



**COUNTY OF HUMBOLDT**  
**PLANNING AND BUILDING DEPARTMENT**

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Hearing Date: September 1, 2022

To: John H. Ford, Humboldt County Zoning Administrator

From: Cliff Johnson, Supervising Planner

Subject: **Friesen Design Build Coastal Development Permit**  
Case Number: PLN-2022-17593  
Assessor's Parcel Number: 100-102-003  
Ferndale area

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Please contact Cade McNamara, Planner, at 268-3777, or by email [cmcnamara@co.humboldt.ca.us](mailto:cmcnamara@co.humboldt.ca.us), if you have any questions about the scheduled public hearing item.

## AGENDA ITEM TRANSMITTAL

Hearing Date	Subject	Contact
September 1, 2022	Coastal Development Permit	Cade McNamara

**Project Description:** A Coastal Development Permit (CDP) to replace the existing manufactured home with a new 975 SF manufactured home. The new manufactured home will be constructed in the same footprint of the existing manufactured home. A new septic system will be installed, and water will continue to be provided by an existing well. The parcel is currently developed with several agricultural accessory buildings. No grading or fill is proposed.

**Project Location:** The project is located in Humboldt County, in the Ferndale area, on the North side of Goble Lane, approximately 0.32 miles East from the intersection of Dillon Road and Goble Lane, on the property known as 3225 Goble Lane.

**Present Plan Land Use Designation:** Agriculture Exclusive/Prime and Non-prime Lands (AE); Eel River Area Plan 2017 General Plan; Density: Density range is 20 to 60 acres per unit; Slope Stability: Relativity Stable (0).

**Present Zoning:** Agriculture Exclusive (AE-60); Archeological Combining Zone outside of Shelter Cove (A), Flood Hazard Areas (F), Streams and Riparian Corridor Protection (R), Transitional Agricultural Lands (T).

**Assessor Parcel Number:** 100-102-003

**Case Number:** PLN-2022-17593

**Applicant:**  
Friesen Design Build  
PO Box 813  
Fortuna, CA 95540

**Owner:**  
Lucille Scilacci  
3225 Goble Lane  
Ferndale, CA 95536

**Agent:**  
Same as applicant  
Attn: Nick Downey

**Environmental Review:** Project is exempt from environmental review pursuant to Section 15303(a) (New Construction)

**Major Issues:** None.

**State Appeal Status:** Project is appealable to the California Coastal Commission.

## Friesen Design Build Coastal Development Permit

Record Number: PLN-2022-17593

Assessor's Parcel Number: 100-102-003

### Recommended Zoning Administrator Action

1. Describe the application as part of the Consent Agenda;
2. Survey the audience for any person who would like to discuss the application;
3. If no one requests discussion, make the following motion to approve the application as part of the consent agenda:

*Find that the Zoning Administrator has considered project as Categorically Exempt from environmental pursuant to Section 15303 of the CEQA Guidelines, make all of the required findings for approval of the Coastal Development Permit and adopt the Resolution approving the Friesen Design Build Coastal Development Permit as recommended by staff subject to the recommended conditions.*

**Executive Summary:** A Coastal Development Permit (CDP) to replace the existing manufactured home with a new 975 SF manufactured home. The new manufactured home will be constructed in the same footprint of the existing manufactured home. A new septic system will be installed, and water will continue to be provided by an existing well. The parcel is currently developed with several agricultural accessory buildings. Wetland delineations provided show that all development will be located outside of wetlands, including the replacement of the manufactured home within the same pre-disturbed footprint and the proposed septic replacement, and associated new leach lines. No grading or fill is proposed.

**Staff Recommendations:** Based upon submitted evidence, a review of Planning Division reference sources, and comments from all involved referral agencies, Planning staff believes that the applicant has submitted evidence in support of making all of the required findings for approving the Coastal Development Permit.

**Alternatives:** Several alternatives may be considered: 1) The Zoning Administrator could elect not to hear this item and put the decision making in front of the Planning Commission. Any decision to place this matter before the Planning Commission must be done before opening the public hearing on this project; 2) The Zoning Administrator could elect to add or delete conditions of approval; 3) The Zoning Administrator could deny approval of the requested permit if you are unable to make all of the required findings. Planning Division staff is confident that the required findings can be made based on the submitted evidence and subject to the recommended conditions of approval. Consequently, planning staff does not recommend further consideration of these alternatives.

