

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

Resolution Number: 25-048

Record Number: PLN-2025-19208

Assessor's Parcel Number: 508-391-045-000

Resolution by the Planning Commission of the County of Humboldt certifying compliance with the California Environmental Quality Act and approving extension of the Santos Subdivision.

WHEREAS, Domingo Santos provided an application and evidence in support of approving the Extension to the approved major Subdivision, Coastal Development Permit and Special Permit; and

WHEREAS, the Planning Division has reviewed the application and evidence and has referred the project to reviewing agencies for site inspections, comments and recommendations; and

WHEREAS, On March 6, 2008, during original approval of the project, the Humboldt County Planning Commission adopted a Mitigated Negative Declaration (MND) (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

WHEREAS, a timely request for an extension was made by the applicant on March 21, 2025; and

WHEREAS, the Planning Commission Resolution for the original approval (Resolution #23-017) includes evidence in support of making all the required findings for approving the proposed Extension to the Final Map Subdivision (PLN-2025-19208); and

WHEREAS, the Humboldt County Planning Commission held a duly noticed public hearing on August 21, 2025, and continued the hearing to the September 4, 2025 meeting; and

WHEREAS, the Humboldt County Planning Commission at its meeting of September 4, 2025 reviewed, considered, and discussed the application for an Extension to the major subdivision, Coastal Development Permit and Special Permit, 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 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.

EVIDENCE: a) Project File: PLN-2025-19208 and PLN-2022-17846

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

EVIDENCE: a) On March 6, 2008, during original approval of the project, the 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.

FINDINGS FOR EXTENSION

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

EVIDENCE: a) The project description and tentative parcel map have not changed since initial approval.

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

EVIDENCE: a) There have been no changes to the applicable regulations. Therefore, the findings made when the permit was granted can still be made.

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
- Approves the Extension to the Santos Subdivision Extension (PLN-2025-19208) based on the project description and evidence on file subject to the original conditions of approval.

Adopted after review and consideration of all the evidence on **September 4, 2025**

The motion was made by COMMISSIONER JEROME QIRIAZI and second by COMMISSIONER THOMAS MULDER and the following vote:

AYES: Commissioners: Thomas Mulder, Jerome Qiriazzi, Iver Skavdal, Peggy O'Neill

NOES: Commissioners:

ABSTAIN: Commissioners:

ABSENT: Commissioners: Noah Levy, Sarah West, Lorna McFarlane

DECISION: Motion carried 4/0

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

STORM DRAINAGE NOTES

- LOTS 10 - 18, LOTS 17 - 21, A PORTION OF LOT 20 AND 45, AND A PORTION OF DUCHESS ROAD WILL DRAIN TOWARD MID-BLOCK STORMWATER PLANTER SYSTEMS, WITH OVERFLOW INTO THE STORM DRAIN SYSTEM.
- LOTS 4 - 9, LOTS 22 - 26, A PORTION OF LOT 20, AND A PORTION OF DUCHESS ROAD WILL DRAIN TOWARD A CORNER STORMWATER PLANTER SYSTEM, WITH OVERFLOW INTO THE STORM DRAIN SYSTEM.
- MOCKEYVILLE AVENUE IMPROVEMENT DRAINAGE WILL BE COLLECTED WITH NEW DRAINAGE INLETS AND PIPING AND FLOW CONVEYED TO THE EXISTING DETENTION BASIN LOCATION (EX. PARCEL 107) ON THE SOUTH WEST SIDE OF THE SITE.
NOTE: THE DETENTION BASIN WILL BE EXPANDED INTO WINDSOR AVENUE TO ACCOMMODATE THE EXISTING DETENTION BASIN. WINDSOR AVENUE WILL BE CLOSED TO TRAFFIC DURING CONSTRUCTION OF THE DETENTION BASIN.
- LOTS 1 - 3, LOTS 27 - 30, AND A PORTION OF DUCHESS ROAD WILL DRAIN TOWARD A CORNER STORMWATER PLANTER SYSTEM, WITH OVERFLOW INTO THE STORM DRAIN SYSTEM.
- LOTS 31 - 36, LOTS 40 - 44, AND A PORTION OF CANTON PLACE WILL DRAIN TOWARD MID-BLOCK STORMWATER PLANTER SYSTEMS, WITH OVERFLOW INTO THE STORM DRAIN SYSTEM.
- A PORTION OF LOT 46 WILL DRAIN NORTH OF THE SITE INTO THE EXISTING NETWORK OF DRAINAGE INLETS AND PIPING ALONG CHELSEA WAY THAT WAS CONSTRUCTED DURING SANTOS SUBDIVISION PHASE 1. SO A LOT BASED LID STRATEGY WILL BE USED.
- AT THE TIME OF IMPROVEMENT PLAN PREPARATION A TYPICAL LOW-IMPACT DEVELOPMENT PLAN FOR THE RESIDENTIAL LOTS WILL BE PREPARED TO INCREASE STORMWATER QUALITY BEYOND THE STRATEGIES PRESENTED HEREIN. THIS PLAN WILL BE DEVELOPED DURING THE IMPROVEMENT PLAN PHASE AND INCLUDED ON THE SUBSEQUENT PROJECT DEVELOPMENT PLAN. THIS TYPICAL DESIGN MAY BE MODIFIED AS REQUIRED FOR EACH INDIVIDUAL HOUSE PERMIT AS LONG AS THE MINIMUM COUNTY REQUIREMENTS ARE ADHERED TO.

