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[Draft] Re: Life Plan Humboldt Appeal of Hiller Road Frontage Improvements

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From kmaffei@co.humboldt.ca.us

Draft saved Thu 5/7/2026 3:45 PM

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**From:** Debra Hartridge <dhartridge@att.net>

**Sent:** Wednesday, May 6, 2026 3:19 PM

**To:** Wilson, Mike <Mike.Wilson@co.humboldt.ca.us>; Damico, Tracy <TDamico@co.humboldt.ca.us>

**Subject:** Life Plan Humboldt Appeal of Hiller Road Frontage Improvements

**Caution:** This email was sent from an EXTERNAL source. Please take care when clicking links or opening attachments.

May 5, 2026

To: The Humboldt County Board of Supervisors

Regarding the Appeal of Conditional Approval Hiller Road Frontage Improvements Section 2.5 (b) Application # PLN-2025-1924 PMS

Dear Chairman Wilson and Members of the Board,

My wife and I are in support of Life Plan Humboldt's request to appeal the decision of the Planning Commission that LPH must pave a 13-foot-wide travel lane on Hiller Road along the length of its frontage by 2031. We request that the BOS direct Public Works to prioritize the full build out of Hiller under the direction of the MMAC.

I have been a resident of Humboldt County since September 1972. My wife and I intend to be future residents of Humboldt Commons in McKinleyville. We both will be 80 years of age or older by the time Humboldt Commons opens in 2029.

We are concerned and worried that there is no concrete plan with funding and coordination to secure pedestrian safely across the intersection at Nursery Way and Hiller.

Without major changes to Hiller Road seniors will have to hurry across 80 feet of street without a stop sign or traffic signal to get to shopping.

All of the residents would be seniors 62- plus years old and their mobility will present increased challenges as they age.

The County needs to prioritize the full build- out of Hiller Road so that when Humboldt Commons opens in 2029 there will be safe street crossings for seniors.

Thank you for your consideration,

Ira Blatt

, Arcata

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[Draft] Support for Humboldt Commons Appeal (PLN-2025-19246 PMS)

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From kmaffei@co.humboldt.ca.us

Draft saved Thu 5/7/2026 3:43 PM

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**From:** shauna mckenna <shauna\_mckenna@yahoo.com>

**Sent:** Monday, May 4, 2026 2:40 PM

**To:** COB <COB@co.humboldt.ca.us>

**Subject:** Support for Humboldt Commons Appeal (PLN-2025-19246 PMS)

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**May 4, 2026**

Board of Supervisors, County of Humboldt 825 5th Street Eureka, CA 95501

**RE: Support for Humboldt Commons Appeal (PLN-2025-19246 PMS) and Alignment with MMAC Hiller Road Safety Recommendations**

Dear Chair Madrone and Members of the Board,

I am writing to you as a senior resident of McKinleyville to urge the Board to take decisive leadership regarding the infrastructure on Hiller Road. Specifically, I am asking that the Board direct Public Works to prioritize and fund a **complete boulevard buildout** of Hiller Road, synchronized with the completion of Humboldt Commons in 2029.

I strongly support the appeal filed by **Humboldt Commons** and the recommendations submitted by the **McKinleyville Municipal Advisory Committee (MMAC)**. The current "piecemeal" approach to development is not only inefficient; it is physically dangerous for those of us who live here.

**The Danger of Patchwork Infrastructure** As noted by the MMAC, relying on individual developers to build small segments of road results in a "disconnected patchwork." For a senior, a road that suddenly widens and then narrows, or a wide pavement area without a center median, creates a confusing and high-speed environment that is terrifying to cross.

**Our Specific Ask for Senior Safety** To ensure that Hiller Road is consistent with the **Town Center Ordinance** and safe for the seniors moving into Humboldt Commons in 2029, the County must commit to a funded plan that includes:

- **A Center Median and Pedestrian Refuge:** As a senior, I need the safety of a median to cross wide roads. Without it, the "boulevard" becomes a speedway.
- **Controlled Crossings at Nursery Way:** We need signalized crossings and traffic calming to ensure pedestrians can actually stop traffic.
- **Class II Bike Lanes and Continuous Sidewalks:** Connectivity must be total, not incremental, to allow for safe use of walkers, wheelchairs, and bicycles.

**The Timeline Must Match 2029** The Planning Commission's suggestion of a 2031 completion for road segments is a failure of planning. If the residents of Humboldt Commons arrive in 2029, the road must be ready in 2029. We cannot have a two-year "danger gap" where seniors are forced to navigate an incomplete, high-traffic corridor.

I ask the Board to direct County staff to work with the MMAC and Humboldt Commons to finalize a funded plan for the full Hiller Road buildout. Let's ensure that the McKinleyville Town Center is a place where seniors can walk safely and with dignity.

