

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

**Resolution Number: 25-**

**Holliday Parcel Map Subdivision  
Record Number PLN-2025-19221  
Assessor Parcel Number 511-361-028**

**Resolution by the Planning Commission of the County of Humboldt certifying compliance with the California Environmental Quality Act and conditionally approving the Holliday Parcel Map Subdivision and Special Permits.**

**WHEREAS**, Nicholas Holliday submitted an application and evidence in support of approving the Parcel Map Subdivision and Special Permits; and

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

**WHEREAS**, the Planning Division, the Lead Department pursuant to Section 202 of Resolution No. 77-29 of the Humboldt County Board of Supervisors, has determined that impacts from projects of this sort were analyzed and addressed during preparation of Environmental Impact Reports (EIR's) for the McKinleyville Community Plan (SCH# 1998082024) and 2017 Humboldt County General Plan (SCH#2007012089), in keeping with the criteria outlined within section 15183 of the Guidelines; and

**WHEREAS**, a public notice was sent via mail to all owners and occupants of property within 300 feet of the boundaries of the project; and

**WHEREAS**, Attachment 2 in the Planning Division staff report includes evidence in support of making all of the required findings for approving the proposed Parcel Map Subdivision and Special Permits (Record Number PLN-2025-19221); and

**WHEREAS**, the Humboldt County Planning Commission held a duly-noticed public hearing on October 2, 2025, and reviewed, considered, and discussed the application for the Parcel Map Subdivision and Special Permits, 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 Parcel Map Subdivision of an approximately 22,230 square foot parcel into two parcels of approximately 8,890 square feet (Parcel A) and 13,340 square feet (Parcel B). The parcel is currently developed with two residences and an accessory structure that has been converted to a third residence without the benefit of County review. One, an approximate 1,232 square foot residence will remain on proposed Parcel A and the other approximately 2,720 square foot residence and the approximately 1,864 unpermitted Accessory Dwelling Unit (ADU) will remain on proposed Parcel B. A Special Permit is requested pursuant to Section 314-99.1.3.5 of Humboldt County Code to allow the residence on proposed Parcel A to encroach into the rear yard setback and for the building to be permitted as an ADU that exceeds 1,200 square feet. Once the subdivision is complete, the unpermitted residence will be permitted or removed. The parcel is served with community water and sewer provided by McKinleyville Community Services District.

**EVIDENCE:** a) Project File: PLN-2025-19221

## **CALIFORNIA ENVIRONMENTAL QUALITY ACT**

- 2. FINDING:** The requirements of the California Environmental Quality Act (CEQA) have been met. The Humboldt County Planning Commission has considered the project and finds the proposed subdivision requires no further environmental review per Section 15183 (Projects Consistent with a Community Plan or Zoning) of Article 12 (Special Situations) of the CEQA Guidelines.

**EVIDENCE:** a) Section 15183 of the CEQA Guidelines acknowledges CEQA's mandate that projects require no additional environmental review when consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified, noting that subsequent environmental review is only necessary where the Lead Agency determines any of the following circumstances apply:

Project-specific environmental effects:

- are peculiar to the project or the parcel on which it is located
- are significant and were not analyzed as such in a prior EIR

- are off-site and/or cumulative and were not discussed in the prior EIR
- were identified in a prior EIR as significant but due to substantial new information (not known at the time the EIR was certified) are determined to have a more severe adverse impact than what was disclosed.

The residential density specified in the McKinleyville Community Plan was utilized for analysis conducted during development of the Environmental Impact Report prepared for the current Humboldt County General Plan, which includes all the required elements specified in Section 65302 of the Government Code. The EIR for the General Plan was certified during adoption of the plan in 2017.