SHEET INDEX		
SHT. No.	DESIGNATION	DESCRIPTION
1	T-1	PROJECT OVERVIEW
2	T-2	EXISTING & PROPOSED EASEMENTS
3	T-3	TYPICAL SECTIONS & DETAILS

LEGEND

- BOUNDARY LINE OF SUBJECT PROPERTY
- LOT LINES OF ADJACENT LOTS
- PROPOSED LOT LINES
- PROPOSED EASEMENT LINES
- EXISTING EASEMENT LINES
- PROPOSED BUILDING SETBACKS
- EXISTING STORM DRAIN INLET & LINE
- PROPOSED STORM DRAIN SYSTEM
- PROPOSED STORM DRAIN MANHOLE
- EXISTING SANITARY SEWER LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED SANITARY SEWER LATERAL
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING WATER LINE
- PROPOSED WATER LINE
- PROPOSED WATER METER / SERVICE
- PROPOSED FIRE HYDRANT
- EXISTING OVERHEAD ELECTRICAL
- MAD-RIVER FAULT GEOLOGIC SETBACK LINE
- STORMWATER PLANTER AREA (30-RETENTIONS)
- * NOTE: SERVICE LATERALS FOR SEWER AND WATER EXTEND TO MAINS IN STREET. LINEWORK TRIMMED ON MAP FOR CLARITY. TYP.



PROJECT NOTES

- THIS TENTATIVE MAP REPRESENTS A SUBDIVISION OF THE LANDS DESCRIBED AS PARCEL 1 UNDER EXHIBIT A-12 IN DOCUMENT #2017-05730 INTO 45 SINGLE FAMILY RESIDENTIAL PARCELS.
- THE SUBJECT SITE WAS PART OF A PREVIOUSLY APPROVED TENTATIVE MAP FOR A MULTI-PHASE MASTER PLANNED SUBDIVISION WITH THE FIRST TWO PHASES COMPLETED AS THE PREVIOUS TENTATIVE MAP EXPYRED THIS PROJECT SEEKS TO DEVELOP THE REMAINDER.
- THE PROPOSED USE IS SINGLE FAMILY RESIDENTIAL. THE EXISTING USE ON SURROUNDING PROPERTIES IS RESIDENTIAL AND THE PROPERTY IS FRONTED BY SCHOOL ROAD TO THE SOUTH.
- EXCESS OVERBURN FROM ROADWAY CONSTRUCTION TO BE USED AS FILL IN THE LOTS TO PROVIDE FOR POSITIVE DRAINAGE TOWARD THE STREET OR DRAINAGE IMPROVEMENTS. ESTIMATED EXCAVATION AND GRADING (CUT & FILL) IS APPROXIMATELY 2600 CUBIC YARDS.
- ALL EASEMENTS OF RECORD AND PROPOSED EASEMENTS SHOWN ON THE TENTATIVE MAP WILL BE SHOWN ON THE FINAL MAP. SEE SHEET 2 FOR EXISTING AND PROPOSED EASEMENTS.
- TOPOGRAPHY SHOWN IS AT 1-FOOT CONTOUR INTERVALS, BASED ON AN SURVEY BY EDWARD SCHILLINGER ENGINEERS IN JUNE 2010.
- PROPERTIES SHOWN ARE IN A MINIMAL FLOODING HAZARD AREA PER FEMA FIRM PANEL 36023 C0850F.
- AN ALBUQUERQUE FAULT ZONE CROSSES THE PROJECT SITE. SEE FAULT RUPTURE HAZARD EVALUATION REPORT BY BHM CONSULTING ENGINEERS & GEOLOGISTS, DATED OCTOBER 2008 FOR MORE INFORMATION.
- ON-SITE PARKING FOR EACH LOT INCLUDES SPACE FOR 4 VEHICLES (2 IN GARAGE & 2 IN DRIVEWAY), TYPICAL.
- EXISTING UTILITIES & OWNER:
 - WATER & SEWER: M.C.S.D.
 - CABLE TV: SUGARCREEK
 - ELECTRIC & GAS: PG & E
 - TELEPHONE: AT&T
- * CROSS SECTION OR DETAIL SHOWN ON SHEET 3.

