



COUNTY OF HUMBOLDT

For the meeting of: 1/15/2026

File #: 26-26

To: Zoning Administrator

From: Planning and Building Department

Agenda Section: Consent

SUBJECT:

Rand and Zlocki- Coastal Development Permit, Special Permit and Notice of Merger

Assessor Parcel Numbers: 111-211-023 and 111-211-024

Record Number: PLN-2025-19339

Shelter Cove Area

A Coastal Development Permit (CDP) for the construction of a two-bedroom 1,754 square-foot single family residence with a Special Permit (SP) for Design Review. A Notice of Merger (NOM) is also requested to merge two adjoining parcels to accommodate the development (APNs 111-211-023 and 111-211-024). No trees greater than 12 inches in diameter are proposed to be removed and approximately 290 cubic yards of grading is proposed which will be balanced on site. The site will be served with community water and sewer provided by the Resort Improvement District.

RECOMMENDATION(S):

That the Zoning Administrator:

1. Adopt the resolution (Attachment 1), which does the following:
 - a. Finds that the project is exempt from environmental review per section 15303(a) of the California Environmental Quality Act (CEQA); and
 - b. Make all of the required findings for approval of the Coastal Development Permit, Special Permit and Notice of Merger based on evidence in the staff report and public testimony; and
 - c. Approves the Coastal Development Permit, Special Permit and Notice of Merger as recommended by staff and subject to the Conditions of Approval (Attachment 1A).

DISCUSSION

Project Location:

The project site is located in the Shelter Cove area, on the west side of Cove View Drive, approximately 250 feet southwest of the intersection of Cove View Drive and Cove Point East, on the properties known as 48 and 62 Cove View Drive.

Present General Plan Land Use Designations:

Residential Low Density (RL); Density 1-8 units per acre as specified on map; South Coast Area Plan; Slope Stability- High Instability (3).

Present Zoning:

Residential Single Family- minimum lot size 5,000 square feet (RS-5), with Combining Zones: Development Standard 1 (S1), Qualified (Q), Alquist Priolo (G) and Design Review (D).

Environmental Review:

The project is exempt from CEQA environmental review pursuant to Categorical Exemptions Section: 15303(a), New Construction of a Single-Family Residence in a residential zone, and 15305(a), Minor Alterations in Land Use Limitations.

State Appeal Status:

Project is located within the Appeals jurisdiction of the Coastal Zone and is therefore appealable to the California Coastal Commission.

Major Concerns:

None.

Monitoring Required:

None.

Executive Summary:

A Coastal Development Permit (CDP) for the construction of a two-bedroom 1,754 square-foot single family residence within the Coastal Zone and a Special Permit (SP) for Design Review. A Notice of Merger (NOM) is also requested to merge two adjoining parcels to accommodate the development (APNs 111-211-023 and 111-211-024) and allow for setbacks from the Alquist-Priolo fault line. No trees greater than 12 inches are proposed to be removed and approximately 290 cubic yards of grading is proposed which will be balanced on site. The site will be served with community water and sewer provided by the Resort Improvement District.

Air Quality:

No air quality impacts are anticipated with the proposed project. The project requires a Coastal Development Permit for the construction of a new two-bedroom 1,754 square-foot single family residence. The property is principally permitted for a single-family residence; however, a Special Permit is required for Design Review. No trees are proposed to be removed and approximately 290

cubic yards of grading is proposed but will remain onsite.

