

ATTACHMENT 1
RESOLUTION OF THE ZONING
ADMINISTRATOR OF THE COUNTY OF
HUMBOLDT

Resolution Number 24-

Record Number PLN-2023-18272

Assessor's Parcel Number: 400-121-007-000

Resolution by the Zoning Administrator of the County of Humboldt certifying compliance with the California Environmental Quality Act and conditionally approving the Zee Coastal Development Permit and Special Permit Extension.

WHEREAS, Roland Zee., submitted an application and evidence in support of approving a two-year extension of an approved Coastal Development Permit and Special Permit (Original Applications CDP-04-094XMXDXXXMXX and SP-05-087XXXXXXX) associated with the construction of a new residence in the Manilla area;

WHEREAS, A Mitigated Negative Declaration of Environmental Impact (SCH# 2006062069) adopted July 6, 2006 and no changes to the project are proposed in association with this extension; and

WHEREAS, the Humboldt County Zoning Administrator held a duly-noticed public hearing on **March 7, 2024**, and reviewed, considered, and discussed the application for the requested Coastal Development Permit and Special Permit Extension 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 two-year extension of a Coastal Development Permit and Special Permit to construct a new single-family residence originally approved on July 6, 2006 (Original Applications CDP-04-094XMXDXXMXX and SP-05-087XXXXXXX) and modified on March 1, 2007 and again on August 18, 2016. The previously approved modification allowed the building footprint to be increased to 1,650 square feet, for a total of 2,590 square feet of living space. The Special Permit was required to reduce from 100 feet to 81 feet the wetland setback for placement of the residence. The approximately 3-acre parcel is currently developed with a shed. No trees are proposed to be removed and minimal grading is required for this project. The Manila Community Services District will provide water and sewer services. No changes to the modified project are proposed. If approved, the extension will expire on August 4, 2026.

- EVIDENCE:** a) Project File: PLN-2023-18272
- 2. FINDING:** **CEQA:** Pursuant to section 15073 of the CEQA Guidelines an Initial Study and Mitigated Negative Declaration of Environmental Impact (SCH# 2006062069) adopted July 6, 2006. An addendum to the document was adopted August 18, 2016. No changes to the original project are proposed and no evidence has arisen to indicate that additional review under CEQA is necessary.
- EVIDENCE:** a) Initial Study and Mitigated Negative declaration State Clearinghouse Number 2006062069 has not changed.
- FINDINGS FOR EXTENTION OF AN APPROVAL OF A DEVELOPMENT PERMIT OR VARIANCE**
- 3. FINDING:** The parcel's zoning, for which conformance findings were made, has not changed.
- EVIDENCE:** a) Residential Single Family - Minimum parcel size 20,000 square feet, Manufactured Home, Beach and Dune Areas combining zones (RS-20-M/B). The zoning designations have not changed from when the project was previously approved.
- 4. FINDING:** The General Plan Land Use designation for which a consistency finding was made, has not changed.
- EVIDENCE:** a) Residential Estates (RE). Humboldt Bay Area Plan (HBAP). Density: 0 to 2 units per acre. Slope Stability: Moderate and Low Instability (A0;A2). Note: All proposed development is within the low instability area and none of these designations have been changed for the affected property.
- 4. FINDING:** All other standards and requirements to which the project is subject and as administered by other departments or agencies have not changed.
- 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 of the extension. There is no evidence indicating that any applicable standards or requirements have changed in any manner which would impact the ability to carry out the project.

DECISION

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

Conditionally approves the Zee Coastal Development Permit and Special Permit Extension subject to the conditions of approval attached hereto as ATTACHMENT 1A.

Adopted after review and consideration of all the evidence on March 7, 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.

John H. Ford, Zoning Administrator
Planning and Building Department