

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, September 4, 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, September 03, 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.

[25-1069](#)

1. Humboldt Flavor, LLC. Conditional Use Permit and Special Permit
Assessor's Parcel Numbers: 210-074-008-000, 210-074-007-000
Record Numbers: PLN-12935-CUP
Larabee Valley area

Recommendation: That the Planning Commission:

Continue the Humboldt Flavor Conditional Use Permit and Special Permit to a date uncertain.

Attachments: [12935 Staff Report 9.4.25
25-1072](#)

2. Heavenly Rooted Estate Special Permit for Short Term Rental
Assessor Parcel Numbers (APN) 312-071-050
Record No.: PLN-2024-18884
Glendale area

A Special Permit for a short-term rental located in an Agricultural General zone on a parcel between 2.5 and 10 acres not operated as a farm-stay, and a Special Permit to exceed the Neighborhood Concentration 20% density limit for short-term rentals on an access road. The parcel is approximately 4 acres in size and is currently developed with a single-family residence, accessory structures, and recreational areas such as a basketball court and bocce ball court. A maximum occupancy of 14 is proposed for gatherings. The parcel is served with on-site water and an on-site wastewater treatment system, and power is supplied by PG&E. Parking is provided in multiple locations including adjacent to the residence, two locations along the driveway, and adjacent to the basketball court.

Recommendation: That the Planning Commission:

1. Adopt the resolution (Attachment 1), which does the following:
 - a. Finds the Planning Commission has determined the project is exempt from further environmental review pursuant to Section 15301 of the State CEQA Guidelines; and
 - b. Finds the proposed project complies with the General Plan and Zoning Ordinance; and
 - c. Approves the Heavenly Rooted Estate Special Permits as recommended by staff, subject to the conditions of approval (Attachment 1A).

Attachments: [18884 Staff Report 9.4.25](#)
 [Attachment 1 - Draft Resolution 18884](#)
 [Attachment 1A - Conditions of Approval](#)
 [Attachment 1B - Operations Plan](#)
 [Attachment 1C - Site Plan](#)
 [Attachment 2 - Applicant's Evidence in Support of Required Findings](#)
 [Attachment 3 - Referral Agency Comments and Recommendations](#)
 [Attachment 4 - Public Comments](#)

[25-1073](#)

3. Barnum Timber and Abidi General Plan Amendment, Zone Reclassification and Lot Line Adjustment

Assessor Parcel Numbers: 404-101-013 and 404-101-046

Record Number: PLN-2025-19252

Application Date: 05/08/2025

Jacoby Creek Area

A General Plan Amendment (GPA) to change the designation of approximately 1.2 acres of Barnum Timber Company property from Timber (T) to Residential Agriculture with a density of one unit per 5-20 acres (RA5-20). Also included is a Zone Reclassification to rezone this land from Timberland Production Zone (TPZ) to Residential One-Family with a one-acre minimum parcel size (R-1-B-4). A 1.3-acre portion of APN 404-101-046 will also be rezoned from Unclassified (U) to R-1-B-4. This will allow for a Lot Line Adjustment (LLA) of the two parcels resulting in two parcels of approximately 5.05 acres and 4.05 acres to accommodate an encroachment of existing development of the property to the north of the Barnum Timber land. The parcel to the north (Abidi) is developed with a residence and a cabin and served by an onsite wastewater treatment system and an onsite water supply. The Barnum timber Company land is vacant resource land. A petition to change the General Plan designation and Zone classification (PLN-2024-18909) was accepted by the Board of Supervisors on March 12, 2024.

Recommendation: That the Planning Commission:

1. Adopt the resolution (Attachment 1), which does the following:
 - a. Makes all the required findings for approval based on evidence in the staff report and public testimony; and
 - b. Recommend that the Board of Supervisors approve the General

Plan Amendment and Zone Reclassification; and

c. Approve the Lot Line Adjustment subject to the recommended conditions of approval.

