

**RESOLUTION OF THE ZONING ADMINISTRATOR  
OF THE COUNTY OF HUMBOLDT**

**Resolution Number: 24-**

**Record Number: PLN-2024-18920**

**Assessor's Parcel Number: 506-111-019**

**Resolution by the Zoning Administrator of the County of Humboldt certifying compliance with the California Environmental Quality Act and conditionally approving the Miles Preservation Coastal Development Permit.**

**WHEREAS**, the Humboldt County Planning Director approved an Emergency Coastal Development Permit (PLN-2024-18919) on February 26, 2024, for the demolition of six outbuildings at 150 Stamps Lane and extensive cleanup of illegally dumped trash and debris; and

**WHEREAS**, Miles Preservation submitted an application and evidence in support of approving a Coastal Development Permit for the above-mentioned activities; and

**WHEREAS**, the Humboldt County Zoning Administrator held a duly-noticed public hearing on April 18, 2024, and reviewed, considered, and discussed the application for the Coastal Development Permit, and reviewed and considered all evidence and testimony presented at the hearing.

**Now, THEREFORE BE IT RESOLVED**, that the Zoning Administrator makes all the following findings:

- 1. FINDING:** A follow-up Coastal Development Permit (CDP) to an Emergency Coastal Development Permit (ECDP) (PLN-2024-18919) to facilitate the demolition of six outbuildings at 150 Stamps Lane and extensive cleanup of illegally dumped trash and debris. Due to the condition of the property, trash, debris, and hazardous materials were being dumped illegally and without authorization. Clean-up efforts include demolition of unpermitted and dilapidated sheds and outbuildings, and removal of both interior and exterior trash and debris. Work commenced upon the issuance of the ECDP. Per the Construction Waste Management Plan submitted by the applicant construction waste will be taken to Eel River Transportation and Salvage in Fortuna, CA and the concrete foundations will remain in place.

**EVIDENCE:** a) Project Files: PLN-2024-18919 and PLN-2024-18920

**2. FINDING:** **CEQA.** The requirements of the California Environmental Quality Act have been met. The Humboldt County Zoning Administrator has considered the project and finds the proposed project is exempt from environmental review pursuant to Section 15301(l)(4) (Existing Facilities) of the CEQA Guidelines.

- EVIDENCE:**
- a) The Class 1 exemption applies to the demolition and removal accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences.
  - b) A project can be disqualified from using a Categorical Exemption if any of the exceptions listed in 15300.2 apply. However, none of these exceptions apply to the proposed project.

### **COASTAL DEVELOPMENT PERMIT**

**3. FINDING:** The proposed development is in is in conformance with all applicable policies and standards in the Humboldt Bay Area Plan (HBAP).

- EVIDENCE:**
- a) The purpose of the AG land use designation is to protect agricultural lands with Urban Limits for continued agricultural use where such lands are economically viable, compatible with the development of urban uses and most reasonable included within Urban Limits. The principal use is production of agricultural crops with a residence incidental to this use. The demolition of six outbuildings and extensive cleanup of illegally dumped trash and debris will not prohibit the intended use of the property.

Project activities will not occur within the NR land use designation.

- b) The project does not add or subtract from the Housing Inventory. Thus, the project is consistent with the County's Housing Element.
- c) The project was referred to the Northwest Information Center (NWIC), Blue Lake Rancheria, the Wiyot Tribe, and the Bear River Band of the Rohnerville Rancheria. NWIC recommended further study and consultation with local tribes. The Wiyot Tribe, the Bear River Band of the Rohnerville Rancheria, and Blue Lake Rancheria requested that

inadvertent archaeological discovery protocols be in place for any ground-disturbing activities. This has been included as a condition of project approval.

- d) According to the California Natural Diversity Database (CNDDDB), the parcel is located within the range of western bumble bee. The demolition of six outbuildings and extensive cleanup of illegally dumped trash and debris will make available and enhance potential habitat for the species. The project was referred to the California Department of Fish and Wildlife and no response was received.
- e) The parcel is not within a Coastal Scenic Area, Coastal Scenic View, or transected by a Coastal Access Point.

4. **FINDING:** The proposed development is consistent with the purposes of the existing RA zone in which the site is located.

Project activities will not occur within the NR zone.

- EVIDENCE:** a) The following uses are principally permitted within the RA zone: Single Family Residential, Second Residential Unit, General Agriculture, Cottage Industry; subject to the Cottage Industry Regulations, and Minor Utilities to serve these uses. The demolition of six outbuildings and extensive cleanup of illegally dumped trash and debris will not prohibit the permitted use of the property.

5. **FINDING:** Section 313-17.1 B – Beach and Dune areas

The purpose of these regulations is to ensure that any development permitted in coastal beach and dune areas, as designated in the Coastal Land Use Plan Resource Protection Maps, will not detract from the area's natural resource value or their potential for providing recreational opportunity.

- EVIDENCE:** a) The demolition of six outbuildings and extensive cleanup of illegally dumped trash and debris will enhance the area's natural resource value. No new development is proposed.

6. **FINDING:** The Project and the conditions under which it may be operated or maintained will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.

- EVIDENCE:** a) The proposed demolition of six outbuildings and extensive cleanup of illegally dumped trash and debris will protect public health, safety and welfare. Based on staff analysis and the findings made in this report, there is no evidence that the

project will 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 was not included in the County's 2019 Housing Inventory. The project will not add to nor subtract from the Housing Inventory. The project will have no effect on the Humboldt County Housing Element.

## **DECISION**

**NOW, THEREFORE,** based on the above findings and evidence, the Humboldt County Zoning Administrator does hereby:

- Adopt the findings set forth in this resolution; and
- Approves the Miles Preservation Coastal Development Permit subject to the conditions of approval attached hereto as Attachment 1A.

Adopted after review and consideration of all the evidence on **April 18, 2024**.

I, John Ford, Zoning Administrator 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 Zoning Administrator at a meeting held on the date noted above.

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John H. Ford, Zoning Administrator  
Planning and Building Department