- b) There are no environmental effects that are peculiar to the project or the parcel on which the project is located. Neighboring development on adjacent parcels is composed of the same, or greater density as the subject parcel. The proposal is consistent with the planned density and is currently developed with low-density residential uses. The development pattern and design included in the concept provided by the applicant has been found to be acceptable by the Land Use Division of Public Works and Planning Division.
- c) Potential Impacts such as those common to projects of this sort were analyzed and addressed during preparation of Environmental Impact Reports (EIR's) for the McKinleyville Community Plan (SCH# 1998082024) and 2017 Humboldt County General Plan (SCH#2007012089).
- d) There are no potentially significant environmental effects which were not analyzed in the above referenced EIR's. The proposed subdivision would enable future build-out to the currently planned density for the area, which was re-confirmed during adoption of the 2017 General Plan. The project is also consistent with the applicable policies and standards of the General Plan, which are further discussed below.
- e) There are no potentially significant off-site impacts and cumulative impacts which were not discussed in the above referenced EIR's (SCH# 1998082024 & SCH# 2007012089). The

proposed subdivision will facilitate build-out consistent with planned densities and applicable policies and standards found in the recently adopted General Plan.

- f) There is no substantial new information that would cause the project to result in a more severe adverse impact than what was known and disclosed at the time the General Plan EIR was certified.
- g) There is no substantial evidence, given the whole record before the agency, that the project may have a significant effect on the environment, as proposed.
- h) The project site is not located within a scenic vista area and will not impact visual resources within the County. The proposed minor subdivision will create a total of two parcels that can accommodate future residential development consistent with the assortment of uses and structures on surrounding parcels. The project will result in a less than significant impact to aesthetics.
- i) The project was referred to the Northwest Information Center (NWIC), Bear River Band of the Rohnerville Rancheria, Blue Lake Rancheria, and Wiyot Tribe in April of 2025. Based on comments received from NWIC on April 21, 2025, the project area has a low possibility of containing unrecorded archaeological site(s) and request Humboldt County contact the local tribes. The Bear River Band of Rohnerville Rancheria responded on April 24, 2025, that they had no knowledge of cultural resources within the project area and had no concerns about the project. The Bear River Band did request the standard Inadvertent Discovery Protocol be incorporated as a condition approval. No response was received from the Bear River Band or Wiyot Tribe.
- j) According to the Humboldt County Fire Hazard Severity map, the parcel is not located within a fire hazard severity area. The site is located within the Arcata Fire Protection District. Future development of the site will require compliance with the Uniform Fire Code and Uniform Building Code. The Department finds no evidence that the project will create, or expose people or property to, hazardous materials, or impair implementation

of or physically interfere with, an adopted emergency response plan.

- k) The project is consistent with the development density of 1-7 units per acre of the Residential Low Density (RL1-7) land use designation established during adoption of the McKinleyville Community Plan and upheld in 2017 following adoption of the General Plan update.
- l) The California Natural Diversity Database does not indicate that any species of concern have been identified on the subject parcel. The project was referred to the California Department of Fish and Wildlife who did not respond with any specific concerns.

#### **H.C.C 312-1.1.2 LEGAL LOT REQUIREMENT**

**3. FINDING:** Development permits shall only be issued for a lot that was created in compliance with all applicable state and local subdivision regulations.

**EVIDENCE:** a) The subject parcel qualifies for a Certificate of Compliance pursuant to Section 66499.35 of the Subdivision Map Act due to approval of Building Permit BLD-8574-97-0972B7 and PLN- 355-SP.

#### **SUBDIVISION FINDINGS - Section 66474 of the State Subdivision Map Act and Title III Division 2 of the Humboldt County Code**

**4. FINDING:** All lots shall be suitable for their intended uses.

**EVIDENCE:** a) The project will result in a total of two (2) parcels of 8,890 square feet (Parcel A) and 13,340 square feet (Parcel B) respectively. Both parcels will comply with the minimum parcel size of the zone [Residential One-Family (R-1\*)], which is 5,000 square feet. Additionally, both parcels will be suitable for single-family residential use and an approved accessory dwelling. Parcel A is currently developed with a 1,232 square foot residence. Proposed Parcel B currently has an approximately 2,720 square foot residence and the approximately 1,864 unpermitted ADU which would be permitted or removed after the subdivision.

