

PLANNING COMMISSION

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Second District

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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, June 4, 2026

6:00 PM

Regular Meeting

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 or the ADA Coordinator at 844-365-0352 or by email at 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. 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, June 3, 2025. 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.

[26-573](#)

1. Review and approval of the May 21, 2026, Action Summary.

Recommendation: Approve the May 21, 2026, Action Summary.

Attachments: [05.21.2026 Action Summary for review](#)

[26-578](#)

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

A Zone Reclassification (ZR) to rezone approximately 750 acres into Timberland Production Zone (TPZ). The lands to be rezoned are currently zoned both Agriculture Exclusive with a 160-acre minimum parcel size (AE-B-5(160)) and Unclassified (U). The underlying General Plan designations are Timberland (T) and Agriculture Grazing (AG) which are both consistent with TPZ. These lands are part of the larger Price Creek Ranch containing additional TPZ lands. Project is exempt from further environmental review pursuant to Section 15264 which states: "Local agencies are exempt from the requirement to prepare an EIR or negative declaration on the adoption of timberland preserve zones under Government Code Sections 51100 et seq. (Gov. Code, Sec 51119).

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:

- [19421 Staff Report 6.4.26](#)
- [Attachment 1 - Draft Resolution](#)
- [Attachment 1A - Zone Reclassification Map](#)
- [Attachment 2 - Petition to Rezone](#)
- [Attachment 3 - Referral table](#)
- [Attachment 3A - Forestry Review Committee Minutes](#)

[26-575](#)

3. Cooks Valley Special Events (2023-2027)
Mateel Community Center, Inc.; Conditional Use Permit and Annual Monitoring Report
Application Number PLN-2023-18108
Cooks Valley area

Assessor's Parcel Number(s): (APN's): (Humboldt County): 033-271-007, 033-271-009, 033-271-008, 033-271-004, 033-271-005, and 033-271-015
(Mendocino County): 053-020-011, 053-020-010, 053-020-012, 053-020-013, 053-020-014, 053-020-016, 053-020-015

Review of the Annual Report for the approved Conditional Use Permit authorizing events held by the Mateel Community Center (MCC) in 2025 at the County Line Ranch (formerly Dimmick) in the Cooks Valley area. The Use Permit was approved by the Planning Commission in 2023 and requires the Mateel Community Center to submit a monitoring report to the Planning Commission for review on an annual basis. During review, the Commission is authorized to amend conditions or operational requirements if needed to better mitigate potential impacts or control public nuisance -the Commission may also adjust attendance levels under the permit based on annual performance. The permit allows two music festivals to be held annually. Both events feature live music, camping and various vendors, including cannabis-related concessions and consumption within discrete areas on the properties. One event is typically the Summer Arts and Music Festival which occurs over two days and is ordinarily held during the third weekend in June. The second event is Reggae on the River, which ordinarily occurs over three days during the first weekend in August. The Summer Arts and Music Festival was not held at the County Line Ranch in 2025 but instead occurred at the Southern Humboldt Community Park on June 21st and 22nd. The 2025 Reggae on the River event was held on August 1, 2 and 3, 2025. No other events were operated by the Mateel from the CLR site in 2025.

Recommendation: That the Planning Commission:

1. Receive the Annual Post Event Report

Attachments:

[18108 Staff Report 6.4.26](#)

[Attachment 1 - Project Area Map](#)

[Attachment 2A - Mateel Operations Plan \(2023-2027\)](#)

[Attachment 2B - MCC Wrap up 2025](#)

[Attachment 2C - 2025 NNMF & ROTR WATER USAGE @CLR](#)

[Attachment 3A - Table of Referral Agency Comments and Recommendation](#)

[Attachment 4 - NOTES FROM MATEEL COMMUNITY MTG](#)

F. ITEMS PULLED FROM CONSENT

G. 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

[26-576](#)

1. Walsh Coastal Development Permit

Assessor Parcel Numbers (APN) 306-371-017
Record No.: PLN-2025-19417
Humboldt Hill area

A Coastal Development Permit (CDP) for the construction of an approximately 3,519 square-foot two-story single-family residence that includes a three-car garage on the first floor. Approximately 310 cubic yards of grading will be required and balanced on site. The parcel is served with community water and sewer provided by the Humboldt Community Services District.

Recommendation: That the Planning Commission:

1. Adopt the Resolution, (Attachment 1) which does the following:
 - a. Finds the proposed project complies with the General Plan and Zoning Ordinance; and
 - b. Finds the project exempt from further environmental review pursuant to Project is categorically exempt from environmental review per Section 15303 New Construction or Conversion of Small Structures of CEQA Guidelines, and that there is no substantial evidence that the project will have a significant effect on the environment; and
 - c. Approves the Walsh Coast Development Use Permit subject to the conditions of approval (Attachment 1A).

