

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, February 19, 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 : 6 - Commissioner Iver Skavdal, Commissioner Noah Levy, Commissioner Sarah West,
Commissioner Jerome Qiriaz, Commissioner Lorna McFarlane and Commissioner
Todd Fulton
Absent : 1 - Commissioner Peggy O'Neill

C. AGENDA MODIFICATIONS

A letter regarding Item G3 Plant Humboldt's Special Permit was received.

D. PUBLIC COMMENT ON NON-AGENDA ITEMS:

E. ELECTION FOR CHAIR AND VICE CHAIR

*A motion was made by Commissioner Noah Levy, seconded by Commissioner Lorna McFarlane to
nominate Commissioner Sarah West as Chair,
Motion passed 6/0*

*A motion was made by Commissioner Sarah West, seconded by Commissioner Lorna McFarlane to
nominate Commissioner Jerome Qiriaz as Vice Chair.
Motion passed 6/0*

Aye: 6 - Commissioner Iver Skavdal, Commissioner Noah Levy, Commissioner Sarah West, Commissioner Jerome Qiriaz, Commissioner Lorna McFarlane and Commissioner Todd Fulton

Absent: 1 - Commissioner Peggy O'Neill

F. CONSENT AGENDA

[26-74](#)

1. Review and approval of the December 18, 2025, Action Summary.

Approval of the December 18, 2025, Action Summary

[26-76](#)

2. Review and approval of the January 15, 2026, Action Summary.

Approval of the January 15, 2026, Action Summary.

CONSENT AGENDA VOTE

A motion was made by Commissioner Lorna McFarlane, seconded by Commissioner Jerome Qiriaz to approve the Consent Agenda, including Item F-1 Approval of the December 18, 2025, Action Summary and Item F-2 Approval of the January 15, 2026, Action Summary.

Aye: 6 - Commissioner Iver Skavdal, Commissioner Noah Levy, Commissioner Sarah West, Commissioner Jerome Qiriaz, Commissioner Lorna McFarlane and Commissioner Todd Fulton

Absent: 1 - Commissioner Peggy O'Neill

G. PUBLIC HEARINGS

[26-99](#)

1. Elk River Estuary (Planning Area 1) Restoration Project
Assessor Parcel Numbers (APN): Listed in Attachment 1C
Record No.: PLN-2025-19393
Eureka area

A Conditional Use Permit for one phase of a watershed-scale effort to restore beneficial uses of water, improve water quality conditions, reduce nuisance flooding, rehabilitate habitat for fish species, expand riparian habitat, maintain agricultural productivity, provide public access, and improve overall ecosystem health in the Elk River. Detailed Project objectives were formulated with the Elk River community as part of the Elk River Watershed Stewardship Program. The project site is within both the Coastal Zone and the inland area. A Consolidated Coastal Development Permit has been requested and will be processed by the Coastal Commission.

A motion was made by Commissioner Lorna McFarlane, seconded by Commissioner Noah Levy to adopt Resolution 26-009 which finds the Planning Commission has considered the Programmatic EIR certified by the SWQCB and the determination made by the NCRWQCB that there are no anticipated impacts to the environment that cannot be mitigated to a less than significant level;

and finds the proposed project complies with the General Plan and Zoning Ordinance; and approves the Conditional Use Permit as recommended by staff, subject to the conditions of approval as modified by fixing typographical error in Conditions of Approval #4 to specify clearly the demolition permit requirement, add a finding and evidence to address importance of allowing long term maintenance by property owners and an additional Condition of Approval to require a maintenance plan that includes landowner ability to maintain the permit.

