

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

Resolution Number 26-016

**PARCEL MAP SUBDIVISION AND SPECIAL PERMIT,
PROJECT NUMBER PLN-2025-19246
ASSESSOR PARCEL NUMBER 508-251-060, 508-133-013**

MAKING THE REQUIRED FINDINGS FOR CERTIFYING COMPLIANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND CONDITIONALLY APPROVING THE LIFE PLAN OF HUMBOLDT PARCEL MAP SUBDIVISION AND SPECIAL PERMIT

WHEREAS, the owner submitted an application and evidence in support of approving a Parcel Map Subdivision and Special Permit; 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, Impacts of the project were analyzed and addressed during preparation of Environmental Impact Reports (EIR) for the McKinleyville Town Center Ordinance (SCH#2024031111), and no further environmental review is required; and

WHEREAS, Attachment 2 in the Planning Division staff report includes evidence in support of making all of the required findings for approving the Parcel Map Subdivision (Case Number PLN-2025-19246); and

WHEREAS, a public hearing was held on the matter before the Humboldt County Planning Commission on March 19, 2026

NOW, THEREFORE, be it resolved, determined, and ordered by the Planning Commission that:

PROJECT DESCRIPTION

- 1. FINDING:** A Parcel Map Subdivision (PMS) to divide an approximately 14.59-acre parcel into two parcels of approximately 12.63 acres (Parcel 1) and 1.96 acres (Parcel 2). The purpose of the subdivision is to create the smaller parcel to convey separately with the remaining 12.63-acre parcel retained by Life Plan Humboldt. The parcel is currently undeveloped and can be served with community water and sewer provided by McKinleyville Community Services District. A Special Permit is also required to allow wetland relocation to facilitate future development of senior housing.

EVIDENCE: a) Project File: PLN-2025-19246

CALIFORNIA ENVIRONMENTAL QUALITY ACT

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

EVIDENCE: a) This project was analyzed and addressed during preparation of Environmental Impact Report (EIR) for the McKinleyville Town Center Ordinance (SCH#2024031111). The EIR for the McKinleyville Town Center Ordinance was certified by the Board of Supervisors on October 20, 2025.

- b) The proposed subdivision, and wetland consolidation and restoration, do not include effects that were not examined in the program EIR. No substantial changes are proposed in the project which will require major revisions of the EIR due to involvement of new significant environmental effects or an increase in the severity of previously identified significant effects. No substantial changes to circumstances under which the project is undertaken are anticipated that would require major revisions to the EIR.

- c) No new information of substantial importance which was not known and could not have been known at the time of EIR adoption shows any of the following:

The project will have one or more significant effects not discussed in the EIR.

Significant effects previously examined will be substantially more

severe than shown in the previous EIR

Mitigation measures or alternatives not previously found feasible would in fact be feasible and would substantially reduce significant effects of the project

Mitigation measures or alternatives which are considerably different from those analyzed in the EIR would substantially reduce significant effects.

- d) A checklist was prepared to document that there are no new environmental impacts associated with the project.
- e) Mitigation measures developed in the program EIR have been incorporated as part of the project.

LEGAL LOT REQUIREMENT – SECTION 312-1.1.2

3. **FINDING:** The lot was created in compliance with all applicable state and local subdivision regulations.

EVIDENCE: a) 508-251-060-000 and 510-133-013-000 comprise one legal parcel (remainder) as shown on Parcel Map 3655 filed in Book 36 of Parcel Maps, pages 146-147, Humboldt County Records.

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

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

EVIDENCE: a) The project will result in a total of two parcels of approximately 12.63 acres (Parcel 1) and 1.96 acres (Parcel 2). The resulting parcels meet minimum parcel sizes, minimum lot width, maximum lot depth, and maximum lot coverage as required by the zoning ordinance.

