

**ATTACHMENT 1
RESOLUTION OF THE PLANNING COMMISSION
OF THE COUNTY OF HUMBOLDT**

Resolution Number 22-

Record Number PLN-2022-17948

Assessor's Parcel Numbers: 511-471-003, 511-471-004, 511-471-009, 511-471-011, 511-471-012, 511-471-013, 511-471-016, 511-471-017, 511-471-018, 511-471-020, 511-471-021, 511-471-024, 511-471-025, 511-471-026, 511-471-027, 511-471-028, 511-471-030, 511-471-031, 511-471-032, 511-471-033, 511-471-037

Resolution by the Planning Commission of the County of Humboldt certifying compliance with the California Environmental Quality Act and conditionally approves Sand Pointe Subdivision, Coastal Development Permit Extension.

WHEREAS, Sand Pointe Subdivision Owners Association, submitted an application and evidence in support of approving a Coastal Development Permit Extension for a seven-year extension of an approved Coastal Development Permit (CDP-99-42MM) associated with the Sand Pointe subdivision;

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

- 1. FINDING:** **Project Description:** A seven-year extension of a Coastal Development Permit (CDP-99-42MM) associated with the Sand Pointe subdivision recorded December 13th, 2001 as Tract 533 in Book 23, pages 6-9. The original project included a blanket Coastal Development Permit for the development of one single family dwelling unit on lots 1 through 37. To date, sixteen (16) of the lots have been developed and twenty-one (21) are currently vacant. The blanket Coastal Development Permit was valid for seven years following the recordation of the tract map and was therefore due to expire on December 13th, 2008. A Modification was approved on December 4th, 2008 which changed the blanket permit validation period from seven (7) years to fourteen (14) years, and a subsequent modification was approved which changed the blanket permit validation from fourteen (14) years to twenty-one (21) years. The current extension request will change the validation period of twenty-one (21) years to twenty-eight (28) years. All parcels will be served by public sewer and water services provided by the McKinleyville Community Services District. There are no changes to the previously approved blanket Coastal Development Permit Modification. As previously approved, structures on Lots 1 through 8, 13, 22 through 29 and 34 through 37 are limited to a maximum of 23 feet tall. If approved, the blanket Coastal Development Permit will expire on

December 13, 2029.

EVIDENCE: a) Project File: PLN-2022-17948 and CDP 99-42MM

- 2. FINDING:** **CEQA.** A Final Environmental Impact Report (SCH# 1995033058) was adopted by the Board of Supervisors as Resolution Number 96-76 on September 24, 1996. An addendum to the document was adopted on March 2, 2000. No new evidence has arisen to indicate that additional review under CEQA is necessary.

EVIDENCE: a) The proposed project does not present any changes that would require additional review under CEQA.

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 proposed Coastal Development Permit Extension is consistent with the approved blanket Coastal Development Permit that was conditionally approved on December 13th, 2001 and the two subsequent Modifications (CDP 99-42MM) that have been approved. No modifications to the project are currently proposed.

- 4. FINDING** The findings made when the permit or variance was granted can still be made.

EVIDENCE a) The findings and conditions of the modified project, effective June 16th, 2016, have not changed.

b) The Residential Estates (RE) land use designation, for which a consistency finding was made, has not changed.

c) The Residential Single Family: 20,000 sq. ft. (RS-20), Airport Safety Review (AP), Alquist-Priolo Fault Hazard (G), Archaeological Resource Area Outside Shelter Cove (A), Flood Hazard Areas (F), Noise Impact (N), Streams and Riparian Corridor Protection (R) zoning for which a conformance finding was made, has not changed.

d) The applicable development standards, for which the original project was evaluated, have not changed.

e) All other standards and requirements, to which the project is subject and as administered by other departments or agencies, have not changed.

f) The original project had a Final Environmental Impact Report (SCH# 1995033058) adopted by the Board of Supervisors as Resolution

Number 96-76 on September 24, 1996. An addendum to the document was adopted on March 2, 2000. The County has received no evidence or indication that additional review under CEQA is necessary.

DECISION

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

Conditionally approves the Coastal Development Permit Extension for Sand Pointe Owners Association subject to the conditions of approval attached hereto as ATTACH.

Adopted after review and consideration of all the evidence on November 17, 2022

The motion was made by COMMISSIONER _____ and second by COMMISSIONER _____ and the following ROLL CALL 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