

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

Resolution Number: 24-

Record Number: PLN-2024-19015

Assessor's Parcel Number: 206-211-014

Resolution by the Planning Commission of the County of Humboldt certifying compliance with the California Environmental Quality Act and conditionally approving the Wennerholm Tentative Map Subdivision.

WHEREAS, Mr. Don Wennerholm, submitted an application and evidence in support of approving the Minor Subdivision (Tentative Map); and

WHEREAS, the County as lead agency 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 project is exempt from further environmental review in accordance with Section 15183 of the California Environmental Quality Act (CEQA); and

WHEREAS, Attachment 2 in the Planning Division staff report includes evidence in support of making all of the required findings for approving the proposed Tentative Map Subdivision (Case Number PLN-2024-19015); and

WHEREAS, the Humboldt County Planning Commission held a duly-noticed public hearing on **August 1, 2023**, and reviewed, considered, and discussed the application for a Minor Subdivision 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 Minor Subdivision of an approximately 6.7-acre parcel into two parcels of approximately 3.1 acres (Parcel 1) and a 3.6 acre remainder (Parcel 2). The property is currently developed with a residence, an accessory dwelling unit (ADU), garage, and a barn. The ADU will become the primary dwelling on Parcel 1, and all other existing development will be located on proposed Parcel 2. Access to both parcels is provided by a 50-foot non-exclusive easement. Water for the residences is provided by an existing well located on proposed Parcel 1. Sewage disposal for existing development is currently handled by two

on-site waste treatment systems (OWTS). The resulting parcels will each feature one OWTS.

EVIDENCE: a) Project File: PLN-2024-19015

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

EVIDENCE: a) The Humboldt County Planning Commission has considered the project and finds the Minor Subdivision consistent with the General Plan and Zoning per CEQA Guidelines Section 15183.

b) There is no substantial evidence, given the whole record before the agency, that the project may have a significant effect on the environment, as proposed.

c) The project site is not located within a scenic vista area and will not impact visual resources within the County. With the residential uses surrounding the property, the project will result in a less than significant impact to aesthetics.

d) No biological resources were identified within the project area. There are no significant areas of natural habitat or vegetation on the site, it is primarily vegetated with grasses and shrub species from use as grazing land. As such, a review of the project site has determined that the site is not located within a riparian habitat or other sensitive natural community, nor located within or near any known wetland areas.

e) No cultural resources have been documented on the project site. The "Inadvertent Archaeological Discovery Protocol" condition has been placed on the project, as requested by Tribal agencies.

f) The project site is not included on a list of hazardous material sites, nor does the proposed project involve routine transport, use or disposal of hazardous materials. The project site is not located in an Airport Review Area. There are no private airstrips within the vicinity of the project site.

g) According to the Humboldt County Fire Hazard Severity map, the parcel is located within an area of moderate fire hazard severity. The site is within the Carlotta Fire Protection District for fire protection and in the State Responsibility Area. Future development of the site will require compliance with the Uniform Fire Code and Uniform Building Code. The Department finds no evidence that the project will create hazardous materials, nor expose people or property to

hazardous materials. The Department finds no evidence that an adopted emergency response plan will be physically interfered with or impaired from implementation as a result of the project.

- h) The project will not violate any water quality standards or waste discharge requirements, substantially degrade surface or groundwater quality, or degrade groundwater supplies. Water and sewer services are provided by an onsite well and septic and leach field installations. Comment was received from the Carlotta CSD recommending project approval. Therefore, there is a less than significant impact.
- i) The Department of Public Works memo dated 7/8/2024 requires that a Drainage Report and access road improvements be prepared by a Civil Engineer registered within the State of California be submitted for review and approval prior to commencement of the project. A legacy drainage ditch is described in the Tentative Parcel Map. The County finds there is no evidence that the project will be inconsistent with the planned build-out of the area nor will it result in a significant affect to utilities and service systems.
- j) The project will not conflict with any adopted program, ordinance, or policy addressing transportation systems within the County or result in inadequate emergency access. Department finds there is no evidence that the proposed subdivision will negatively impact the level of service standards, as there will be a minimal increase in vehicle trips generated per day when future development is proposed, given the nature of the residential use. The proposed project will not result in a change in air traffic patterns, will not result in vehicle miles traveled beyond that anticipated, and has adequate on-site circulation and parking capacity.