Attachments:

[19252 Staff Report 9.4.25](#)

[Attachment 1 - Draft Resolution](#)

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

[Attachment 1B - Site Map](#)

[Attachment 2 - Location Map](#)

[Attachment 3 - FRC Draft Minutes 06.30.2025](#)

[Attachment 4 - Applicants Evidence in Support of Findings](#)

[Attachment 5 - Referral Agency Comments and Recommendations](#)

[25-1075](#)

4. Orick Community Services District CDP Extension and Modification
Assessor Parcel Numbers (APN) 519-311-027-000, 520-031-024-000
Record No.: PLN-2024-19051
Prairie Creek area

A two-year extension to a previously approved Coastal Development Permit (CDP), Conditional Use Permit (CUP), and Special Permits (SP) for Orick Community Services District. The project proposes to replace an existing leaking 100,000-gallon redwood water tank with a new 100,000-gallon, welded steel tank with a concrete foundation. A PG&E power pole upslope of the tank would be replaced with a taller pole and a 40-foot-tall communications tower would be constructed at the water tank. The applicant is also proposing a modification to the approved permits. The proposed modification includes a different alignment of the overhead powerline and installation of one additional PG&E power pole; tree removal is proposed to provide PG&E required fire clearance from the overhead electrical facilities.

Recommendation: That the Planning Commission:

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

a. Finds that Orick Community Services District, as the lead agency under CEQA, found the project categorically exempt from CEQA per Sections 15301, 15302, 15303, and 15304 of CEQA Guidelines, and as a Responsible Agency, agrees with the lead agency's finding; and

b. Makes all required findings for approval of the extension and modification to the Coastal Development Permit, Conditional Use Permit, and Special Permits; and

c. Approves the Orick Community Services District Coastal Development Permit, Conditional Use Permit, and Special Permits extension and modification as recommended by staff and subject to the recommended conditions of approval (Attachment 1A).

Attachments:

[19051 Staff Report 9.4.25](#)

[Attachment 1 - DRAFT Resolution](#)

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

[Attachment 1B - Site Plan](#)

[Attachment 2 - Notice of Exemption](#)

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

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

[25-1076](#)

5. Southern Trinity Joint Unified School District General Plan Conformance Review
Assessor Parcel Number: 207-152-011
Record Number: PLN-2025-19283
Carlotta area

General Plan Conformance Review for the Southern Trinity Joint Unified School District (District). The District intends to sell the real property located at 7 Maple Avenue in Carlotta (APN 207-152-011).

Recommendation: That the Planning Commission:

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

Attachments:

[19283 Staff Report 9.4.25](#)

[Attachment 1 - Draft Resolution](#)

[Attachment 2 - Parcel Location](#)

[Attachment 3 - California Government Code Section 65402](#)

[25-1077](#)

6. Draft Request for Reasonable Accommodation for Residential Accessibility Ordinance
– Updating Zoning Ordinance to match State and Federal Codes that enable and

require issuance of reasonable accommodations for residential accessibility.

Assessor Parcel Numbers (APN) 000-000-000

Record No.: LRP-2023-18374

Countywide

Amendments to the Zoning Regulations to amend Section 312-42 to update the regulations managing Residential Accessibility such that they are consistent with the California Fair Employment and Housing Act, California Government Code Section 11135, the Federal Fair Housing Act, Section 504 of the Rehabilitation Act, and the Americans with Disabilities Act (referred to in this staff report and the proposed code as the “Acts”).

Recommendation: That the Planning Commission:

1. Adopt resolution (Attachment 1), which does the following:
 - a) Finds that the proposed amendments to the Zoning Ordinance are 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 amendments to the Zoning Ordinance.

Attachments:

[18374 Staff Report 9.4.25](#)

[Attachment 1 - Draft Resolution](#)

[Attachment 2 - Draft Ordinance No.](#)

[Attachment 3 - Existing Regulations Section 312-42](#)

F. OLD BUSINESS

The projects listed below are items that have been continued from a prior hearing date.

