

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

Resolution Number: 26-

Record Number: PLN-2025-19155

Assessor's Parcel Number: 017-172-047-000

Making the required findings for certifying compliance with the California Environmental Quality Act and conditionally approving the Santsche Coastal Development Permit and Special Permit.

WHEREAS, Susan Santsche submitted an application and evidence in support of approving a Coastal Development Permit and Special 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 Humboldt County Zoning Administrator held a duly-noticed public hearing on April 2, 2025, 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:** **Project Description:** A Coastal Development Permit (CDP) for the construction of a new two-bedroom single-family residence approximately 1,685 square feet in size with an attached approximately 483 square-foot attached garage, a 62 square-foot covered entry and a 300 square-foot covered patio. The residence will be approximately 24 feet tall. A Special Permit (SP) is also required for major vegetation removal to facilitate construction of the proposed residence. Also included is the installation of an on-site wastewater treatment system. The parcel is served with community water provided by Humboldt Community Services District.

EVIDENCE: a) Project File: PLN-2025-19155.

2. FINDING: **CEQA:** The requirements of the California Environmental Quality Act (CEQA) have been complied with. The project is exempt from environmental review per section 15303 (New Construction/Small Structures).

EVIDENCE: a) The project is categorically exempt pursuant to CEQA guidelines. The project is for the construction of a new two-bedroom single-family residence approximately 1,685 square feet in size with an attached approximately 483 square-foot attached garage, a 62 square-foot covered entry and a 300 square-foot covered patio. Section 15303 of the CEQA guidelines exempts limited numbers of new small facilities or structures, including one single family residence in a residential zone.

3. FINDING: The project is consistent with the development policies of the Humboldt Bay Area Plan (HBAP).

EVIDENCE: a) Land Use 4.10.B: The proposed project is located within the HBAP land use designation Residential Exurban (RX), which is designated to allow development of rural community neighborhoods not depending on urban levels of service. The principal use is for residential single-family with neighborhood commercial services as allowed by Section 3.28C. The proposed single-family residence is consistent with the RX land use designation.

b) Hazards 3.17: Minimize risks to life and property in areas of high geologic, flood and fire hazards. The subject parcel is located in an area that is rated Relatively Stable (0) and Low Instability (1), is not within a fault hazard zone, and the project area is outside of the 100-year tsunami run up zone, and outside the identified 100-year Flood Zone. The subject parcel is within the Local Response Area with Humboldt Bay Fire providing structural fire protection as well as responding to medical emergencies. Humboldt Bay Fire did not respond with any concerns regarding the project. A portion of the subject parcel is within a mapped area of potential liquefaction, soil reports will be required if necessary during the building permit process. No increased threats or hazards are anticipated as a result of the project.

- c) Archaeological and Paleontological Resources 3.18. The proposed project is not anticipated to impact any cultural resources or Tribal cultural resources. The project was referred to the Northwest Information Center, Wiyot Tribe, and Bear River Band of the Rohnerville Rancheria. The Northwest Information Center recommended consultation with local Native American Tribes regarding traditional, cultural, and religious heritage values. Based on consultation with local tribes project does not appear to be a source of significant impacts on cultural resources. Standard inadvertent archaeological discovery protocols are included as conditions of approval.
- d) Housing 3.28. New housing in the Coastal Zone shall be consistent with the goals, policies, standards, and programs of the Humboldt County Housing Element. The subject parcel was not included in the 2019 Adopted Housing Element Inventory. The project will add one unit to housing stock in the county.
- e) Natural Resource Protection Policies and Standards 3.30. Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values and only uses dependent on such resources shall be allowed within such areas.

The applicant has submitted a Botanical Survey Report and a Wetlands and Waters Initial Study. Per the submitted Botanical Survey Report no plants considered sensitive, rare, threatened, or endangered were detected, and no uncommon species were detected during surveys. The report indicates areas of Redwood forest and woodland alliance are present, which are considered an Area of Sensitive Natural Vegetation Community. This community, in its current condition, is well represented in the region and locally outside the boundaries of the current study area. The project will require the removal of approximately 17 young redwood trees (12-24 inches in diameter) and one larger Douglas fir (approximately 30" diameter). The trees proposed for removal are in and directly adjacent to the footprint of the proposed residence. The removal of the redwood trees would not constitute a significant impact to the habitat on site.

- f) The submitted Wetlands and Waters Initial Study identified a coastal wetland (Ryan Slough), and two ephemeral watercourses

in the vicinity. A paved county road and the 40-foot contour interval lie between Ryan Slough and the proposed house site and therefore the proposed project is not located within the defined wetland buffer per Section 3.30.6(a).

