



MINUTES

THURSDAY, MAY 21, 2026

Regular Meeting

The Honorable Planning Commission of the County of Humboldt met in a regular meeting on the above date within the Humboldt County Courthouse, Eureka, California. The minutes of this meeting were approved Thursday, June 04, 2026, with the vote as shown below.

The motion was made by COMMISSIONER IVER SKAVDAL and second by COMMISSIONER TODD FULTON and the following vote:

AYES: COMMISSIONERS: Iver Skavdal, Peggy O'Neill, Sarah West, Todd Fulton, Jerome Qiriaz

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS: Lorna McFarlane, Noah Levy

DECISION: Motion carried 5/0

Laura McClenagan
Deputy Clerk of the Planning Commission

John H. Ford
Secretary of the Planning Commission

PLANNING COMMISSION

IVER SKAVDAL
First District

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

**PLANNING COMMISSION
COUNTY OF HUMBOLDT**

825 Fifth Street
Board of Supervisors Chambers
Eureka, California

ACTION SUMMARY

Thursday, May 21, 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 : 5 - Commissioner Iver Skavdal, Commissioner Sarah West, Commissioner Jerome Qiriazzi, Commissioner Lorna McFarlane and Commissioner Todd Fulton
Absent : 2 - Commissioner Noah Levy and Commissioner Peggy O'Neill

C. AGENDA MODIFICATIONS

*Public comment received for Item F2 Mixed Residential Density Ordinance
ITEMS PULLED FROM CONSENT moved above PUBLIC HEARINGS*

D. PUBLIC COMMENT ON NON-AGENDA ITEMS:

E. CONSENT AGENDA

26-503

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

The Planning Commission approved the May 07, 2026, Action Summary.

Aye: 5 - Commissioner Iver Skavdal, Commissioner Sarah West, Commissioner Jerome Qiriaz, Commissioner Lorna McFarlane and Commissioner Todd Fulton

Absent: 2 - Commissioner Noah Levy and Commissioner Peggy O'Neill

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.

The Planning Commission continued the Cisco Farms Conditional Use Permits and Zoning Clearance Certificates Modification to a date uncertain.

Aye: 5 - Commissioner Iver Skavdal, Commissioner Sarah West, Commissioner Jerome Qiriaz, Commissioner Lorna McFarlane and Commissioner Todd Fulton

Absent: 2 - Commissioner Noah Levy and Commissioner Peggy O'Neill

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

The Planning Commission adopted Resolution 26-026 recommending the Board of Supervisors find the Amendment exempt from CEQA per CEQA Guidelines Sections 15061(b)(3); and to make all the required findings to support amending the General Plan, and adopt the proposed amendments to the General Plan.

Aye: 5 - Commissioner Iver Skavdal, Commissioner Sarah West, Commissioner Jerome Qiriaz, Commissioner Lorna McFarlane and Commissioner Todd Fulton

Absent: 2 - Commissioner Noah Levy and Commissioner Peggy O'Neill

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).

The Planning Commission received the staff report and recommend 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).

Aye: 5 - Commissioner Iver Skavdal, Commissioner Sarah West, Commissioner Jerome Qiriaz, Commissioner Lorna McFarlane and Commissioner Todd Fulton

Absent: 2 - Commissioner Noah Levy and Commissioner Peggy O'Neill

G. ITEMS PULLED FROM CONSENT

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.

The Planning Commission adopted Resolution 26-027, making all the required findings for approval; and recommending the Board of Supervisors approve the Zone Reclassification.

Aye: 4 - Commissioner Iver Skavdal, Commissioner Sarah West, Commissioner Jerome Qiriaz and Commissioner Lorna McFarlane

Absent: 2 - Commissioner Noah Levy and Commissioner Peggy O'Neill

Recused: 1 - Commissioner Todd Fulton

F. PUBLIC HEARINGS

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.

The Planning Commission adopted Resolution 26-028 finding 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 finding the proposed project complies with the General Plan and Zoning Ordinance; and denying the request for an exception to the requirement for fully enclosing the proposed cultivation; and approving the Conditional Use Permits subject to the conditions of approval (Attachment 1A).

Aye: 4 - Commissioner Iver Skavdal, Commissioner Sarah West, Commissioner Jerome Qiriazi and Commissioner Lorna McFarlane

Nay: 1 - Commissioner Todd Fulton

Absent: 2 - Commissioner Noah Levy and Commissioner Peggy O'Neill

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.

A motion was made to adopted the resolution (attachment 1) which 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 finds the proposed Ordinance is in the Public Interest and is consistent with the General Plan and State Planning Law; and recommends the Board of Supervisors adopt the Mixed Residential Density Ordinance with alternatives one for Section 314-56.6.5.10.

Aye: 2 - Commissioner Iver Skavdal and Commissioner Todd Fulton

Nay: 3 - Commissioner Sarah West, Commissioner Jerome Qiriazi and Commissioner Lorna McFarlane

Absent: 2 - Commissioner Noah Levy and Commissioner Peggy O'Neill

Motion fails 2/3

The Planning Commission adopted Resolution 26-029 finding the Planning Commission considered the Environmental Impact Report (EIR) previously adopted for the Humboldt County General Plan as well as the Addendum to the EIR prepared for the Mixed Residential Density Ordinance pursuant to Section 15164 of the CEQA guidelines with an amendment to the discussion on transportation impacts; and finds the proposed Ordinance is in the Public Interest and consistent with the General Plan and State Planning Law; and recommends the Board of Supervisors adopt the Mixed Residential Density Ordinance with alternative two for Section 314-56.6.5.10, with amendments to remove color as a design consideration and adding "whichever is greater" to the end of subsection 314-56.6.6.7.

Aye: 5 - Commissioner Iver Skavdal, Commissioner Sarah West, Commissioner Jerome Qiriaz, Commissioner Lorna McFarlane and Commissioner Todd Fulton

Absent: 2 - Commissioner Noah Levy and Commissioner Peggy O'Neill

H. REPORT FROM PLANNER

I. PLANNING COMMISSION DISCUSSION ITEMS

J. ADJOURNMENT

Chair Sarah West adjourned the meeting at 8:25 p.m.

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