

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

**Resolution Number: 26-012**

**Record Number: PLN-2026-19480**

**Assessor's Parcel Number: 511-031-011**

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

**WHEREAS**, Brandie Ford provided an application and evidence in support of approving the Extension to the approved major Subdivision and Coastal Development 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 July 21, 2022, during original approval of the project, the Humboldt County Planning Commission reviewed the exemption per the CEQA guidelines described in Section 15183 - Projects consistent with a Community Plan, General Plan, or Zoning. 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 January 26, 2026; and

**WHEREAS**, the Planning Commission Resolution for the original approval (Resolution #22-082) includes evidence in support of making all the required findings for approving the proposed Extension to the Final Map Subdivision (PLN-2026-19480); and

**WHEREAS**, the Humboldt County Planning Commission held a duly noticed public hearing on March 19, 2026; and

**WHEREAS**, the Humboldt County Planning Commission at its meeting of March 19, 2026, reviewed, considered, and discussed the application for an Extension to the minor subdivision and Coastal Development 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 an approved Tentative Map and Coastal Development Permit (PLN-2021-17091) for the subdivision of an approximately 1.12-acre parcel into four new parcels ranging from 5,228 ft.<sup>2</sup> to 5,583 ft.<sup>2</sup> in size. A remainder parcel of 16,368 ft.<sup>2</sup> is also proposed. The parcel is accessed from Myers Road and Lily Avenue, which will continue to serve the remainder parcel. The four new parcels will be served by a proposed 22-foot-wide access road to be developed from Myers Road, and an exception to the minimum right-of-way width requirements was previously approved. The parcel is developed with an existing single-family residence and shop, which will be located on the proposed remainder parcel following the subdivision. The property being divided is located within the Coastal Zone and a Coastal Development Permit is being processed in conjunction with the subdivision. Water and sewer service will be provided by the McKinleyville Community Services District. If approved, the new expiration date will be February 2, 2028.

**EVIDENCE:** a) Project File: PLN-2025-19480 and PLN-2022-17091

**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 accepted that the project is exempt from further environmental review per the CEQA guidelines described in Section 15183 - Projects consistent with a Community Plan, General Plan, or Zoning. No changes have been proposed to the project.

#### **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. The

properties zoning and general plan designation have not been changed and no changes have been made to the Humboldt County subdivision regulations or to the requirements of any applicable referral agency. 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 Ford Subdivision Extension (PLN-2026-19480) 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 **March 19, 2026**

The motion was made by COMMISSIONER NOAH LEVY and second by COMMISSIONER JEROME QIRIAZI and the following vote:

AYES: COMMISSIONERS: Sarah West, Jerome Qiriaz, Todd Fulton, Noah Levy, Peggy O'Neill

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS: Iver Skavdal, Lorna McFarlane

ABSTAIN: COMMISSIONERS:

DECISION: Motion carries 5/0

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

## ATTACHMENT 1

### Original - CONDITIONS OF APPROVAL

**APPROVAL OF THE TENTATIVE MAP AND COASTAL DEVELOPMENT PERMIT IS CONDITIONED ON THE FOLLOWING TERMS AND REQUIREMENTS WHICH MUST BE SATISFIED BEFORE THE TENTATIVE MAP MAY BE RECORDED:**