The project is consistent with the development density of 2.5-5 units per acre established by the 2017 General Plan update (GPU) of the Residential Estates (RE) land use designation and the Carlotta/Hydesville Community Plan. The development of one additional parcel is consistent with mitigations against induced population growth as described in Impact 3.1.3.4. of the 2017 Environmental Impact Report (EIR).

The growth impact of this project is not anticipated to create peculiar, specific, or more severe impacts that had not been analyzed or evaluated by the GPU EIR.

FINDINGS FOR THE MINOR SUBDIVISION

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

EVIDENCE: a) The proposed development is consistent with the Residential Estates (RE) land use designation. The project maintains existing residential development. The RE designation (Chapter 4.8, Land Use Designations) is used for lands adjacent to urban areas or rural communities with limited public services but suitable for single-family residential use. The Density Range is 2.5-5 acres per unit and the maximum floor area ratio is 0.20. The proposed development will increase the maximum potential number of single-family residences and accessory dwelling units in the area, will meet the maximum floor area ratio, and will be served by an established well. Therefore, the project is in conformance with the County General Plan (Chapter 4, Land Use Element).

4. FINDING: The proposed development is consistent with the Carlotta/Hydesville Community Plan (CHCP).

EVIDENCE: a) The land use designation for the parcel within the CHCP conforms with the General Plan land use designation.
b) Section 2500 of the CHCP – Rural Land Use states that rural home sites on parcels generally ranging from 1-5 acres are mostly concentrated within or around existing communities. The location and zoning of the proposed project parcel is consistent. The project maintains existing residential development on proposed parcels exceeding 3 acres.

5. FINDING: The proposed development is consistent with the purposes of the existing Agriculture General (AG) zone in which the site is located.

EVIDENCE: a) The proposed lot sizes are consistent with the required minimum lot size of 2.5 acres of the Agriculture General (AG) zone. The proposed parcels' minimum widths, approximately 104 feet for Parcel 1 and 155 feet for the Parcel 2, also complies with the required minimum lot width of 60 feet (HCC 314-7.2). The maximum lot depth is not specified, which complies with the maximum lot depth standard.
b) The proposed subdivision is consistent with the maximum density requirements of the AG zone. The proposed subdivision with the existing development is consistent with the minimum required

development standards of the AG zone, including building height (35 feet maximum), maximum ground coverage (35%), and property line setbacks.

6. FINDING: The minor subdivision of an approximately 6.7-acre parcel into two parcels of approximately 3.1 acres (Parcel 1) and 3.6 acres (Parcel 2) 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 currently developed with an existing single-family residence to be located on Parcel 2. The existing ADU to be located on proposed Parcel 1 will be converted into a single-family residence. The proposed subdivision will be consistent with the surrounding existing development through the retention of contiguous open space and buffering adjacent resource production. Continuing an existing residential use as part of this project is not anticipated to have negative impacts on the public health, safety and welfare, and will not be materially injurious to properties or improvements in the vicinity.

7. FINDING: The proposed development does not reduce the residential density for any parcel below that utilized by the Department of Housing and Community Development in determining compliance with housing element law.

EVIDENCE: a) The parcel's General Plan land use designation (RE 2.5-5) and zoning (AG) allow limited residential development. The project will positively impact compliance with Housing Element law. The project will allow for additional housing development with ADUs on each new parcel and comply with the density range of the RE 2.5-5 land use designation, with a maximum density of 2.5 to 5 acres per dwelling unit. The proposed development is consistent with the Humboldt County General Plan (Section 4.8, RESIDENTIAL ESTATES (RE)).

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
- Conditionally approve the Wennerholm Subdivision (Record Number: PLN-2024-19015) based on the application materials on file for the project subject to the recommended conditions of approval.

Adopted after review and consideration of all the evidence on **August 1, 2024**.

The motion was made by Commissioner _____ and seconded by Commissioner _____

AYES: Commissioners:

NOES: Commissioners:

ABSTAIN: Commissioners:

ABSENT: Commissioners:

DECISION:

I, John 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
Planning and Building Department