

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

Resolution Number: 25-

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 _____ 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