

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

Resolution Number 25-

**MEEMEEMINE LLC PARCEL MAP SUBDIVISION COASTAL DEVELOPMENT PERMIT AND
COASTAL DEVELOPMENT PERMIT MODIFICATION
PROJECT NUMBER PLN-2024-19114
ASSESSOR PARCEL NUMBER 308-271-001-000**

MAKING THE REQUIRED FINDINGS FOR CERTIFYING COMPLIANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND CONDITIONALLY APPROVING THE MEEMEEMINE LLC RESIDENTIAL SUBDIVISION PARCEL MAP SUBDIVISION, COASTAL DEVELOPMENT PERMIT, AND COASTAL DEVELOPMENT PERMIT MODIFICATION

WHEREAS, the owner submitted an application and evidence in support of approving a Parcel Map Subdivision, Coastal Development Permit, and Modification to a Coastal Development 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, 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 2017 Humboldt County General Plan (SCH#2007012089), in keeping with the criteria outlined within section 15183 of the CEQA Guidelines; 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, Coastal Development Permit, and Coastal Development Permit Modification; and

WHEREAS, a public hearing was held on the matter before the Humboldt County Planning Commission on **November 6, 2025**.

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

PROJECT DESCRIPTION

- 1. FINDING:** A Parcel Map Subdivision of an approximately 14.3-acre parcel into two parcels of approximately 6.8 acres (Parcel A) and 7.5-acres (Parcel B), for residential purposes. A Coastal Development Permit (CDP) is required for this project. In addition, the Applicant is requesting a modification to the previously-approved Development Plan (CDP-12-008), seeking approval for the removal of the former residence (converted to storage as a condition of approval of CDP-12-008), as well as the garage and the barn, being those three existing structures identified by label 'TBR' as shown on the Detail Inset of the submitted parcel map. These structures, all circa early-20th century, have deteriorated to a state of significant structural deficiency. Terms for removal set forth under CDP-12-008 require an historic resource evaluation, which has been completed. The parcel is currently developed with a single-family residence and other accessory structures. The site is served with onsite water (well) and an on-site wastewater treatment system.

EVIDENCE: a) Project File: PLN-2024-19114

CALIFORNIA ENVIRONMENTAL QUALITY ACT

- 2. FINDING:** **CEQA.** The requirements of the California Environmental Quality Act have been met. The Humboldt County Planning Commission has determined the project is not subject to further environmental review pursuant to Section 15183 (Projects Consistent with a Community Plan or Zoning) of Article 12 (Special Situations) of the CEQA Guidelines.

EVIDENCE: a) Section 15183 of the CEQA Guidelines acknowledges CEQA's mandate that projects not be subject to additional environmental review when consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified, noting that subsequent environmental review is only necessary where the Lead Agency determines any of the following circumstances apply:

Project-specific environmental effects:

- are peculiar to the project or the parcel on which it is located
- are significant and were not analyzed as such in a prior EIR
- are off-site and/or cumulative and were not discussed in the prior EIR
- were identified in a prior EIR as significant but due to substantial new information (not known at the time the EIR was certified) are determined to have a more severe adverse impact than what was disclosed.

The residential density specified in the Eel River Area Plan (ERAP) was utilized for analysis conducted during development of the Environmental Impact Report prepared for the current Humboldt County General Plan, which includes all of the required elements specified in Section 65302 of the Government Code. The EIR for the General Plan was certified during adoption of the plan in 2017.

- b) There are no environmental effects that are peculiar to the project or the parcel on which the project is located. The parcel being divided was previously 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. The development pattern and design included in the concept provided by the applicant has been found to be acceptable by the Land Use Division of Public Works and Planning Division provided the subdivision adheres to conditions of approval.
- c) Potential Impacts such as those common to the project were analyzed and addressed during preparation of the Programmatic Environmental Impact Report (SCH #2007012089) certified during adoption of the 2017 General Plan.
- d) There are no potentially significant environmental effects which were not analyzed in the 2017 General Plan EIR. The proposed subdivision would enable future build-out to the currently planned density for the area, which was confirmed during adoption of the 2017 General Plan. The project is also consistent with the applicable policies and standards of the Eel River Area Plan, which are further discussed below.