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

**Resolution Number 22-**

**Record Number PLN-2022-17593**

**Assessor's Parcel Number: 100-102-003**

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

**WHEREAS**, Nick Downey, submitted an application and evidence in support of approving the 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 project is exempt from environmental review pursuant to Section 15303 (New Construction) of the CEQA guidelines; and

**WHEREAS**, Attachment 1 in the Planning Division staff report includes evidence in support of making all of the required findings for approving the proposed project (Case Number: PLN-2022-17593); and

**WHEREAS**, the Humboldt County Zoning Administrator held a duly noticed public hearing on **September 1, 2022**, and reviewed, considered, and discussed the application for the Coastal Development Permit, reviewed and considered all evidence and testimony presented at the hearing.

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

- 1. FINDING:**                    **Project Description:** A Coastal Development Permit (CDP) to replace the existing manufactured home with a new 975 SF manufactured home. The new manufactured home will be constructed in the same footprint of the existing manufactured home. A new septic system will be installed, and water will continue to be provided by an existing well. The parcel is currently developed with several agricultural accessory buildings. No grading or fill is proposed.

**EVIDENCE:**                a) Project File: PLN-2022-17593

- 2. FINDING:**                    **CEQA.** The requirements of the California Environmental Quality Act have been complied with. The Humboldt County Zoning Administrator has considered the project to be exempt from environmental review pursuant to Section 15303 of the CEQA guidelines.

**EVIDENCE:**                a) The project is Categorical Exempt from environmental review pursuant to 15303-New Construction, of the CEQA Guidelines, because the project is for the replacement of a manufactured home within the same footprint. No tree removal, grading, or additional development is proposed.

- 3. FINDING**                    The project, as conditioned, is consistent with the development policies of the Eel River Area Plan (ERAP).

**EVIDENCE**

- a) Agricultural Exclusive (AE) land use designation applies to bottomland farms and lands that can be irrigated; also used in upland areas to retain agricultural character. Residential use for this proposal is existing and supports the primary use of agriculture for the parcel.
- b) The project complies with the County's Housing Element as it will not add to the County's Housing Inventory.
- c) According to the California Natural Diversity Database (CNDDDB), there are no reported rare species within the vicinity of the project area. The project was referred to the Coastal Commission and CDFW. No response was received from either agency. The project does have wetlands on site, though no development will take place within wetlands. Wetlands are located within the 100-foot setback, though development will be occurring within pre-disturbed areas outside of wetlands and the new home will be located within the same footprint as the previous home.
- d) The parcel is not within a designated Coastal Scenic Area. The development, as proposed, is not expected to have any negative impacts on the visual quality of the area. No threats to visual resources are anticipated.
- e) The project was referred to the Northwest Information Center (NWIC), and Bear River Band. NWIC recommended consult with local tribes. The Bear River Band did respond with "no comment" on the proposal. Accordingly, the standard inadvertent archaeological discovery protocol has been added to the Conditions of Approval.

**4. FINDING**

The proposed development is consistent with the purposes of the existing Agricultural Exclusive (AE-60) zone for agricultural use and single-family residential use.

**EVIDENCE**

- a) The project is principally permitted in the AE-60 zone with a Coastal Development Permit, though is not considered principally permitted for purposes of appeal to the Coastal Commission.
- b) The subject parcel has been determined to be one legal parcel as created prior to 1964 and is compliant with the provisions of the Subdivision Map Act.
- c) The project complies with all development standards including SRA setbacks, height limits, and lot coverage.

**5. 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 parcel is within a Flood Zone. The applicant is required to obtain a Flood Elevation Certificate and associated Building permits for the construction of a new manufactured home within the same footprint. The area is considered relatively stable, though located within an area of potential liquefaction. All areas of the parcel are less than fifteen percent in grade.

**6. 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 proposed construction of a SFR benefits the County housing supply. The project is consistent with the 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
- Conditionally approves the Coastal Development Permit based upon the Findings and Evidence and subject to the conditions of approval attached hereto as Attachment 1 and incorporated herein by reference; and

Adopted after review and consideration of all the evidence on **September 1, 2022**.

