

BOARD OF SUPERVISORS

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**COUNTY OF HUMBOLDT  
BOARD OF SUPERVISORS  
825 FIFTH STREET  
EUREKA, CA 95501  
SUPERVISORS' CHAMBER, FIRST FLOOR**

**AGENDA - Final**

Friday, January 26, 2024

11:00 AM

Special Meeting - Hybrid

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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).

The Fourth Street Courthouse entrance re-opened to the public on Monday, September 11, 2023; However, the Fourth Street parking lot will remain closed while exterior work is completed. ADA Accessible parking is available in the dirt parking lot on the north side of the jail, located on K and Fourth Streets

If you are unable to access the courthouse due to the closure of the 4th Street entrances remote/teleconferencing, live viewing of meetings is available on Access Humboldt as well as streaming of the meeting. Public comment can be made through Zoom or email.

**REMOTE/TELECONFERENCE PARTICIPATION**

Conference Line: 720 707 2699

Meeting ID: 819 7294 8420

Please note: Those not able to attend the Board of Supervisors 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 Board of Supervisors are to attend the meeting person or submit your comment in writing in advance of the meeting.

**Zoom Public Comment:**

When the Board of Supervisors announce the agenda item that you wish to comment on, call the conference line, enter Meeting ID and press star (\*) 9 on your phone, this will raise your hand. You'll continue to hear the Board meeting on the call. When it is time for public comment on the item you wish to speak on, you'll hear a prompt that will indicate your phone is unmuted. Please state your name and the agenda item number you will be commenting on. You will have 3 minutes to comment. Please turn off your TV or live stream to avoid delays.

**Email Public Comment:**

To submit public comment to the Board please email [cob@co.humboldt.ca.us](mailto:cob@co.humboldt.ca.us), provide your name and the agenda item number(s) on which you wish to comment. All public comment submitted after the agenda has been published will be included with the administrative record after the fact.

Any written materials related to an item on this agenda submitted to the Board of Supervisors less than 72 hours prior to the Board meeting, and that are public records subject to the Public Records Act, are available for public inspection in the office of the Clerk of the Board at 825 5th Street, Suite 111, Eureka, during normal business hours.

Persons wishing to file documentation on any agenda item for the official record must submit an original and seven (7) copies of each document to the Clerk of the Board of Supervisors, Room 111 of the County Courthouse, 825 5th Street in Eureka. Documentation includes, but is not limited to, written correspondence, audio and video tapes, maps, photographs, and petitions. Failure to submit the required number of copies will result in the document/s not being placed in the official record. (Per Board of Supervisors' policy adopted on March 21, 1995.)

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

**A. ROLL CALL**

**B. SALUTE TO THE FLAG**

**C. PUBLIC HEARINGS**

[24-152](#)

Appeal of Final Map Subdivision, Planned Development Permit, Conditional Use Permit, and Design Review, Together with Exceptions to the Minimum Parking Requirements, Solar Access Provisions, and Minimum Right-of-Way for an Approximately 2.47-Acre Parcel Being Divided into 19 Parcels in Support of 62 New Multi-Family and Single-Family Units Approved by the Planning Commission on November 16, 2023

**Recommendation:**

That the Board of Supervisors:

1. Open the public hearing and receive the staff report, receive testimony by the appellant and applicant, and testimony from other members of the public, consider any of the additionally submitted information; and
2. Close the public hearing; and
3. Adopt the resolution in Attachment 1 which does the following:
  - a. Finds that no additional environmental review is required per section 15183 of the state CEQA Guidelines; and
  - b. Finds that 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
  - c. Find the proposed project complies with the General Plan and Zoning Ordinance; and
  - d. Denies the appeal submitted by the Coalition for Responsible Housing; and
  - e. Approves the Final Map Subdivision, Planned Development Permit, Conditional Use Permit, and Design Review, together with Exceptions to the Minimum Parking Requirements, Solar Access Provisions, and Minimum Right-of-Way width requirements subject to the recommended conditions of approval; and
4. Direct the Clerk of the Board to give notice of the decision to the appellant, the Planning and Building Department, and any other interested party.

**Sponsors:**

Planning and Building and McClenagan

**Attachments:**

[Staff Report](#)  
[Staff Report \(from 1-23-24 BOS Meeting\)](#)  
[Attachment 1 - Draft Board Resolution and Findings](#)  
[Attachment 1A - Recommended Conditions of Approval \(1-17-24\)](#)  
[Attachment 1B - Public Works Department Recommended Conditions of Approval \(revised 1-17-24\)](#)  
[Attachment 1C - Tentative Map](#)  
[Attachment 1D - Elevations, Floor Plans & Color samples](#)  
[Attachment 1E - Landscaping Plan](#)  
[Attachment 1F - Solar Shading Exhibit \(revised 1-4-2024\)](#)  
[Attachment 2 - Materials submitted by Appellant justifying Appeal \(updated 1-23-2024\)](#)  
[Attachment 3 - PC Resolution 23-102\\_Valadao\\_17560](#)  
[Attachment 3A - Staff Report & Supplemental](#)  
[Attachment 4A - Preliminary Grading Plan](#)  
[Attachment 4B - Prelim Drainage Report \(revised Dec 2023\)](#)  
[Attachment 4C - LID Plan](#)  
[Attachment 4D - Initial Wetlands and Waters Delineation](#)  
[Attachment 4E - Trash & Recycling Enclosure Concept](#)  
[Attachment 4F - Map of Two Story structures SL](#)  
[Attachment 5 - Referral Agency Comments & Recommendations](#)  
[Attachment 5A - MUSD comments](#)  
[Attachment 5B - AFD Comments on Revised Tent Map](#)  
[Attachment 6 - Parking Exception Analysis Exhibit](#)  
[Attachment 7 - Exhibit showing changes to Tentative Map](#)  
[Attachment 8 - Public Comment in Support - combined](#)  
[Attachment 9 - Public Comments received in opposition to project](#)  
[Attachment 10 - Driveway Cross Section & Parking Detail](#)  
[Attachment 11 - Public Comment submitted to the Board as of 1/19/24](#)  
[Public Comments received by the Clerk of the Boards office 1-23-24 prior to publishing Resolution No. 24-14.pdf](#)  
[Approved Conditions of Approval - 01262024.pdf](#)

**D. ADJOURNMENT**