

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

Resolution Number: 25-

Record Number: PLN-2025-19344

Assessor's Parcel Number: 515-071-006

Resolution by the Planning Commission of the County of Humboldt certifying compliance with the California Environmental Quality Act and conditionally approving a two-year Minor Subdivision and Coastal Development Permit extension.

WHEREAS, Les and Amelia Ramage submitted an application and evidence in support of approving a two-year extension to a previously approved Minor Subdivision and Coastal Development Permit (original application PLN-2020-16407); and

WHEREAS, the Humboldt County Planning and Building Department as the Lead Agency has found that the Minor Subdivision is consistent with the 2.5-acre per residence density established by the Trinidad Area Plan, which was carried forward in the 2017 Humboldt County General Plan for which an EIR was certified and accordingly no further environmental review is required pursuant to Section 15183 of the CEQA Guidelines; and

WHEREAS, the Humboldt County Planning Commission held a duly-noticed public hearing on **December 18, 2025**, and reviewed, considered, and discussed the application for a two-year extension of the previously approved Minor Subdivision and Coastal 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 to a previously approved Minor Subdivision and Coastal Development Permit (PLN-2020-16407) on an approximately 5.12-acre parcel splitting into two parcels, each approximately 2.56 acres in size. The parcel is currently developed with an existing single-family residence which will be located on proposed Parcel 2 following subdivision. The Coastal Development Permit was requested for the proposed subdivision to preauthorize future development of proposed Parcel 1, including construction of an approximately 2,200 square foot new single-family home 28 feet in height and development of an appurtenant driveway and on-site septic system. Authorization was also sought under the Coastal Development Permit to allow an approximately 620 square

foot addition to the existing residence. Tree removal and grading are expected to be minimal. A well, serving existing residential development on the property, is planned to also be used to serve future residential uses on proposed Parcel 1 of the subdivision. If approved, the new expiration date will be October 27, 2027.

EVIDENCE: a) Project File: PLN-2025-19344 and PLN-2020-16407

2. FINDING: **CEQA:** The project complies with the requirements of the California Environmental Quality Act (CEQA).

EVIDENCE: a) The Minor Subdivision is consistent with the 2.5-acre per residence density established by the Trinidad Area Plan, which was carried forward in the 2017 Humboldt County General Plan for which an EIR was certified and accordingly no further environmental review is required pursuant to Section 15183 of the CEQA Guidelines. There are no environmental effects that are peculiar to the project or the parcel on which the project is located.

3. FINDING: The project is consistent with the Trinidad Area Plan (TAP).

EVIDENCE: a) The project site is designated Rural Residential in the Trinidad Area Plan which sets a planned density of one parcel per 2.5 acres in the Westhaven Drive area (3.21 Rural Development Subdivision requirements). The proposed development is consistent with the provisions of the Trinidad Area Plan governing protection of Archaeological and Paleontological Resources because it will occur within the curtilage of an existing single-family residence. Also, the proposed development is consistent with the provisions of the Trinidad Area Plan governing protection of Natural Resources because it will all occur within the curtilage of an existing single-family residence and there are no mapped sensitive habitats on the project site.

4. FINDING: All other standards and requirements to which the project is subject and as administered by other departments or agencies have not changed.

EVIDENCE: a) The project was referred to all applicable departments and state agencies and all either did not respond or responded with recommendations for approval of the extension. There

is no evidence indicating that any applicable standards or requirements have changed in any manner which would impact the ability to carry out the project.

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 Ramage Minor Subdivision and Coastal Development Permit two-year Extension (Record No. PLN-2025-19344).

Adopted after review and consideration of all the evidence on **December 18, 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