

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

Resolution Number: 25-043

Record Number: PLN-2025-19275

Assessor's Parcel Number: 511-141-017-000

Resolution by the Planning Commission of the County of Humboldt certifying compliance with the California Environmental Quality Act and approving extension of the Mitchell Tentative Map - Minor Subdivision.

WHEREAS, Michael and Karen Mitchell submitted an application and evidence in support of approving the Extension to the approved Minor Subdivision; 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, a timely request for an extension was made by the applicant on June 16, 2025; and

WHEREAS, the Planning Commission Resolution for the original approval (Resolution #23-056) includes evidence in support of making all of the required findings for approving the proposed Extension to the Minor Subdivision (PLN-2020-16281); and

WHEREAS, the Humboldt County Planning Commission held a duly noticed public hearing on **August 21, 2025,** and reviewed, considered, and discussed the application for an Extension to the Minor Subdivision and Planned Unit 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 of a previously approved Parcel Map Subdivision (PLN-2020-16281). The project includes a Minor Subdivision of approximately 8.12-acre parcel into 3 parcels ranging from 2.56 to 3 acres in size. Aside from perimeter fencing along the property boundaries, the parcel being divided is currently vacant. Future residential development of these parcels would receive community water service from the McKinleyville Community Services District and

utilize individual onsite wastewater treatment systems. Access to all three parcels will be provided by Ollivier Road, a private gravel road approximately 0.25 miles in length within a 50-foot-wide right-of-way.

EVIDENCE: a) Project File: PLN-2025-19275 & - PLN-2020-16281

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

EVIDENCE: a) During prior approval the Planning Commission determined that Pursuant to Section 15183 of the State CEQA Guidelines, no further environmental review is required for projects that are consistent with a Community Plan, General Plan, or Zoning. There are no environmental effects that are peculiar to the project or the parcel on which the project is located. The parcel being divided is already host to residential development, adjacent lands in the vicinity are similarly planned and zoned and are also developed and sized consistent with the applicable planned density and minimum lot size.

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 parcels zoning of AG-B-7(1)-AP has not changed, and the general plan designation of Residential Low Density and Airport Safety Review has not changed.

EVIDENCE b) The extension was referred to all applicable referral agencies who either responded with approval or no comment. None of the requirements of the applicable referral agencies have changed.

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 Minor Subdivision and (Record Number: PLN-2025-19275) based on the approved project description and site plan on file, and subject to the original conditions of approval.

Adopted after review and consideration of all the evidence on **August 21, 2025**

The motion was made by COMMISSIONER THOMAS MULDER and second by COMMISSIONER JEROME QIRIAZI and the following vote:

AYES: COMMISSIONERS: Thomas Mulder, Jerome Qiriazzi, Peggy O'Neill, Noah Levy,
Lorna McFarlane

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS: Iver Skavdal, Sarah West

ABSTAIN: COMMISSIONERS:

DECISION: Motion carried 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