[25-1078](#)

1. U-Haul Building Signage, Conditional Use Permit Modification
Assessor Parcel Numbers (APNs) 508-061-010 and 508-061-008
Record No.: PLN-2024-19002
McKinleyville area

A Conditional Use Permit (CUP) Modification to authorize additional signage on two existing U-Haul buildings in McKinleyville. The proposed signage is allowable under the original Master Sign Plan for the development of the Mill Creek Marketplace for the Anchor Tenant, which was approved by the Planning Commission in 1992

(CUP-27-912), but requires a Modification under Humboldt County's Sign Ordinance. The U-Haul South building (APN 508-061-010, former Kmart building) is approximately 100,000 square feet on a 7.72-acre parcel and twelve (12) signs totaling approximately 2,370 square feet of additional signage are proposed. The U-Haul North building (APN 508-061-008, former Ray's market) is approximately 45,000 square feet on a 5.32-acre parcel and four (4) signs totaling approximately 425 square feet on the east façade and six (6) signs totaling 500 square feet on the north façade of additional signage are proposed.

Recommendation: That the Planning Commission:

1. Adopt the resolution (Attachment 1) which does the following:
 - a. Finds the Planning Commission has considered the CEQA Categorical Exemption 15311(a), Accessory Structures including on-premises signs; and
 - b. Finds the proposed project complies with the General Plan and Zoning Ordinance; and
 - c. Approves the Conditional Use Permit Modification subject to the recommended Conditions of Approval.

Attachments:

[19002 Staff Report 9.4.25](#)
[Attachment 1 - Draft Resolution](#)
[Attachment 1A - Conditions of Approval](#)
[Attachment 1B - Site Plan](#)
[Attachment 1C - Proposed New Signs](#)
[Attachment 1D - North and South mock-ups](#)
[Attachment 2 - Draft Denial Resolution](#)
[Attachment 3 - Location Map](#)
[Attachment 5 - Public Comment](#)
[Attachment 6 - Mill Creek Marketplace - Master Sign Plan](#)
[Attachment 7 - Referral Agency Comments and Recommendations](#)

[25-1079](#)

2. Santos Subdivision Extension
Assessor Parcel Numbers (APN) 508-391-045
Record No.: PLN-2025-19208
McKinleyville area

A two-year extension to a previously approved Final Map Subdivision (PLN-2022-17846) of an approximately 10.51-acre parcel into 45 residential lots ranging in size between approximately 5,000 square feet to 7,800 square feet in size, including a proposed 11,850 square foot parcel (Lot "B") for park purposes. An exception to the solar shading requirements was approved for Lots 36 and 40. The project will be served with community water and sewer provided by the McKinleyville Community Services District. This includes a Coastal Development Permit due to a small portion of the property being located in the coastal zone and a Special Permit due to the location within an Alquist-Priolo Fault Hazard Zone.

Recommendation: That the Planning Commission:

1. Adopt the resolution (Attachment 1), which does the following:
 - a. Finds Humboldt County Planning Commission adopted a Mitigated Negative Declaration (SCH# 2008012016). On September 1, 2011, the Planning Commission approved an Addendum to the MND and modification of the project. 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:

[19208 Staff Report 9.4.25](#)
[Attachment 1 - Draft Resolution](#)
[Attachment 1A - Tentative Map](#)
[Attachment 2 - Location Map](#)
[Attachment 3 - Planning Commission Resolution 23-017 \(PLN-2022-1784](#)
[Attachment 4 - Referral Agency Comments & Recommendations](#)
[Attachment 5 - Public Comment](#)

G. 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.

[25-1080](#)

1. Ridgefield Events; Conditional Use Permit
Assessor Parcel Number: 500-011-024
Record Number: PLN-2024-18885-MOD1
Arcata area

A modification to PLN-2024-18885- for the CUP to allow for up to 14 guests to stay overnight in the existing residence and to increase the maximum number of events to 40 events per year and the maximum number of guests to 175 per event. The current CUP allows use of the property as a seasonal venue for special events (primarily weddings) between April and October with a maximum of 30 events per year and a maximum of 120 guests per event. Elopement events are scheduled Monday through Thursday (typically between 2-20 guests max) and weddings on Friday through Sunday (typically between 30-120 guests). Hours of operations are 9:30am to 9:30pm, with guests on site generally from 1pm to 9:30pm. Events are centered in the terrace area in front of the existing residence. Portable toilets are used during events and on-site parking is available. Food for events is provided through off-site catering.