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

EVIDENCE: a) The parcels will utilize Hiller Road as the primary ingress and egress route. The Department of Public Works has reviewed the proposed subdivision and recommends several conditions of approval related to road improvements related to maintenance, traffic control devices and signs, monumentation on the parcel map, standard improvements, etc. These are enumerated in a memo (**Attachment 1C**) and are included as recommended conditions of approval. The applicant submitted an exception request to the Public Works Department, requesting an exception to the road widening required in Public Works referral responses, an exception to the Public Utility Easement, and an exception to bicycle storage required by the Town Center Ordinance. Public Works responded that the need for and scope of a Public Utility Easement will be determined by Public Works when the improvement plans are finalized and that an exception is not necessary, and Public Works does not support an exception to the road widening and paving requirements outlined in their original referral response. Granting an exception to bicycle storage standards will be reviewed and may be granted during the review/issuance of the building permit and design control process related to future development. As conditioned by Public Works the project will facilitate safe and orderly 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 memo from the Land Use Division of Public Works (PW) is required by the project Conditions of Approval. PW requires that a hydraulic report and drainage plan for the subdivision be prepared by an engineer and submitted to PW for review and approval and requires the applicant to correct any drainage problems associated with subdivision to the satisfaction of PW. Additionally, the project will be required to implement Best Management Practices to prevent storm water pollution, construct stormwater detention facilities, and because the site is located in an urban MS4 stormwater area, future development will be required to incorporate measures to further enhance and detain stormwater runoff.

7. FINDING: Sewer and water systems are constructed to appropriate standards.

EVIDENCE: a) Water and sewer service for both resulting parcels will be provided by the McKinleyville Community Services District. The project was referred to the McKinleyville Community Services District who recommended approval of the proposed subdivision.

8. FINDING: The size and shape of lots are 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 project will result in a total of two parcels of approximately 12.63 acres (Parcel 1) and 1.96 acres (Parcel 2). The resulting parcels meet minimum parcel sizes, minimum lot width, maximum lot depth, and maximum lot coverage as required by the zoning ordinance.

b) The proposed subdivision is consistent with the Commercial Services, Mixed Use, and Residential Medium Density land use designations. The resulting lots comply with the density ranges prescribed by the underlying land use designations.

9. FINDING: Conditions do not exist to allow an exception to the road widening and paving requirement on Hiller Road. Granting an exception would be inconsistent with the McKinleyville Town Center Ordinance (Ordinance No. 2772).

EVIDENCE: a) . Properties west of the subject property have constructed similar improvements on the south line of Hiller Road as proposed to be required of the proposed project. The road widening is intended to facilitate the eventual full buildout of Hiller Road and the planned buildout of the McKinleyville Town Center. This improvement will appropriately accommodate the proposed road section identified in the McKinleyville Town Center. The McKinleyville Town Center Ordinance (Ordinance No. 2442) requires this road widening and paving to be constructed at the earliest stage of development.

COMMUNITY PLAN FINDINGS – MCKINLEYVILLE COMMUNITY PLAN

10. FINDING: The proposed development is consistent with the McKinleyville Area Plan

- EVIDENCE:**
- a) The proposed project is consistent with Urban Land Use policies for the McKinleyville Community Planning Area which require that development be served by adequate urban services and adequate circulation systems. Sidewalks, curbs and gutters, and access roads will be constructed to the satisfaction of the Department of Public Works, and the project is served by the McKinleyville Community Services District.
 - b) Within areas planned for residential development, new subdivisions containing less than fifty (50) parcels shall provide an in-lieu fee at a level determined by the County to be sufficient to provide an appropriate contribution to public parks or recreation and at a level that is economically feasible for small projects. Per Humboldt County Code 130 square feet of parkland is required per person. Per the 2020 Census the average household in McKinleyville is on average 2.578 persons. This amounts to 0.0077 acres of parkland per residential unit. Fees in-lieu of parkland dedication are based on the market value of land (\$160,000 per acre in the vicinity of the subdivision), and amount to \$1,232 per unit. Conditions of approval include a deed restriction that requires payment of \$1,232 per residential unit or dedication of 0.0077 acres of parkland per residential unit (or a combination of both) prior to issuance of building permits for residential units. The average number of persons per household may be amended for development consisting of senior housing, based on demographic research and available County Census data from the United States Bureau of the Census at the discretion of the Director of the Planning and Building Department.
 - c) The proposed project is a Parcel Map Subdivision and will create an additional parcel to facilitate senior housing/aging in place facilities that will be developed in conformity with the goals, policies, standards, and programs of the County Housing Element. The other resulting parcel can be utilized for a variety of uses per the zoning

including additional senior housing, multi-family residential, commercial residential, or nonresidential use types. The proposed subdivision will create parcels capable of supporting future development consistent with the McKinleyville Area Plan.

- d) The subject parcel is located in an area of relative stability, site is not located within an Alquist-Priolo Fault Hazard Zone, nor is it within an area of potential liquefaction.