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



## ATTACHMENT 1

### RECOMMENDED CONDITIONS OF APPROVAL

Approval of the Coastal Development Permit is conditioned upon the following terms and requirements which must be fulfilled before a demolition permit may be issued or use initiated.

1. The applicant shall obtain a flood elevation certificate, and all required building permits from the Building Division for the demolition/removal of the existing home and construction of the new single-family manufactured home.
2. The applicant shall obtain an approved septic permit through the Division of Environmental Health.
3. Wetlands identified on the property shall be flagged, marked, or fenced off to ensure that development activities through the demolition and construction of the manufactured home and installation of a new septic system and leach field do not encroach on ESHA. The applicant is required to consult with CDFW prior to groundbreaking activities.
4. Prior to groundbreaking activities, the applicant is responsible for consulting with Public Works Land Use to obtain an encroachment permit and develop a residential driveway for access off of Goble Lane.
5. The applicant must consult with Public Works Land Use regarding driveway visibility, fencing, and drainage at the intersection of the private driveway and Goble Lane.

#### Informational Notes

1. The applicant is responsible for receiving all necessary permits and/or approvals from other state and local agencies.
2. If cultural resources are encountered during construction activities, the contractor on site shall cease all work in the immediate area and within a 50-foot buffer of the discovery location. A qualified archaeologist as well as the appropriate Tribal Historic Preservation Officer(s) are to be contacted to evaluate the discovery and, in consultation with the applicant and lead agency, develop a treatment plan in any instance where significant impacts cannot be avoided.

The Native American Heritage Commission (NAHC) can provide information regarding the appropriate Tribal point(s) of contact for a specific area; the NAHC can be reached at 916-653-4082. Prehistoric materials may include obsidian or chert flakes, tools, locally darkened midden soils, groundstone artifacts, shellfish or faunal remains, and human burials. If human remains are found, California Health and Safety Code 7050.5 requires that the County Coroner be contacted immediately at 707-445-7242. If the Coroner determines the remains to be Native American, the NAHC will then be contacted by the Coroner to determine appropriate treatment of the remains pursuant to PRC 5097.98. Violators shall be prosecuted in accordance with PRC Section 5097.99.

The applicant is responsible for ensuring compliance with this condition.

## Attachment 2

### STAFF ANALYSIS OF THE EVIDENCE SUPPORTING THE REQUIRED FINDINGS

**Required Findings:** To approve this project, staff must determine that the applicant has submitted evidence in support of making **all** of the following required findings.

1. The proposed development is in conformance with the County General Plan, Eel River Area Plan, Open Space Plan and Open Space Action Program;
2. The proposed development is consistent with the purposes of the existing zone in which the site is located;
3. The proposed development conforms to all applicable standards and requirements of these regulations;
4. The proposed development and conditions under which it may be operated or maintained will not be detrimental to the public health, safety, or welfare; or materially injurious to property or improvements in the vicinity; and
5. In addition, the California Environmental Quality Act (CEQA) states that one of the following findings must be made prior to approval of any development which is subject to the regulations of CEQA. The project either:
  - a) is categorically or statutorily exempt; or
  - b) has no substantial evidence that the project will have a significant effect on the environment and a negative declaration has been prepared; or
  - c) has had an environmental impact report (EIR) prepared and all significant environmental effects have been eliminated or substantially lessened, or the required findings in Section 15091 of the CEQA Guidelines have been made.

**1. General Plan and Local Coastal Plan Consistency.** The following table identifies the evidence which supports finding that the proposed accessory structure is in conformance with all applicable policies and standards in the Eel River Area Plan (ERAP), Humboldt County General Plan, Open Space Plan and Open Space Action Program.