Recommendation: That the Planning Commission:

1. Adopt the resolution (Attachment 1), which does the following:
 - a. Finds that the proposed project complies with the General Plan and Zoning Ordinance; and
 - b. Finds the project exempt from further environmental review pursuant to Section 15301 Existing Facilities of the State CEQA Guidelines, and that there is no substantial evidence that the project will have a significant effect on the environment; and
 - c. Approves the Ridgefield Events Conditional Use Permit Modification subject to the conditions of approval (Attachment 1A).

Attachments: [18885 MOD1 Staff Report 9.4.25](#)
 [Attachment 1 - Draft Resolution PLN-18885-MOD01](#)
 [Attachment 1A - Conditions of Approval revised at PC](#)
 [Attachment 1B - Operations Plan](#)
 [Attachment 1C - Additional Revised Operations Plan](#)
 [Attachment 1D - Site Plan](#)
 [Attachment 2 - Applicant's Evidence in Support of the Findings](#)
 [Attachment 3 - DEH Approved System Design & Design Specs -60661 \(1\)](#)
 [Attachment 4 - Referral Agency Comments and Recommendations](#)
 [Attachment 5 - Dear Ridgefield Neighbor Letter](#)
 [Attachment 6 - Public Comment](#)

[25-1081](#)

2. Empress Farms, LLC Special Permits, Zoning Clearance Certificates, and Conditional Use Permit
Assessor Parcel Numbers: 104-291-005 and 104-321-001 (one separate legal parcel)
Record Numbers: PLN-2020-16224 and PLN-12698-ZCC
Petrolia Area

A Special Permit for 33,560 square feet of new outdoor commercial cannabis cultivation and 43,560 square feet of outdoor commercial cannabis cultivation under the Retirement, Remediation and Relocation program (PLN-12698-ZCC) for a proposed total addition of 77,120 square feet. The project parcel already contains 10,000 square feet of approved outdoor commercial cannabis cultivation under PLN-11418-ZCC. With approval of the Special Permit, the total cultivation would be 87,120 square feet. The project also includes a Conditional Use Permit for a 7,600 square foot commercial nursery, and non-flammable cannabis manufacturing located on a road that is not paved to Category 4 standards. The project site already contains an ancillary nursery that serves the previously approved onsite cultivation in addition to a nearby cultivation site operated by the same entity (PLN-12694-CUP on APN 104-311-019). With the approval of the Special Permit, an additional 8,712 square feet of ancillary nursery will be added, bringing the total ancillary nursery space to 14,068 square feet. Water use is projected to be 824,276 gallons per year. The irrigation source is an existing 1,097,350-gallon rainwater catchment pond. An on-site permitted well and spring may be used for the manufacturing activities. PGE provides electricity.

Recommendation: That the Planning Commission:
 Adopt the resolution (Attachment 1), which does the following:

- a. Finds the Planning Commission has considered the adopted Environmental Impact Report for the Commercial Cannabis Land Use Ordinance and the Addendum that was prepared for the project; and
- b. Finds the proposed project complies with the General Plan and Zoning Ordinance; and
- c. Approves the Special Permits, and Conditional Use Permit subject to the recommended conditions of approval (Attachment 1A).

Attachments:

[16224 Staff Report 9.4.25](#)
[Attachment 1 - Draft Resolution -](#)
[Attachment 1A - Conditions of Approval](#)
[Attachment 1B - Operations Plan 16224](#)
[Attachment 1C - Site Plan 16224](#)
[Attachment 2 - Location Map](#)
[Attachment 3 - CEQA Addendum](#)
[Attachment 4A - Road Evaluation](#)
[Attachment 4B - Wetland Assessment](#)
[Attachment 4C - Botanical Surveys](#)
[Attachment 4D Biological Report 16224](#)
[Attachment 4E - Invasive Species Plan 16224](#)
[Attachment 4F - Well Permit 16224](#)
[Attachment 4G - Ambient Noise Study](#)
[Attachment 4H - Waste Treatment Program](#)
[Attachment 5A - 16224 CDFW comments 6-9-25](#)
[Attachment 5B - Hum Co PW comments](#)
[Attachment 5C - Hum Co DEH comments 16224](#)
[Attachment 6 - Watershed Map](#)