The project site is not located in a tsunami hazard zone and does not reside within an area susceptible to coastal inundation related to sea level rise (1 meter).

The parcel is not located within a FEMA 100-year Flood Zone.

The subject parcel is located within a Local Responsibility Area for fire protection and is served by the Arcata Fire Protection District, who provides structural fire protection as well as responding to medical emergencies.

- e) The project was referred to NWIC, the Wiyot Tribe, Bear River Band of the Rohnerville Rancheria and the Blue Lake Rancheria. NWIC recommended a Cultural Resources Investigation be prepared for the project. A Cultural Resources Investigation for the Life Plan Humboldt Residential Development Project was prepared by William Rich and Associates in 2024. The report concluded there are no archaeological resources within the project site with potential to be adversely affected by future development activities. Inadvertent archaeological discovery protocols for any ground-disturbing activities have been included in recommended conditions of approval.

- f) Existing wetlands have been mapped in the Wetland Mitigation and Monitoring Plan prepared by the applicant. The project includes relocation of existing wetlands, and has included mitigation and monitoring measures to reduce impacts to a less than significant level. A botanical survey was completed for the project that concluded one sensitive natural community was present on site (Coastal dune willow-Sitka willow- Douglas spiraea). Recommended conditions of approval require avoiding disturbance of sensitive natural communities on site, or mitigation in conformance with the measures outlined in the EIR prepared for

the McKinleyville Town Center Ordinance. California Department of Fish and Wildlife (CDFW) was sent a referral for the proposed project, but no response was received. The McKinleyville Community Plan allows for wetland restoration as a development type within wetland areas. The project proposes relocating several small one-parameter wetlands and consolidating them around an existing three parameter wetland, expanding the area of three parameter wetland (subject to mitigation and performance standards in the Q-Zone). As the subject parcel was created after adoption of the McKinleyville Community Plan it is subject to Sensitive and Critical Habitats Policy 15, which states "No land use or development shall be permitted in Wetland Areas which degrade the wetland or detract from the natural resource value on newly created parcels." This policy seeks to protect wetlands, but does not prohibit on-site consolidation, restoration, and mitigation of wetlands, provided the natural resource value of the wetland is retained or improved. The Town Center Q-Zone establishing criteria for wetland protection and relocation is consistent with the provisions of the Community Plan. As the proposed wetland relocation is consistent with the Q-Zone, it is also consistent with the Community Plan.

The proposed wetland relocation includes creating new wetlands at a 1.5:1 ratio and consolidating existing one-parameter and three-parameter wetlands into a single wetland area. The proposal includes filling 18,785 square feet of existing one-parameter and three-parameter wetlands, and creating 28,900 square feet of new wetland area. The applicant has submitted a Wetland Habitat Mitigation and Monitoring Plan that includes mitigation, adaptive management and monitoring, and final success criteria/performance standards. The plan was reviewed by CDFW as part of the application materials, and no concerns have been raised. As the proposed wetland relocation is consistent with the McKinleyville Town Center Ordinance (Q Zone), it is also consistent with the Community Plan. Recommended conditions of approval include depicting the final wetland footprint and associated buffers on the Final Map and Development Plan.

- g) Attachment 2D demonstrates that developable area exists that can conform to all setbacks and building height requirements. Future development will be required to meet the standards of form-based code and go through the design review process.

FINDINGS APPLICABLE TO ALL PERMITS

11. FINDING: The proposed development is in conformance with the County General Plan.

EVIDENCE: a) The property is planned and zoned for mixed use and is consistent with the Commercial Services (CS), Mixed Use (MU), and Residential Medium Density (RM) land use designations.

b) The proposed subdivision would result in the creation of one new parcel which contains sufficient area outside the setbacks for mixed use development and outside of any potential sensitive wetland or riparian zones with wetland restoration and relocation as proposed. Utilities are proposed within 50' of the wetland and will not negatively impact wetland or riparian resources. Notes regarding the utilities within 50' of the wetland will be required for a development plan to ensure future development does not occur that has not been assessed for wetland impacts.

12. FINDING: The proposed development is consistent with the purposes of the existing Mixed Use (Urban) zone (MU1) in which the site is located and conforms with all applicable standards and requirements of the zoning regulations, including the McKinleyville Town Center Ordinance and the Humboldt County Streamside and Wetland Management Area Ordinance.

