

PLANNING COMMISSION

IVER SKAVDAL
First District

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

**PLANNING COMMISSION
COUNTY OF HUMBOLDT**

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

ACTION SUMMARY

Thursday, March 19, 2026

6:00 PM

Regular Meeting - Hybrid

A. CALL TO ORDER / SALUTE TO FLAG

Chair Sarah West called the meeting to order at 6:00 p.m.

B. COMMISSIONERS PRESENT

Present : 5 - Commissioner Noah Levy, Commissioner Peggy O'Neill, Commissioner Sarah West,
Commissioner Jerome Qiriazzi and Commissioner Todd Fulton

Absent : 2 - Commissioner Iver Skavdal and Commissioner Lorna McFarlane

C. AGENDA MODIFICATIONS

Public comment on non-agenda items received.

*Public comment received for item E2 - 19485 RPL Investors, LLC; Coastal Development Permit,
Conditional Use Permit, and Special Permit Extension and item F3 - Life Plan of Humboldt Parcel Map
Subdivision and Special Permit*

D. PUBLIC COMMENT ON NON-AGENDA ITEMS:

E. CONSENT AGENDA

[26-192](#)

1. Review and approval of the February 19, 2026, Action Summary.

Approves the February 19, 2026, Action Summary

Aye: 5 - Commissioner Noah Levy, Commissioner Peggy O'Neill, Commissioner Sarah West, Commissioner Jerome Qiriazzi and Commissioner Todd Fulton

Absent: 2 - Commissioner Iver Skavdal and Commissioner Lorna McFarlane

[26-197](#)

3. Ford Tentative Map and Coastal Development Permit Extension

Assessor Parcel Numbers (APN) 511-031-011

Record No.: PLN-2026-19480

McKinleyville area

A two-year extension to an approved Tentative Map and Coastal Development Permit (PLN-2021-17091) for the subdivision of an approximately 1.12-acre parcel into four new parcels ranging from 5,228 ft.² to 5,583 ft.² in size. A remainder parcel of 16,368 ft.² is also proposed. The parcel is accessed from Myers Road and Lily Avenue, which will continue to serve the remainder parcel. The four new parcels will be served by a proposed 22-foot-wide access road to be developed from Myers Road, and an exception to the minimum right-of-way width requirements was previously approved. The parcel is developed with an existing single-family residence and shop, which will be located on the proposed remainder parcel following the subdivision. The property being divided is located within the Coastal Zone and a Coastal Development Permit is being processed in conjunction with the subdivision. Water and sewer service will be provided by the McKinleyville Community Services District. If approved, the new expiration date will be February 2, 2028.

The Planning Commission adopted Resolution 26-012 which finds Humboldt County Planning Commission found the project exempt from further environmental review per the CEQA guidelines described in Section 15183 - Projects consistent with a Community Plan, General Plan, or Zoning. Further environmental review is not required as no changes to the previously approved project are proposed; and finds that the development has not changed from that for which the permit was granted, and the findings made for approval of the major subdivision can still be made; and approves the Ford Tentative Map and Coastal Development Permit Extension subject to the conditions of approval (Attachment 1A).

Aye: 5 - Commissioner Noah Levy, Commissioner Peggy O'Neill, Commissioner Sarah West, Commissioner Jerome Qiriazzi and Commissioner Todd Fulton

Absent: 2 - Commissioner Iver Skavdal and Commissioner Lorna McFarlane

[26-196](#)

4. Pele Parcel Map Subdivision, Coastal Development Permit and Special Permit

Record No.: PLN-2026-19467

APN: 510-371-010

McKinleyville Area

A Parcel Map Subdivision of APN 510-371-010, an 87,406 square foot (2.01-acres) parcel, into three (3) parcels. A Coastal Development Permit for the construction of a primary residence, two accessory dwelling units (ADUs), and the conversion of an art studio into an ADU, and a Special Permit is also requested to accommodate a Lot Size Modification. Proposed Parcel 1 will be 50,938 square feet (48,639 net) and will contain an existing single-family residence, detached garage and a detached art studio, which is proposed for conversion to an ADU. Proposed Parcel 2 will be 16,667 square feet (10,755 net) and currently has two existing sheds, which will be demolished to accommodate a two-story primary residence (2000 square feet) with an attached garage (400 square feet) and a single story ADU (720 square feet). Proposed Parcel 3 will be 19,801 square feet (15,846 net) and is currently developed with an existing primary residence and a single story ADU (720 square feet) is proposed. Proposed parcels will be provided gas and electric services by PG&E and MCSD for sewer and water. The subject property has access via Bolier Avenue, a privately maintained gravel road of variable width (14'-16' average) within a 40-foot-wide access easement. The site is located within the Alquist-Priolo Fault Hazard Zone and a Fault Evaluation has been prepared and approved for the project.

