

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, July 16, 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

Public comment was received for the following items:

Humboldt Bay Area Plan (HBAP)

*Non-Agenda Items; Mercer Fraser/Chalk Mt Ranch, Miranda's Rescue and Week without
Driving/Transit Month*

D. PUBLIC COMMENT ON NON-AGENDA ITEMS

[26-720](#)

Public Comment On Non-Agenda Items

E. CONSENT AGENDA

[26-716](#)

1. Review and approval of the June 18, 2026, Action Summary.

A motion was made by Commissioner Jerome Qiriaz, seconded by Noah Levy to approve the June 18, 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

[26-717](#)

2. Siena Nelson Parcel Map Subdivision
Record No.: PLN-2025-19465
APN: 313-081-028
Blue Lake area

A Parcel Map Subdivision of an approximately 2.51-acre parcel into two parcels of 1.51 acres and 1 acre respectively. The subject parcel is currently developed with a single-family residence, garage and other accessory structures that will all remain on proposed Parcel "A". Parcel "B" will be vacant and suitable for residential development. Both parcels are served by a groundwater well and on-site wastewater disposal systems.

A motion was made by Commissioner Jerome Qiriaz, seconded by Noah Levy to adopt resolution 26-046 finding the project is consistent with the development density and policies established by an existing community plan and General Plan for which an EIR was certified, and that no additional environmental review is required per section 15183 of the State CEQA Guidelines; and making all the required findings for approval of the Parcel Map Subdivision; and approving the Siena Nelson Parcel Map Subdivision as recommended by staff subject to the conditions of approval.

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

F. ITEMS PULLED FROM CONSENT

G. WORKSHOP

[26-718](#)

1. A Public Workshop on the Humboldt Bay Area Plan (HBAP).
Assessor Parcel Numbers (APN) 000-000-000
Record No.: LRP-2023-18700
All of the unincorporated areas of Humboldt County within the Humboldt Bay Area Plan.
The Humboldt Bay Area Plan (HBAP) was discussed at a workshop and continued to the August 6, 2026, meeting.

H. REPORT FROM PLANNER

I. PLANNING COMMISSION DISCUSSION ITEMS

J. ADJOURNMENT

Chair Sarah West adjourned the meeting at 9.36 p.m.

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