#### Conditions of Approval:

1. All development shall conform to the project description and approved Tentative Map.
2. All taxes to which the property is subject shall be paid in full if payable, or secured if not yet payable, to the satisfaction of the County Tax Collector's Office, and all special assessments on the property must be paid or reapportioned to the satisfaction of the affected assessment district. Please contact the Tax Collector's Office approximately three to four weeks prior to filing the tentative or final map to satisfy this condition. This requirement will be administered by the Department of Public Works.
3. The conditions on the Department of Public Works memorandum dated June 4, 2021, included herein as Exhibit A, shall be completed or secured to the satisfaction of that department. Prior to performing any work on the improvements, contact the Land Use Division of the Department of Public Works.
4. The Planning Division requires that two (2) copies of the Tentative Map be submitted for review and approval.
5. Prior to recordation of the Final Map, the applicant shall submit a letter from the Humboldt Bay Fire Protection District stating that the project meets their requirements. This requirement shall be administered by the Department of Public Works.
6. Prior to recordation of the Final Map, the applicant shall submit a letter from Pacific Gas and Electric Company stating that the project meets their requirements per their letter dated July 1, 2021. This requirement shall be administered by the Department of Public Works.
7. Construction plans shall be submitted for any required road, drainage, landscaping, and pedestrian improvements. Construction plans must be prepared by a Civil Engineer registered by the State of California. This requirement shall be administered by the Department of Public Works.
8. Sidewalk improvements may be deferred until such time as a building permit is pulled. Each building permit pulled will require that an ADA accessible sidewalk be constructed to connect the subject lot to the existing pedestrian network outside of the subdivision. Depending on the lot being built upon, this may include constructing sidewalk in front of numerous vacant lots within the subdivision. Sidewalk improvements must be completed prior to the "final" of the building permit. Any sidewalk damaged during construction will need to be replaced prior to the "final" of the building permit. This requirement shall be administered by the Department of Public Works.
9. An encroachment permit is required to be obtained prior to construction from the Department of Public Works for all work within the right of way of a County maintained road. This requirement shall be administered by the Department of Public Works.

10. Grading within the subdivision or off-site rights of way shall **not** occur prior to approval of a grading plan by the Department of Public Works. Construction of improvements or grading for this project will not be allowed to occur between October 15 and April 15 without permission of the Department from Public Works.
11. The proposed improvements may require the undergrounding or relocation of existing facilities at the expense of the applicant. Undergrounding of existing facilities, relocation of existing facilities, or construction of new facilities shall be completed prior to constructing the structural section for the roadway. If any utilities are required to be installed as a condition of the tentative map, the utility work shall be completed prior to constructing the structural section for the road. All laterals shall be extended onto each lot and marked in a manner that they will be easily located at the time of individual hookups. A letter of completion of all work from each involved utility company shall be submitted prior to constructing the roadway structural section. Any utilities that need to be relocated shall be done solely at the subdivider's expense. This requirement shall be administered by the Department of Public Works.
12. Pursuant to County Code Section 324-2(c)(4), non-county maintained roads shall be posted with a sign of at least 2 square feet in size containing substantially the following words in 2" high black letters on a yellow background: "Not a County Maintained Road" or "Not a County Maintained Street". The sign shall be approved by the Department of Public Works prior to installation. (Last paragraph for private roads).
13. A map revision fee as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors (currently \$110.00 per parcel) as required by the County Assessor's Office shall be paid to the County Planning Division, 3015 H Street, Eureka. The check shall be made payable to the "Humboldt County Planning Division." The fee is required to cover the Assessor's cost in updating the parcel boundaries.
15. The applicant is required to pay for permit processing on a time and material basis as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors. The Department will provide a bill to the applicant after the Planning Commission and/or Board decision. Any and all outstanding Planning fees to cover the processing of the application to decision by the Hearing Officer shall be paid to the Humboldt County Planning Division, 3015 "H" Street, Eureka.
16. Unless subdivision improvements in Attachment 1, Exhibit A, are completed or a Subdivision Agreement is entered into prior to filing of the Tentative Map, a Notice of Subdivision Improvement Requirements shall be recorded for the subdivision pursuant to Government Code Section 66411.1. The Notice shall be on forms provided by the Planning Division and all applicable recording fees shall apply.
17. The owner shall execute and cause to be recorded a "Deed Restriction and Hold Harmless Agreement" as required per Section 336-5(i) of the Humboldt County Code, the Geologic Hazards Ordinance, on forms provided by the Planning Division. A legal document review and County notary fee (currently \$135.00) shall be paid to the County, along with the applicable recordation fees.
18. Parkland dedication fees of \$6,275.20 shall be paid to the Humboldt County Planning Division, 3015 H Street, Eureka, CA. Alternately, a parkland dedication fee of \$3,103 may be paid, provided the applicant enters into a Conveyance and Agreement of development

rights with the County of Humboldt for dwelling units on Parcels 1 - 4. Release from the Conveyance and Agreement may be pursued upon payment of the \$3,103.00 parkland dedication fee balance. A copy of the Conveyance and Agreement form with pro-rata updated dedication payments amounts for each lot calculated will be provided by the Planning Division upon the election of this option by the applicant once the Final Map is prepared and approved for recordation. These fees may be paid for by individual lot owners on a pro-rata basis at the time individual lot owners apply for a permit to construct an accessory dwelling unit. Should the applicant elect to enter into a Conveyance and Agreement, legal document review fees as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors (currently \$424.00) will be required.

