



# COUNTY OF HUMBOLDT

For the meeting of: 3/19/2026

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**File #:** 26-191

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**To:** Planning Commission

**From:** Planning and Building Department

**Agenda Section:** Public Hearing

**SUBJECT:**

Life Plan of Humboldt Parcel Map Subdivision and Special Permit  
Assessor Parcel Numbers (APN) 508-251-060, 510-133-013  
Record No.: PLN-2025-19246  
McKinleyville area

A Parcel Map Subdivision (PMS) to divide an approximately 14.59-acre parcel into two parcels of approximately 12.63 acres (Parcel 1) and 1.96 acres (Parcel 2). The purpose of the subdivision is to create the smaller parcel to convey separately with the remaining 12.63-acre parcel retained by Life Plan Humboldt. The parcel is currently undeveloped and can be served with community water and sewer provided by McKinleyville Community Services District. The applicant is requesting an exception to specific roadway improvements, placement of a Public Utility Easement (PUE), and bicycle storage requirements for future development. A Special Permit is also required for the relocation of existing wetlands to facilitate future development of the parcel with senior housing.

**RECOMMENDATION(S):**

That the Planning Commission:

1. Adopt the resolution, (Attachment 1) which does the following:
  - a. Finds the Programmatic EIR prepared for the McKinleyville Town Center which envisioned Life Plan Humboldt adequately addresses all potential environmental effects, and no further environmental review is required; and
  - b. Finds the proposed project complies with the General Plan and Zoning Ordinance; and
  - c. Approves the Life Plan of Humboldt Subdivision and Special Permit for Wetland relocation as recommended by staff, subject to the conditions of approval (Attachment 1A).

**DISCUSSION:**

**Project Location:** The project site is in the McKinleyville area, on the south side of Hiller Road,

beginning approximately 200 feet west of the intersection of Hiller Road and Central Avenue, on the property known as 1470 Hiller Road.

**Present General Plan Land Use Designation:** Commercial Services (CS), Mixed Use (MU), Density: 16 dwelling units per acre maximum; Residential Medium Density (RM), Density: Range is 7 to 30 units per acre; McKinleyville Community Plan (MCCP), 2017 General Plan, Slope Stability: Relatively Stable (0)

**Present Zoning:** Mixed Use (Urban) with a Q overlay.

**Environmental Review:** An Environmental Impact Report (EIR) was prepared for the McKinleyville Town Center Ordinance that contemplated the proposed project. The EIR was adopted by the Board of Supervisors on October 20, 2025. No further environmental review is required.

**State Appeal:** The project is NOT appealable to the California Coastal Commission.

**Major Concerns:** Wetland fill.

**Monitoring Required:**

CEQA Mitigation Monitoring.

**Executive Summary:** A Parcel Map Subdivision (PMS) to divide an approximately 14.59-acre parcel into two parcels of approximately 12.63 acres (Parcel 1) and 1.96 acres (Parcel 2). The purpose of the subdivision is to create the smaller parcel to convey separately for development of affordable senior housing with the remaining 12.63-acre parcel retained by Life Plan Humboldt. The Special Permit is to allow the relocation of minor scattered wetlands on the site in a manner consistent with the provisions of the McKinleyville Town Center. The parcel is currently undeveloped and can be served with community water and sewer provided by McKinleyville Community Services District.

**General Plan and Zoning:** The proposed subdivision is consistent with the Commercial Services, Mixed Use, and Residential Medium Density land use designations. The resulting lots comply with the density ranges prescribed by the underlying land use designations. The resulting parcels (12.68 acres and 1.96 acres) meet minimum parcel sizes, minimum lot width, maximum lot depth, and maximum lot coverage as required by the zoning ordinance.

**Access:** The parcels will utilize Hiller Road as the primary ingress and egress route. The Department of Public Works has reviewed the proposed subdivision and recommends several conditions of approval related to road improvements related to maintenance, traffic control devices and signs, monumentation on the parcel map, standard improvements, etc. The applicant has submitted an exception request to requirements for widening and paving, an exception to the Public Utility Easement (PUE) requirement, and an exception to the bicycle storage requirement in the

McKinleyville Town Center Q-Zone Ordinance. An exception to the Public Utilities Easement requirement is not necessary as the applicant and Public Works Department can establish the location of the easement at the time the improvement plans are completed. The bicycle storage requirements are not a requirement of the subdivision. Therefore, the only exception being asked for as part of this subdivision is to the road width and paving requirements.

Findings are required to approve an exception request, including findings there are special circumstances affecting the property, the exception is necessary for the preservation and enjoyment of a substantial property right of the petitioner, and the granting of the exception will not be detrimental to public welfare or injurious to other property in the vicinity.

The County does not support an exception to the road widening and paving requirements. Properties west of the subject property have constructed similar improvements on the south line of Hiller Road and not aligning the pavement would be a traffic hazard. Additionally, the road widening is required as part of the recently adopted McKinleyville Town Center Ordinance, which requires that Hiller Road be improved as identified by the Public Works Department.

