PLANNING COMMISSION

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Second District

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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, November 5, 2026 **6:00 PM** **Regular Meeting**

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, ___, 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.

26-1137

1. Conditional Use Permits for a Short-Term Rental Located in the Tsunami Hazard Zone
Assessor Parcel Numbers: 401-141-003
Record Numbers: PLN-2026-19551
Fairhaven Area

A Conditional Use Permit (CUP) for a short-term rental located within a Tsunami

Hazard Zone within the Humboldt Bay Area Plan, pursuant to section 313-61.05.6.3 of Humboldt County Code. The permit is in the Appeals district of the Coastal Zone. Water is provided by the Peninsula CSD, septic serves the residence, and power is provided by PGE.

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

Finds the Planning Commission has determined that the projects are exempt from environmental review per section 15301 Existing Facilities (which allows minor alteration of existing public or private structures that involve negligible or no expansion of existing or former use) of the State CEQA Guidelines; and

Make all of the required findings for approval of the Conditional Use Permit and based on evidence in the staff report and public testimony; and

Approve the Conditional Use Permit as recommended by staff and subject to the Conditions of Approval (Attachment 2).

Attachments:
19551 Oyster Beach CUP & STR Staff Report
Attachment 1 - Draft Resolution
Attachment 1A - Conditions of Approval
Attachment 2 - Tsunami Evacuation Route
Attachment 3 - Referral Table
Attachment 4A - CCC
Attachment 5 STR Good Neighbor Guide complete

26-1138

2. Wood General Plan Amendment and Zone Reclassification
Assessor Parcel Numbers (APNs): 032-134-009 and 032-134-010
Record Number: PLN-2026-19617
Garberville Area

A General Plan Amendment (GPA) and Zone Reclassification (ZR) to change the General Plan land use designation from Residential Low Density (RL) to Mixed Use (MU) and the zoning from Residential One-Family (R-1) to Mixed Use Urban (MU1).

The General Plan Petition was accepted by the Board of Supervisors on June 9, 2026.

Recommendation: That the Planning Commission:

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

Make all of the required findings for approval based on evidence in the staff report and public testimony; and

Recommend that the Board of Supervisors approve the General Plan Amendment and Zone Reclassification.

Attachments:
19617 Wood GPA & ZR Staff Report
Attachment 1 - Draft Resolution
Attachment 2 - Draft Ordinance for Adoption by the Board of Supervisors
Attachment 2A - Exhibit A Legal description
Attachment 2B - Exhibit B Rezone Map
Attachment 3 - Location Map
Attachment 4 - Referral Agency Comments and Recommendations

26-1139

3. McCullough Ranch LP, General Plan Amendment and Zone Reclassification
APNs: 316-184-002, 316-184-004 and 316-185-005
Record Number: PLN-2026-19619
Titlow Hill Area

A General Plan Amendment (GPA) to change the designation of approximately 320 acres of McCullough Ranch LP property from Residential Agriculture (RA 40 & RA 160) to Timberland (T). This change will make the General Plan designation consistent with the historic management of the parcels and will maintain established uses of the parcels. A Zone Reclassification (ZR) is also included to change the zoning of the parcels to Timberland Production Zone (TPZ).

Recommendation: That the Planning Commission:

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

Make all of the required findings for approval based on evidence in the staff report and public testimony; and

Recommend that the Board of Supervisors approve the General Plan Amendment and Zone Reclassification.

Attachments:

19619 McCullough Ranch GPA & ZR Staff Report
Attachment 1 - Draft Resolution
Attachment 1A - Draft Ordinance for Adoption by the Board of Supervisors
Attachment 2 - Site Plan
Attachment 2A - Location Map
Attachment 3 - Timber Management Guide
Attachment 4 - Referral Agency Comments and Recommendations

F. ITEMS PULLED FROM CONSENT

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

26-1136

1. New Cingular Wireless PCS, LLC (AT&T Mobility) Conditional Use Permit, Coastal Development Permit, and Special Permit
Record No.: PLN-2025-19320
APN: 511-042-004-000
McKinleyville area

A Conditional Use Permit (CUP) is requested to authorize the erection and operation of an 89-foot tall, unmanned wireless telecommunications facility. The structure would be located within an approximately 414 square-foot fenced lease area and will be capable of hosting equipment for one other wireless carrier. Stealthing is included to help disguise the facility and obscure the visibility of antennas and other equipment by making the structure look like an evergreen tree complete with faux branches on its “trunk”. The applicant plans to install a variety of equipment on the tower, including 12 AT&T Antennas, RRUs, cabling and fiber, as well as an equipment shelter and a 30kW generator. The parcel is currently developed with two residences

and accessory structures. The parcel is located within the Coastal Zone; therefore, a Coastal Development Permit (CDP) is also required. A Special Permit is required to exceed the height limit.

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

Finds the Planning Commission has determined that the project is exempt from environmental review pursuant to Section 15303(c) of the State CEQA Guidelines, and as a Responsible Agency, agrees with the lead agency's findings; and

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

Approves the New Cingular Wireless PCS, LLC Conditional Use Permit, Coastal Development Permit and Special Permit subject to the conditions of approval (Attachment 1A).

Attachments:

19320 Cingular Wireless Staff Report
Attachment 1 - Draft Resolution
Attachment 1A - Conditions of Approval
Attachment 1B - Project Location and Site Plan and Design - Revised 04-16-2026
Attachment 2A - PLN-19320 Project Narrative
Attachment 2B - AT&T - Alternative Sites Analysis
Attachment 2C - PLN-19320 McKinleyville Photosims
Attachment 2D - Biological Resources Report
Attachment 2E - Notice of Proposed Construction and Determination 2025-AWP-2309-OE
Attachment 2F - Revised Height Determination Summary
Attachment 2G - Humboldt County Aviation Cellular Tower Variance (ACV) 3376 Lilly Ave
Attachment 2H - Radio Frequency – Electromagnetic Energy (RF-EME) Report
Attachment 2I - Letz Ave (Alternative Site) Photosims
Attachment 3 - Referral Agency Comments and Recommendations
Attachment 3A - Public Works Land Use Referral Response PLN-19320
Attachment 3B - County Department of Environmental Health Referral Response
Attachment 3C - California Coastal Commission PLN-2025-19320 Request for Comments Response
Attachment 4 - Public Comments

H. REPORT FROM PLANNER

I. PLANNING COMMISSION DISCUSSION

J. ADJOURNMENT

K. NEXT MEETINGS: November 19, 2026 6:00 p.m. Regular Meeting