

PLANNING COMMISSION

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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, March 19, 2026

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, March 18, 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.

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.

[26-192](#)

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

Recommendation: Approve the February 19, 2026, Action Summary.

Attachments: [02.19.2026 Action Summary for review](#)

[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.

Recommendation: That the Planning Commission:

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

a. Makes all the required findings for approval of the Coastal Development Permit, Conditional Use Permit, and Special Permit Extension; and

b. Approves the Coastal Development Permit, Conditional Use Permit, and Special Permit Extension subject to the original Conditions of Approval (Attachment 1A).

Attachments:

[19485 Staff Report 3.19.26](#)

[Attachment 1 - Draft Resolution](#)

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

[Attachment 2 - Planning Commission Resolution 14-31](#)

[Attachment 3 - Planning Commission Staff Report CDP-14-016](#)

[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.

Recommendation: That the Planning Commission:

1. Adopt the resolution (Attachment 1), which does the following:
 - a. 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
 - b. 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
 - c. Approves the Extension subject to the conditions of approval (Attachment 1A).

Attachments:

[19480 Staff Report 3.19.26](#)

[Attachment 1 - Draft Resolution](#)

[Attachment 1A - Tentative Map 03.22.2021](#)

[Attachment 2 - Location Map](#)

[Attachment 3 - PC Resolution 22-085 Ford Subdivision 17091 with Conc](#)

[Attachment 4 - Referral Agency Comments & Recommendations](#)

[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.

Recommendation: That the Planning Commission:

1. Continue the Pele Parcel Map Subdivision, Coastal Development Permit and Special Permit to a date uncertain.

Attachments: [19467 Staff Report 3.19.26](#)
[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.

Recommendation: That the Planning Commission:

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

b. 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

c. Approves the Conditional Use/Surface Mining Permit and Reclamation Plan.

Attachments:

[19450 Staff Report 3.19.26](#)

[Attachment 1 - Draft Resolution](#)

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

[Attachment 1B - Monument Reclamation Plan \(rev 2025\)](#)

[Attachment 1C - Site Plan](#)

[Attachment 2 - Monument Quarry MND 2011](#)

[Attachment 3 - Plan of Operation \(rev 2025\)](#)

[Attachment 4 - Referral Agency Comments](#)

[Attachment 4A - Public Works Land Use Response](#)

[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.

Recommendation: That the Planning Commission:

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

b. 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

c. Approves the Conditional Use/Surface Mining Permit and Reclamation Plan.

Attachments:

[19390 Staff Report 3.19.16](#)

[Attachment 1 - Draft Resolution](#)

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

[Attachment 1B - Reclamation Plan \(revised\) 2025](#)

[Attachment 1C - Site Plan](#)

[Attachment 2 - 2011 Addendum Negative Declaration \(1995\)](#)

[Attachment 3 - Plan of Operation \(revised\) 2025](#)

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

[Attachment 4A - Public Workds Land Use Referral Reponse Russ Quarry](#)

[Attachment 4B - Department of Fish and Wildlife Referral Reponse Russ](#)

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

[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.

Recommendation: That the Planning Commission:

1. Adopt the resolutions (Attachments 1 and 2) recommending that the Humboldt County Board of Supervisors take the following actions:

a. 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

b. 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

c. Find the Inland and Coastal Safe Parking - Safe Shelter Pilot Program Ordinance amendments and extension are in the public interest; and

2. 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

3. 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).

Attachments:

[18813 Staff Report 3.19.26](#)

[Attachment 1 - Draft Inland Resolution](#)

[Attachment 2 - Draft Coastal Resolution](#)

[Attachment 3 - Amended Inland Safe Parking Safe Shelter Ordinance](#)

[Attachment 4 - Amended Coastal Safe Parking Safe Shelter Ordinance](#)

[Attachment 5 - Code Enforcement Referral Comments](#)

[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.

Recommendation: That the Planning Commission:

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

a. 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

b. 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

c. Approves Extension of the Coastal Development Permits and Conditional Use Permits as recommended by staff, subject to the conditions of approval (Attachment 1A).

Attachments:

[19441 Staff Report 3.19.26](#)

[Attachment 1 - Draft Resolution](#)

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

[Attachment 1B - Prior Environmental Review](#)

[Attachment 1C - Site Plan and Floor Plans](#)

[Attachment 2 - Location Map](#)

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

[Attachment 4 - Referral Agency Comments & Recommendations](#)

[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.

- Recommendation:** That the Planning Commission:
1. Adopt the resolution, (Attachment 1) which does the following:
 - a. 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
 - b. Finds the proposed project complies with the General Plan and Zoning Ordinance; and
 - c. 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).

Attachments:

[19246 Staff Report 3.19.26](#)
[Attachment 1 - Draft Resolution](#)
[Attachment 1A - Conditions of Approval](#)
[Attachment 1B - Tentative Map](#)
[Attachment 1C - Public Works Memorandum](#)
[Attachment 2 - Applicants Evidence in Support of Required Findings](#)
[Attachment 2A - Botanical Survey](#)
[Attachment 2B - Mitigation and Monitoring Plan](#)
[Attachment 2C - Biologist Letter](#)
[Attachment 2D - Conceptual Site Plan](#)
[Attachment 2E - Geotechnical Investigation](#)
[Attachment 2F - Preliminary Drainage Report](#)
[Attachment 2G - Exception Request](#)
[Attachment 2H - Supplemental Exception Request](#)
[Attachment 3 - Referral Agency Comments](#)
[Attachment 4 - Public Comment](#)
[Attachment 5 - Ordinance No. 2772 - McKinleyville Town Center](#)
[Attachment 6 - Program EIR Checklist](#)
[Attachment 7 - Link to EIR](#)

G. ITEMS PULLED FROM CONSENT**H. REPORT FROM PLANNER****I. PLANNING COMMISSION DISCUSSION ITEMS****J. ADJOURNMENT****K. NEXT MEETING: April 16, 2026 6:00 p.m. Regular Meeting**