

HUMBOLDT COMMONS

A KENDAL AFFILIATE

April 3, 2026

Humboldt County Board of Supervisors
County of Humboldt
825 5th Street
Eureka, CA 95501

RE: Appeal of Planning Commission Decision
Humboldt Commons Subdivision (Life Plan Humboldt)
Application # PLN-2025-19246 PMS
APN 508-251-060 and 510-133-013
Planning Commission Resolution 26-016, approved March 19, 2026

Dear Chair Wilson and Members of the Board of Supervisors,

Pursuant to Humboldt County Code Section 312-13.1, Humboldt Commons, the applicant, hereby appeals the Planning Commission's March 19, 2026 decision approving the Life Plan Humboldt Parcel Map Subdivision and Special Permit (Resolution 26-016). The conditions identified below are not in accord with the standards and regulations of the zoning ordinances. Humboldt Commons provided both written and oral testimony at the Planning Commission hearing on March 19, 2026.

This appeal is primarily concerning, but not limited to, the following two conditions:

- 1. Stormwater Detention Standard (Section 3.5).** The subdivision drainage condition requires that post-development flows from the 100-year storm event be detained and released at a rate no greater than predevelopment 2-year storm flows. This standard requires a significant reduction in site discharge below predevelopment levels, not simply "no increase." It is disproportionate to the project's impact and is not required by the applicable policies or code.
- 2. Hiller Road Infill Paving Requirement (Section 2.5(b)).** The condition requires paving an approximately 11- to 13-foot strip between the new curb and the existing pavement edge along the full project frontage. This paving is not proportional to the project's traffic impact. The McKinleyville Town Center Ordinance Environmental Impact Report determined that the increased projected traffic was within the existing capacity of Hiller

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Road and warranted no additional mitigation. Humboldt Commons will install curb, gutter, and sidewalk along the full frontage; the exception request is limited to the infill paving requirement.

A detailed statement of the basis for this appeal, including supporting engineering analysis and proposed alternative conditions, will be submitted separately.

Please do not hesitate to contact us with any questions.

Sincerely,



Ann Lindsay
President of the Board
Humboldt Commons
ann@lifeplanhumboldt.org

cc:

Board of Directors, Humboldt Commons
Emma Haskett, Project Manager, Humboldt Commons
Kirk Girard, Board Member, Life Plan Humboldt
George Williamson, Planwest Partners
Robert Bronkall, County Surveyor, Humboldt County
Erin Cearley, Senior Engineering Technician, Humboldt County Public Works
Michael Holtermann, Associate Planner, Humboldt County Planning Department

HUMBOLDT COMMONS

A KENDAL AFFILIATE

April 20, 2026

Humboldt County Board of Supervisors

County of Humboldt

825 5th Street

Eureka, CA 95501

RE: Appeal of Condition of Approval — Hiller Road Frontage Improvements (Section 2.5(b))

Humboldt Commons Subdivision (Life Plan Humboldt)

Application # PLN-2025-19246 PMS

APN 508-251-060 and 510-133-013

Planning Commission Resolution 26-016, approved March 19, 2026

Dear Chair Wilson and Members of the Board of Supervisors,

Humboldt Commons respectfully appeals a specific condition of approval imposed by the Humboldt County Planning Commission in connection with our senior affordable housing project in McKinleyville. While we are grateful for the Commission's approval and remain committed to contributing our fair share of local infrastructure improvements, we believe the road-widening requirement set forth in Section 2.5(b) is disproportionate, costly, and — absent a coordinated County plan for the full buildout of Hiller Road — likely to create unsafe conditions rather than remedy them.

The Road-Widening Requirement Is Disproportionate and Unaffordable

From the outset of project planning, Humboldt Commons budgeted in good faith for our proportionate share of Hiller Road frontage improvements consisting of curb and sidewalk and pavement match on the south side of the right of way, extending from Central Avenue to our west property boundary. The condition imposed by the Planning Commission, however, goes substantially further: it requires Humboldt Commons to fund and complete construction of a 13-foot-wide travel or bike lane along the entire length of our frontage by 2031, a cost that was not anticipated or disclosed during the pre-application process.

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This added cost directly affects the affordability of senior residences within our community. Humboldt Commons was conceived specifically to address the acute shortage of affordable and market rate senior housing in Humboldt County. Placing a disproportionate infrastructure burden on this project undermines that purpose. We respectfully request that the Board reevaluate this requirement considering the project's community benefit and the disproportionate cost it imposes.

Piecemeal Road Widening Without a Complete Plan Creates Unsafe Conditions

Beyond the cost, we are concerned about the safety implications of requiring our project to widen Hiller Road in isolation. Constructing three full travel lanes — or two travel lanes plus a paved bike lane — along our frontage alone, without a clear plan or committed timeline for completing the ultimate buildout of Hiller Road, would create a disjointed and dangerous corridor immediately adjacent to both our project and the McKinleyville Town Center.