[25-1083](#)

- 3. Walford Zone Reclassification and General Plan Amendment
Assessor Parcel Numbers (APN): 017-015-034, 017-041-008
Record No.: PLN-2024-18886
Eureka area

Zone Reclassification (ZR) for the removal of the Qualified (Q) combining zone from APNs 017-015-034 and 017-041-008, that make up one legal parcel. The Q-zone

currently restricts all development to those associated with medical, dental and other health related offices and facilities, per Ordinance 2078. Removing the Q-zone would allow for non-medical development (e.g. residential) to potentially move forward onsite. No change to the principal zoning (R-4) or the General Plan Land Use designation (RM) is proposed although a text amendment is also required to remove the Q zone provision that is embedded in Section 2620.15 of the Eureka Community Plan. The parcel is currently developed with medical offices.

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 that was prepared for the Walford Zone Reclassification and General Plan Amendment; and

b. Finds the proposed project complies with the General Plan and Zoning Ordinance; and

c. Recommends that the Board of Supervisors approve the General Plan Amendment and Zoning Reclassification as recommended by staff, subject to the conditions of approval (Attachment 1A).

Attachments:

[18886 Staff Report 9.4.25](#)

[Attachment 1 - Draft PC Resolution](#)

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

[Attachment 1B - Mitigation Monitoring and Reporting Program](#)

[Attachment 1C - Site Plan 1.16.24](#)

[Attachment 2 - Location Map](#)

[Attachment 3 - Draft Walford ISMND](#)

[Attachment 4A - Project Description 1.16.24](#)

[Attachment 4B - Resolution 23-130 accepting the General Plan and Rezo](#)

[Attachment 4C - BiologicalScopingReport 12-20-2023](#)

[Attachment 4D - Ordinance No. 2078](#)

[Attachment 5 - Referral Agency Comments and Recommendations](#)

[Attachment 6 - Eureka Community Plan Policy Excerpt](#)

[Attachment 7 - Draft Board Resolution approving ZR & GPA](#)

[Attachment 8 - Planting list for Walford.docx](#)

[Attachment 9 - Ault public comment letter](#)

[25-1084](#)

4. LCI Parcel Map Subdivision
Record No.: PLN-2025-19169
APN: 301-052-036
Eureka area

A Parcel Map Subdivision of APN 301-052-036 resulting in (3) parcels of the following sizes: Parcel 1- 13,450 sf, Parcel 2- 6,000 sf, and Parcel 3- 6,900 sf. The parcel is currently developed with a single-family residence, a garage, and a new single-family residence under construction which will remain on proposed Parcel 1. Proposed Parcel 2 and Parcel 3 will be vacant and suitable for residential development. Pursuant to Humboldt County Code Section 325-9, the applicant has submitted an exception request to the right-of-way width, the minimum travelled way width, the required vehicle turnaround and the required road surface. The parcel is served with community water and sewer provided by the Humboldt Community Services District.

Recommendation: That the Planning Commission:

1. Adopt the resolution (Attachment 1), which does the following:
 - a. Finds 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 that no additional environmental review is required per Section 15183 of the State CEQA Guidelines, and as a Responsible Agency, agrees with the lead agency's findings; and
 - b. Makes all the required findings for approval of the LCI Parcel Map Subdivision; and
 - c. Approves the LCI Parcel Map Subdivision as recommended by staff, and subject to the conditions of approval (Attachment 1A).