- e) There are no potentially significant off-site impacts and cumulative impacts which were not discussed in the above referenced EIR (SCH #2007012089). The proposed subdivision will facilitate build-out consistent with planned densities and applicable policies and standards found in the most recently adopted General Plan.
- f) There is no substantial new information that would cause the project to result in a more severe adverse impact than what was known and disclosed at the time the General Plan EIR was certified.
- g) There is no substantial evidence, given the whole record before the agency, that the project may have a significant effect on the environment as conditioned.
- h) The project site is not located within a scenic vista area and will not impact visual resources within the County. The proposed subdivision will create two separate parcels to accommodate residential uses that are consistent with the assortment of uses and structures on surrounding parcels. The project will result in a less than significant impact on aesthetics.
- i) To date no cultural resources have been documented on the project site or its vicinity. The "Inadvertent Archaeological Discovery Protocol" condition has been placed on the project. Project referrals were sent to both the Northwest Information Center and the Tribal Historic Preservation Officers (THPO's) for the Wiyot Tribe and Bear River Band of the Rohnerville Rancheria. Per referral comments, recommended conditions include adherence to standard protocols for handling inadvertent discovery of cultural resources encountered during future ground disturbance.
- j) 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.
- k) The subject parcel is located within a Local Responsibility Area for fire protection and is served by the Loleta Fire Protection District, who provides structural fire protection as well as responding to medical emergencies. The Department finds no evidence that the project will create, or expose people or property to, hazardous materials, or impair implementation of

or physically interfere with, an adopted emergency response plan.

- l) The project will not violate any water quality standards or waste discharge requirements or substantially degrade surface or groundwater quality or degrade groundwater supplies. Water and septic has been developed on the existing parcel and the applicant has submitted a septic suitability report for the proposed new parcel. Additionally, the applicant will record an easement allowing use of the existing well benefitting the new proposed vacant parcel.

The project has been conditioned to adhere to all recommendations found in the Public Works referral response dated December 18, 2024 (Attachment 1B).

- m) The project will not conflict with any adopted program, ordinance, or policy addressing transportation systems within the County or result in inadequate emergency access and there is no evidence that the proposed subdivision will result in significant changes in vehicle miles traveled not already contemplated in the EIR prepared during adoption of the 2017 General Plan. The proposed project will not result in a change in air traffic patterns and will not result in vehicle miles traveled beyond that anticipated.
- n) The project is consistent with the development density of one dwelling unit per five acres of the Rural Residential (RR) land use designation established during adoption of the ERAP and upheld in 2017 following adoption of the General Plan update (GPU). The establishment and future development of one additional parcel is consistent with mitigations for induced population growth as described in Impact 3.1.3.4. of the 2017 Environmental Impact Report (EIR) to reasonably obtain the projected goals of the Regional Housing Needs Allocation (RHNA) using alternative subdivision standards and the facilitation of opportunities for second residential units. The growth impacts of this project are not anticipated to create peculiar, specific, or more severe impacts effects which the GPU EIR failed to analyze as significant effects or failed to evaluate.

- o) An initial biological assessment was conducted in 2024 and found that nesting birds could face a potential impact if large vegetation clearing were to occur on the property, but this proposed PMS/CDP does not include tree/vegetation removal or development operations so will not warrant concern. The report also noted a discrete stand of Coastal willow that may be considered a one-parameter wetland; however, no development is proposed within 100 feet of the stand. The applicant also submitted a late season Botanical Survey Report that concluded no listed rare or endangered plants were detected in the study area. If newly discovered special-status species are observed, consultation with CDFW should be conducted and the results of that consultation shall be amended into the project before any development operations occur. The project was also referred to the California Coastal Commission, who recommended an evaluation of whether future lots as proposed can be found consistent with ESHA and wetland protection policies of the local Coastal Plan, as well as evaluation of adequacy of future septic and water systems for Coastal Plan consistency and meeting Department of Environmental Health requirements.

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) The subject parcel qualifies for Certificate of Subdivision Compliance pursuant to section 66499.35 of the Subdivision Map Act due to approval of Planning Permit CDP-12-008.