**Hazards:** The subject parcel is in an area of relative geologic stability and is not located within an Alquist-Priolo Fault Hazard Zone, nor is it within an area of potential liquefaction. The project site is not located in a tsunami hazard zone and similarly is not within an area susceptible to coastal inundation related to sea level rise (1 meter). The parcel is not located within a FEMA 100-year Flood Zone. The subject parcel is located within a Local Responsibility Area for fire protection and is served by the Arcata Fire Protection District who provides structural fire protection.

**Biological Resources:** The application includes a Botanical Survey and Wetland Study. Wetlands have been delineated and mapped as shown on the tentative map. One special status plant species and one sensitive natural community were observed on site. A development plan identifying environmentally sensitive areas is included in the recommended conditions of approval.

The applicant is proposing to relocate existing wetlands at a 1.5:1 ratio to consolidate existing wetlands to facilitate future development on the parcel with senior housing. The applicant has submitted a Wetland Habitat Mitigation and Monitoring Plan that proposes to fill 18,765 square feet of existing one-parameter and three-parameter wetlands and create 28,900 square feet of new wetland consolidated in the northwest corner of the property. The plan includes a Mitigation Monitoring Plan, Adaptive Management Plan, and Final Success Criteria and Performance Standards. These portions of the report impose mitigation measures, performance standards, and a five-year monitoring plan to ensure wetland relocation is successful and achieves habitat, vegetation and hydrology goals outlined in the plan. Wetland mitigation will be considered successful when after five years the wetland creation site hosts at least 70 percent relative cover of native wetland species, supports wetland hydrology, and 28,148 square feet of three-parameter wetlands have been created (to be assessed with a wetland delineation in year 5). Mitigation and monitoring measures proposed

in the report have been included as recommended conditions of approval. The proposed wetland relocation is consistent with the McKinleyville Town Center Ordinance and other applicable sections of Humboldt County Zoning Code.

**Archaeological and Cultural Resources:** The project was referred to the Northwest Information Center (NWIC), the Yurok Tribe, Blue Lake Rancheria, and the Bear River Band of the Rohnerville Rancheria. NWIC responded recommending further study and that consultation with local tribes occur. The Bear River Band of the Rohnerville Rancheria responded stating that they are satisfied that the activities of the project do not appear to represent a source of significant impact(s) on cultural resources and requested that standard inadvertent archaeological discovery protocols be in place for any ground disturbing activities. This has been made a condition of project approval.

**Environmental Review:** The Board of Supervisors certified an EIR for the McKinleyville Town Center that envisioned the Life Plan Humboldt project and found the potential environmental impacts associated with the Life Plan Humboldt Project were less significant than the Mixed-Use proposal evaluated in the EIR. As a result, no further environmental review is required.

The proposed subdivision, and wetland consolidation and restoration, do not include effects that were not examined in the program EIR. No substantial changes are proposed in the project which will require major revisions of the EIR due to new significant environmental effects or an increase in the severity of previously identified significant effects. No substantial changes to circumstances under which the project is undertaken are anticipated that would require major revisions to the EIR. No new information of substantial importance which was not known and could not have been known at the time of EIR adoption shows any of the following:

- The project will have one or more significant effects not discussed in the EIR.
- Significant effects previously examined will be substantially more severe than shown in the previous EIR
- Mitigation measures or alternatives not previously found feasible would in fact be feasible and would substantially reduce significant effects of the project
- Mitigation measures or alternatives which are considerably different from those analyzed in the EIR would substantially reduce significant effects.

A Check list has been prepared (Attachment 6) to demonstrate that the EIR adequately addresses all potential impacts. Mitigation measures developed in the program EIR have been incorporated as part of the project.

**OTHER AGENCY INVOLVEMENT:**

The project was referred to responsible agencies, and all responding agencies have either responded with no comment or recommended approval or conditional approval.

ALTERNATIVES TO STAFF RECOMMENDATIONS:

The Planning Commission could elect to add or delete conditions of approval. The Planning Commission could deny approval if unable to make all the required findings. Staff has concluded the required findings in support of the proposal can be made. Consequently, staff does not recommend further consideration of these alternatives.

ATTACHMENTS:

1. Draft Resolution
  - A. Conditions of Approval
  - B. Tentative Map
  - C. Public Works Conditions
2. Applicant's Evidence in Support of the Required Findings
  - A. Botanical Survey
  - B. Mitigation and Monitoring Plan
  - C. Biologist Letter
  - D. Conceptual Site Plan
  - E. Geotechnical Investigation
  - F. Preliminary Drainage Report
  - G. Exception Request
  - H. Supplemental Exception Request
3. Referral Agency Comments and Recommendations
4. Public Comment
5. Ordinance 2772 - McKinleyville Town Center
6. Program EIR Checklist
7. Link to EIR

**Applicant:**

Life Plan of Humboldt  
Ann Lindsay  
1585 Heartwood Dr.  
McKinleyville CA, 95519

**Owner:**

L&A Enterprises LLC  
C/O Pierson Company

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**File #:** 26-191

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Please contact Michael Holtermann, Planner, at [mholtermann@co.humboldt.ca.us](mailto:mholtermann@co.humboldt.ca.us) or 707-268-3737 if you have questions about this item.