-091-063 which is one legal parcel with two APN's

Record Number: PLN-2025-19355

Fieldbrook Area

A General Plan Amendment (GPA) to change the designation of approximately 1.13 acres of Green Diamond Resource Company property from Residential Agriculture with a density of one unit per 5-20 acres (RA5-20) to Agriculture Exclusive (AE). Also included is a Zone Reclassification to rezone this land from Agriculture General with a 20-acre minimum parcel size (AG-B-5(20)) to Agriculture Exclusive (AE). This will allow for a Lot Line Adjustment (LLA) of the three parcels resulting in three parcels of approximately 97.94 acres, 5.41 acres and 3.55 acres. The LLA is necessary to accommodate encroachments of existing development associated with the smaller parcels onto Green Diamond Resource Company land and the GPA and Zone Reclassification are necessarily in order to align the general plan and zoning designations with the new property lines. The smaller parcels (Stropes) are developed with single-family residences and accessory structures. They are served by community water provided by the Fieldbrook Community Services District and onsite wastewater treatment systems. The Green Diamond Resource Company land is vacant resource land. A petition to change the General Plan designation and Zone classification (PLN-2024-19094) was accepted by the Board of Supervisors on June 3, 2025.

The Planning Commission adopted resolution 26-002 which makes all the required findings for approval based on evidence in the staff report and public testimony; and recommends that the Board of Supervisors approve the General Plan Amendment and Zone Reclassification; and approves the Lot Line Adjustment subject to the conditions of approval.

Aye: 6 - Commissioner Iver Skavdal, Commissioner Noah Levy, Commissioner Peggy O'Neill, Commissioner Sarah West, Commissioner Jerome Qiriazzi and Commissioner Lorna McFarlane

Recused: 1 - Commissioner Todd Fulton

F. PUBLIC HEARINGS

All of the public hearing items below share an Initial Study and Mitigated Negative Declaration

[26-34](#)

1. Natura Blue, Inc. Conditional Use Permit
Assessor's Parcel Numbers: 210-062-007; 210-054-008; 210-071-001
Record Numbers: PLN-12003-CUP
Larabee Valley Area

A Conditional Use Permit for 36,256 square feet of existing outdoor commercial cannabis cultivation supported by a 3,600 square foot ancillary nursery. Estimated annual water usage is 364,900 gallons. Irrigation water is sourced from a rainwater catchment pond and a permitted well. Water storage consists of a 1,343,000-gallon pond and 42,600 gallons in hard tanks. Processing, including trimming is proposed to occur onsite. Power is provided by generators with a proposal to transition to solar with generators reserved for emergency use only.

The Planning Commission adopted resolution 26-003 which adopts the Mitigated Negative Declaration (SCH 2025111157) prepared for the Natura Blue, Inc., 4 Wheel Properties, LLC, Jennifer Dunn, and Cali's Finest projects pursuant to section 15074 of the State CEQA guidelines; and finds the proposed project complies with the General Plan and Zoning Ordinance; and adopts the Mitigation Monitoring and Reporting Program and approves the Natura Blue, Inc. Conditional Use Permit subject to the conditions of approval.

Aye: 7 - Commissioner Iver Skavdal, Commissioner Noah Levy, Commissioner Peggy O'Neill, Commissioner Sarah West, Commissioner Jerome Qiriazzi, Commissioner Lorna McFarlane and Commissioner Todd Fulton

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2. 4 Wheel Properties, LLC Conditional Use Permit
Assessor's Parcel Numbers: 210-062-007; 210-054-008; 210-071-001
Record Numbers: PLN-12398-CUP
Larabee Valley Area

A Conditional Use Permit for 20,000 square feet of existing outdoor commercial cannabis cultivation supported by a 2,000 square foot ancillary nursery. Irrigation water is sourced from a rainwater catchment pond (Pond 1) and a permitted well (Well 7). Estimated annual water usage is 440,000 gallons. Water storage is provided by the 310,773-gallon pond (Pond 1) and 70,000 gallons in hard tanks for a total of 380,773 gallons. Drying and storage occurs in Barn 1. A 5,000 square foot commercial building is proposed for onsite processing including trimming and packaging. Electricity is provided by PGE and solar with generators reserved for emergencies only. The project includes onsite relocation and restoration, consolidating three current cultivation areas into one new central area with restoration occurring in the three current locations and a fourth historic location. The project also includes a Special Permit for restoration within streamside management areas.

The Planning Commission adopted resolution 26-004 which finds the Planning Commission

considered the Mitigated Negative Declaration (SCH 2025111157) prepared for the project pursuant to section 15074 of the State CEQA guidelines; and finds the proposed project complies with the General Plan and Zoning Ordinance; and adopts the Mitigation Monitoring and Reporting Program; and approves the 4 Wheel Properties, LLC Conditional Use Permit and Special Permit and subject to the conditions of approval.

