

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

**Resolution Number 22-**

**EXTENSION OF MINOR SUBDIVISION & SPECIAL PERMIT  
CASE NUMBERS PLN-2022-17961, PLN-2019-16070  
ASSESSOR PARCEL NUMBER 510-101-011**

**MAKING THE REQUIRED FINDINGS FOR CERTIFYING COMPLIANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND CONDITIONALLY APPROVING EXTENSION OF THE JUDY DAVIS PARCEL MAP AND SPECIAL PERMIT**

**WHEREAS**, the owners submitted an application and evidence in support of approving the Parcel Map Subdivision and Special Permit Extension; 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 of the project were analyzed and addressed during preparation of Environmental Impact Reports (EIR) for the McKinleyville Community Plan (SCH# 1998082024) and the 2017 Humboldt County General Plan (SCH#2007012089), in keeping with criteria outlined within section 15183 of the Guidelines; and

**WHEREAS**, a timely request for an extension was made by the applicant on October 3, 2022; and

**WHEREAS**, 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 Permit Extension (Case Number: PLN-2022-17961); and

**WHEREAS**, a public hearing was held on the matter before the Humboldt County Planning Commission on December 1, 2022.

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

- 1. FINDING:** Project Description: The first two-year extension of a previously approved Minor Subdivision and Special Permit (PLN-2019-16070). The project involves division of a 1-acre property into two parcels, each approximately ½-acre in size. The property is currently developed with a residence, attached garage, deck and detached shop. All of these structures are situated within the boundaries of Parcel 2 of the proposed subdivision. No development is currently located within the proposed boundaries of Parcel 1. Though proposed Parcel 1 is currently vacant, the

approved Special Permit allows construction of an approximately 2,000 square foot residence on Proposed Parcel 1 as an Accessory Dwelling Unit (ADU) prior to completion of the subdivision. Planned improvements include construction of a 5-foot wide sidewalk along Reasor Road, installation of a new ADA-compliant driveway serving Parcel 1, retrofit of an existing driveway serving Parcel 2, and development of a stormwater detention facility on Parcel 1. Removal of one or more mature evergreen trees will be required during construction of planned improvements on Proposed Parcel 1. The McKinleyville Community Services District currently provides water and sewer service to the property and are expected to provide new services to the proposed residence and future development.

**EVIDENCE:** a) Project File: PLN-2022-17961

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

**EVIDENCE:** a) On November 19, 2020, during prior approval of the project the Humboldt County Planning Commission determined it was exempt from environmental review pursuant to section 15183 of the CEQA Guidelines. No changes to the project are proposed and there has been no changes to the applicable regulations and standards governing the proposal. Furthermore, the applicant states that conditions at the property have not changed since the original approval. For these reasons, further environmental review is not required.

3. **FINDING:** The development has not changed from that for which the permit or variance was granted.

**EVIDENCE:** a) The owner's project description states that no changes to the original permit have been proposed. An extension is necessary to grant the owner more time to complete the requirements of and be eligible to file the subdivision map.

4. **FINDING:** The findings made when the permit or variance was granted can still be made.

**EVIDENCE:** a) Staff has reviewed the findings made when the permit was granted for consistency with current regulations and found that the findings can still be made.

## 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 subdivision and Special Permit extension (Record Number: PLN-2021-17961) based on the approved tentative map prepared by Omsberg & Preston on file for the project dated December 19, 2019, and subject to the conditions of approval.

Adopted after review and consideration of all the evidence on **December 1, 2022**.

The motion was made by Commissioner \_\_\_\_\_ and seconded by Commissioner \_\_\_\_\_.

AYES: Commissioners:  
NOES: Commissioners:  
ABSTAIN: Commissioners:  
ABSENT: 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