

PLANNING COMMISSION

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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

**COUNTY OF HUMBOLDT
PLANNING COMMISSION**

825 Fifth Street
Board of Supervisors Chambers
Eureka, California

AGENDA

Thursday, February 19, 2026

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, February 18, 2026. 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. ELECTION FOR CHAIR AND VICE CHAIR

F. 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.

[26-74](#)

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

Recommendation: Approve the December 18, 2025, Action Summary.

Attachments: [12.18.2025 Action Summary for review](#)

[26-76](#)

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

Recommendation: Approve the January 15, 2026, Action Summary.

Attachments: [01.15.2026 Action Summary for review](#)

G. 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

[26-99](#)

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.

Recommendation: That the Planning Commission:

1. Adopt the resolution (Resolution 26-__), which does the following:
 - a. 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
 - b. Finds the proposed project complies with the General Plan and Zoning Ordinance; and
 - c. Approves the Conditional Use Permit as recommended by staff,

subject to the conditions of approval (Attachment 1A).

Attachments:

[19393 Staff Report 2.19.26](#)

[Attachment 1 - Draft Resolution](#)

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

[Attachment 1B - Site Plan Summary](#)

[Attachment 1C - Parcels and Owners](#)

[Attachment 1D - General Plan, Zoning and Community Plan](#)

[Attachment 1E - Project Description Elk River Restoration](#)

[Attachment 2 - Location Maps](#)

[Attachment 3 - CEQA Notice of Determination](#)

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

[Attachment 4A - Agricultural Conversion Analysis](#)

[Attachment 4B - Aquatic Resources Delineation Report](#)

[Attachment 4C - Vegetation and Aquatic Resources Monitoring Plan](#)

[Attachment 4D - Biological Resources Report](#)

[Attachment 5A - Hum Co Public Works referral comments](#)

[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.

Recommendation: That the Planning Commission:

1. Adopt the resolution (Resolution 26-__), which does the following:

- a. 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
- b. Finds the proposed project complies with the Humboldt Bay Area Plan and Zoning Ordinance; and
- c. Approves the Coastal Development Permit, Conditional Use Permit as recommended by staff, subject to the conditions of approval (Attachment 1A).

Attachments:

[19337 Staff Report 2.19.26](#)
[Attachment 1 - Draft Resolution](#)
[Attachment 1A - Conditions of Approval](#)
[Attachment 1B - Signage Master Plan](#)
[Attachment 1C - Site Plan](#)
[Attachment 2 - Location Map](#)
[Attachment 3A - Applicant's Evidence in Support of Findings](#)
[Attachment 3B - Project Narrative & Exhibit](#)
[Attachment 4A - Referral Agency Comments & Recommendations](#)
[Attachment 4B - Correspondence with CCC Staff from NC office](#)

[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).

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 previously adopted for the Commercial Cannabis Land Use Ordinance and the Addendum that was prepared for the Plant Humboldt, LLC project (Attachment 3) and;
- b. Finds the proposed project complies with the General Plan and Zoning Ordinance; and
- c. Finds the proposed project does not reduce the residential density for any parcel below the inventory adopted in the housing element; and
- d. Approves the Plant Humboldt, LLC Special Permit subject to the conditions of approval (Attachment 1A); and
- e. Recommend the Board of Supervisors approve the rezoning of APN 220-251-029 from Neighborhood Commercial (C-1) to Agriculture General (AG).

Attachments:

- [12788 Staff Report 2.19.26](#)
- [Attachment 1 - Draft Resolution](#)
- [Attachment 1A - Conditions of Approval](#)
- [Attachment 1B - Operations Plan w. Addendum](#)
- [Attachment 1C - Site Plan](#)
- [Attachment 1D - Rezone Ordinance](#)
- [Attachment 2 - Location Map](#)
- [Attachment 3 - CEQA Addendum](#)
- [Attachment 4 - Applicant's Evidence in Support of Findings](#)
- [Attachment 4A - Biological Assessment](#)
- [Attachment 4B - Lake and Streambed Alteration Agreement](#)
- [Attachment 4C - Neighbor Setback Waivers](#)
- [Attachment 4D - Rainwater Catchment Analysis](#)
- [Attachment 5A to 5D - Referral Agency Comments](#)

H. ITEMS PULLED FROM CONSENT

**I. LETTER WITH COMMISSION RECOMMENDATIONS REGARDING
COURTROOM SECURITY**

Security will remain, no letter needed.

J. REPORT FROM PLANNER

K. PLANNING COMMISSION DISCUSSION ITEMS

L. ADJOURNMENT

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