

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

**Resolution Number: 25-**

**Record Number: PLN-2025-19201**

**Assessor's Parcel Number: 015-081-008**

**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**, Clifford and Sally Friedley 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-2022-17910); and

**WHEREAS**, the Humboldt County Planning and Building Department as the Lead Agency has found that the project qualifies for exemptions found in Section 15315 (Minor Land Divisions) of the California Environmental Quality Act; and

**WHEREAS**, the Humboldt County Planning Commission held a duly-noticed public hearing on **May 15, 2025**, and reviewed, considered, and discussed the application for a two-year extension of the previously approved 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 Coastal Development Permit extension for a minor subdivision previously approved March 15, 2023 (PLN-2022-17910). No changes to the project are proposed. If approved, the extension will expire on March 15, 2027. The approved minor subdivision is for an approximately 12,600 square foot parcel, dividing it into two parcels: Parcel One would be 7,346 square feet and Parcel Two would be 5,266 square feet. The existing parcel is developed with a single-family residence and garage, which will remain on proposed Parcel One. The existing parcel is served with community water and sewer by Humboldt Community Services District.

**EVIDENCE:**            a) Project File: PLN-2025-19201 and PLN-2022-17910.

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

**EVIDENCE:** a) As Lead Agency, the County of Humboldt determined the project is exempt per CEQA Section 15315 (minor land divisions). The CEQA exemption Section 15315 covers the project as it is the division of an existing legal lot in an urbanized, residentially zoned area into two parcels consistent with the General Plan and zoning. No exceptions are required, and urban services are in place. The site can be developed to local standards and the parcel has not been involved in a larger division in the last two years. The parcel does not have an average slope greater than 20%, which applies to a single residence constructed in a residential zone.

**3. FINDING:** The project is consistent with the Humboldt Bay Area Plan.

**EVIDENCE:** a) The property is designated Mixed Residential (R-2) in the Humboldt Bay Area Plan with a minimum parcel size of 5,000 square feet. The minor subdivision would create two parcels, Parcel One 7,346 square feet and Parcel Two 5,266 square feet. The land use and zoning designations have not changed since the project was previously approved. The minor subdivision is consistent with the R-2 Zone District, where single-family residences are a principally permitted use. The area is extensively developed into single- and multi-family units with existing public services.

**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 Friedley minor subdivision and Coastal Development Permit two-year Extension (Record No. PLN-2025-19201).

Adopted after review and consideration of all the evidence on **May 15, 2025**.

The motion was made by Commissioner \_\_\_\_\_

And Seconded by Commissioner \_\_\_\_\_

AYES:

NOES:

ABSTAIN:

ABSENT:

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