Parkland dedication fee calculations:

	130.00	130 square feet of parkland dedication per person for new subdivisions
X	2.60	Persons per average household (per 2020 McKinleyville Census CDP)
	338.00	Parkland dedication per average household in square feet
/	43,560	Square feet per acre
	0.0077594	Parkland dedication per average household in acres
X	4	Number of parcels being created by the subdivision,
X	2	Number of dwellings per legal parcel or lot, including potential second units
X	100%	Percentage of these parcels within the MCP Area
X	\$100,000	Value of one acre of land in the vicinity of the subdivision project
	\$6,207.00	Parkland Dedication In-lieu Fee

19. Prior to filing of the subdivision map the applicant shall record a Conditional Certificate of Subdivision Compliance for the remainder parcel to require these subdivision conditions to be imposed upon sale or further development of the remainder parcel.
20. As approved by the Planning Commission the unnamed access road shall be an easement 22 feet in width with a turnaround area at the end of the road with an 18-foot wide travel lane. A 10-foot wide public utility easement (PUE) shall be dedicated to the lots in a manner, width and location approved by the Public Works Department.

**Informational Notes:**

1. To minimize costs the applicant is encouraged to bring in written evidence of compliance with all of the items listed as conditions of approval in this Exhibit that are administered by the Planning Division. The applicant should submit the listed item(s) for review **as a package** as early as possible before the desired date for final map checking and recordation. Post application assistance by the Assigned Planner, with prior appointment, will be subject to a Special Services Fee for planning services billed at the County's current burdened hourly rate. Copies of all required forms and written instructions are included in the final approval packet. Each item evidencing compliance except legal documents to be recorded should note in the upper right hand corner:

Assessor's Parcel No . \_\_\_\_\_, Condition \_\_\_\_\_,  
 (Specify) (Specify)

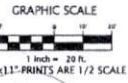
2. The project site is not located within an area where known cultural resources have been located. However, as there exists the possibility that undiscovered cultural resources might

be encountered during construction activities, the following mitigation measures are required under state and federal law:

If cultural resources are encountered, all work must cease and a qualified cultural resources specialist contacted to analyze the significance of the find and formulate further mitigation (e.g., project relocation, excavation plan, protective cover).

Pursuant to California Health and Safety Code §7050.5, if human remains are encountered, all work must cease and the County Coroner contacted."

3. The term of the approved Tentative Map shall be 24 months from the effective date of the action except where otherwise provided by law. An extension may be requested prior to the date in accordance with Section 326-21 and 326-31 of the Humboldt County Code.



**SURVEYOR'S STATEMENT**

This map was prepared by me, or under my direction, and is based upon a field survey.