Wetland setbacks outside the urban limit line are between 100 and 200 feet, depending on the size and the sensitivity of the wetland, and the width of the setback must be sufficient to prevent significant effects to the wetland. The residence as shown on the submitted plans is over 200 feet from the centerline of Mitchell Road, which lies adjacent to the boundary of the wetland (Ryan Slough). No setback reduction is required for the project as proposed.

The Humboldt Bay Area Plan also requires that natural drainage courses be retained and protected from development that would impede natural drainage patterns or have a significant negative impact on water quality or wildlife habitat. Protection measures include dissipation/screening of outfalls, culverts, and gutters, and retaining natural vegetation in and adjacent to the bankfull channel. The project as proposed does not alter the existing drainage pattern or impact water quality. The biologist recommended the culvert be armored to dissipate flow, and no tree removal is proposed within or directly adjacent to the ephemeral channel.

- g) One of the ephemeral watercourses emerges from the hillside near the top of the parcel below a culvert. The ephemeral watercourse extends to the existing road edge below where there is a tenuous connection to a roadside ditch. This likely has a cross-drain connection to the large wetland complex of Ryan Slough. The watercourses have a defined bed and bank, but no significant change in substrate texture, and may be the result of upslope development and concentration of surface runoff from roads, driveways, and other impervious surfaces. The applicant is proposing a 20' development buffer from the ephemeral watercourse adjacent to the existing road edge. The project was referred to California Department of Fish and Wildlife (CDFW), who reviewed the proposal and recommended additional mitigation measures. Mitigation measures, including these recommendations by CDFW, have been included in the

recommended conditions of approval. No impacts to sensitive species or natural communities are anticipated based on the information available on file.

- h) Visual Resource Protection 3.40. The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. The subject parcel is not within Coastal Zone Scenic Views or Areas. The majority of the trees on site will be retained to minimize visual impacts and new landscaping comprised of native plant species will be added to the site.

4. FINDING: The proposed development is consistent with the Humboldt County Coastal Zoning Code.

- EVIDENCE:**
- a) The proposed Coastal Development Permit (CDP) will authorize the construction of a new two-bedroom single-family residence approximately 1,685 square feet in size with an attached approximately 483 square-foot attached garage, a 62 square-foot covered entry and a 300 square-foot covered patio. The residence will be approximately 24 feet tall. The proposed Special Permit (SP) will allow major vegetation removal to facilitate construction of the proposed residence. The parcel was legally created as shown on Parcel Map recorded in Book 29 of Parcel Maps page 90. The proposed activities associated with the CDP and SP are principally permitted and ancillary to a principally permitted use.
 - b) The project meets all required setbacks. There is no development existing or proposed in the front yard setback. The proposed structure is approximately 35 feet from the rear lot line, 5 feet from the interior side lot line, over 100 feet from the exterior side lot line, and 72 feet from the front lot line. Required setbacks are 20 front yard setback, 10 foot rear yard setback, 5 foot interior side yard setback, and 20 foot exterior side yard setback.
 - c) Maximum ground coverage is 35%. The proposed development does not exceed 35% ground coverage.
 - d) Maximum building height is 35 feet. The proposed structure is approximately 24 feet in height.

- e) New development is sited to prevent impacts which would significantly degrade wetland habitat areas. No impacts to biological productivity and the quality of the Ryan Slough are anticipated. The project was referred to the California Department of Fish and Wildlife (CDFW), who recommended mitigation measures for development. CDFW referral recommendations have been included as recommended conditions of approval.

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 proposed Coastal Development Permit (CDP) will authorize the construction of a new two-bedroom single-family residence approximately 1,685 square feet in size with an attached approximately 483 square-foot attached garage, a 62 square-foot covered entry and a 300 square-foot covered patio. The residence will be approximately 24 feet tall. A Special Permit (SP) is also required for major vegetation removal to facilitate construction of the proposed residence. Also included is the installation of an on-site wastewater treatment system. The parcel is served with community water provided by Humboldt Community Services District. Based on information available on file and referral responses from relevant agencies, there is no evidence that the proposed CDP will be materially injurious to properties or improvements in the vicinity.

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 subject parcel was not included in the 2019 Adopted Housing Element Inventory. The project will add one unit to the housing stock.

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
- Approve the Coastal Development Permit (CDP) for the construction of a new two-bedroom single-family residence approximately 1,685 square feet in size with associated ancillary structures and the Special Permit (SP) for major vegetation removal to facilitate construction of the proposed residence, based upon the Findings and Evidence and subject to the conditions of approval attached hereto as Attachments 1A and incorporated herein by reference.

Adopted after review and consideration of all the evidence on **April 2, 2026**.

I, John H. 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.

John H. Ford, Director
Planning and Building Department