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, April 16, 2026 **6:00 PM** **Regular Meeting - Hybrid**

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 Peggy O'Neill, Commissioner Sarah West, Commissioner Lorna McFarlane and Commissioner Todd Fulton

Absent : 2 - Commissioner Noah Levy and Commissioner Jerome Qiriazi

C. AGENDA MODIFICATIONS

Supplemental information and public comment received for item E2 - Dane Valadao Subdivision Extension

Public comment received for the following items:
E4 - Pele Parcel Map Subdivision, Coastal Development Permit and Special Permit
E5 - Westfall Agricultural Preserve General Plan Amendment and Zone Reclassification
G1 - Plant Humboldt, LLC Special Permit

Section REPORT FROM PLANNER and PLANNING COMMISSION DISCUSSION ITEMS were added to the agenda after Section G. PUBLIC HEARINGS

D. PUBLIC COMMENT ON NON-AGENDA ITEMS:

Public comment on non-agenda items received regarding Chalk Mt Ranch/Mercer-Fraser Co.

E. CONSENT AGENDA

26-341

1. Review and approval of the March 19, 2026, Action Summary.

The Planning Commission approved the March 19, 2026, Action Summary.

Aye: 5 - Commissioner Iver Skavdal, Commissioner Peggy O'Neill, Commissioner Sarah West, Commissioner Lorna McFarlane and Commissioner Todd Fulton

Absent: 2 - Commissioner Noah Levy and Commissioner Jerome Qiriazi

26-346

2. Dane Valadao Subdivision Extension
Assessor Parcel Numbers (APN) 510-381-021-000
Record No.: PLN-2026-19475
McKinleyville area

A two-year extension to a previously approved Major Subdivision, Conditional Use Permit, Design Review and Planned Development Permit (PLN-2021-17560) of an approximately 2.47-acre parcel into 17 parcels to be developed with a total of 58 residential units. The site will be served with community water and sewer provided by the McKinleyville Community Services District.

The Planning Commission adopted Resolution 26-020 which finds the Planning Commission has reviewed Board of Supervisors Resolution 24-14, which found the project not subject to environmental review pursuant to Section 15183 of State CEQA Guidelines. As no new changes to the project are proposed, further environmental review is unnecessary, and finds the proposed project complies with the General Plan and Zoning Ordinance; and approves the Subdivision Extension as recommended by staff, subject to the original conditions of approval (Attachment 1A).

Aye: 5 - Commissioner Iver Skavdal, Commissioner Peggy O'Neill, Commissioner Sarah West, Commissioner Lorna McFarlane and Commissioner Todd Fulton

Absent: 2 - Commissioner Noah Levy and Commissioner Jerome Qiriazi

26-345

4. Pele Parcel Map Subdivision, Coastal Development Permit and Special Permit
Record No.: PLN-2026-19467
APN: 510-371-010
McKinleyville Area

A Parcel Map Subdivision of APN 510-371-010, a 2.01-acre (87,406 square feet gross) parcel, into four (4) parcels with sizes of 19,854 square feet net (0.46-acres), 10,755 square feet net (0.25-acres), 25,730 square feet net (0.59-acres) and 15,846 square feet net (0.36-acres). The project requires a Coastal Development Permit (CDP) for the subdivision as well as to allow in

total the construction of two primary residences, two accessory dwelling units (ADUs), and the conversion of an art studio into an ADU. A Special Permit (SP) is also requested to accommodate a Lot Size Modification below the minimum parcel size of 20,000 square feet pursuant to 313-99.1.1.2. Proposed parcels will be provided with gas and electric services by PG&E and MCSD for sewer and water. The subject property has access via Bolier Avenue, a privately maintained gravel road of variable width (14'-16' average) within a 40-foot-wide access easement. The site is located within the Alquist-Priolo Fault Hazard Zone and a Fault Evaluation has been prepared and approved for the project.