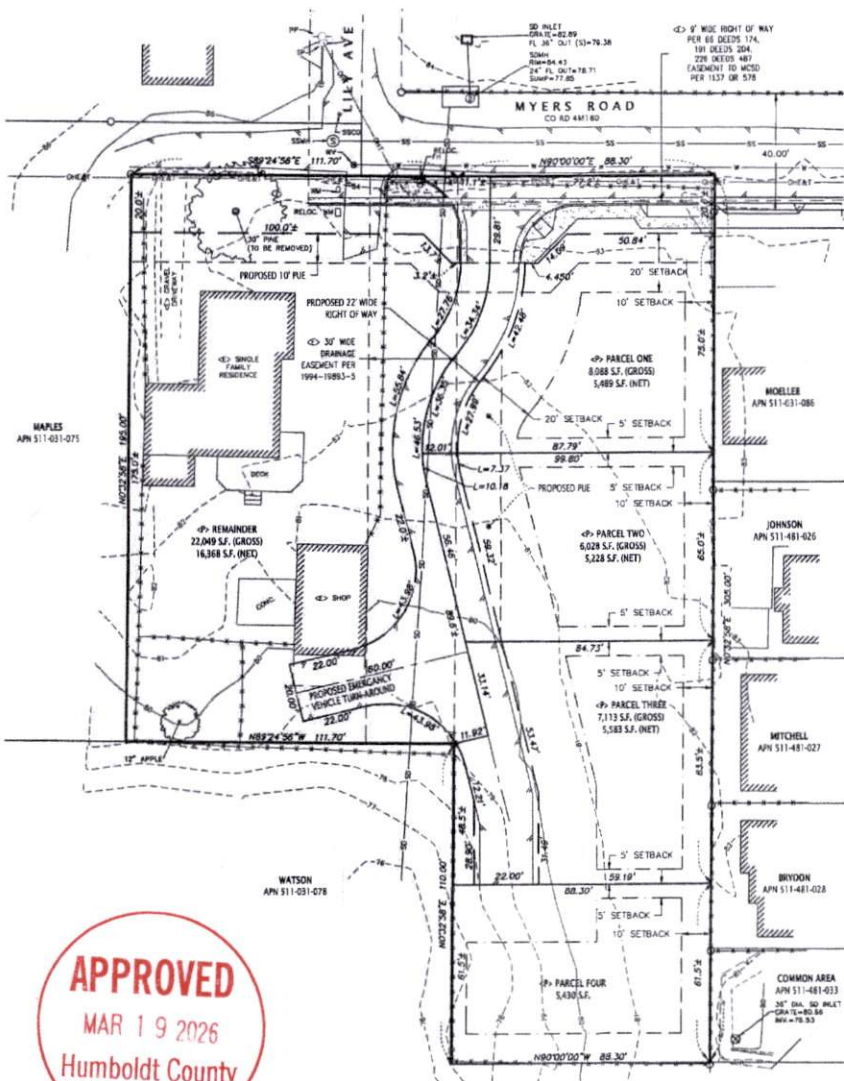
SIGNED: *Michael D. Pulley*  
DATED: 3/22/21

Michael D. Pulley  
L.S. No. 7793  
Expiration: 12/31/2021



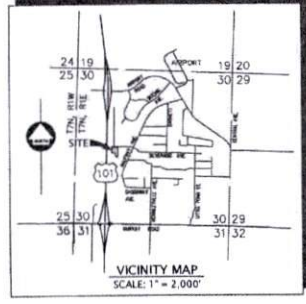
**LEGEND**

- BOUNDARY LINES OF APN 511-031-011
- PROPOSED LOT LINES
- ADJACENT LOT LINES
- PROPOSED RIGHT OF WAY
- PROPOSED EASEMENT
- DISTING EASEMENT
- FENCE LINE
- EXISTING EDGES OF PAVEMENT
- EXISTING CONCRETE PAVING
- PROPOSED EDGE OF PAVEMENT
- PROPOSED CONCRETE PAVING
- EXISTING GROUND CONTOURS
- TOP OF SLOPE
- TIDE OF SLOPE / GRADE BREAK
- GAS LINE
- UNDERGROUND ELECTRIC LINE
- OVERHEAD ELECTRIC LINE
- OVERHEAD TELEPHONE LINE
- OVERHEAD ELECTRIC & TELEPHONE LINES
- SANITARY SEWER LINE
- STORM DRAIN CULVERT
- WATER LINE
- ELECTRIC METER
- GAS METER
- UTILITY POLE WITH GUY ANCHOR
- JOINT UTILITY POLE
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- SANITARY SEWER CLEANOUT
- SANITARY SEWER MANHOLE



