

**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 21, 2026**

**6:00 PM**

**Regular Meeting**

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**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](mailto:cob@co.humboldt.ca.us) or the ADA Coordinator at 844-365-0352 or by email at [ada@co.humboldt.ca.us](mailto: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](mailto: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 20, 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. 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.*

[26-503](#)

1. Review and approval of the May 07, 2026, Action Summary.

**Recommendation:** Approve the May 07, 2026, Action Summary

**Attachments:** [05.07.2026 Action Summary for review](#)

[26-497](#)

2. 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

A Modification to a cannabis cultivation permit allowing 5 acres of cannabis cultivation, appurtenant drying facilities, approximately 1.6 acres of Commercial Nursery space, 19,200 square feet of dry space, and a 3,000 square foot processing facility (PLN-2021-17384). The original approval included rainwater catchment as the irrigation source, which was comprised of a 2.65-million-gallon rainwater catchment pond and 38 -5,000-gallon hard tanks connected to impervious surfaces including greenhouse skins and other structures. The applicant is proposing a change to the approved irrigation water source to add an existing, permitted, non-diversionary groundwater well. The applicant is also proposing a modification of General Condition of Approval #4 to allow for a "qualified engineer" to be able to submit a report to evaluate the groundwater well.

**Recommendation:** That the Planning Commission:

1. Continue the Cisco Farms Conditional Use Permits and Zoning Clearance Certificates modification to a date uncertain.

**Attachments:** [19479 Continuation Staff Report 5.21.26  
26-504](#)

3. Amendment to General Plan Safety Element to include updated Hazard Mitigation Plan (Chapter 14 of the General Plan); Record # LRP-2026-19541

**Recommendation:** That the Planning Commission:

1. Open the public hearing,
2. Receive and consider the staff report, and accept public comment; and
3. Deliberate and comment on the draft amendments and alternatives presented; and
4. Adopt the attached Resolution to recommend the Board of Supervisors take the following actions:
  - a. Find the Amendment is exempt from per CEQA Guidelines

Sections 15061(b)(3); and

b. Make all the required findings to support amending the General Plan,

c. Adopt the proposed amendments to the General Plan.

**Attachments:**

[19541 Staff Report 5.21.26](#)

[Attachment 2 - Draft Resolution of Approval](#)

[Attachment 3 - Approval Humboldt County HMP 12-10-2025 \(006\)](#)

[Attachment 4 - OES Letter dated July 10, 2023, approval of prior LHMP](#)

[26-502](#)

4. Green Diamond Resource Company Zone Reclassification  
Assessor Parcel Numbers (APN) 303-012-022-000  
Record No.: PLN-2025-19448  
Eureka area

A Zone Reclassification to bring the zoning of the subject parcel into consistency with the land use designations (Residential Low Density and Open Space) applied to the property. The applicant is requesting a zone reclassification from Agriculture General (AG-B-5(5)) and Timberland Production (TPZ) to Residential One Family (R-1) and Agriculture Exclusive (AE) with a Qualifying (Q) combining zone.

**Recommendation:** That the Planning Commission:

1. Adopt the resolution, (Attachment 1) which does the following:
  - a. Makes all the required findings for approval based on evidence in the staff report and public testimony; and
  - b. Recommend the Board of Supervisors approve the Zone Reclassification.

**Attachments:**

[19448 Staff Report 5.21.26](#)

[Attachment 1 - Draft Resolution](#)

[Attachment 2 - Q Zone Ordinance](#)

[Attachment 3 - Rezone Cover Letter](#)

[Attachment 4 - Zone Consistency Matrix](#)

[Attachment 5 - Plan Designation Map](#)

[26-498](#)

5. General Plan and Housing Element Annual Progress Report

Assessor Parcel Numbers (APN) 000-000-000

Record No.: LRP-2025-19452

All unincorporated areas of Humboldt County.

Receive Humboldt County 2025 General Plan Annual Progress Report and 2025 Housing Element Annual Progress Report in accordance with General Plan Implementation Measures G-IM1 and H-IM76 (Progress Reports).

**Recommendation:** That the Planning Commission:

1. Receive the staff report and recommend that the Board of Supervisors receive and file the staff report concerning the 2025 General Plan Annual Progress Report (Attachment 1) and the 2025 Housing Element Annual Progress Report, summarized in Attachments 1 and 1A pursuant to Government Code Section 65400(a)(2).

**Attachments:**

[19452 Staff Report 5.21.26](#)

[Attachment 1 - 2025 General Plan Annual Report dated March 23, 2026](#)

[Attachment 1A - Details of the 2025 Housing Element Progress Report](#)

## 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*

[26-500](#)

1. 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. The 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 1.02 million gallons (approximately 14.57 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. Denies the request for an exception to the requirement for fully enclosing the proposed cultivation; and

d. Approves the Conditional Use Permits as recommended by staff and subject to the conditions of approval (Attachment 1A).

**Attachments:**

[18969 Staff Report 5.21.26](#)

[Attachment 1 - Draft Resolution](#)

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

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

[Attachment 1C - 18969 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 - Copy of Water Board NOA](#)

[Attachment 4D - Noise Study](#)

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

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

[26-501](#)

2. Mixed Residential Density Ordinance - Enabling Higher Densities within Housing

Opportunity Zones, if Compliant with Development Standards.  
Assessor Parcel Numbers (APN) 000-000-000  
Record No.: LRP-2023-18368  
Countywide

An ordinance to define Mixed Residential Density provisions in Section 314-56 of the Inland Zoning Regulations to allow up to 25 units per acre within Residential One-Family (R-1) and Residential Two-Family (R-2) zones in the Housing Opportunity Zones. Housing Opportunity Zones are exclusively within the inland region of Humboldt County, in portions of the Redway, Garberville, Miranda, Weott, Scotia, McKinleyville, Pine Hill, Humboldt Hill, Cutten, Myrtle town, and Ridgewood Heights areas.

**Recommendation:** That the Planning Commission:

1. Adopt the resolution (attachment 1) which does the following:

- a. Finds the Planning Commission has considered the Environmental Impact Report (EIR) previously adopted for the Humboldt County General Plan as well as the Addendum to the EIR that was prepared for the Mixed Residential Density Ordinance project pursuant to Section 15164 of the CEQA guidelines; and
- b. Finds the proposed project is in the Public Interest and is consistent with the General Plan and State Planning Law; and
- c. Recommends the Board of Supervisors adopt the Mixed Residential Density Ordinance with one of the Alternatives for Section 314-56.6.5.10.

**Attachments:** [18368 Staff Report 5.21.26](#)  
[Attachment 1 - Draft Resolution](#)  
[Attachment 1A - Draft Ordinance No.](#)  
[Attachment 2 - CEQA Addendum](#)

## G. ITEMS PULLED FROM CONSENT

## H. REPORT FROM PLANNER

**I. PLANNING COMMISSION DISCUSSION ITEMS**

**J. ADJOURNMENT**

**K. NEXT MEETINGS: June 04, 2026 6:00 p.m. Regular Meeting**