Plan Section(s)	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the General Plan Conformance Finding
<p>Land Use Chapter 4</p> <p>ERAP: Agricultural Exclusive, Ferndale Area</p>	<p>Protect prime and non-prime agricultural lands for long-term productive agricultural use with residences incidental to agricultural activity.</p> <p>The average parcel size varies from 20 acres to 160 acres, which is reflective of the existing development pattern in this area. The area is planned a minimum parcel size of 60 acres. The average density is one to two units per parcel.</p>	<p>The proposed project to replace a manufactured home and construct a new OWTS is consistent with the ERAP. The home serves ancillary to the agricultural use of the property.</p>
<p>Circulation Chapter 7</p>	<p>Goals and policies contained in this Chapter relate to a balanced, safe, efficient, accessible and convenient circulation system that is appropriate for each type of unincorporated community (C-G1,C-G2); coordinated planning design, development, operations, and maintenance between the County and other transportation system service providers (C-G3); and access for all transportation mode types with improved opportunities to move goods within, into and out of Humboldt County (C-G4, C-G5)</p> <p>Related policies: C-P3. Consideration of Transportation Impacts in Land Use Decision Making.</p>	<p>Access to this site is provided from an existing private driveway (a non-County-maintained Road).</p> <p>The project is consistent with Circulation policies identified in the General Plan.</p>
<p>Housing Chapter 8</p>	<p>Goals and policies contained in this Element seek to identify existing and projected housing needs and establish goals, policies, standards and measures for the preservation, improvement, and development of housing.</p>	<p>The project is for the demolition of an existing manufactured home and construction of a new single-family manufactured home within the same existing footprint. The project will not increase the residential density.</p> <p>The project will have no effect on the Humboldt County Housing Element.</p>

<p>Noise Chapter 13</p>	<p>Goals and policies contained in this Chapter require new development to conform with noise compatibility standards.</p>	<p>The project site is located in a low-density agricultural area. The proposed development does not pose an unacceptable noise threshold per the General Plan.</p>
<p>Safety Element Chapter 14</p>	<p>Goals and policies contained in this Chapter relate to communities that are designed and built to minimize the potential for loss of life and property resulting from natural and manmade hazards; and to prevent unnecessary exposure to areas of geologic instability, floodplains, tsunami run-up areas, high risk wildland fire areas, and airport areas planned and conditioned to prevent unnecessary exposure of people and property to risks of damage or injury.</p>	<p>The project is located in an area that is relatively stable.</p> <p>The project site is located in a designated floodway and will require flood elevation certificates from the Building Department for the issuance of building permits.</p> <p>The project is not located in an area of fire hazard severity and is within the Local Responsibility Area of the Ferndale Fire Protection District's jurisdiction.</p> <p>The project is not expected to increase risks to hazards.</p>
<p>3.40 &amp; 4.70 ERAP- Resource Protection Policies and Standards</p> <p>3.41 ERAP- Environmentally Sensitive Habitat Areas</p> <p>3.29 ERAP- Archeological and Paleontological Resources</p>	<p>Environmentally sensitive habitats shall be protected against any significant disruption of habitat values, and only uses dependent on such resources shall be allowed within such areas.</p> <p>Goals and policies contained in this Chapter relate to the enhancement and protection of significant cultural resources, providing heritage, historic, scientific educational, social and economic values to benefit present and future generations (CU-G1, Protection and Enhancement of Significant Cultural Resources).</p> <p>Related policies: CU-P1, Identification and Protection; CU-P2, Native American Tribal Consultation.</p>	<p>The parcel does have environmentally sensitive habitat as defined in the ERAP on site in the form of transitional ag land wetlands. Wetlands have been identified in a delineation and shall be mapped/flagged/fenced in a way that development activities within the pre-disturbed footprint do not encroach on wetlands. Development is prohibited within wetlands.</p> <p>The parcel and surrounding parcels are developed with residences and agricultural use of transitional ag lands.</p> <p>The project was referred to the Northwest Information Center, and the Bear River Band for comment. The Northwest Information Center recommended contacting the local tribes. The Bear River Band responded with no comment. The standard Inadvertent Discovery Protocol is in place. This is included as a condition of approval.</p>

**2. Zoning Compliance and 3. Development Standards:** The following table identifies the evidence which supports finding that the proposed development is in conformance with all applicable policies and standards in the Humboldt County Zoning Regulations.