**PROJECT NOTES**

- 1) The map illustrates a proposed subdivision of APN 511-031-011 into 4 parcels and a remainder that is already developed. Access to the proposed parcels would be via a new access road as shown hereon. An exception request for the 22 foot right of way width is being submitted as part of this application. No trees are proposed to be removed. Grading would occur for the new roadway and construction of detention facilities.
  - 2) The parcel is zoned Residential Single Family with a combining zones identifying Airport Safety Review and potential noise impacts and has a general plan designation of Residential Low Density (RL) in the Humboldt County General Plan. Adjacent properties are similarly zoned and planned.
  - 3) The property is shown on official maps as Zone C, areas of minimal flooding (Firm Community Panel No. 060060 0625). No hazardous areas, historic buildings, or archaeological sites are known to exist on or immediately adjacent to the property.
  - 4) Parcel creation: Book 867 of Official Records, Page 347; current vesting deed Doc. 2008-12054-2
  - 5) Boundary lines and existing easements of record shown based a Preliminary Title Report by Humboldt Land Title Company, Order No. FH87-102100030V, dated 1/7/2021. All easements of record are shown on this tentative map and will appear on the recorded subdivision map.
  - 6) Topography is shown at 1 foot intervals based on a field survey performed by Points West Surveying in March 2016. Elevations are MCDSD datum based on the top of fire hydrant at the intersection of Myers Road and Halfway Avenue.
  - 7) The parcels are/will be served by community water and sewer by McKinleyville Community Services District. PG&E provides electricity and gas and AT&T provides telephone services. The nearest fire hydrant is located on the frontage of the subject property as shown hereon.
  - 8) This parcel falls within Airport Zone C\* per the Humboldt County GIS, with a residential density of 8 dwelling units/acre.
  - 9) No drainage courses, creeks, or other wet areas are known to exist on the property.
  - 10) This project falls within the M54 Jurisdiction area of McKinleyville.
  - 11) Applicant is working with Arcata Fire Department on possible alternative layouts for the fire truck turnaround that will allow the existing shop to remain.
  - 12) Myers Road is shown on various maps and documents as "Meyers Road"; name shown hereon is spelled per County Road Register.
- EASEMENT NOTES**
- Item 8: Right of the public to any portion of land lying within the area commonly known as Myers Road, as well as a private easement(s) for ingress, egress, and utilities in favor of other owners utilizing said road.  
LOCATION: Northernly portion of existing parcel, shown hereon
  - Item 9: Easement for 9 foot wide right of way granted to Meyer per 66 Deeds 174  
LOCATION: Northernly portion of existing parcel, shown hereon
  - Item 10: Easement for 9 foot wide right of way granted to Nielsen per 191 Deeds 204  
Easement for 9 foot wide right of way granted to Miller per 226 Deeds 487  
LOCATION: Northernly portion of existing parcel, shown hereon
  - Item 11: Restriction that no more than a single family residence with garage shall be constructed on East 88.3 feet per Deed from Mitchell to Larson recorded as 867 OR 347
  - Item 12: Easement for ingress, egress, and public utilities granted to MCDSD per 1137 OR 578 (document states 10 foot wide but describes 9 foot wide strip)  
LOCATION: Northernly portion of existing parcel, shown hereon
  - Item 13: Easement for storm water drainage, 30 foot wide, granted to County of Humboldt per 1954 19893-5  
LOCATION: North-south centerline of existing parcel, shown hereon



**PARCEL INFORMATION**

- Current Parcel Area: 1.12± acres (Gross)
- Proposed Parcel One: 0.12± acres
- Proposed Parcel Two: 0.12± acres
- Proposed Parcel Three: 0.12± acres
- Proposed Parcel Four: 0.26± acres
- Proposed Remainder Parcel: 0.50± acres

Agent: Michael Pulley  
Points West Surveying Company  
Mailing Address: 5201 Carlson Park Drive Suite 3  
Arcata CA 95521  
Phone: 707.840.9510  
Fax: 707.840.9542  
Email: Pulley@PointsWestSurveying.com

Owner / Applicant: Glenn Ford & Sons, LLC  
Contact Person: Brandie Ford  
APN: 511-031-011  
Site Address: 990 Myers Road  
McKinleyville, CA 95519  
Mailing Address: 2415 Sutter Avenue  
McKinleyville, CA 95519  
Phone: 707.498.9443  
General Plan: RL (Residential Low Density)  
Zoning: RS-5/AP-N

**Building Setbacks:** Front: 20'  
Interior Side: 5'  
Exterior Side: Varies  
Rear: 10'

**APN 511-031-011  
TENTATIVE MAP**  
for  
**GLENN FORD & SONS LOGGING, LLC**  
SECTION 30, T7N, R1E,  
HUMBOLDT MERIDIAN

IN THE COMMUNITY OF MCKINLEYVILLE  
HUMBOLDT COUNTY, STATE OF CALIFORNIA  
JANUARY 2021

SCALE: 1" = 20'  
SHEET 1 OF 1  
**POINTS WEST SURVEYING CO.**  
5201 Carlson Park Dr., Suite 3 - Arcata, CA 95521  
707-840-9510 - Phone 707-840-9542 - Fax