Safe bike and pedestrian access, and the orderly management of vehicular traffic are essential to the well-being of our future senior residents, who may have limited mobility and depend on safe, accessible circulation. A partial road widening that terminates abruptly at our project boundary does not advance these goals. It creates a false sense of infrastructure completion while leaving the larger safety problem unaddressed.

We Request a Formal County Commitment to Complete Hiller Road Improvements

The conditions of approval acknowledge that the County will “seek funding” to improve the full cross-section of Hiller Road along the frontage of the subject property. We appreciate this recognition, but ask the Board to go further. We request that the County formalize this commitment with a concrete plan and timeline, developed in coordination with the McKinleyville Municipal Advisory Committee.

Specifically, we request that the County commit to working with the McKinleyville Municipal Advisory Committee to develop and adopt a funded plan for the ultimate design and construction of Hiller Road, including safe pedestrian and bicycle facilities along the full corridor. This plan should:

- Identify and allocate fair-share contributions from all future property developers along the corridor;

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- Incorporate funding from the County's Capital Improvement Program, including SB 1 (Road Repair and Accountability Act), Measure Z, and Humboldt County Association of Governments (HCAOG) funding; and
- Pursue discretionary grant funding for which the affordable senior housing component of Humboldt Commons may qualify, including Community Development Block Grants (CDBG), which prioritize safety and circulation infrastructure improvements.

Our Commitment and Request for Partnership

Humboldt Commons is prepared to fund and complete its proportionate share of Hiller Road improvements. We are not seeking to avoid our responsibilities. We are asking for a fair and coordinated process that ensures our contribution is part of a coherent, safe, and fully realized improvement to Hiller Road and the surrounding circulation network.

We ask the Board to:

- Reevaluate the condition requiring Humboldt Commons to fund and construct the 13-foot travel/bike lane along the full length of our frontage by 2031; and
- Direct County staff, in concert with the McKinleyville Municipal Advisory Committee to develop a formalized, funded plan for the ultimate buildout of Hiller Road, with Humboldt Commons as a willing partner in that process.

The success of Humboldt Commons and the future of the McKinleyville Town Center depend on safe, well-designed public infrastructure. We believe the County shares this vision, and we look forward to working together to get there.

Thank you for your time and consideration. Please do not hesitate to contact us with any questions.

Respectfully submitted,



Ann Lindsay
President of the Board
Humboldt Commons
ann@lifeplanhumboldt.org

humboldt.kendal.org — connect@humboldt.kendal.org — (707) 395-1012

1585 Heartwood Drive, Suite B McKinleyville, CA 95519

cc:

Board of Directors, Humboldt Commons

Emma Haskett, Project Manager, Humboldt Commons

Kirk Girard, Board Member, Life Plan Humboldt

George Williamson, Planwest Partners

Robert Bronkall, County Surveyor, Humboldt County

Erin Cearley, Senior Engineering Technician, Humboldt County Public Works

Michael Holtermann, Associate Planner, Humboldt County Planning Department

From: [Holtermann, Michael](#)
To: [Johnson, Cliff](#)
Subject: Fw: BOS Appeal Decision
Date: Monday, April 27, 2026 11:28:03 AM
Attachments: [Outlook-41vr5wnt.png](#)
[Outlook-4g4kqzdv.png](#)

Good morning,

Please see below.

Best,



Michael Holtermann

Planner

[Planning and Building Department](#)

(707) 445-7541

3015 H Street | Eureka, CA 95501

Email: mholtermann@co.humboldt.ca.us

From: Emma Haskett <emma@haskettprojects.com>
Sent: Thursday, April 16, 2026 1:57 PM
To: Holtermann, Michael <mholtermann@co.humboldt.ca.us>
Subject: Re: BOS Appeal Decision

Caution: This email was sent from an EXTERNAL source. Please take care when clicking links or opening attachments.

Yes, the drainage/stormwater retention issues have been resolved

On Thu, Apr 16, 2026 at 11:42 AM Holtermann, Michael <mholtermann@co.humboldt.ca.us> wrote:

Good morning,

That timeline should work. I'll double check with Cliff, but I think that gives me enough time to make any necessary edits. To be clear, the drainage/stormwater retention issues have been resolved, correct? If so, I will remove that section of the Staff Report and replace it with a sentence or two indicating an exception to that standard is not being pursued/is not necessary.

Best,

Michael Holtermann

Planner



Planning and Building Department
(707) 445-7541
[3015 H Street | Eureka, CA 95501](#)
Email: mholtermann@co.humboldt.ca.us

From: Emma Haskett <emma@haskettprojects.com>
Sent: Thursday, April 16, 2026 11:33 AM
To: Holtermann, Michael <mholtermann@co.humboldt.ca.us>
Subject: BOS Appeal Decision

Caution: This email was sent from an EXTERNAL source. Please take care when clicking links or opening attachments.

Hi Michael,

Thank you for your patience with all of our back and forth. Humboldt Commons BOD voted to move forward with the appeal. I'll send a revised letter either by EOD today or tomorrow morning, does that work for you?

Thanks again!

Emma

Emma Haskett
Project Manager
Humboldt Commons
(Life Plan Humboldt)
emma@haskettprojects.com
(707) 845-3270