Zoning Section	Summary of Applicable Requirement	Evidence That Supports the Zoning Finding
§312-1.1.2  Legal Lot Requirement	Development permits shall only be issued for a lot that was created in compliance with all applicable state and local subdivision regulations.	The subject parcel has been determined to be one legal parcel as created prior to 1964.
§313-7.1 Agriculture Exclusive  Archeological Combining Zone outside of Shelter Cove (A)  Flood Hazard Areas (F)  Streams and Riparian Corridor Protection (R)  Transitional Agricultural Lands (T)	The agriculture exclusive (AE) zone is intended for agricultural use.  Density: one (1) to unit per lawfully created lot; two (2) dwelling units per lawfully created lot 60 acres or larger.	The project is consistent with the intended uses of the AE zone as the replacement of a manufactured home and OWTS in pre-disturbed areas is ancillary to agricultural use on the property. Residences are not principally permitted for the purposes of appeal to the CCC.  Bear River Band responded with no comment on the proposed development.  The applicant must secure a flood elevation certificate to obtain building permits.  Transitional ag lands are farmed as the parcel's primary use. No development will occur within wetlands on the subject parcel.
Min. Lot Size	60 acres	114 acres
Max Lot Depth	None specified	~2,350 feet
Yard Setbacks	Front: 20 feet Rear: 30 feet Interior Side: 30 feet Exterior Side: 20 feet	All structures are existing and conform to the setback requirements in 313-7.1 for Agriculture Exclusive zoning within the Coastal Zone.
Max. Lot Coverage	None specified	~1-2%
Max. Bldg. Height	None specified	Less than 35 feet high

**3. Public Health, Safety, and Welfare and 4. Environmental Impact:** The following table identifies the evidence which supports finding that the proposed project will not be detrimental to the public health, safety and welfare, and will not adversely impact the environment.

Code Section	Summary of Applicable Requirement	Evidence that Supports the Required Finding
§312-17.1.4	Proposed development will not be detrimental to the public health, safety, and welfare or materially injurious to properties or improvements in the vicinity.	The proposed project will not be detrimental to public health, safety, or welfare. There is no evidence that the proposed replacement of a manufactured home and OWTS within the same pre-disturbed footprint will be materially injurious to properties or improvements in the vicinity.
CEQA Guidelines	Categorically exempt from State environmental review.	The project was found to be exempt from environmental review pursuant to Sections 15303 of the CEQA Guidelines.

**4. Residential Density Target:** The following table identifies the evidence which supports finding that the proposed project will 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.

Code Section	Summary of Applicable Requirement	Evidence that Supports the Required Finding
§312-17.1.5 Housing Element Densities	The proposed development shall 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, except where: 1) the reduction is consistent with the adopted general plan including the housing element; and 2) the remaining sites identified in the housing element are adequate to accommodate the County share of the regional housing need; and 3) the property contains insurmountable physical or environmental limitations and clustering of residential units on the developable portions of the site has been maximized.	The project will not add to the County's housing inventory and is in conformance with the standards identified in the Housing Element.

**REFERRAL AGENCY COMMENTS**

<b>Referral Agency</b>	<b>Response</b>	<b>Recommendation</b>	<b>On File</b>
Public Works	✓	Conditional Approval	✓
Building Division	✓	Approved	✓
Environmental Health	✓	Approved	✓
NWIC	✓	Consult w/ tribes	✓
Ferndale Fire Protection District		No response	
Bear River Band	✓	No comment	✓
Wiyot		No response	
CDFW		No response	
CCC		No response	

REUSE OF DOCUMENTS: This document and the ideas and design incorporated herein, as an instrument of professional service, is the property of Humboldt Drafting Services and shall not be reused in whole or in part for any other project without express written authorization.