The Planning Commission continued the Pele Parcel Map Subdivision, Coastal Development Permit and Special Permit to a date uncertain.

Aye: 5 - Commissioner Noah Levy, Commissioner Peggy O'Neill, Commissioner Sarah West, Commissioner Jerome Qiriazzi and Commissioner Todd Fulton

Absent: 2 - Commissioner Iver Skavdal and Commissioner Lorna McFarlane

F. PUBLIC HEARINGS

[26-190](#)

1. Inland and Coastal Safe Parking - Safe Shelter Pilot Program Ordinance Amendment
Record No.: LRP-2023-18813
Countywide

An amendment to the Inland and Coastal Safe Parking - Safe Shelter Pilot Program Ordinance including language and numbering amendments and allowing an extension of the provisions in both ordinances until January 1, 2036, in alignment with State allowances for emergency housing standards under Senate Bill 1395.

The Planning Commission adopted Resolutions 26-013 and 26-014 recommending the Humboldt County Board of Supervisors find the Inland and Coastal Safe Parking - Safe Shelter Pilot Program Ordinance amendments are exempt from CEQA pursuant to Section 21080(b)(4) of the Public Resources Code and Section 15269(c) of the CEQA Guidelines; and find the Inland and Coastal Safe Parking - Safe Shelter Pilot Program Ordinance amendments and extension comply with the General Plan, local coastal program, and Coastal Act; and find the Inland and Coastal Safe Parking - Safe Shelter Pilot Program Ordinance amendments and extension are in the public interest; and adopt an Ordinance amending Ordinance No. 2729 (Attachment 3) approving minor language amendments and extension of the Inland Safe Parking - Safe Shelter Pilot Program Ordinance and amending Title III, Division 1, Chapter 4 of Humboldt County Code, Section 314-61.05; and adopt an Ordinance amending Ordinance No. 2694 (Attachment 4) approving minor language and numbering amendments and extension of the Coastal Safe Parking - Safe Shelter Pilot Program Ordinance and

amending Title III, Division 1, Chapter 3 of Humboldt County Code, Section 313-61.05 (now Section 313-60.1).

Aye: 5 - Commissioner Noah Levy, Commissioner Peggy O'Neill, Commissioner Sarah West, Commissioner Jerome Qiriazzi and Commissioner Todd Fulton

Absent: 2 - Commissioner Iver Skavdal and Commissioner Lorna McFarlane

[26-194](#)

2. Humboldt Bay Harbor, Recreation & Conservation District - Extension of Interim Permits Assessor Parcel Number (APN) 401-112-021 & 401-112-024
Record No.: PLN-2025-19441
Samoa area

A three-year extension to previously approved Coastal Development and Conditional Use Permits (CUP-16-062/CDP-16-09, CUP-18-048/CDP-18-041) which authorized a variety of interim uses at Redwood Marine Terminal II (RMT II) for a 7-year period (2019 thru 2026). If approved the extension would authorize ongoing Interim Uses at the property through January 24, 2029. The interim uses would continue to occupy existing structures and infrastructure.

The Planning Commission adopted Resolution 26-015 which finds the Planning Commission has considered the Initial Study & Mitigated Negative Declaration and Addendums prepared for the project by the Harbor District as Lead Agency and finds that there are no significant impacts to the environment, as mitigated, as previously determined by the District; and finds the requested extensions are supportable and that the Interim uses and development activities comply with the Humboldt Bay Area Plan and Zoning Ordinance; and approves the Extension of the Coastal Development Permits and Conditional Use Permits as recommended by staff, subject to the conditions of approval (Attachment 1A).

