

**RESOLUTION OF THE PLANNING COMMISSION
OF THE COUNTY OF HUMBOLDT**

Resolution Number: 26-

Record Number: PLN-2026-19475

Assessor's Parcel Number: 510-381-021-000

Resolution by the Planning Commission of the County of Humboldt certifying compliance with the California Environmental Quality Act and conditionally approving the Dane Valadao Major Subdivision, Planned Development Permit, and Conditional Use Permit Extension.

WHEREAS, Dane Valadao has submitted an application and evidence in support of approving a two-year extension of an approved Major Subdivision, Planned Development Permit, and Conditional Use Permit (PLN-2021-17560) for the subdivision of an approximately 2.47-acre parcel into 17 parcels; and

WHEREAS, on January 26, 2024, the Humboldt County Board of Supervisors adopted findings in Resolution 24-14, which found the project not subject to environmental review pursuant to Section 15183 of State CEQA Guidelines, and as no new information has been presented and no changes to the project or the circumstances under which the project is to be undertaken have occurred, no new environmental review is necessary; and

WHEREAS, Section 312-11.3 provides the authority for the Hearing Officer to approve extensions of approved permits; and

WHEREAS, the Planning Division staff report includes evidence in support of making all of the required findings for approving the proposed Major Subdivision, Planned Development Permit, and Conditional Use Permit Extension (PLN-2026-19475); and

WHEREAS, the Humboldt County Planning Commission held a duly-noticed public hearing on April 16, 2026, and reviewed, considered, and discussed the application for the Major Subdivision, Planned Development Permit, and Conditional Use Permit Extension, and reviewed and considered all evidence and testimony presented at the hearing.

Now, THEREFORE BE IT RESOLVED, that the Planning Commission makes all the following findings:

- 1. FINDING:** **Project Description:** A two-year extension to a previously approved Major Subdivision, Conditional Use Permit, and Planned Development Permit (PLN-2021-17560) of an approximately 2.47-acre parcel into 17 parcels. The parcel is currently developed with a single-family residence which will remain on proposed Lot 8. The site

will be served with community water and sewer provided by the McKinleyville Community Services District.

EVIDENCE: a) Project Files: PLN-2021-17560 and PLN-2026-19475

2. FINDING: **CEQA:** The requirements of the California Environmental Quality Act have been met.

EVIDENCE: a) The Humboldt County Board of Supervisors found the proposed project is not subject to further environmental review pursuant to Section 15183 (Projects Consistent with a Community Plan or Zoning) of the CEQA Guidelines (BOS Resolution No. 24-14). No changes to the project are proposed, therefore no further environmental review is necessary.

FINDINGS FOR EXTENSION OF AN APPROVAL OF A DEVELOPMENT PERMIT OR VARIANCE

3. FINDING: The development has not changed from that for which the permit or variance was granted.

EVIDENCE: a) The site plan and project description have not changed from what was originally approved on January 26, 2024 (BOS Resolution No. 24-14).

4. FINDING: The General Plan Land Use designation for which a consistency finding was made has not changed.

EVIDENCE: a) The parcel is planned Residential Medium Density (RM). This designation has not been changed for the affected property.

5. FINDING: The zoning and associated development standards for which conformance findings were made has not changed.

EVIDENCE: a) The parcel is zoned Residential Multiple Family, with a Design Control combining zone (R-3-D). The zoning designations and development standards have not changed from when the project was previously approved.

6. FINDING: All other standards and requirements to which the project is subject to and as administered by other departments or agencies have not changed.

EVIDENCE: a) The extension was referred to other agencies for review and comments. Referral agencies did not respond with any concerns or new recommended conditions that were not included in the original approval. There is no evidence that the standards and requirements to which the project is subject to and as administered by other departments or agencies have changed.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Humboldt County Planning Commission does hereby:

- Adopt the findings set forth in this resolution; and
- Approve the Major Subdivision, Planned Development Permit, and Conditional Use Permit, subject to the original conditions of approval attached hereto as Attachment 1A.

Adopted after review and consideration of all the evidence **April 16, 2026.**

The motion was made by COMMISSIONER _____ and second by COMMISSIONER _____ and the following vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

DECISION:

I, John H. Ford, Secretary to the Planning Commission of the County of Humboldt, do hereby certify the foregoing to be a true and correct record of the action taken on the above-entitled matter by said Commission at a meeting held on the date noted above.

John H. Ford, Director
Planning and Building Department