



# COUNTY OF HUMBOLDT

For the meeting of: 4/16/2026

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File #: 26-346

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**To:** Planning Commission

**From:** Planning and Building Department

**Agenda Section:** Consent

SUBJECT:

Dane Valadao Subdivision Extension  
Assessor Parcel Numbers (APN) 510-381-021-000  
Record No.: PLN-2026-19475  
McKinleyville area

A two-year extension to a previously approved Major Subdivision, Conditional Use Permit, Design Review and Planned Development Permit (PLN-2021-17560) of an approximately 2.47-acre parcel into 17 parcels to be developed with a total of 58 residential units. The site will be served with community water and sewer provided by the McKinleyville Community Services District.

RECOMMENDATION(S):

That the Planning Commission:

1. Adopt the Resolution, (Attachment 1) which does the following:
  - a. Finds the Planning Commission has reviewed Board of Supervisors Resolution 24-14, which found the project not subject to environmental review pursuant to Section 15183 of State CEQA Guidelines. As no new changes to the project are proposed, further environmental review is unnecessary.
  - b. Finds the proposed project complies with the General Plan and Zoning Ordinance; and
  - c. Approves the Subdivision Extension as recommended by staff, subject to the original conditions of approval (Attachment 1A).

DISCUSSION:

**Project Location:** The project is located in the McKinleyville area, on the South side of Pickett Road, approximately at the intersection of G Lane and Pickett Road, on the property known as 1820 Pickett Road.

**Present General Plan Land Use Designation:** Residential Medium Density (RM) McKinleyville Community Plan 2017 General Plan; Density: Density range is 7 to 30 units per acre; Slope Stability: Relatively Stable (0).

**Present Zoning:** Residential Multi Family (R-3-D)

**Environmental Review:** On January 26, 2024, the Humboldt County Board of Supervisors adopted findings in Resolution 24-14, which found the project not subject to further environmental review pursuant to Section 15183 of State CEQA Guidelines. As no new changes to the project are proposed, further environmental review is unnecessary.

**State Appeal:** The project is not located within the Coastal Zone

**Major Concerns:** None

**Monitoring Required:** None.

**Executive Summary:** A two-year extension to a previously approved Major Subdivision, Conditional Use Permit, Design Review and Planned Development Permit (PLN-2021-17560) of an approximately 2.47-acre parcel into 17 parcels to be developed with a total of 58 residential units. The site will be served with community water and sewer provided by the McKinleyville Community Services District.

**Summary of Originally Approved Subdivision:** On January 26, 2024, the Humboldt County Board of Supervisors denied an appeal of the Planning Commission's November 16, 2023 approval and approved a Major Subdivision of an approximately 2.47-acre parcel into seventeen (17) parcels and a total of 58 residential units (52 single bedroom units, two single family dwellings with accessory dwelling units, and an existing residence and accessory dwelling unit). The parcel is currently developed with a single-family residence which the applicant proposed to be sited on its own parcel along with shared parking facilities, a laundry building, and a storage building and accessory dwelling unit. An existing detached garage and two other outbuildings were proposed to be removed. A Planned Development Permit was also approved to allow for clustered development, and to allow for shared parking facilities, reduced setbacks from interior lot lines, reduced lot size, and a reduced road right-of-way width. A Conditional Use Permit was approved to allow the proposed single-family dwelling units. The site will be served with community water and sewer provided by the McKinleyville Community Services District.

**Analysis of Evidence Supporting the Required Findings:** Sections 66452.6(e) and 66463.5(c) of the California Government Code (Subdivision Map Act) and Sections 326-21 and 326-31 (Finding of Final and Parcel Maps) of the Humboldt County Code establishes the authority to grant time extensions for approval or conditionally approved tentative maps when it can be found that the findings and

conditions of the original project have not changed significantly. The findings and conditions of the original project have not changed significantly based on analysis of the materials on file.

No change to the original approved project is proposed. The conditions of the property have not change since the subdivision was approved. The Planning Department has circulated requests for input relative to the extension request and has received no comments against the petition being granted. The parcel's zoning, Residential Multiple Family with a Design Control combining zone for which conformance findings were made, have not changed. The General Plan Land Use designation, Residential Medium Density for which a consistency finding was made, has not changed. The applicable development standards, for which the original project was evaluated, have not changed. The applicable design standards, for which the project was evaluated, have not changed. All other standards and requirements to which the project is subject and as administered by other departments or agencies have not changed. The project was determined to be exempt from CEQA per section 15183 (Projects Consistent with a Community Plan or Zoning) of the CEQA guidelines. There is no evidence is on file to indicate additional review under CEQA is necessary.

OTHER AGENCY INVOLVEMENT:

The project was referred to responsible agencies and all responding agencies have either responded with no comment or recommended approval.

ALTERNATIVES TO STAFF RECOMMENDATIONS:

1. The Planning Commission could elect not to approve the extension. This alternative should be implemented if the Commission is unable to make all of the required findings per H.C.C. Sections 326-21 or 326-31. Based on the information available on file Planning Division staff have concluded the required findings can be made. Consequently, planning staff do not recommend further consideration of this alternative.

ATTACHMENTS:

1. Draft Resolution
  - A. Original Conditions of Approval
  - B. Tentative Map
2. Board of Supervisors Resolution 24-14
3. Board of Supervisors Staff Report

**Applicant:**

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**File #:** 26-346

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**Owner:**

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**Agent:**

N/A

Please contact Michael Holtermann, Planner, at [mholtermann@co.humboldt.ca.us](mailto:mholtermann@co.humboldt.ca.us) or 707-268-3737 if you have questions about this item.