Aye: 5 - Commissioner Noah Levy, Commissioner Peggy O'Neill, Commissioner Sarah West, Commissioner Jerome Qiriazzi and Commissioner Todd Fulton

Absent: 2 - Commissioner Iver Skavdal and Commissioner Lorna McFarlane

[26-191](#)

3. 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.

The Planning Commission adopted Resolution 26-016 which 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 finds the proposed project complies with the General Plan and Zoning Ordinance; and 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) with modifications to the Public Works conditions: The Pavement widening along Hiller Road is a requirement of the Subdivider with the following provisions; The subdivider may enter into a Bonded Subdivision Agreement to defer installation of the Hiller Pavement widening for a period extending 5 years from the time of issuance of building permits, and; The ultimate configuration of the Road is subject to review and recommendation by the MMAC and approval by the Board of Supervisors, Some flexibility is reserved for possible changes to the Hiller Road cross section but it will go no further south than the current right of way line, and; The County will seek funding to improve the full cross section of Hiller Road along the frontage of the subject property which can be used to assist with the cost of the required improvements or this condition can be satisfied with grant funding to provide the required pavement widening creating space for a buffered Bike Lane across the front of the property; and if a Buffered Bike lane is provided, the County will do the striping and extend the bike lane as far west on Hiller as practicable.

Aye: 5 - Commissioner Noah Levy, Commissioner Peggy O'Neill, Commissioner Sarah West, Commissioner Jerome Qiriazzi and Commissioner Todd Fulton

Absent: 2 - Commissioner Iver Skavdal and Commissioner Lorna McFarlane

G. ITEMS PULLED FROM CONSENT

[26-198](#)

2. RPL Investors, LLC; Coastal Development Permit, Conditional Use Permit, and Special Permit Extension
Record Number: PLN-2024-19485
Assessor Parcel Number: 520-142-009
Orick area

A sixth two-year extension of the following project: A Coastal Development Permit, Conditional Use Permit and Special Permit for a 152-unit transient habitation facility (special occupancy park), to include: a campground, RV Park, Lodge (commercial center), and gas station. The special occupancy park will include 82 RV sites, 48 tent camping sites, 12 park model cabins, 10 cottages, 3 bathhouses, internal trails connecting to the existing Redwood Creek Levee Trail, an open playing field, and a commercial center constructed in a traditional lodge building style. The commercial center will include the resort activity center, administrative offices, a deli and convenience store/gift shop, a touring center, and gas station. An existing residence will remain and be used as a caretaker's residence and office space. A 2,076 square foot maintenance barn will be constructed to the north of the residence and will house the wastewater treatment system operations and maintenance area. The on-site sewage disposal system proposed is an Orenco Advantex Wastewater Treatment system suitable for processing approximately 19,500 gallons of waste per day. The

primary leach field will be located near the existing house. Water will be provided by the Orick Community Services District. All utility lines will be underground. The resort will host up to 12 special events per year such as weddings, celebrations, family reunions, school/youth field trips, and small musical productions. Events will generate a maximum of 100 attendees who are not staying on site and may be held between the hours of 12 PM and 9 PM. A Special Permit is included to establish parking for a non-enumerated use. A maximum of 100 additional guests (those who are not staying overnight at the Resort) will be attending special events. To meet this demand 50 parking spaces are proposed in addition to those required by the other facilities (277 parking spaces). Wetland 1 located at the base of the Redwood Creek Levee is partially located within the Coastal Zone. This wetland will not be altered as a result of the project. Other non-coastal wetlands (2 through 5) on site are NWI wetlands and will be filled to facilitate the project. Wetland fill will be mitigated by wetland creation and enhancement, to be implemented at a 2:1 ratio on the coastal portion of the site adjacent to the existing wetland within the 100-foot wetland setback area. Proposed on-site signage will include up to three monument signs that will be backlit or illuminated with down-shielding lighting. No changes to the project are proposed. If approved, the Coastal Development Permit, Conditional Use Permit, and Special Permit will expire on January 27, 2028.