PROJECT DATA

OWNER / APPLICANT:	DOMINGO SANTOS
APN:	508-391-045
SITE ADDRESS:	SCHOOL ROAD MOCKEYVILLE, CA 95019
AGENT:	JAKOB SCHILLINGER SCHILLINGER ENGINEERING
TOTAL PARCEL AREA:	10.51 ACRES (GROSS ON APN ABOVE) 7.95 ACRES (NET)
GENERAL PLAN:	PL-RL-1 (MCP) RESIDENTIAL LOW DENSITY
ZONING:	R-1-RL-50 RESIDENTIAL SINGLE FAMILY
BUILDING SETBACKS:	FRONT: 20' FROM 'BSW' @ GARAGE INTERIOR SIDE: 10' FROM 'BSW' EXTERIOR SIDE: 5' REAR: 10'
	*BSW = BACK OF SIDEWALK *EXCLUDING ALL EASEMENTS

SCHILLINGER
ENGINEERING
CIVIL ENGINEERING SOLUTIONS
P.O. BOX 183
MCKINLEY, CA 95019
PH (925) 834-898

DOMINGO SANTOS
SANTOS MAJOR SUBDIVISION - PHASE 3
APN 508-391-045
TENTATIVE MAP
PROJECT OVERVIEW

SHT. JULY 8, 2022
SHEET 1 OF 3
T-1

APPROVED
SEP - 4 2025
Humboldt County
PLANNING



PER TITLE REPORT

EASEMENTS OF RECORD

SECTION	GRANTOR	GRANTEE	AFFECTS	LOCATION
TRACT 2	SANTOS	PUBLIC UTILITY	60 FT	WONCEVILLE AVE / COLUMBIA AVE / WINDSON AVE
TRACT 3	SANTOS	PUBLIC UTILITY	20 FT	WONCEVILLE AVE / WINDSON AVE
TRACT 4	SANTOS	PUBLIC UTILITY	20 FT	WONCEVILLE AVE / WINDSON AVE
TRACT 5	SANTOS	PUBLIC UTILITY	20 FT	WONCEVILLE AVE / WINDSON AVE
TRACT 6	SANTOS	PUBLIC UTILITY	20 FT	WONCEVILLE AVE / WINDSON AVE
TRACT 7	SANTOS	PUBLIC UTILITY	20 FT	WONCEVILLE AVE / WINDSON AVE
TRACT 8	SANTOS	PUBLIC UTILITY	20 FT	WONCEVILLE AVE / WINDSON AVE
TRACT 9	SANTOS	PUBLIC UTILITY	20 FT	WONCEVILLE AVE / WINDSON AVE
TRACT 10	SANTOS	PUBLIC UTILITY	20 FT	WONCEVILLE AVE / WINDSON AVE
TRACT 11	SANTOS	PUBLIC UTILITY	20 FT	WONCEVILLE AVE / WINDSON AVE
TRACT 12	SANTOS	PUBLIC UTILITY	20 FT	WONCEVILLE AVE / WINDSON AVE
TRACT 13	SANTOS	PUBLIC UTILITY	20 FT	WONCEVILLE AVE / WINDSON AVE
TRACT 14	SANTOS	PUBLIC UTILITY	20 FT	WONCEVILLE AVE / WINDSON AVE
TRACT 15	SANTOS	PUBLIC UTILITY	20 FT	WONCEVILLE AVE / WINDSON AVE

LEGEND

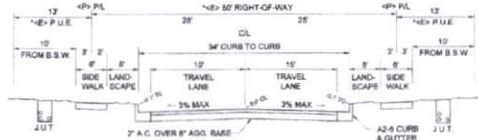
- BOUNDARY LINE OF SUBJECT PROPERTY
- LOT LINES OF ADJACENT LOTS
- PROPOSED EASEMENT LINES
- EXISTING EASEMENT LINES

SCHLINGER ENGINEERING
CIVIL ENGINEERING & SURVEYING
4250 N. 10th St.
PO BOX 1000
MILWAUKEE, WI 53210

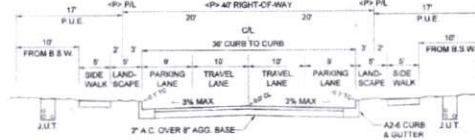
SANTOS MAJOR SUBDIVISION - PHASE 3
APN 508-381-045
TENTATIVE MAP
EXISTING & PROPOSED EASEMENTS