Aye: 6 - Commissioner Iver Skavdal, Commissioner Noah Levy, Commissioner Sarah West, Commissioner Jerome Qiriazzi, Commissioner Lorna McFarlane and Commissioner Todd Fulton

Absent: 1 - Commissioner Peggy O'Neill

[26-100](#)

2. Bracut Industrial Park - Caretaker's Unit and Expanded Signage
Assessor Parcel Number (APN) 501-241-033
Record No.: PLN-2025-19337
Bracut area

A Conditional Use Permit (CUP) and a Coastal Development Permit (CDP) for after-the-fact authorization of an approximately 650 square foot caretaker's unit built between 1988-2000 and to allow commercial signage cumulatively exceeding the base amounts allowed under the Zoning Regulations (313-87.3.3.4.4). Known today as "The Bracut Industrial Park", since 1952 the property has primarily been occupied by a series of lumber products and building supply businesses. Current signage on the property totals approximately 1,455 square feet, approximately 485 square feet greater than historical levels. It is requested that up to 1,500 square feet of total signage be allowed, to accommodate the needs of a more diverse mixture of commercial and industrial tenants now operating from the site following the relocation of The Mill Yard from the property in 2010.

A motion was made by Commissioner Lorna McFarlane, seconded by Commissioner Iver Skavdal to adopt Resolution 26-010 which finds the Planning Commission has determined the project to be exempt from environmental review pursuant to 15301 and 15303 of the State CEQA Guidelines; and finds the proposed project complies with the Humboldt Bay Area Plan and Zoning Ordinance; and approves the Coastal Development Permit, Conditional Use Permit as recommended by staff, subject to the conditions of approval as modified by clarifying Informational Note #5 in the conditions of approval.

Aye: 6 - Commissioner Iver Skavdal, Commissioner Noah Levy, Commissioner Sarah West, Commissioner Jerome Qiriazzi, Commissioner Lorna McFarlane and Commissioner Todd Fulton

Absent: 1 - Commissioner Peggy O'Neill

[26-98](#)

3. Plant Humboldt, LLC Special Permit
Assessor's Parcel Numbers: 220-251-029
Record Numbers: PLN-12788-SP
Briceland Area

A Special Permit for a wholesale and retail commercial cannabis nursery of 10,000 square feet including self-distribution. Estimated annual water usage is no more than 160,000 gallons sourced by a rainwater catchment pond of approximately 250,000 gallons. Power is provided by PGE through an eligible renewable energy program. The Special Permit also proposes reducing the streamside management area setback based on the recommendation of a qualified biologist. The project also includes a Zone Reclassification from Neighborhood Commercial (C-1) to Agriculture General (AG).

A motion was made by Commissioner Iver Skavdal, seconded by Commissioner Todd Fulton to adopt Resolution 26-011 which finds the Planning Commission has considered the Final Environmental Impact Report previously adopted for the Commercial Cannabis Land Use Ordinance and the Addendum that was prepared for the Plant Humboldt, LLC project (Attachment 3) and; finds the proposed project complies with the General Plan and Zoning Ordinance; and finds the proposed project does not reduce the residential density for any parcel below the inventory adopted in the housing element; and approves the Plant Humboldt, LLC Special Permit subject to the conditions of approval as modified by amending Condition of Approval A8C to allow a greater encroachment into the SMA with the agreement of the biologist and CDFW, and by providing the permit holder until March 1, 2027, to come into compliance with the fencing requirement and recommends the Board of Supervisors approve the rezoning of APN 220-251-029 from Neighborhood Commercial (C-1) to Agriculture General (AG).

Aye: 6 - Commissioner Iver Skavdal, Commissioner Noah Levy, Commissioner Sarah West, Commissioner Jerome Qiriazzi, Commissioner Lorna McFarlane and Commissioner Todd Fulton

Absent: 1 - Commissioner Peggy O'Neill

H. ITEMS PULLED FROM CONSENT

I. LETTER WITH COMMISSION RECOMMENDATIONS REGARDING COURTROOM SECURITY

J. REPORT FROM PLANNER

K. PLANNING COMMISSION DISCUSSION ITEMS

L. ADJOURNMENT

Chair Sarah West adjourned the meeting at 9:42 p.m.

M. NEXT MEETINGS: March 19, 2026 6:00 p.m. Regular Meeting