

PLANNING COMMISSION

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TODD FULTON
Second District

NOAH LEVY
Third District

JEROME QIRIAZI
Vice-Chair, Fourth
District

PEGGY O'NEILL
Fifth District

SARAH WEST
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, May 7, 2026

6:00 PM

Regular Meeting

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.

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, May 6, 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.

[26-441](#)

1.

Attachments: [PC Public Comment on Non-Agenda Items - Sea Data Cables 4.16.26](#)

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.

[26-442](#)

1. Review and approval of the April 16, 2026, Action Summary.

Recommendation: Approve the April 16, 2026, Action Summary

Attachments: [04.16.2026 Action Summary for review](#)

[26-438](#)

2. Dennis Grandy Zone Reclassification

Assessor Parcel Numbers (APN) 102-101-001, 106-161-011, 106-161-012, 106-171-003

Record No.: PLN-2025-19421

Rio Dell area

Recommendation: That the Planning Commission:

1. Continue the project to a date uncertain.

Attachments: [19421 Continuation Staff Report 5.7.26](#)
[26-439](#)

3. Cisco Farms Conditional Use Permits and Zoning Clearance Certificates Modification
Application Number: PLN-2026-19479

Assessor's Parcel Numbers: 105-101-011-000, 104-191-001-000, 104-232-005-000

Petrolia area

Recommendation: That the Planning Commission:

1. Continue the modification to a date uncertain.

Attachments: [19479 Continuation Staff Report 5.7.26](#)
[Public Comment: Brown 4.28.26](#)
[Public Comment: Cook 4.29.26](#)
[Public Comment: Marcia Ehrlich 4.27.26](#)
[Public Comment: Patricia Stefanih 4.28.26](#)

[26-435](#)

4. Humboldt Farm, 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 water storage is 101,200 gallons in a series of tanks. Estimated annual water usage is 194,500 gallons. Power is provided by a proposed solar system with generators reserved for emergency use only.

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 5.7.26](#)

[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](#)

[26-437](#)

5. Carlotta Gardens, LLC; Conditional Use Permit
Assessor Parcel Numbers (APN) 206-331-028
Record No. PLN-2024-18969
Carlotta area

A Conditional Use Permit (CUP) to add 20,000 square feet of outdoor cultivation to the existing permitted 20,000 square feet of mixed-light cultivation and 30,000 square feet of outdoor cultivation. If approved, cannabis cultivation on the property will total 70,000 square feet. The total cultivation includes 40,000 square feet of RRR

cannabis cultivation Approved ancillary nursery space is 5,000 square feet, and the applicant is proposing to add an additional 1,300 square feet of nursery space. Estimated annual water use is 1.76 million gallons (approximately 23.1 gallons/square foot/year) sourced from a permitted groundwater well. Water storage totals 5,000 gallons. Trimming will occur offsite at a licensed third-party processing facility and power is provided by PG&E. The applicant is also requesting a CUP for cultivation within the Hydesville-Carlotta Community Planning Area (CPA) and a CUP for an exception from the 600' setback required for residences on separately owned parcels in Community Planning Areas.

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 for the Commercial Cannabis Land Use Ordinance and the Addendum that was prepared for the Carlotta Gardens, LLC project; and
 - b. Finds the proposed project complies with the General Plan and Zoning Ordinance; and
 - c. Approves the Conditional Use Permits as recommended by staff and subject to the conditions of approval (Attachment 1A).

Attachments:

[18969 Staff Report 5.7.26](#)

[Attachment 1 - Draft Resolution](#)

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

[Attachment 1B - Operations ,Cultivation and Waste Management Plan](#)

[Attachment 1C - Site Plan](#)

[Attachment 2 - Biological Resources Assessment](#)

[Attachment 3 - CEQA Addendum](#)

[Attachment 4A - Water Production Drawdown 6287 Hwy 36](#)

[Attachment 4B - Water Production - Recovery 6287 Hwy 36](#)

[Attachment 4C - Water Board NOA](#)

[Attachment 4D - Noise Study](#)

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

[Attachment 5A - Humboldt County Public Works GWSA Letter](#)

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

[26-440](#)

1. Bermers Conditional Use Permit
Assessor Parcel Number: 305-073-042
Record Number: PLN-2026-19481
King Salmon Area

A Conditional Use Permit (CUP) for the construction of a new 2,176 square-foot total, two (2)-story building with a single-family residence above a first-floor commercial use. The first floor will consist of a 1,088 square-foot, fishing equipment rental and repair service business (and access to second floor). The second floor will consist of a 1,088 square-foot single-family residence. A CUP is required in the Commercial Recreation (CR) zone district for a single-family residence. A CUP is also requested for a short-term rental located within a Tsunami Hazard Zone within the Humboldt Bay Area Plan (HBAP), pursuant to section 313-61.05.6.3 of Humboldt County code and a Special Permit (SP) pursuant to section 313.61.05.10.6.2.1.2 due to Neighborhood Concentration. The site is located within the State retained jurisdiction of the Coastal Zone, therefore, a Coastal Development Permit from the Coastal Commission will also be required. The parcel is served by Humboldt Community Services District for water and sewer services.

Recommendation: That the Planning Commission:

1. Adopt the resolution, (Attachment 1), which does the following:
 - a. Finds the project is exempt from environmental review per section 15303(a) (New construction or conversion of small structures which allows new, small structures; and
 - b. Make all of the required findings for approval of the Conditional Use Permit based on evidence in the staff report and public testimony; and
 - c. Approves the Bermers Conditional Use Permit and Special Permit as recommended by staff and subject to the Conditions of Approval

(Attachment 1A).

Attachments:

[19481 Staff Report 5.7.26](#)

[Attachment 1 - Draft Resolution](#)

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

[Attachment 1B - STR Conditions of Approval](#)

[Attachment 1C - Site Plan](#)

[Attachment 2 - Location Map](#)

[Attachment 3 - Tsunami hazard evacuation map](#)

[Attachment 4 - Agency Comments](#)

[Attachment 4A - Public Works](#)

[Attachment 4B - Humboldt County Services District](#)

G. ITEMS PULLED FROM CONSENT

H. INFORMATIONAL WORKSHOP ON NORTH COAST TSUNAMI HAZARDS

I. REPORT FROM PLANNER

J. PLANNING COMMISSION DISCUSSION ITEMS

K. ADJOURNMENT

L. NEXT MEETINGS: May 21, 2026 6:00 p.m. Regular Meeting