# NEW MANUFACTURED HOME

## 3225 GOBLE LN, FERDALE

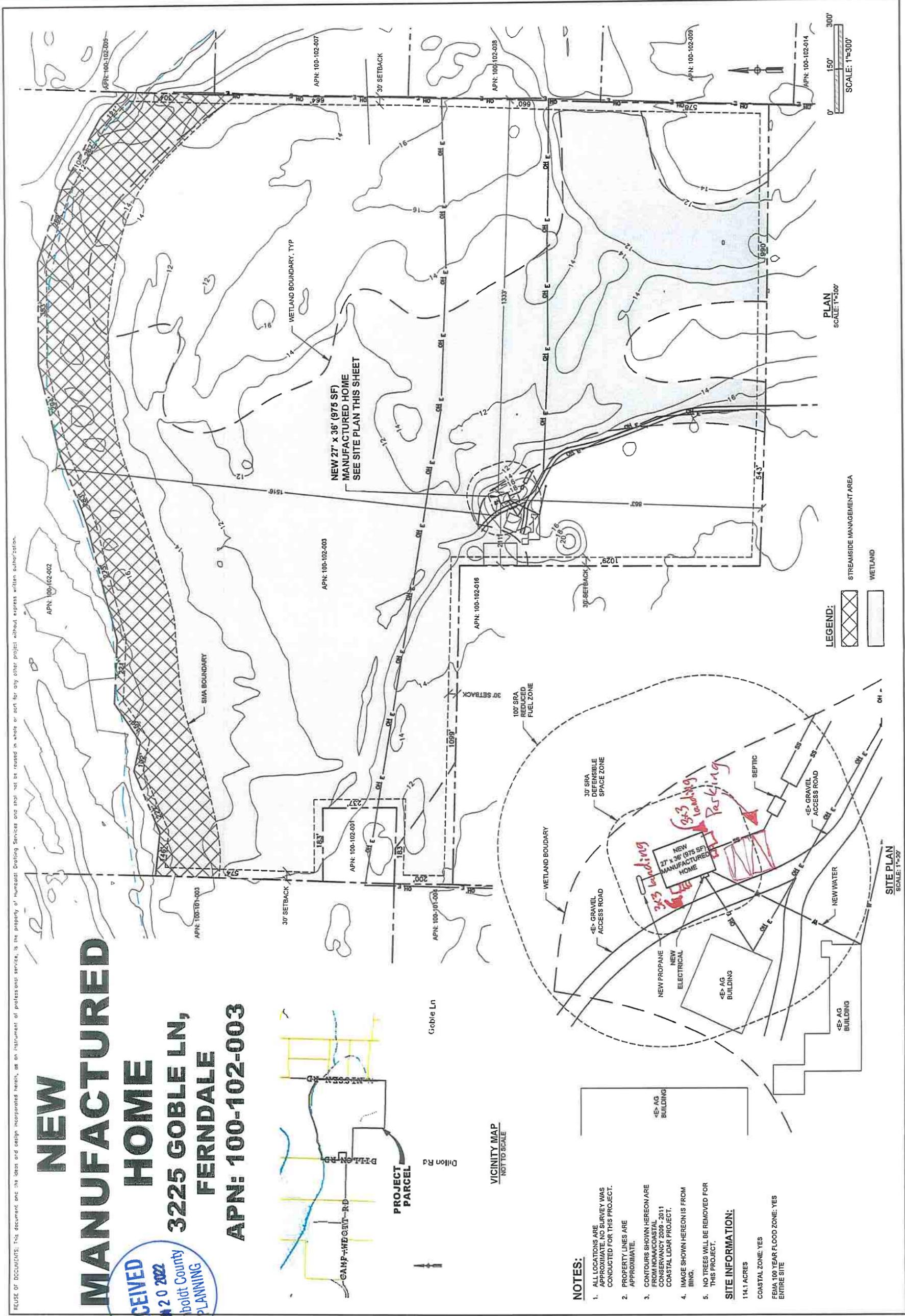
### APN: 100-102-003



NO.	HISTORY / REVISION	BY	CHK.	DATE

NEW MANUFACTURED HOME  
 3225 GOBLE LN, FERDALE, CA  
 PLOT PLAN  
 APN: 100-102-003

DRAWN	JDB
CHECK	ND
APPROVED	ND
DATE	12/16/2021
JOB NUMBER	12.16.2021
SHEET	GO.1



**NOTES:**

- ALL LOCATIONS ARE APPROXIMATE. NO SURVEY WAS CONDUCTED FOR THIS PROJECT.
- PROPERTY LINES ARE APPROXIMATE.
- CONTOURS SHOWN HEREON ARE FROM NOAA COASTAL CONSERVANCY 2008 - 2011 COASTAL LIDAR PROJECT.
- IMAGE SHOWN HEREON IS FROM BINN.
- NO TREES WILL BE REMOVED FOR THIS PROJECT.

**SITE INFORMATION:**

114.1 ACRES  
 COASTAL ZONE: YES  
 FEMA 100 YEAR FLOOD ZONE: YES  
 ENTIRE SITE