The Planning Commission adopted Resolution 26-017 which makes all the required findings for approval of the Coastal Development Permit, Conditional Use Permit, and Special Permit Extension; and approves the Coastal Development Permit, Conditional Use Permit, and Special Permit Extension subject to the original Conditions of Approval (Attachment 1A) as modified by removing the gas station allowance.

Aye: 3 - Commissioner Noah Levy, Commissioner Sarah West and Commissioner Jerome Qiriaz

Nay: 2 - Commissioner Peggy O'Neill and Commissioner Todd Fulton

Absent: 2 - Commissioner Iver Skavdal and Commissioner Lorna McFarlane

[26-195](#)

5. Monument Quarry CUP/SMP Mining Reapproval
Assessor Parcel Numbers (APN) 205-031-049
Record No.: PLN-2025-19450
Rio Del area

A Conditional Use Permit (CUP) for a surface mining operation known as the Monument Quarry for the extraction of gravel from the quarry for use on County roads, for emergency and maintenance activities in the region. The proposed extraction is a total of 35,000 cubic yards over the life of the permit. Mining may consist of a single 25,000 cubic yard extraction, or smaller extractions, as frequently as annually, totaling 35,000 cubic yards over 15 years. This is a request for re-approval of the permit that has recently expired. If re-approved, the Conditional Use Surface Mining Permit, Reclamation Plan and a review of financial assurances for an existing surface mining operation known as the Monument Quarry would amount to a permit term of 15-years.

The Planning Commission adopted Resolution 26-018 which finds the Planning Commission has

considered the Mitigated Negative Declaration (MND) previously adopted for the Monument Quarry reapproval pursuant to Section 15164 of the CEQA guidelines and that no further environmental review is required; and makes all of the required findings for approving the Conditional Use/Surface Mining Permits and Reclamation Plan PLN-2025-19450, based on the substantial evidence submitted; and approves the Conditional Use/Surface Mining Permit and Reclamation Plan as modified by adding that fleet vehicles be in compliance with the California Air Resources Board Regulations.

Aye: 5 - Commissioner Noah Levy, Commissioner Peggy O'Neill, Commissioner Sarah West, Commissioner Jerome Qiriazzi and Commissioner Todd Fulton

Absent: 2 - Commissioner Iver Skavdal and Commissioner Lorna McFarlane

[26-193](#)

6. Russ Quarry CUP/SMP Mining Reapproval
Assessor Parcel Numbers (APN) 313-132-001
Record No.: PLN-2025-19390
Maple Creek area

A Conditional Use Permit (CUP) for a surface mining operation known as the Russ Quarry for the extraction of gravel from the quarry for use on County roads, for emergency and maintenance activities in the region. The proposed extraction is a total of 30,000 cubic yards over the life of the permit, 15 years, consisting of extractions of up to 25,000 cubic yards at a time as frequently as once every 3-7 years. This is a re-approval of CUP-10-03/SMP-10-03/RP10-03 that has expired. The project is for consideration of the re-approval of a Conditional Use Surface Mining Permit, the re-approval of the Reclamation Plan and a review of financial assurances for an existing quarry with a 15-year permit term to expire November 24, 2040.

The Planning Commission adopted Resolution 26-019 which finds the Planning Commission has considered the Negative Declaration (ND) previously adopted for the Russ Quarry reapproval pursuant to Section 15164 of the CEQA guidelines and that no further environmental review is required; and makes all of the required findings for approving the Conditional Use/Surface Mining Permits and Reclamation Plan PLN-2025-19390, based on the substantial evidence submitted; and approves the Conditional Use/Surface Mining Permit and Reclamation Plan as modified by adding that fleet vehicles be in compliance with the California Air Resources Board Regulations.

Aye: 5 - Commissioner Noah Levy, Commissioner Peggy O'Neill, Commissioner Sarah West, Commissioner Jerome Qiriazzi and Commissioner Todd Fulton

Absent: 2 - Commissioner Iver Skavdal and Commissioner Lorna McFarlane

H. REPORT FROM PLANNER

I. PLANNING COMMISSION DISCUSSION ITEMS

Commission would like to have a Tsunami Education Presentation

J. ADJOURNMENT

Chair Sarah West adjourned the meeting at 9:21 p.m.

K. NEXT MEETING: April 16, 2026 6:00 p.m. Regular Meeting