

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

**COUNTY OF HUMBOLDT
PLANNING COMMISSION**

825 Fifth Street
Board of Supervisors Chambers
Eureka, California

AGENDA

Thursday, June 26, 2025

6:00 PM

Regular Meeting - Hybrid

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 or the ADA Coordinator at 844-365-0352 or by email at 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.

You may access the live stream of the meeting by using the following link:
<https://humboldt.legistar.com>

SUBMITTING PUBLIC COMMENT PRIOR TO THE MEETING:

Public comments may be submitted via email to
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, June 25, 2025. 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.

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.

[25-807](#)

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

Recommendation: Approve the April 03, 2025, Action Summary

Attachments: [04.03.2025 Action Summary for review](#)

[25-808](#)

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

Recommendation: Approve the April 17, 2025, Action Summary.

Attachments: [04.17.2025 Action Summary for review](#)

[25-809](#)

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

Recommendation: Approve the May 01, 2025, Action Summary.

Attachments: [05.01.2025 Action Summary for review](#)

[25-810](#)

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

Recommendation: Approve the May 15, 2025, Action Summary.

Attachments: [05.15.2025 Action Summary for review](#)

[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.

Recommendation: That the Planning Commission:

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

- a. Finds the proposed site acquisition to be in conformance with the Humboldt County General Plan

Attachments: [19265 Staff Report 6.26.25](#)

[Attachment 1 - Draft Resolution](#)

[Attachment 2 - Site Plan](#)

[Attachment 3 - Location Map](#)

[Attachment 4 - California Government Code Section 65402](#)

[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.

Recommendation: That the Planning Commission:

1. Adopt the resolution (Attachment 1) which does the following:
 - a. Find the proposed production well on the subject parcel conforms with the Humboldt County General Plan.

Attachments:

[19228 Staff Report 6.26.25](#)

[Attachment 1 - Draft Resolution](#)

[Attachment 2 - Site Plan](#)

[Attachment 3 - Location Map](#)

[Attachment 4 - California Government Code Section 65402](#)

[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.

Recommendation: That the Planning Commission:

1. Continue the Humboldt Regional Climate Action Plan and CEQA GHG Emissions Thresholds discussion until August 7, 2025.

Attachments: [15593 Staff Report 6.26.25](#)

F. 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

[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.

Recommendation: That the Planning Commission:

1. Adopt the resolution (Attachments 1) which does the following:
 - a. 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
 - b. Finds the proposed project complies with the General Plan and Zoning Ordinance; and
 - c. 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 (Attachment 1A).

Attachments:

[19020 Staff Report 6.26.25](#)
[Attachment 1 - 19020 Draft Resolution](#)
[Attachment 1A - 19020 Conditions of Approval](#)
[Attachment 1B - 19020 Operations Plan](#)
[Attachment 1C - 19020 Site Plan](#)
[Attachment 1D - 19020 Community Center Floor Plans](#)
[Attachment 1E - 19020 Concept Images](#)
[Attachment 1F - 19020 Lot Line Adjustment Site Plan With Setbacks](#)
[Attachment 2 - 19020 Location Map](#)
[Attachment 3 - 19020 Environmental Streamlining Checklist and General](#)
[Attachment 3A - 19020 Appendix A - Land Use Consistency Chart](#)
[Attachment 3B - 19020 Appendix B - Uniformly Applicable Standards, Po](#)
[Attachment 4 - 19020 Applicant's Evidence in Support of Findings](#)
[Attachment 4A - 19020 Wetland Habitat Mitigation and Monitoring Plan](#)
[Attachment 4B - 19020 Transportation Analysis](#)
[Attachment 4C - 19020 Noise Study](#)
[Attachment 4D - 19020 Stormwater Control Plan](#)
[Attachment 4E - 19020 Agriculture Land Evaluation Site Assessment](#)
[Attachment 4F - 19020 Screening Results for Criteria Pollutants](#)
[Attachment 4G - 19020 NRCS SoilWeb Soils Report](#)
[Attachment 5 - 19020 Referral Agency Comments](#)
[Attachment 5A - 19020 Building Division Response](#)
[Attachment 5B - 19020 Division of Environmental Health Response](#)
[Attachment 5C - 19020 Public Works Response](#)
[Attachment 5D - 19020 McKinleyville Community Services District Respo](#)
[Attachment 5E - 19020 California Department of Fish and Wildlife Respo](#)
[Attachment 5F - 19020 PGE Response](#)
[Attachment 6 - 19020 Letters of Support](#)
[Attachment 6A - 19020 Combined Public Comment 06.13.2025](#)

G. ITEMS PULLED FROM CONSENT**H. REPORT FROM PLANNER****I. PLANNING COMMISSION DISCUSSION ITEMS****J. ADJOURNMENT****K. NEXT MEETINGS: July 17, 2025 6:00 p.m. Regular Meeting - Hybrid**