Aye: 7 - Commissioner Iver Skavdal, Commissioner Noah Levy, Commissioner Peggy O'Neill, Commissioner Sarah West, Commissioner Jerome Qiriaz, Commissioner Lorna McFarlane and Commissioner Todd Fulton

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3. Jennifer Dunn Conditional Use Permits (Two Permits)
Assessor's Parcel Numbers: 210-062-007; 210-054-008; 210-071-001
Record Numbers: PLN-12402-CUP and PLN-12413-CUP
Larabee Valley Area

PLN-12402-CUP: A Conditional Use Permit for 43,560 square feet of new outdoor commercial cannabis cultivation, supported by a 4,350 square foot ancillary nursery. Estimated annual water usage is 958,320 gallons sourced by a permitted groundwater well (Well 2) and a proposed 2,000,000-gallon rainwater catchment pond (Pond 4). Well 2 is shared with application 12413. The pond is also shared with applications 12413 and 12410. Water storage consists of 75,000 gallons in proposed hard tanks and 30% of the pond (600,000 gallons). Drying is conducted on site (proposed Ag-Building 2) with additional processing such as trimming occurring off site. Proposed Ag-Building 2 is shared with application 12413. Power is provided by PGE and proposed solar reserving generators for emergencies only.

PLN-12413-CUP: A Conditional Use Permit for 43,560 square feet of new outdoor commercial cannabis cultivation, supported by a 4,350 square foot ancillary nursery. Estimated annual water usage is 958,320 gallons sourced by a permitted groundwater well (Well 2) and a proposed 2,000,000-gallon rainwater catchment pond (Pond 4). Well 2 is shared with application 12402. The pond is also shared with applications 12402 and 12410. Water storage consists of 75,000 gallons in proposed hard tanks and 30% of the pond (600,000 gallons). Drying is conducted on site (proposed Ag-Building 2) with additional processing such as trimming occurring off site. Proposed Ag-Building 2 is shared with application 12402. Power is provided by PGE and proposed solar reserving generators for emergencies only.

The Planning Commission adopted resolution 26-005 and 26-006 which finds the Planning Commission considered the Mitigated Negative Declaration (SCH 2025111157) prepared for the projects pursuant to section 15074 of the State CEQA guidelines; and finds the proposed projects comply with the General Plan and Zoning Ordinance; and adopts the Mitigation Monitoring and Reporting Program; and approves the Jennifer Dunn Conditional Use Permits and subject to the conditions of approval.

Aye: 7 - Commissioner Iver Skavdal, Commissioner Noah Levy, Commissioner Peggy O'Neill, Commissioner Sarah West, Commissioner Jerome Qiriaz, Commissioner Lorna McFarlane and Commissioner Todd Fulton

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4. Cali's Finest Conditional Use Permits (Two Permits)

Assessor's Parcel Numbers: 210-062-007; 210-054-008; 210-071-001

Record Numbers: PLN-12410-CUP and PLN-12991-CUP

Larabee Valley Area

PLN-12410-CUP Cali's Finest, LLC: A Conditional Use Permit for 43,560 square feet of new outdoor commercial cannabis cultivation, supported by a 4,350 square foot ancillary nursery. Estimated annual water usage is 958,320 gallons sourced by a permitted groundwater well (Well 1) and a proposed 2,000,000-gallon rainwater catchment pond (Pond 4). The pond is also shared with applications 12402 and 12413. Water storage consists of 70,000 gallons in proposed hard tanks and 40% of the pond (800,000 gallons). Drying is conducted on site (existing Barn 2) with additional processing such as trimming proposed to occur offsite. Barn 2 is also used by application 12003 for drying. Power is provided by PGE and proposed solar reserving generators for emergencies only.

PLN-12991-CUP Cali's Finest, LLC: A Conditional Use Permit for 43,560 square feet of new outdoor commercial cannabis cultivation, supported by a 4,000 square foot ancillary nursery. Estimated annual water usage is 958,320 gallons sourced by a permitted groundwater well (Well 3) and a 614,969-gallon rainwater catchment pond (Pond 3). Water storage consists of 70,000 gallons of proposed hard tanks and all of Pond 3. Drying is conducted on site (existing areas Dry 1 and Dry 2 and proposed Ag-Building 1). Further processing such as trimming will occur off site. Power is provided by PGE and proposed solar reserving generators for emergencies only.

The Planning Commission adopted resolution 26-007 and 26-008 which finds the Planning Commission considered the Mitigated Negative Declaration (SCH 2025111157) prepared for the projects pursuant to section 15074 of the State CEQA guidelines; and finds the proposed projects comply with the General Plan and Zoning Ordinance; and adopts the Mitigation Monitoring Report; and approves the Cali's Finest, LLC Conditional Use Permits and subject to the conditions of approval.

Aye: 7 - Commissioner Iver Skavdal, Commissioner Noah Levy, Commissioner Peggy O'Neill, Commissioner Sarah West, Commissioner Jerome Qiriazzi, Commissioner Lorna McFarlane and Commissioner Todd Fulton

G. ITEMS PULLED FROM CONSENT

H. REPORT FROM PLANNER

I. PLANNING COMMISSION DISCUSSION ITEMS

Commission wants to draft a letter regarding courthouse security.

Nominations and voting for Chair and Vice Chair for consideration on February 19, 2026 meeting.

J. ADJOURNMENT

Chair Iver Skavdal adjourned the meeting at 7:38 p.m.

K. NEXT MEETINGS: February 5, 2026 6:00p.m. Regular Meeting

*The February 5, 2026 has been cancelled, the next meeting is
February 19, 2026*