

PLANNING COMMISSION

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LORNA MCFARLANE
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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, October 16, 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, October 15, 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.

[25-1237](#)

Review and approval of the September 18, 2025, Action Summary

Recommendation: Approve the September 18, 2025, Action Summary

Attachments: [09.18.2025 Action Summary for review](#)

[25-1238](#)

Review and approval of the October 02, 2025, Action summary.

Recommendation: Approve the October 02, 2025, Action summary.

Attachments: [10.02.2025 Action Summary for review](#)

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

[25-1235](#)

Draft Employee Housing Ordinance - Updating Zoning Ordinance to Match State Code that Regulates and Allows Employee Housing Developments

Assessor Parcel Numbers (APN) 000-000-000

Record No.: LRP-2023-18353

Countywide

An amendment to the Inland and Coastal Zoning Regulations to add Sections 313-47.3 and 314-47.3 to implement Employee Housing regulations in a manner consistent with the current State requirements as established within California Health and Safety Code Sections 17008, 17021, 17021.5, 17021.6, and 17021.8. Additional changes are made to amend the Regulations for Zoning Districts in Sections 313-7, 314-5, and 314-7, the Glossary of Use Types in Sections 313-170, 313-177, 314-170, and 314-177, and the Definitions in Sections 314-136 and 314-147 in order to maintain consistency both externally with California Health and Safety Code and internally with the proposed Employee Housing Regulations.

Recommendation: That the Planning Commission:

1. Adopt the resolution, which does the following:

a) Finds that the proposed adoption of the Inland and Coastal Employee Housing ordinances is exempt from environmental review; and

b) Finds that the proposed project complies with the General Plan, Local Coastal Program, and Zoning Ordinance; and

c) Recommends that the Board of Supervisors adopt the Inland and Coastal Employee Housing ordinances.

Attachments: [18353 Staff Report 10.16.25](#)
 [Attachment 1 - Draft Resolution](#)
 [Attachment 2.A - Draft Ordinance No. \(Inland\)](#)
 [Attachment 2.B - Draft Ordinance No. \(Coastal\)](#)
 [Attachment 3.A - Existing Inland Code](#)
 [Attachment 3.B - Existing Coastal Code](#)

[25-1236](#)

Humboldt Regional Climate Action Plan and CEQA GHG Emissions Thresholds
Assessor Parcel Numbers (APN) 000-000-000
Record No. LRP-2019-15593
Humboldt Countywide

Approval of the Humboldt Regional Climate Action Plan (RCAP) and California Environmental Quality Act (CEQA) Greenhouse Gas (GHG) Emissions Thresholds. The RCAP includes strategies, measures, and actions addressing Countywide 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 carbon neutrality by 2045. CEQA GHG Emissions Thresholds will be applicable to new development projects that require CEQA review and with a pre-2030 buildout or operational year.

Recommendation: That the Planning Commission take the following actions:

1. Recommend that the Humboldt County Board of Supervisors take the following actions:
 - a) Adopt the Resolution [Attachment 1] to certify the EIR [Attachments 2 and 3] for the RCAP and CEQA GHG Emissions Thresholds including adopting findings of fact that the FEIR has been prepared in compliance with CEQA and Statements of Overriding Considerations; and
 - b) Adopt the Mitigation Monitoring and Reporting Program [Attachment 7]; and
 - c) Adopt the Resolution [Attachment 4] to make all required findings that the RCAP [Attachments 5A, 5B, 5C, and 5D] and CEQA GHG Emissions Thresholds [Attachment 6] are consistent with

applicable policies, laws and regulations; and

d) Adopt the RCAP and CEQA GHG Emissions Thresholds.

Attachments:

[15593 Staff Report 10.16.25](#)

[Attachment 1 - Draft CEQA EIR Resolution](#)

[Attachment 4 - Draft RCAP & GHG Thresholds Resolution](#)

[Attachment 5A - Humboldt Regional Climate Action Plan](#)

[Attachment 5B - Appendix A Climate Regulatory Context](#)

[Attachment 5C - Appendix B GHG Inventory, Forecast and Targets Report](#)

[Attachment 5D - Appendix C Substantial Evidence Report](#)

[Attachment 6 - CEQA GHG Emissions Thresholds and Guidance Report](#)

[Attachment 7 - Mitigation Monitoring and Reporting Program](#)

[Attachment 8 - Public Workshop Staff Report August 7, 2025](#)

[Attachment 9 - CEQA GHG Emissions Streamlining Checklist](#)

[Attachment 10 - Responses to Public Comments](#)

G. ITEMS PULLED FROM CONSENT

H. REPORT FROM PLANNER

I. PLANNING COMMISSIONER DISCUSSION ITEMS

J. ADJOURNMENT

K. NEXT MEETINGS: November 06, 2025 6:00 p.m. Regular Meeting-Hybrid