DOMINGO SANTOS
APN 508-381-045
JULY 8, 2025
T-2

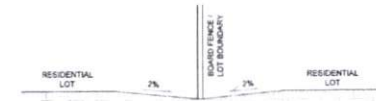
*THESE WERE ACCEPTED BY THE COUNTY AS PUBLIC UTILITY EASEMENTS DURING SANTOS SUBDIVISION PHASES 1 & 2, AS SHOWN ON SHEET 2 & IN BOOK 25 OF MAPS PGS 37-41



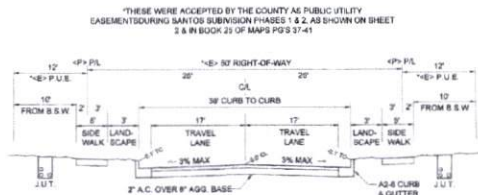
A1 TYPICAL ROAD SECTION
MCKINLEYVILLE AVENUE
SCALE: N.T.S.



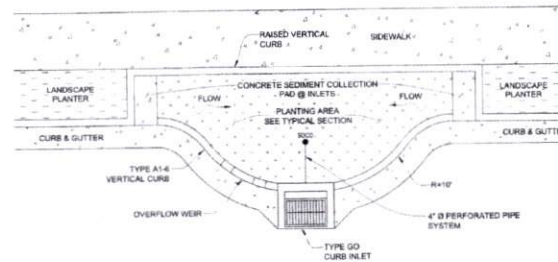
B TYPICAL ROAD SECTION
CAITLIN PLACE & DUCHESS ROAD
SCALE: N.T.S.



D1 TYPICAL LOT GRADING SECTION
SCALE: N.T.S.



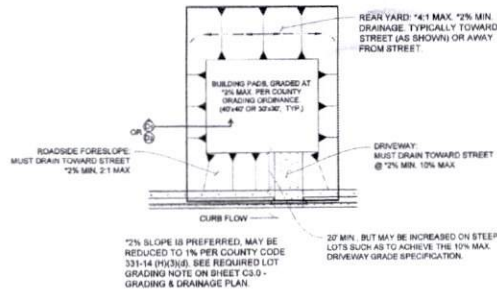
A2 TYPICAL ROAD SECTION
MCKINLEYVILLE AVENUE (NEAR ROUNDABOUT)
SCALE: N.T.S.



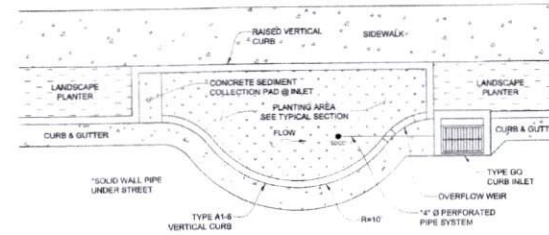
E TYPICAL STORMWATER PLANTER 1 (MID-BLOCK)
SCALE: N.T.S.



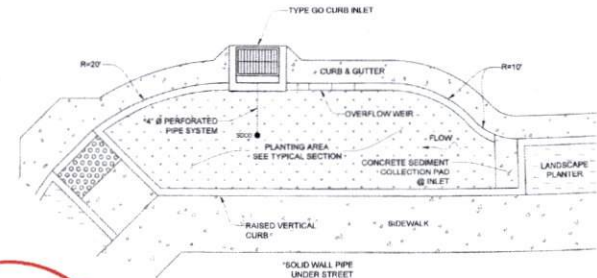
D2 TYPICAL GRADING SECTION
BENCHED LOTS
SCALE: N.T.S.



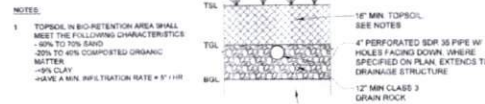
C TYPICAL LOT GRADING DETAIL
SCALE: N.T.S.



F TYPICAL STORMWATER PLANTER 2 (MID-BLOCK)
SCALE: N.T.S.



H TYPICAL STORMWATER PLANTER (CORNER)
SCALE: N.T.S.



G TYPICAL BIO-RETENTION AREA &
STORMWATER PLANTER SECTION
SCALE: N.T.S.

APPROVED
SEP - 4 2025
Humboldt County
PLANNING

SCHILLINGER ENGINEERING CIVIL ENGINEERING SOLUTIONS P.O. BOX 1161 ARCATA, CA 95521 PH (707) 824-6555	DOMINGO SANTOS		DATE	JULY 8, 2022
	SANTOS MAJOR SUBDIVISION - PHASE 3		HEET	3 OF 3
	APN 508-391-045 TENTATIVE MAP TYPICAL SECTIONS & DETAILS			T-3