Thank you,

Shauna McKenna

McKinleyville, CA 95519

**Letter for Board of Supervisors Meeting on 5-12-26**

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**From** Bonnie Oliver <bonnie.l.oliver.architect@gmail.com>

**Date** Thu 5/7/2026 4:19 PM

**To** Wilson, Mike <Mike.Wilson@co.humboldt.ca.us>; COB <COB@co.humboldt.ca.us>; Madrone, Steve <smadrone@co.humboldt.ca.us>; Mary Burke <mburke5@gmail.com>; mckinleyvillemac@gmail.com <mckinleyvillemac@gmail.com>

 1 attachment (57 KB)

MMAC-CAT Letter re Hiller Road Town Center Improvements.pdf;

**Caution:** This email was sent from an EXTERNAL source. Please take care when clicking links or opening attachments.

RE: Hiller Road Safety Improvements and Full Boulevard Buildout per McKinleyville Town Center Ordinance

Greetings all,

Attached is a letter from the McKinleyville Municipal Advisory Committee's (Sub) Committee for Active Transportation requesting that the County pursue funding and construction of the Hiller Road Safety Improvements and Boulevard Buildout, independent of development projects, in support of the goals and specifications of the recently Board of Supervisors approved McKinleyville Town Center Zoning Ordinance. Please include this in the meeting packet for the May 12, 2026 BOS meeting which (it is my understanding) will include a discussion related to this matter.

Thanks for your help and interest in this matter.

Sincerely,  
Bonnie Oliver (Clerk of the sub-committee)  
MMAC's Committee for Active Transportation

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**FW: PLN-2025-19246-APPEAL Public Comment**

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**From** McClenagan, Laura <lmcclenagan2@co.humboldt.ca.us>

**Date** Thu 5/7/2026 4:20 PM

**To** Maffei, Kaleigh <kmaffei@co.humboldt.ca.us>; Johnson, Cliff <CJohnson@co.humboldt.ca.us>

**Cc** Turner, Nicole <nturner@co.humboldt.ca.us>; Damico, Tracy <TDamico@co.humboldt.ca.us>

 1 attachment (59 KB)

K Richards Comment 5.7.2026.pdf;

Please find the attached public comment for file 26-230.

Laura McClenagan

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**From:** Holtermann, Michael <mholtermann@co.humboldt.ca.us>

**Sent:** Thursday, May 07, 2026 4:14 PM

**To:** McClenagan, Laura <lmcclenagan2@co.humboldt.ca.us>

**Cc:** Johnson, Cliff <CJohnson@co.humboldt.ca.us>

**Subject:** PLN-2025-19246-APPEAL Public Comment

Good afternoon,

Please see the attached email. We received this public comment earlier this afternoon. I put a pdf copy in the board report e-file in a folder titled "Public Comment". I wanted to let you know so we could include it for the board. If you have any questions, please let me know.

Best,



**Michael Holtermann**

Senior Planner

[Planning and Building Department](#)

(707) 445-7541

3015 H Street | Eureka, CA 95501

Email: [mholtermann@co.humboldt.ca.us](mailto:mholtermann@co.humboldt.ca.us)

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**Humboldt Commons, Parcel Map Subdivision and Special Permit Appeal McKinleyville Area, Record Number PLN-2025-19246-APPEAL**

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**From** Kenny W Richards <Kenny.Richards@humboldt.edu>

**Date** Thu 5/7/2026 3:32 PM

**To** Holtermann, Michael <mholtermann@co.humboldt.ca.us>

**Caution:** This email was sent from an EXTERNAL source. Please take care when clicking links or opening attachments.

Michael,

As the representative from Christ the King Catholic Church Finance Committee which is a neighbor to this project, we support your initial approval we do not support the waivers of those conditions. Thank you for your assistance today.

Kenny Richards

Christ the King Catholic Church

Finance Committee

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**Humboldt Commons Correspondence**

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**From** Centor, Marc A. <mcentor@lubinolson.com>

**Date** Wed 5/6/2026 4:14 PM

**To** Wilson, Mike <Mike.Wilson@co.humboldt.ca.us>; COB <COB@co.humboldt.ca.us>

**Cc** Ford, John <JFord@co.humboldt.ca.us>; Mattson, Tom <TMattson@co.humboldt.ca.us>; County Counsel <countycounsel@co.humboldt.ca.us>; ann@lifeplanhumboldt.org. <ann@lifeplanhumboldt.org>; emma@haskettprojects.com <emma@haskettprojects.com>


 1 attachment (330 KB)

'Board of Supervisors Humboldt re Hiller Road Conditions.pdf;

**Caution:** This email was sent from an EXTERNAL source. Please take care when clicking links or opening attachments.

Chair Wilson and Members of the Board:

See attached correspondence of today's date.