SUBDIVISION FINDINGS - 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 (2) parcels. All proposed parcels will be in conformance with the land use designation (Rural Residential) and zoning standards (Rural Residential Agriculture, RA-5).

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

EVIDENCE: a) Current access to the project site is from Table Bluff Road, a county-maintained road, with access to each resultant parcel to continue from Table Bluff Road. Public Works provided comments to support the subdivision, with specific conditions regarding the construction of driveways and their intersections with the county-maintained road, as well as drainage reports and other parcel improvements.

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 December 18, 2024 memo from the Land Use Division of Public Works (PW) is required by the project Conditions of Approval. Conditions include correcting any drainage problems associated with the subdivision, and complete and submit a hydraulic report and drainage plan prepared by a civil engineer and may require the construction of draining facilities.

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

EVIDENCE: a) Water is provided to the existing residence (on Parcel A) via a well installed in 2022, permitted under PLN-2022-17850. The well will also provide water to resultant Parcel B, and a waterline easement for the benefit of Parcel B will be shown on the Parcel Map prepared and filed for this subdivision following project approval, as conditioned in Attachment 1A. Testing on the well in August 2024 showed pump rates that exceed the requirements for the proposed subdivision, and the Well Completion and Dry Weather Testing reports were included with the application.

An existing septic system with a 1,500-gallon septic tank (permitted under CDP-12-008) will continue to serve the residence on Parcel A. Sewage disposal testing was completed for proposed Parcel B and determined that site conditions are suitable for development of an onsite septic disposal system. Sewer Disposal System (SDS) Design plans to accommodate (at a minimum) a 2-bedroom single-family residence have been

included with the application documents.

- 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 size and configuration of the proposed parcels complies with requirements of the RA-5 zone. All proposed parcels will be larger than the required 5 acre minimum standard. Parcels meet minimum parcel width and are within maximum parcel depth as prescribed in the zone.

COMMUNITY PLAN FINDINGS – EEL RIVER AREA PLAN

- 9. FINDING:** The proposed development is consistent with the Eel River Area Plan

EVIDENCE: a) §3.31 Rural Development – The proposed project will result in two parcels in an area that is over 50% developed as shown in attachment 1D (Rural Land Division Analysis). The proposed project meets the minimum parcel size for rural areas as designated in section 3.31 B (3) of the Eel River Area Plan.

b) §3.37 Housing - The proposed project is a Parcel Map Subdivision and will create two (2) parcels with existing and potential housing developed in conformity with the goals, policies, standards, and programs of the County Housing Element.

c) §3.39 Hazards - The subject parcel is located in an area of low to moderate instability, 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 Loleta Fire Protection District, who provides structural fire protection as well as responding to medical emergencies.

d) §3.29 Archaeological and Paleontological Resources - The

project was referred to NWIC, the Wiyot Tribe, and Bear River Band of the Rohnerville Rancheria. There were no concerns with the project details raised by Tribal Historic Preservation Officers, however inadvertent archaeological discovery protocols were recommended and are conditioned to be in place for any ground-disturbing activities that may take place.

- e) §3.40 Resource Protection - An initial biological assessment was conducted in 2024 and found that nesting birds could face a potential impact if large vegetation clearing were to occur on the property, but this proposed PMS/CDP does not include tree/vegetation removal or development operations so will not warrant concern. The report also noted a discrete stand of Coastal willow that may be considered a one-parameter wetland; however, no development is proposed within 100 feet of the stand and the tentative map shows that a potential building site could be sited over 150 feet from the willow stand. The stand of Coastal willow is likely a one parameter wetland, and the Eel River Area Plan prescribes wetland buffers for coastal wetlands, which are the more estuarine wetlands located below the 40 foot contour line (determined from the 7.5' USGS contour maps), however it does not specifically define the buffer requirement for the more isolated upland wetlands above the 40 foot contour. This willow stand is located at approximately the 280 foot elevation contour, well above the 40 foot contour. Wetlands above the 40 foot contour do not have a specifically defined buffer and are classified as Environmentally Sensitive Habitat Areas (ESHA), and are required to be protected with a buffer that is adequate to protect the habitat. State guidelines prescribe criteria for establishing buffer areas, namely biological significance of adjacent lands, sensitivity of species to disturbance, susceptibility of the parcel to erosion, use of natural topographic features to locate development, use of existing cultural features to locate buffer zones, lot configuration and location of existing development, and type and scale of development proposed. The submitted Biological Resources Assessment indicated no negative impacts to sensitive species were anticipated with the recommended mitigation measures. The area proposed for a future building site is on the portion of the property with mild slopes and low instability, and the

