

PLANNING COMMISSION

IVER SKAVDAL  
Chair, First District  
THOMAS MULDER  
Second District  
NOAH LEVY  
Third District  
JEROME QIRIAZI  
Fourth District  
PEGGY O'NEILL  
Fifth District  
SARAH WEST  
Vice-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, June 26, 2025

6:00 PM

Regular Meeting - Hybrid

---

**A. CALL TO ORDER / SALUTE TO FLAG**

*Chair Iver Skavdal called the meeting to order at 6:02 p.m.*

**B. COMMISSIONERS PRESENT**

Present : 6 - Commissioner Iver Skavdal, Commissioner Noah Levy, Commissioner Peggy O'Neill,  
Commissioner Sarah West, Commissioner Jerome Qiriazzi and Commissioner Lorna  
McFarlane  
Absent : 1 - Commissioner Thomas Mulder

**C. AGENDA MODIFICATIONS**

**D. PUBLIC COMMENT ON NON-AGENDA ITEMS:**

**E. CONSENT AGENDA**

[25-807](#)

1. Review and approval of the April 03, 2025, Action Summary.

*Approval of the April 03, 2025, Action Summary.*

[25-808](#)

2. Review and approval of the April 17, 2025, Action Summary.

*Approval of the April 17, 2025, Action Summary.*

[25-809](#)

3. Review and approval of the May 01, 2025, Action Summary.

***Approval of the May 01, 2025, Action Summary.***

[25-810](#)

4. Review and approval of the May 15, 2025, Action Summary.

***Approval of the May 15, 2025, Action Summary.***

[25-806](#)

5. Westhaven Community Services District General Plan Conformance Review for the acquisition of a portion of a parcel.

Assessor Parcel Number: 513-190-008

Record Number: PLN-2025-19265

Westhaven area

A General Plan Conformance Review for the acquisition of a portion of a parcel to be used as mitigation associated with water treatment improvements by the Westhaven Community Services District. This mitigation parcel will be deed restricted to preclude development of water, tree removal other than hazard trees and development of any kind, excepting for passive recreation such as hiking trails.

***Approval of the Westhaven Community Services District General Plan Conformance Review.***

[25-811](#)

6. Riverside Community Services District General Plan Conformance Review

Assessor Parcel Number: 100-152-027

Record Number: PLN-2025-19228

Ferndale area

A General Plan Conformance Review to modify a well permit from a test well (PLN-2023-18197) to a production backup well. Project includes installation of a new line to existing pump house.

***Approval of the Riverside Community Services District General Plan Conformance Review***

[25-803](#)

7. Humboldt Regional Climate Action Plan and CEQA GHG Emissions Thresholds.

Assessor Parcel Numbers (APN) 000-000-000

Record No.: LRP-2019-15593

Humboldt Countywide.

The Humboldt Regional Climate Action Plan (RCAP) includes strategies, measures, and actions addressing countywide greenhouse gas (GHG) emissions across unincorporated and incorporated Humboldt County and establishes a target of a 40 percent reduction in GHG emissions below 1990 levels by 2030 and a longer-term goal of carbon neutrality by 2045. The 2030 GHG emissions target was selected to be consistent with California Senate Bill (SB) 32 State emissions targets and the CEQA Guidelines for a qualified GHG emissions reduction

strategy, and to be achievable by the actions identified in the RCAP. To achieve the 2030 GHG emissions reduction target, there are 30 measures related to carbon-free energy, building energy use, transportation, waste, water/wastewater, carbon sequestration, and refrigerants.

The RCAP has been prepared in accordance with CEQA Guidelines Section 15183.5, which allows the streamlining of GHG emissions analysis for projects that can show consistency with the RCAP. In addition, the County proposes to adopt quantitative CEQA GHG emissions thresholds for use in evaluating whether a future plan or project's GHG emissions would result in a potentially significant environmental impact under CEQA when they are unable to show consistency with the RCAP. Both the RCAP and quantitative thresholds will be applicable for the assessment of projects with pre-2030 buildout or operational years, and will be updated prior to 2030.