 **Marc A. Centor | LUBIN OLSON**

Lubin Olson & Niewiadomski LLP | The Transamerica Pyramid | 600 Montgomery Street, 14th Floor | San Francisco, CA 94111

Direct Dial: (415) 955-5081 | Main: (415) 981-0550 | Facsimile: (415) 981-4343 | [www.lubinolson.com](http://www.lubinolson.com) | Email:

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May 6, 2026

MARC A. CENTOR  
Direct Dial: (415) 955-5081  
Email: [mcentor@lubinolson.com](mailto:mcentor@lubinolson.com)

**VIA ELECTRONIC MAIL ONLY**

Board of Supervisors  
County of Humboldt  
825 5th St.  
Room 111  
Eureka, CA 95501  
Attn: Chair Mike Wilson  
[mike.wilson@co.humboldt.ca.us](mailto:mike.wilson@co.humboldt.ca.us)  
[cob@co.humboldt.ca.us](mailto:cob@co.humboldt.ca.us)

Re: Appeal of Condition of Approval - Hiller Road Road-Widening Requirement

Dear Chair Wilson and Members of the Board:

We are counsel for and submit this letter on behalf of Life Plan Humboldt, a California nonprofit public benefit corporation ("Life Plan Humboldt"), the developer of the Humboldt Commons aging-in-place community in McKinleyville (the "Project"). More specifically, we submit this letter in support of Life Plan Humboldt's appeal of the Hiller Road road-widening requirement set forth in Section 2.5(b) of the March 19, 2026, Subdivision Requirements – In the Matter of the Life Plan Humboldt Subdivision, Application # PLN-2025-19246 PMS, APN 508-251-060 and 510-133-013, for Approval of a Tentative Map, Consisting of 14.59 Acres into 2 Parcels (the "Conditions of Approval"). Life Plan Humboldt is committed to paying its fair share for the infrastructure related to the Project, including the requested curb, gutter and sidewalk improvements to a portion of Hiller Road, but the current condition requiring Life Plan Humboldt to fund an approximately thirteen foot (13')-wide travel line on that road is disproportionate to the anticipated impact of the Project. As a result of this incongruity, the requested condition fails to satisfy the constitutional test for "rough proportionality."

"One of the principal purposes of the Takings Clause of the Fifth Amendment of the United States Constitution is to bar Government from forcing some people alone to bear public burdens which, in all fairness and justice, should be borne by the public as a whole." *Dolan v. City of Tigard*, 512 U.S. 374, 384 (1994). The *Dolan* court made this pronouncement in the landmark Supreme Court case which held that, not only must there be an "essential nexus" between a legitimate state interest and a governmental entity's permit condition, but there must also be a "rough proportionality" between the "exactions and the projected impact of the proposed development." *Id.* at 386. In other words, the permitting entity "must make some sort of

individualized determination that the required dedication is related both in nature and extent to the impact of the proposed development.” *Id.* at 391. This two-part test was recently reaffirmed by the United States Supreme Court in *Sheetz v. County of El Dorado, California*, 601 U.S. 267 (2024) (holding, among other things, that, “The nexus requirement ensures that the government is acting to further its stated purpose, not leveraging its permitting monopoly to exact private property without paying for it. ...[P]ermit conditions must have ‘rough proportionality’ to the development’s impact on the land-use interest.”).

We do not think that the County of Humboldt (the “County”) can plausibly satisfy the rough proportionality standard for the disputed road-widening requirement in this instance. Although Life Plan Humboldt conservatively estimates that the Project, following completion, will only contribute approximately eight (8%) to ten percent (10%) of the traffic on this segment of Hiller Road, the County is asking Life Plan Humboldt to fund an entire travel lane on a two-lane road as a condition for its proposed development. Given the relatively minimal anticipated traffic impact from the Project, there is no justifiable proportionality between such impact and the expansive Condition of Approval.

Life Plan Humboldt is willing to work cooperatively with the County for the sake of the Project and the County at large. Life Plan Humboldt has already committed to constructing two significant public amenities: Nursery Way and the mid-town bike trail. And it remains prepared to contribute its proportionate share of the proposed Hiller Road improvements through construction of approximately 1,320 feet of sidewalk, curb and gutter improvements. It cannot agree, however, to shoulder a disproportionate share of the burden for the widening of Hiller Road. We therefore respectfully request on behalf of Life Plan Humboldt that the Board direct the Department of Public Works to revise condition 2.5(b) of the Conditions of Approval to eliminate Life Plan Humboldt’s road-widening obligation based on a reasonable estimate of the Project’s proportional impact on Hiller Road.

Sincerely,



Marc A. Centor

cc: John Ford, Director of Planning and Building ([jford@co.humboldt.ca.us](mailto:jford@co.humboldt.ca.us));  
Tom Mattson, Director of Public Works ([tmattson@co.humboldt.ca.us](mailto:tmattson@co.humboldt.ca.us));  
Scott A. Miles, Interim County Counsel ([countycounsel@co.humboldt.ca.us](mailto:countycounsel@co.humboldt.ca.us));  
Ann Lindsay, President, Life Plan Humboldt ([ann@lifeplanhumboldt.org](mailto:ann@lifeplanhumboldt.org));  
Emma Haskett, Project Manager for Humboldt Commons ([emma@haskettprojects.com](mailto:emma@haskettprojects.com))