Biological Resources:

No biological resource impacts are anticipated with the proposed project. The project requires a Coastal Development Permit for the construction of a new two-bedroom 1,754 square-foot single family residence. The property is principally permitted for a single-family residence; however, a Special Permit is required for Design Review. No trees greater than 12 inches in diameter are proposed to be removed and approximately 290 cubic yards of grading is proposed but will be balanced onsite. According to the California Natural Diversity Data Base (CNDDB), the parcels are located within range of the Obscure bumble bee, Whitney's farewell to spring, and leafy reed grass. The Obscure bumble bee was last collected in 1976 at an exact location unknown, the Whitney's farewell to spring was last seen in 1955 at an exact location unknown, and the leafy reed grass was seen in 1986 on the cliffs above the beach. A Coastal Biological Resource Evaluation report was prepared by Timberland Resource Consultants and reviewed by California Department of Fish and Wildlife (CDFW). The proposed project occurs in an existing subdivision which has been previously disturbed and contains non-native grasses. The area provides marginal habitat for wildlife and special status species, and no special status species were identified during the biological assessment conducted on September 24, 2024. Additionally, nests or ideal nesting habitat for migratory birds was also not observed on site. As a precaution, however, CDFW recommends that should tree or significant vegetation removal occur within nesting season (generally March 15-August 15), a nesting bird survey shall be conducted by a qualified biologist within seven days prior to work beginning.

Cultural Resources and Tribal Cultural Resources:

The proposed project is not anticipated to impact any cultural resources or Tribal cultural resources. The project was referred to the NWIC and the Bear River Band. NWIC expressed a concern for potential archaeological sites identified in a nearby survey and recommended referral to the other local tribes. Bear River Band recommended the standard inadvertent discovery protocol language to be included in the Conditions of Approval.

Hazards and Hazardous Materials:

The proposed project is not anticipated to create additional hazards or hazardous materials. The subject parcel is located in a high instability area due to the location of the Alquist Priolo fault and hazard zones that run along the rear property boundary. The California Department of Conservation recommends structures to be at least 50 feet from active faults as the area is presumed to be underlain by active branches of the fault. In order to provide adequate setbacks from the fault lines, two parcels are proposed to be merged under the Notice of Merger (NOM). An Engineering Geologic Soils report was conducted by A.M. Baird Engineering with a site investigation on July 16, 2024. The proposed building site is located approximately 60 feet east of the fault trace, which runs nearly adjacent to Shelter Cover Road and out to the Pacific Ocean. The subject parcel(s) are not within an area of potential liquefaction, within an area of mapped historic landslides, a flood zone, tsunami zone, or susceptible to coastal inundation. The subject parcel(s) are located within a high fire hazard

severity zone within the State Responsibility Area for fire protection, and Resort Improvement District No 1 for fire response and medical emergencies. No increased threats to hazards are anticipated as a result of the proposed project.

Hydrology and Water Quality:

The proposed project is not anticipated to impact hydrology and water quality. The project involves a Coastal Development Permit for the construction of a new two-bedroom 1,754 square-foot single family residence within the Coastal Zone. The property is principally permitted for a single-family residence; however, a Special Permit is required for Design Review. The site will be served with community water and sewer provided by the Resort Improvement District.

Visual Resources:

The subject parcel is not within Coastal Zone Scenic Views or Areas. The proposed project is for the construction of a new two-bedroom 1,754 square-foot single family residence in the Coastal Zone which is principally permitted within the RS zone district. The proposed residence is approximately 15 feet tall from Cove View Drive, and approximately 26 feet tall on the east side due to the sloping nature of the property. The zone district allows for a residence to be up to 35 feet.

OTHER AGENCY INVOLVEMENT:

The project was referred to responsible agencies and all responding agencies have either responded with no comment or recommended approval or approval with conditions. (Attachment 5).

ALTERNATIVE TO STAFF RECOMMENDATION:

The Zoning Administrator could elect not to approve the project. This alternative should be implemented if the Zoning Administrator is unable to make all the required findings. Planning Division staff is confident that the required findings can be made. Consequently, planning staff does not recommend further consideration of this alternative.

ATTACHMENTS:

1. Draft Resolution
 - A. Conditions of Approval
2. Location Map
3. Site Plan
4. Engineering Geologic Soils Report, July 31, 2024
5. Referral Agency Comments and Recommendations

Applicants and Owners

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File #: 26-26

Oakhurst, CA 93644

Please contact Alice Vasterling, Associate Planner, at 707-268-3777 or by email at avasterling@co.humboldt.ca.us if you have any questions about this item.