A Final Environmental Impact Report (FEIR) has been prepared for the RCAP and CEQA GHG emissions thresholds (SCH#2024081319) finding potentially significant and unavoidable impacts related to aesthetics, air quality, noise, utilities/service systems, cultural resources and Tribal cultural resources, biological resources, and agriculture and forestry resources.

***Continuation of the Humboldt Regional Climate Action Plan and CEQA GHG Emissions Thresholds to the August 7, 2025 meeting.***

## E. CONSENT AGENDA

***A motion was made by Commissioner Noah Levy, seconded by Commissioner Sarah West to approve the Consent Agenda, including Item E-1 April 03, 2025, Action Summary, Item E-2 April 17, 2025 Action Summary, Item E-3 May 1, 2025 Action Summary, Item E-4 May 15, 2025 Action Summary, Item E-5 Westhaven Community Services District Conformance Review, Item E-6 Riverside Community Services District Conformance Review and Item E-7 Humboldt Regional Climate Action Plan and CEQA GHG Emissions Thresholds continuation to the August 7, 2025, meeting.***

Aye: 6 - Commissioner Iver Skavdal, Commissioner Noah Levy, Commissioner Peggy O'Neill, Commissioner Sarah West, Commissioner Jerome Qiriazzi and Commissioner Lorna McFarlane

Absent: 1 - Commissioner Thomas Mulder

## F. PUBLIC HEARINGS

[25-804](#)

1. We Are Up, Inc., Planned Unit Development Permit, Conditional Use Permit, Special Permit, and Lot Line Adjustment  
Assessor's Parcel Numbers: 509-181-003, 509-181-005, 509-181-012, 509-181-061  
Record Numbers: PLN-2024-19020  
McKinleyville Area

A Planned Unit Development Permit, Conditional Use Permit, Special Permit, and Lot Line Adjustment for an infill mixed use development consisting of 70 residential units, a community center, a greenhouse, barn, garden space, orchard, livestock, walking trails, outdoor recreation activities, wetland fill and wetland creation, planting of riparian vegetation, indoor and

outdoor special events, access road, parking, and other ancillary site improvements such as lighting and drainage. The project also includes demolition of structures and modification of height and setback standards to support the quasi-public use. There will be no more than 35 special events per year which will not exceed 400 persons at one time. The lot line adjustment between four parcels will result in the following: APN 509-181-003 from 0.14 acres to (Parcel A) 1.99 acres; APN 509-181-012 from 1.06 acres to (Parcel B) 1.27 acres; APN 509-181-005 from 0.73 acres to (Parcel C) 1.72 acres; and 509-181-061 from 15.45 acres to (Parcel D) 12.4 acres. Parcels are served with water and sewer by the McKinleyville Community Services District.

***The Planning Commission adopted resolution 25-037, which finds the project is statutorily exempt from additional environmental review pursuant to California Code Regulations Title 14 section 15183(a) as it is consistent with the development density established by existing zoning, community plan, or general plan policies for which an environmental impact report has already been certified; and finds the proposed project complies with the General Plan and Zoning Ordinance; and approves the We Are Up, Inc., Planned Unit Development Permit, Conditional Use Permit, Special Permit, and Lot Line Adjustment subject to the conditions of approval with an added condition to review the traffic signal upgrade for roundabout feasibility.***

Aye: 6 - Commissioner Iver Skavdal, Commissioner Noah Levy, Commissioner Peggy O'Neill, Commissioner Sarah West, Commissioner Jerome Qiriazzi and Commissioner Lorna McFarlane

Absent: 1 - Commissioner Thomas Mulder

## **G. ITEMS PULLED FROM CONSENT**

## **H. REPORT FROM PLANNER**

*Director Ford reported that staff is responding to comments received on the RCAP, and the BOS passed the code modifications regarding code enforcement assessments and we anticipate hearing the McKinlyville Town Center on August 19, 2025.*

## **I. PLANNING COMMISSION DISCUSSION ITEMS**

*Staff will poll the commissioners to determine if and when an added workshop for the RCAP could be held.*

## **J. ADJOURNMENT**

*Chair Iver Skavdal adjourned the meeting at 7:48 p.m.*

## **K. NEXT MEETINGS: July 17, 2025 6:00 p.m. Regular Meeting - Hybrid**