Attachments: [19169 Staff Report 9.4.25](#)
 [Attachment 1 - DRAFT Resolution](#)
 [Attachment 1A - Conditions of Approval 19169](#)
 [Attachment 1B - Tentative Map Revised 08.05.2025](#)
 [Attachment 1C - Public Works 7.03.2025](#)
 [Attachment 2 - Location Map](#)
 [Attachment 3 - Applicant's Evidence in Support of the Required Findings](#)
 [Attachment 3A - Biological Resource Assessment - Hohman](#)
 [Attachment 3B - Preliminary Drainage Report LCI 250207 Signed](#)
 [Attachment 3C - LCI PMS Revised Exception Request w HBF Letter](#)
 [Attachment 4 - Referral Agency Comments and Recommendations 19169](#)
 [Attachment 4A - HCSD Referral Response PLN-2025-19169](#)
 [Attachment 4B - PG&E TPM PUE Language PLN2025-19169](#)
 [Attachment 4C - CDFW 19169](#)

[25-1086](#)

5. Alves Residential Subdivision Parcel Map Subdivision and Coastal Development Permit
Record No.: PLN-2025-19199
APN: 511-031-018
McKinleyville area

A Parcel Map Subdivision (PMS) to divide an approximately 1.09-acre parcel into four parcels and a Remainder, ranging in size from 5,702 square feet (net) to 14,367 square feet (net). The parcel is currently developed with two single-family residences which will remain on proposed Parcels 1 and 2. Proposed Parcel 3 will be created as a flag lot. The parcel is within the Coastal Zone; therefore, a Coastal Development Permit (CDP) is required. The parcel is served with community water and sewer provided by the McKinleyville Community Services District.

Recommendation: That the Planning Commission:

1. Adopt the resolution, (Attachment 1) which does the following:
 - a. Finds the Planning Commission has determined that the project is exempt from further environmental review pursuant to Section 15183 (Projects Consistent with a Community Plan or Zoning) of the State CEQA Guidelines; and
 - b. Makes all of the required findings for approval of the Alves

Parcel Map Subdivision, Coastal Development Permit, and exception request for the required right of way width; and

c. Approves the Alves Parcel Map Subdivision, Coastal Development Permit, and exception request for the right of way width as recommended by staff subject to the conditions of approval (Attachment 1A) and denies the exception request for the relocation of a utility pole out of the traveled way.

Attachments:

[19199 Staff Report 9.4.25](#)

[Attachment 1 - DRAFT Resolution](#)

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

[Attachment 1B - Tentative Parcel Map](#)

[Attachment 1C - Exemption Request](#)

[Attachment 1D - Public Works Conditions](#)

[Attachment 2 - Applicant's Evidence in Support of the Required Findings](#)

[Attachment 2A - Subdivision Improvement Plans](#)

[Attachment 2B - Preliminary Hydrology Report](#)

[Attachment 3 - Referral Agency Comments and Recommendations 1919](#)

[25-1087](#)

6. Humboldt Regional Climate Action Plan and CEQA GHG Emissions Thresholds.

Assessor Parcel Numbers (APN) 000-000-000

Record No.: LRP-2019-15593

Countywide

Continuation of a Public Workshop on 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 a longer-term goal of carbon neutrality by 2045.

Recommendation: That the Planning Commission take the following actions:

1. Request that Staff present the full list of measures and actions in the RCAP; and

2. Deliberate and comment on the RCAP (Attachment 2A, 2B, 2C,

and 2D) and CEQA GHG Emissions Thresholds (Attachment 3); and

3. Provide comments on any areas of concern on the RCAP or CEQA GHG Emissions Thresholds.

Attachments:

[15593 Second Workshop Staff Report 9.4.25](#)

[Attachment 1 - RCAP PC Workshop Staff Report 8.7.2025](#)

[Attachment 2A - Humboldt RCAP Updated August 2025](#)

[Attachment 2B - Appendix A - Climate Regulatory Context](#)

[Attachment 2C - Appendix B - GHG Inventory Forecast and Targets Report](#)

[Attachment 2D - Appendix C - Substantial Evidence Report Humboldt Update](#)

[Attachment 3 - CEQA GHG Emissions Thresholds and Guidance Report](#)

[Attachment 4 - Comments Received on DEIR](#)

[Attachment 5 - CEQA GHG Streamlining Checklist](#)

H. ITEMS PULLED FROM CONSENT

I. REPORT FROM PLANNER

J. PLANNING COMMISSION DISCUSSION ITEMS

K. ADJOURNMENT

L. NEXT MEETINGS: September 18, 2025 6:00 p.m. Regular Meeting - Hybrid