**5. FINDING:** Improvements shall be required for the safe and orderly movement of people and vehicles.

**EVIDENCE:** a) Access to the parcel being divided is currently provided by Perini Road and a private driveway. The Department of Public Works Land Use Division (DPW) has reviewed the proposed lot split and will require that Perini Road be widened by eight feet along the frontage of the property to provide for a parking lane and include a Caltrans Type A dike. This is enumerated in a memo dated 7/3/2025 and are recommended as conditions of approval. DPW has also supported exception requests as specified by Code Section 324-1(b); 1) relief from the requirement to install a Caltrans Type A2-6 Portland cement concrete (PCC) curb and gutter; a five (5) foot wide (4.5 foot useable) landscape strip, and a five (5) foot wide PCC sidewalk along the property frontage and 2) The requirement that a 40 foot wide right of way serve the proposed subdivision. There is only a 32 foot right of way to the parcel in question and the area has limited traffic and the existing road surface with an 8-foot wide additional parking lane will safely accommodate the movement of people and vehicles.

**6. FINDING:** Flood control and drainage facilities affording positive storm water disposal shall be designed and provided by the subdivider.

**EVIDENCE:** a) Satisfaction of the requirements found in the memorandum from the DPW, dated July 3, 2025, is required by the project Conditions of Approval. Section 3.0 of the DPW memo informs the applicant of their responsibility to correct any drainage problems associated with subdivision to the satisfaction of DPW and requires that a hydraulic report and drainage plan for the subdivision be submitted to DPW for review and approval.

**7. FINDING:** Sewer and water systems shall be constructed to appropriate standards.

**EVIDENCE:** a) Current and proposed residential are provided by water and sewer services provided by the McKinleyville Community Services District (MCSD). All building currently on the parcel are serviced with water and sewer by the MCSD.

**8. FINDING:** The size and shape of lots shall be such as is proper for the locality in which the subdivision is situated, and in conformance with the requirements of the current zoning regulations and the Humboldt County General Plan.

**EVIDENCE:** a) The size and configuration of the proposed parcels complies with width, depth, and minimum lot size requirements of the Residential One-Family (R-1\*) zone with a Special Permit to reduce the rear setback requirement on proposed parcel A.

#### **FINDINGS FOR EXCEPTIONS – Title III Division 2 Chapter 5 of the Humboldt County Code**

**9. FINDING:** Conditions exist that allow an exception to the required 40' way width, the requirement for curb, gutter and sidewalk and for a landscape strip.

**EVIDENCE:** a) Perini Road has a traveled width of 20 feet and is designated as a "private local road" and is not County maintained. A 40-foot easement is typically required for all County maintained roads however the right of way that exists to the subject parcel on Perini is only 32 feet in width. The exception to the right of way is necessary in order to permit subdivision of the parcel. Based upon limited development potential and previously approved exception requests on Perini Road for a reduced right of way width, the Public Works Department supports a reduced right of way exception.

b) Per Humboldt County Code, the frontage of the property along Perini Road would need to be widened to include an 8-foot asphalt concrete parking lane with Caltrans Type A2-6 portland cement concrete (PCC) curb and gutter; a 5-foot wide (4.5 foot useable) landscape strip; and a 5-foot-wide PCC sidewalk. Perini Road is a private road with a very rural feel, and is not paved in its entirety. There are no sidewalks or gutters in the vicinity.

c) A previous subdivision adjacent to the property was granted the same exceptions as requested by the planning Commission in 2013 and the granting of the exception will not be detrimental to the public welfare or injurious to other property in the vicinity. The exception granted will allow development to match existing features in the vicinity.

## FINDINGS APPLICABLE TO ALL PERMITS

**10. FINDING:** The proposed development is in is in conformance with all applicable policies and standards in the Humboldt County General Plan and McKinleyville Community Plan (MCCP).

**EVIDENCE:** a) The proposed development is consistent with the Residential Low Density (RL1-7) land use designation. The project will allow for the creation of an additional parcel for single-family residential development within the 0.51-acre parcel. The RL1- 7 designation specifies a density of 1-7 units for every one (1) acre.

b) McKinleyville Community Plan – Stormwater  
Satisfaction of the requirements found in the 7/3/2023 memo from the Land Use Division of Public Works (PW) is required by the project Conditions of Approval. Sections 3.1 and 3.2 of their memo informs the applicant of their responsibility to correct any drainage problems associated with subdivision to the satisfaction of PW and requires that a hydraulic report and drainage plan for the subdivision be submitted to PW for review and approval.

