

PLANNING COMMISSION

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Third District

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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

**PLANNING COMMISSION
COUNTY OF HUMBOLDT**

825 Fifth Street
Board of Supervisors Chambers
Eureka, California

ACTION SUMMARY

Thursday, May 7, 2026

6:00 PM

Regular Meeting

A. CALL TO ORDER / SALUTE TO FLAG

Chair Sarah West 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

D. PUBLIC COMMENT ON NON-AGENDA ITEMS:

[26-441](#)

1. Public Comment

E. CONSENT AGENDA

[26-442](#)

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

The Planning Commission approved the April 16, 2026, Action Summary.

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

[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

The Planning Commission continued the Dennis Grandy Zone Reclassification to a date uncertain.

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

[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.

The Planning Commission adopted resolution 26-024, (Attachment 1) which 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 finds that the proposed project complies with the General Plan and Zoning Ordinance; and approves the Conditional Use Permit as recommended by staff and subject to the conditions of approval (Attachment 1A).

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

H. ITEMS PULLED FROM CONSENT

[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

The Planning Commission continued the Cisco Farms Conditional Use Permits and Zoning Clearance Certificates modification to the May 21, 2026 meeting.

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

[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.

The Planning Commission continued the Carlotta Gardens, LLC; Conditional Use Permit to the May 21, 2026 meeting.

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

Nay: 1 - Commissioner Peggy O'Neill

F. INFORMATIONAL WORKSHOP ON NORTH COAST TSUNAMI HAZARDS

G. PUBLIC HEARINGS

[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.

The Planning Commission adopted resolution 26-025, (Attachment 1), which 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 makes all of the required findings for approval of the Conditional Use Permit based on evidence in the staff report and public testimony; and approves the Berners Conditional Use Permit and Special Permit as recommended by staff and subject to the Conditions of Approval (Attachment 1A).

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

I. REPORT FROM PLANNER

J. PLANNING COMMISSION DISCUSSION ITEMS

K. ADJOURNMENT

Chair Sarah West adjourned the meeting at 8:23 p.m.

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