

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

Resolution Number 25-

RECORD NUMBER: PLN-2025-19153

ASSESSOR PARCEL NUMBERS: 511-461-015, 511-461-016

MAKING THE REQUIRED FINDINGS FOR CERTIFYING COMPLIANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND CONDITIONALLY APPROVING THE MOSER PROPERTIES FINAL MAP SUBDIVISION AND LOT LINE ADJUSTMENT EXTENSION APPLICATION.

WHEREAS, Moser Properties submitted an application and evidence in support of approving a Two-Year Extension to the Moser Properties Final Map Subdivision; and

WHEREAS, the County Planning Division has reviewed the submitted application and evidence and has referred the application and evidence to reviewing agencies for site inspections, comments, and recommendations; and

WHEREAS, at their June 7, 2007, hearing, the County Planning Commission adopted a Mitigated Negative Declaration for the subject project in accordance with the California Environmental Quality Act (CEQA); and

WHEREAS, the tentative map expired, and at their January 24, 2019, hearing, the County Planning Commission considered the Mitigated Negative Declaration (MND) and an addendum to the MND for the subject project in accordance with the California Environmental Quality Act (CEQA) and re-approved the tentative final map subdivision; and

WHEREAS, at their April 15, 2021, hearing, the County Planning Commission approved the first two-year extension request; and

WHEREAS, at their February 16, 2023, hearing, the County Planning Commission approved the second two-Year extension request; and

WHEREAS, the Humboldt County Planning Commission held a duly-noticed public hearing on August 7, 2025, and reviewed, considered, and discussed the application for a two-year extension to the approved Final Map 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 two-year extension to an approved Final Map Subdivision for the creation of 12 commercial lots within the Airport Business Park. The lots will be created from the two Remainder Parcels from the original subdivision and

range in size between 30,310 and 61,230 square feet. The parcels will be served by community water and sewer.

EVIDENCE: a) Project File: PLN-2025-19153

2. FINDING: **CEQA:** The requirements of the California Environmental Quality Act have been complied with. The Humboldt County Planning Commission has considered the previously adopted Mitigated Negative Declaration and the Addendum to the previously adopted Mitigated Negative Declaration prepared for this project.

EVIDENCE: a) Mitigated Negative Declaration (Attachment 3) and Addendum (Attachment 4) prepared for the Moser Properties Final Map Subdivision.

FINDINGS FOR EXTENSION OF FINAL MAP SUBDIVISION

3. FINDING : The parcel's zoning, for which conformance findings were made, has not changed.

EVIDENCE: a) The two parcels are zoned Business Park, in addition to Qualified, Landscape/Design Control, Airport Safety Review, and Noise Impact combining zones. These parcels were reviewed for conformance with these standards during approval of the subdivision in 2019 and the zoning has not changed.

4. FINDING: The General Plan Land Use designation for which a consistency finding was made, has not changed.

EVIDENCE: a) The parcels are designated as Commercial Services/Industrial General under the McKinleyville Community Plan and the 2017 Humboldt County General Plan. The Final Map Subdivision was found consistent with these land use designations and the general plan designation has not changed.

5. FINDING: The applicable development standards, for which the original project was evaluated, have not changed.

EVIDENCE: a) The Final Map Subdivision was reviewed for consistency with all applicable development standards of the California Subdivision Map Act and the Humboldt County Code, including the Humboldt County Subdivision Ordinance. No applicable provisions of these standards have changed.

6. FINDING: The applicable design standards, for which the project was evaluated, have not changed.

EVIDENCE: a) The Final Map Subdivision was reviewed for consistency with all applicable development standards of the California Subdivision Map Act and the Humboldt County Code, including the Humboldt County Subdivision Ordinance. No applicable provisions of these standards have changed.

7. FINDING: All other standards and requirements to which the project is subject and as administered by other departments or agencies have not changed since the approval of this subdivision on January 24, 2019.

EVIDENCE: a) The project was referred to all applicable county departments and state agencies and all either did not respond or responded with recommendations for approval. There is no evidence indicating that any applicable standards or requirements have changed in any manner which would impact 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 Final Map Subdivision Extension for the Moser Properties Final Map Subdivision based upon the Findings and Evidence and subject to the original conditions of approval attached hereto as Attachment 1 and incorporated herein by reference; and

Adopted after review and consideration of all the evidence on **August 7, 2025**.

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