*Parkland §4420 (MCCP)*

c) *Parkland Dedication Fee Calculations*

	130.00	McKinleyville Community Plan requires 130 square feet of parkland dedication per person for new subdivisions
X	2.578	Persons per average McKinleyville household (Source: 2020 U.S. Census)
	\$335.14	Parkland dedication per average household in square feet
/	43,560	Square feet per acre
	0.00769	Parkland dedication per average household in acres
X	2	Number of new units being created by the subdivision and Planned Unit Development,
X	100% (1.0)	Percentage of these parcels within the McKinleyville Community Planning Area



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	0.015	Acres of parkland for subdivision
X	\$160,000	Value of one acre of land in the vicinity of the subdivision project
	\$2,400.00	Parkland Dedication In-lieu Fee for the Holiday Minor Subdivision

**11. FINDING:** The proposed development is consistent with the Residential Low Density (RL1-7) land use designation. The project will allow for the creation of an additional parcel for single-family residential development within the 0.51-acre parcel. The RL1- 7 designation specifies a density of 1-7 units for every one (1) acre.

- EVIDENCE:**
- a) The property zoning designation of R-1 allows for residential uses as Principally Permitted on lots greater than 5,000 square feet in size.
  - b) One existing accessory structure will remain on proposed Parcel A which is allowable with the Special Permit that is being requested. Parcel B will house two structures with one being permitted once the Parcel map Subdivision is completed.
  - c) (T) A manufactured home is not proposed as part of the project.
  - d) (AP) The purpose of the Airport safety Review is to maintain compatibility between proposed land uses and development and Humboldt County airports. The parcel is approximately 2,300 hundred feet from the airport terminal and is situated in Safety Zone 6. The airport has no significant impact on the project.

**12. FINDING:** The proposed subdivision will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.

- EVIDENCE:**
- a) The proposed subdivision will divide a 0.51-acre parcel into two parcels with a build out total of two units and one Accessory Dwelling Units. The proposed parcel sizes are permitted with

the zoning and the resulting density is consistent with that planned for the area.

- b) The parcel being divided will result in a total of two (2) parcels of 8,890 square feet (Parcel A) and 13,340 square feet (Parcel B) respectively. Both parcels will comply with the minimum parcel size of the zone [Residential One-Family (R-1\*)], which is 5,000 square feet. Additionally, both parcels will be suitable for single-family residential use and an approved accessory dwelling. Parcel A is currently developed with a 1,232 square foot residence. Proposed Parcel B currently has an approximately 2,720 square foot residence and the approximately 1,864 unpermitted ADU which would be permitted after the subdivision. Public water and sewer service is available through the McKinleyville Community Services District. Single-family residential development is principally permitted under the parcel's current zoning. None of the referral agencies oppose the project and there is no information to suggest that approval of the project would potentially be detrimental to the public health, safety, and welfare or materially injurious to properties or improvements in the vicinity.

**13. FINDING:**

The proposed subdivision with possible future development does not reduce the residential density for any parcel below that utilized by the Department of Housing and Community Development in determining compliance with housing element law.

**EVIDENCE:**

- a) The parcel's General Plan land use designation (RL) and zoning (R-1) allow single-family residential development. The project will positively impact compliance with Housing Element law. The project will increase the available separately owned housing in the McKinleyville Community Plan area and will comply with the density range of the RL1-7 land use designation, which includes a maximum density of seven units per acre. The parcel is not included within the 2019 Housing Element inventory so there is no risk of the density falling short of the target required.

## 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 Holliday Furtado Parcel Map Subdivision and Special Permits subject to the conditions of approval attached hereto as Attachment 1A.

Adopted after review and consideration of all the evidence on **October 2, 2025**.

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.

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John H. Ford, Director  
Planning and Building Department