closest structure shown in the proposed building site is approximately 150 feet from the edge of the willow stand. While no development is proposed as part of this subdivision and any future development will require approval of a Coastal Development Permit, the evidence indicates that consistency with these guidelines can be established. The project is conditioned to require a development plan identifying the willow as a potential ESHA area and to require a wetland delineation and consistency determination with the state guidelines prior to issuance of a Coastal Development Permit for any future development on this parcel.

The applicant also submitted a late season Botanical Survey Report that concluded no listed rare or endangered plants were detected in the study area. If newly discovered special-status species are observed, consultation with CDFW should be conducted and the results of that consultation shall be amended into the project before any development operations occur. No development is proposed within a wetland buffer. The future home site and leach field areas are over 100 feet from the willow stand. Approval of this subdivision will not result in more than 25% of either lot surface being effectively impervious. Structures proposed to be removed are over 200 feet from the identified willow stand.

- f) §3.42 Visual Resource Protection - The proposed project is not within a Coastal Zone Scenic View Area, nor within a Coastal Zone Scenic Area, as depicted on the County's GIS database. The project conforms to all setbacks and building height requirements.
- g) §3.50 Access - The proposed project will not interfere with right of access to the sea, as there are no coastal access points on the subject parcel.

FINDINGS APPLICABLE TO ALL PERMITS

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

EVIDENCE: a) The project is consistent with the development density of one dwelling unit per five acres of the Rural Residential (RR) land use

designation established during adoption of the ERAP and upheld in 2017 following adoption of the General Plan update (GPU).

- b) The proposed subdivision would result in the creation of two (2) parcels which contain sufficient area outside the property line setbacks for residential development and outside of any potential sensitive wetland buffer or riparian zones. A discrete stand of Coastal willow was identified on the property, however no development is proposed within 100 feet of the stand. The stand of Coastal willow is likely a one parameter wetland, and the Eel River Area Plan prescribes wetland buffers, defined in this case as the area between the boundary of the wetland and the nearest paved road or the 40 foot contour line, whichever is the shortest distance. The entirety of the subject parcel is above the 40 foot contour line and therefore outside of the wetland buffers required by the zoning code and the Eel River Area Plan.

11. FINDING: The proposed development is consistent with the purposes of the existing zone and combining zone overlays in which the site is located and conforms with all applicable standards and requirements of the zoning regulations.

EVIDENCE: a) Residential Single-Family is a principally permitted use within the RA-5 zone; The proposed project meets the density requirements of one unit per lawfully created lot; All buildings on the existing property are compliant with setbacks and the proposed subdivision will establish suitable properties that comply with all required setbacks and parcel development standards; The proposed project would not increase ground coverage exceeding the maximum coverage allowed on the lot.

- b) “M” combining zone – This combining zone is used to modify a principal zone to allow manufactured homes as permitted building types. No residential development is proposed as part of this permit.

12. 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.

- b) The parcel is currently developed with a single-family residence. One of the units will be located on resultant Parcel A and Parcel B will remain vacant. The proposed subdivision will be

consistent with the surrounding parcels.

- c) The project has been conditioned to adhere to all recommendations found in the Public Works referral response dated December 18, 2024. 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.
- d) A note will be placed on the development plan indicating that all of the improvements in Public Works comments must be completed before building permits can be issued for the parcels.

13. 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 was not targeted for residential development in the current Housing Inventory and therefore has no targeted density for development.
 - b) The project is proposing a subdivision which will establish two (2) residential parcels. The resultant subdivision will create a net benefit to the local housing stock.

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, Coastal Development Permit, and Coastal Development Permit Modification (Record Number: PLN-2024-19114), subject to the recommended conditions of approval.

Adopted after review and consideration of all the evidence on **November 6, 2025**.

The motion was made by Commissioner _____ and seconded by Commissioner _____ and the following vote.

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