The Planning Commission adopted Resolution 26-021 which finds the Planning Commission has determined that the project is exempt from further environmental review pursuant to Section 15183 (Projects Consistent with a Community Plan or Zoning) of the State CEQA Guidelines, and as a Responsible Agency, agrees with the lead agency's findings; and makes all of the required findings for approval of the Pele Minor Subdivision, Coastal Development Permit and Special Permit; and approves the Pele Minor Subdivision, Coastal Development Permit and Special Permit as recommended by staff, and subject to the conditions of approval (Attachment 1A).

Aye: 5 - Commissioner Iver Skavdal, Commissioner Peggy O'Neill, Commissioner Sarah West, Commissioner Lorna McFarlane and Commissioner Todd Fulton

Absent: 2 - Commissioner Noah Levy and Commissioner Jerome Qiriazi

26-344

5. Westfall Agricultural Preserve General Plan Amendment and Zone Reclassification
Assessor Parcel Numbers: 311-041-034 and 311-041-036
Record Number: PLN-2025-19187
Elk River Area

A General Plan Amendment (GPA) and Zone Reclassification (ZR) on a 4.36-acre portion of the approximately 77-acre Westfall Agricultural Preserve property, to change the General Plan Land Use Designation from Residential Agriculture (RA10) to Residential Agriculture (RA4) and to change the zoning from Agriculture Exclusive (AE) to Agriculture General (AG-B-5(4)). The 4.36-acre proposed parcel is developed with an existing 1,200 square foot single-family residence and barn, which would be retained as housing stock and subsequently sold to a private buyer. The remaining approximately 73-acres would be dedicated to the Bureau of Land Management (BLM) to be added to public lands adjacent to the Headwaters Forest Reserve for conservation and public access purposes.

The Planning Commission adopted Resolution 26-022 which makes all of the required findings for approval based on evidence in the staff report and public testimony; and recommends the Board of Supervisors approve the General Plan Amendment and Zone Reclassification.

Aye: 5 - Commissioner Iver Skavdal, Commissioner Peggy O'Neill, Commissioner Sarah West, Commissioner Lorna McFarlane and Commissioner Todd Fulton

Absent: 2 - Commissioner Noah Levy and Commissioner Jerome Qiriazi

F. ITEMS PULLED FROM CONSENT

26-342

3. Humboldt Farm, LLC (Formerly Sunny West, 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 available water storage is 101,200 gallons in a series of hard-sided tanks. Estimated annual water usage is 194,500 gallons. A maximum of seven people will be onsite during peak operations. When needed, power will be provided by a renewable power source

The Planning Commission continued the Humboldt Farm, LLC (Formerly Sunny West, LLC), Conditional Use Permit to a date uncertain.

Aye: 5 - Commissioner Iver Skavdal, Commissioner Peggy O'Neill, Commissioner Sarah West, Commissioner Lorna McFarlane and Commissioner Todd Fulton

Absent: 2 - Commissioner Noah Levy and Commissioner Jerome Qiriazi

G. PUBLIC HEARINGS

26-343

1. 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. The project also includes a Zone Reclassification from Neighborhood Commercial (C-1) to Agriculture General (AG).

The Planning Commission adopted Resolution 26-023 which 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; finds the proposed project complies with the General Plan and Zoning Ordinance; and finds the proposed project does not reduce the residential density for any parcel below the inventory adopted in the housing element; and approves the Plant Humboldt, LLC Special Permit subject to the conditions of approval (Attachment 1A); and recommend the Board of Supervisors approve the rezoning of APN 220-251-029 from Neighborhood Commercial (C-1) to Agriculture General (AG).

Aye: 5 - Commissioner Iver Skavdal, Commissioner Peggy O'Neill, Commissioner Sarah West, Commissioner Lorna McFarlane and Commissioner Todd Fulton

Absent: 2 - Commissioner Noah Levy and Commissioner Jerome Qiriazi

REPORT FROM PLANNER

PLANNING COMMISSION DISCUSSION ITEMS

H. ADJOURNMENT

Chair Sarah West adjourned the meeting at 6:44 p.m.

I. NEXT MEETINGS: May 07, 2026 6:00 p.m. Regular Meeting