EVIDENCE: a) Senior Housing is a principally permitted use within the MU1 zone; The proposed project meets density requirements and will facilitate development of senior housing/aging in place facilities; The parcel is currently vacant and does not include development that would increase ground coverage exceeding the maximum coverage allowed on the lot. The resulting parcels have developable areas outside required setbacks and in conformance with other zoning standards including minimum lot sizes, lot width, and lot depth. The resulting parcels can accommodate development in conformance with building form standards required by the Town Center Ordinance.

- b) The Wetland Habitat Mitigation and Monitoring Plan includes a wetland delineation and wetland replacement at a 1.5:1 ratio. Created wetlands will be consolidated three-parameter wetlands to improve wetland productivity.
- c) The Wetland Habitat Mitigation and Monitoring Plan includes grading estimates and a proposed cross section estimating the elevation levels of the proposed wetland and the total amount of grading required.
- d) The Wetland Habitat Mitigation and Monitoring Plan includes stormwater retention facilities to ensure storm water does not drain directly into wetlands. The plan also includes planting treatments for wetland mitigation that identifies appropriate native species proposed to be planted at five separate planting zones.
- e) The Wetland Habitat Mitigation and Monitoring Plan includes success and monitoring criteria and a five-year monitoring period. Annual monitoring reports are proposed as part of the mitigation and monitoring plan, as well as adaptive management to address any issues identified at the sites during monitoring or maintenance activities if success criteria are not met.
- f) The mitigation area is expected to be self-maintaining and dynamic into the long-term future. The wetlands are expected to be self-sustaining, and no watering or maintenance activities would be needed to maintain the wetlands. A permanent conservation easement or other instrument ensuring the biological resource values of the wetland areas will be maintained or enhanced in perpetuity is a required condition of approval. The proposed project was submitted to CDFW for review and comment. No response was received.
- g) The McKinleyville Town Center Ordinance (Q Zone) requires prior to issuance of construction permits or as part of subdivision approval a plan must be reviewed that demonstrates either wetlands will be protected in place in accordance with buffers identified in the Streamside Management Area and Wetlands Ordinance (HCC Section 314-61.1.7.6.6) or identifying how the wetland areas will be

relocated and conserved subject to standards prescribed by the Q Zone. The applicant has submitted plans that propose relocation and conservation of wetland areas consistent with the Q Zone requirements.

13. FINDING:

The proposed parcel map 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 property is planned and zoned for residential use. The proposed project will facilitate development of senior housing/aging in place facilities.
- b) The project is consistent with the Guiding Principles of the Humboldt County General Plan, including facilitating creation of affordable housing opportunities to meet current and future demands for all income levels.
- c) The proposed wetland relocation will not result in negative impacts to wetland health and habitat quality. Public Works recommendations include measures to control stormwater runoff and measures in the McKinleyville Town Center Ordinance are in place to protect wetland water quality and promote open space.
- d) The project has been conditioned to adhere to all recommendations found in the Public Works referral response. Other reviewing referral agencies have approved, conditionally approved or not responded to the proposed development, with conditions listed in Attachment 1A. There is no evidence that the project will be detrimental to public health, safety or welfare.
- e) The EIR adopted by the Board of Supervisors prepared for the McKinleyville Town Center Ordinance (Q Zone) assessed information on the project regarding the project's relative contribution to environmental impacts associated with developing the Town Center site.

14. FINDING:

The proposed project does not reduce the residential density for the parcel below that utilized by the Department of Housing and

Community Development in determining compliance with housing element law.

- EVIDENCE:** a) The property being divided is targeted for residential development in the current Housing Inventory. The parcel was identified as able to support 100 new units within a 6.25 acre area (16 units per acre). Multifamily development in the Town Center is required to meet a minimum density of 16 units per acre. The subdivision as proposed will facilitate affordable senior housing and multifamily housing at densities consistent with the 2019 Adopted Housing Element Inventory.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Humboldt County Planning Commission does hereby:

1. Adopts the findings set forth in this resolution; and
2. Conditionally approves the Parcel Map Subdivision and Special Permit (Record Number: PLN-2025-19246) and denies the exception request for road widening and paving based on the application materials on file for the project, and subject to the conditions of approval as modified by the Planning Commission.

Adopted after review and consideration of all the evidence on **March 19, 2026**.

The motion was made by COMMISSIONER PEGGY O'NEILL and second by COMMISSIONER TODD FULTON 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