

**PLANNING COMMISSION**

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**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

**COUNTY OF HUMBOLDT  
PLANNING COMMISSION**

**825 Fifth Street  
Board of Supervisors Chambers  
Eureka, California**

**AGENDA**

**Thursday, July 16, 2026**

**6:00 PM**

**Regular Meeting**

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**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](mailto:cob@co.humboldt.ca.us) or the ADA Coordinator at 844-365-0352 or by email at [ada@co.humboldt.ca.us](mailto: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.

**SUBMITTING PUBLIC COMMENT PRIOR TO THE MEETING:**

Public comments may be submitted via email to [Planningclerk@co.humboldt.ca.us](mailto: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, July 15, 2026. 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.*

[26-720](#)

Public Comment On Non-Agenda Items

**Attachments:**

[Miranda's Rescue - Agrusa](#)

[2026 Week Without Driving & Transit Month - Fiske](#)

**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.*

[26-716](#)

1. Review and approval of the June 18, 2026, Action Summary.

**Recommendation:** Approve the June 18, 2026, Action Summary.

**Attachments:**

[06.18.2026 Action Summary for review](#)

[26-717](#)

2. Siena Nelson Parcel Map Subdivision  
Record No.: PLN-2025-19465  
APN: 313-081-028  
Blue Lake area

A Parcel Map Subdivision of an approximately 2.51-acre parcel into two parcels of 1.51 acres and 1 acre respectively. The subject parcel is currently developed with a single-family residence, garage and other accessory structures that will all remain on proposed Parcel "A". Parcel "B" will be vacant and suitable for residential development. Both parcels are served by a groundwater well and on-site wastewater disposal systems.

**Recommendation:** That the Planning Commission:

1. Adopt the resolution, (Attachment 1) which does the following:

a. Finds the project is consistent with the development density and policies established by an existing community plan and General Plan for which an EIR was certified, and that no additional environmental review is required per section 15183 of the State CEQA Guidelines; and

b. Makes all required findings for approval of the Parcel Map Subdivision; and

c. Approves the Siena Nelson Parcel Map Subdivision as recommended by staff subject to the conditions of approval (Attachment 1A).

**Attachments:**

[19465 Staff Report 7.16.26](#)

[Attachment 1 - Draft Resolution](#)

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

[Attachment 1B - Department of Public Works Recommended Conditions of Approval](#)

[Attachment 1C - Tentative Map](#)

[Attachment 2 - Location Map](#)

[Attachment 3 - Applicant's Evidence in Support of Findings](#)

[Attachment 3A - Biological Resource Assessment](#)

[Attachment 3B - OWTS Report](#)

[Attachment 3C - Well Production Report](#)

[Attachment 4A and 4B - Referral Agency Comments](#)

## 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*

### [26-718](#)

1. A Public Workshop on the Humboldt Bay Area Plan (HBAP).

Assessor Parcel Numbers (APN) 000-000-000

Record No.: LRP-2023-18700

All of the unincorporated areas of Humboldt County within the Humboldt Bay Area Plan.

**Recommendation:** That the Planning Commission:

1. Request that staff present the staff report;
2. Receive public comment;
3. Deliberate and comment on the Humboldt Bay Area Plan Public Draft;
4. Provide guidance to Planning & Building Staff on any desired amendments to the draft Humboldt Bay Area Plan prior to a public hearing.

**Attachments:**

[18700 Staff Report 7.16.26](#)

[Attachment 1 - HBAP Public Draft June 2026](#)

[Attachment 2 - HBAP Public Draft July 2026](#)

[Attachment 3 - HBAP Version 2 Workshop Draft](#)

[Attachment 4 - Land Use and Zone Change List](#)

[Attachment 4A - Land Use and Zone Change Maps](#)

[Attachment 5 - Public Comments](#)

[Attachment 6 - 16-1037 Text Amendments to Humboldt Bay Area Plan](#)

## H. REPORT FROM PLANNER

## I. PLANNING COMMISSION DISCUSSION ITEMS

## J. ADJOURNMENT

## K. NEXT MEETINGS: August 6, 2026, 6:00 p.m. Regular Meeting