Attachments:

[19417 Staff Report 6.4.26](#)
[Attachment 1 - Draft Resolution](#)
[Attachment 1A - Conditions of Approval](#)
[Attachment 1B - Walsh Location Map and Site Plan](#)
[Attachment 2A - Walsh Grading Plan](#)
[Attachment 2B - Walsh Coastal Biological Resource Evaluation](#)
[Attachment 2C - Walsh Soils Report](#)
[Attachment 3 - Referral Agency Comments and Recommendations](#)
[Attachment 3A - Public Works Land Use Referral](#)
[Attachment 3B - CDFW Referral Walsh CDP 19417](#)
[Attachment 4 - Public Comment Public Hearing Request Letter](#)

[26-582](#)

2. Arcata Forest Special Permit for Short-Term Rental
Assessor Parcel Numbers (APN) 507-051-022
Record No.: PLN-2026-19503
Arcata area

A Special Permit for a Short-Term Rental pursuant to Section 314-60.05.10.2.4.2 that allows Short-Term Rentals to be considered with a Special Permit on parcels zoned Agricultural General (AG) that are between 2.5 and 10 acres in size. The 2.5-acre parcel is developed with a single-family residence and is served with community water provided by the City of Arcata and an on-site wastewater treatment system.

Recommendation: That the Planning Commission:

1. Adopt the resolution, (Attachment 1) which does the following:
 - a. Finds the proposed project complies with the General Plan and Zoning Ordinance; and
 - b. Finds the project exempt from further environmental review pursuant to Project is categorically exempt from environmental review per Section 15301 Existing Structures of CEQA Guidelines, and that there is no substantial evidence that the project will have a significant effect on the environment; and
 - c. Approves the Arcata Forest Special Permit subject to the conditions of approval (Attachment 1A).

Attachments:

[19503 Staff Report 6.4.26](#)

[Attachment 1 - Draft Resolution](#)

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

[Attachment 1B - Location Map and Site Plan](#)

[Attachment 2A - Arcata Forest Good Neighbor Letter Information](#)

[Attachment 2B - Arcata Forest Evac Route](#)

[Attachment 3 - Referral Agency Comments and Recommendations](#)

[Attachment 4 - Public Comment](#)

[26-584](#)

3. Conditional Use Permits for Nine Short-Term Rentals Located in the Tsunami Hazard Zone and Special Permits for Six Short-Term Rentals for Exceptions to Neighborhood Concentration Standards

Assessor Parcel Numbers: 305-073-081, 400-031-008, 400-071-036, 401-243-026, 401-331-009, 401-343-004, 401-344-003, 401-344-004, 401-344-006

Record Numbers: PLN-2025-19422, PLN-2025-19424, PLN-2025-19425, PLN-2025-19431, PLN-2025-19432, PLN-2025-19433, PLN-2025-19438, PLN-2025-19439, PLN-2026-19492
Samoa, Fairhaven, Manila and King Salmon Area

Nine Conditional Use Permits (CUPs) for short-term rentals located within a Tsunami Hazard Zone within the Humboldt Bay Area Plan, pursuant to section 313-61.05.6.3 of Humboldt County Code. In addition, six of the proposals require approval of a Special Permit for an exception to the neighborhood concentration requirements for short-term rentals pursuant to Section 313-61.05.10.6.2 of Humboldt County Code. All of these applications are for pre-existing short-term rentals and are being brought forward at the same time for consideration by the Planning Commission.

Recommendation: That the Planning Commission:

1. Adopt the resolutions (Attachment 2-10), which do the following:
 - a. Finds the Planning Commission has determined that the projects are exempt from environmental review per section 15301 Existing Facilities (which allows minor alteration of existing public or private structures that involve negligible or no expansion of existing or former use) of the State CEQA Guidelines; and
 - b. Make all of the required findings for approval of the Conditional Use Permits and Special Permits based on evidence in the staff report and public testimony; and
 - c. Approves the Conditional Use Permits and Special Permits as recommended by staff and subject to the Conditions of Approval (Attachment 2A through 10A).

Attachments:

[Consolidated Staff Report 6.4.26](#)
[Attachment 1 - Project Locations and Owner Information](#)
[Attachment 2 - 19438 Bayfront Getaway Draft Resolution](#)
[Attachment 2A - Conditions of Approval](#)
[Attachment 2B - Bayfront Getaway Site Plan](#)
[Attachment 2C - Bayfront Getaway Proof of Operation](#)
[Attachment 2D - GNG](#)
[Attachment 3 - 19431 Mills Draft Resolution](#)
[Attachment 3A - Conditions of Approval](#)
[Attachment 3B - Mills Site Plan](#)
[Attachment 3C - Mills Proof of Operation](#)
[Attachment 3D - GNG and Affidavit](#)
[Attachment 3E - Evacuation plan](#)
[Attachment 4 - 19492 Fairhaven Retreat Draft Resolution](#)
[Attachment 4A - Conditions of Approval](#)
[Attachment 4B - Fairhaven Retreat Site Plan](#)
[Attachment 4C - Proof of Operation](#)
[Attachment 4D - GNG and Affidavit](#)
[Attachment 4E - Evacuation Plan](#)
[Attachment 5 - 19432 Vista Draft Resolution](#)
[Attachment 5A - Conditions of Approval](#)
[Attachment 5B - Vista Site Plan](#)
[Attachment 5C - Vista Proof of Operation](#)
[Attachment 5D - GNG](#)
[Attachment 6 - 19433 Burtchett Draft Resolution](#)
[Attachment 6A - Conditions of Approval](#)
[Attachment 6B - Burtchett Site Plan](#)
[Attachment 6C - Burtchett Proof of Operation](#)
[Attachment 6D - Burtchett GNG and Affidavit](#)
[Attachment 7 - 19439 Samoa Ocean Draft Resolution](#)
[Attachment 7A - Conditions of Approval](#)
[Attachment 7B - Samoa Ocean Site Plan](#)
[Attachment 7C - Proof of Operation](#)
[Attachment 7D - GNG and Affidavit](#)
[Attachment 8 - 19424 Feldman Draft Resolution](#)
[Attachment 8A - Conditions of Approval](#)
[Attachment 8B - Feldman Site Plan](#)
[Attachment 8C - Feldman Proof of Operation](#)
[Attachment 8D - Feldman GNG and Affidavit](#)
[Attachment 9 - 19425 Serenity Draft Resolution](#)

[Attachment 9A - Conditions of Approval](#)
[Attachment 9B - Serenity Site Plan](#)
[Attachment 9C - Proof of Operation](#)
[Attachment 9D - Serenity GNG and Affidavit](#)
[Attachment 10 - 19422 Beach Break Draft Resolution](#)
[Attachment 10A - Conditions of Approval](#)
[Attachment 10B - Beach Break Site Plan](#)
[Attachment 10C - Proof of Operation](#)
[Attachment 10D - GNG and Affidavit](#)
[Attachment 11 - Samoa Evacuation Plan](#)
[Attachment 12 - Plate 15 Tsunami Run Up](#)
[Attachment 13 - Referral Table](#)

[26-581](#)

4. Sandy Toes Conditional Use Permit and Special Permit
Assessor Parcel Number: 401-341-003
Record Number: PLN-2026-19508
Samoa Area

A Conditional Use Permit (CUP) for a short-term rental located within a Tsunami Hazard Zone of the Humboldt Bay Area Plan, pursuant to Section 313-61.05.6.3 of Humboldt County code. A Special Permit is also required due to Neighborhood Concentration pursuant to Section 313.61.05.10.6.2. The parcel is developed with a single-family residence currently used as a two-bedroom short-term rental. The site is served with community water and sewer provided by the Peninsula Community Services District.

Recommendation: That the Planning Commission:

1. Adopt the resolution (Attachment 1), which does the following:
 - a. Finds the project is exempt from environmental review pursuant to State CEQA Guidelines Section 15270 (projects that are disapproved); and
 - b. Denies the exception to the Neighborhood Concentrations standards for short-term rentals specified in Section 313.61.05.10.6.2; and
 - c. Denies the Oceanview Conditional Use Permit and Special Permit.

Attachments: [19508 Staff Report 6.4.26](#)
[Attachment 1 - Draft Resolution](#)
[Attachment 1A - Site Plan](#)
[Attachment 2 - Location Map](#)
[Attachment 3 - Referral Agency Comments](#)
[Attachment 4 - Agent Email](#)

[26-579](#)

5. Oceanview Conditional Use Permit and Special Permit

Assessor Parcel Number: 401-343-003

Record Number: PLN-2026-19512

Samoa Area

A Conditional Use Permit (CUP) for a short-term rental located within a Tsunami Hazard Zone of the Humboldt Bay Area Plan, pursuant to Section 313-61.05.6.3 of Humboldt County code. A Special Permit is also required due to Neighborhood Concentration pursuant to Section 313.61.05.10.6.2. The parcel is developed with a single-family residence currently used as a two-bedroom short-term rental. The site is served with community water and sewer provided by the Peninsula Community Services District.

Recommendation: That the Planning Commission:

1. Adopt the resolution (Attachment 1), which does the following:
 - a. Finds the project is exempt from environmental review pursuant to State CEQA Guidelines Section 15270 (projects that are disapproved); and
 - b. Denies the exception to the Neighborhood Concentrations standards for short-term rentals specified in Section 313.61.05.10.6.2; and
 - c. Denies the Oceanview Conditional Use Permit and Special Permit.

Attachments:[19512 Staff Report 6.4.26](#)[Attachment 1 - Draft Resolution](#)[Attachment 1A - Site Plan](#)[Attachment 2 - Location Map](#)[Attachment 3 - Referral Agency Comments](#)[Attachment 4A - Applicant Email regarding Staff Concerns](#)[Attachment 4B - Agent Email](#)**H. REPORT FROM PLANNER****I. PLANNING COMMISSION DISCUSSION ITEMS****J. ADJOURNMENT****K. NEXT MEETING: June 18, 2026 6:00 p.m. Regular Meeting**