



COUNTY OF HUMBOLDT

For the meeting of: 4/2/2026

File #: 26-283

To: Zoning Administrator
From: Planning and Building Department
Agenda Section: Consent

SUBJECT:

Santsche, Coastal Development Permit and Special Permit
Assessor Parcel Numbers (APN) 017-172-047-000
Record No.: PLN-2025-19155
Eureka area

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.

RECOMMENDATION(S):

That the Zoning Administrator:

1. Adopt the Resolution, (Attachment 1) which does the following:
 - a. Finds the project is exempt from environmental review per section 15303 (New Construction/Small Structures) of the State CEQA Guidelines; and
 - b. Finds the proposed project complies with the Humboldt Bay Area Plan and the Zoning Ordinance; and
 - c. Approves the Coastal Development Permit and Special Permit as recommended by staff, subject to the conditions of approval (Attachment 1A).

DISCUSSION:

Project Location: The project site is located in the Eureka area, on the west side of Main Street,

approximately 850 feet south of the intersection of Mitchell Heights Drive and Main Street, on the parcel known as APN 017-172-047.

Present General Plan Land Use Designation: Residential Exurban (RX), Density: Creation of new parcels prohibited (No increase in density), Humboldt Bay Area Plan (HBAP), 2017 General Plan, Slope Stability: Relatively Stable (C0), Low Instability (E1)

Present Zoning: Rural Residential Agriculture: 1 acre minimum parcel (RA-1), Flood Hazard Areas (F)

Environmental Review: The project is exempt from environmental review per section 15303 (New Construction/Small Structures).

State Appeal: The project is appealable to the California Coastal Commission.

Major Concerns: None

Monitoring Required:

None.

Executive Summary: 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. The project includes the removal of approximately 17 young redwood trees and one larger Douglas fir. No riparian vegetation removal is proposed. 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.

Tribal Consultation: The project was referred to the Northwest Information Center, Wiyot Tribe, Blue Lake Rancheria, 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, and evaluation of existing structures that may have historical value. Referral responses from the Tribal Historic Preservation Officer (THPO) recommended inadvertent discovery protocol, which has been included as a recommended condition of approval.

Biological Resources: 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. The condition of the community does

not appear to be old growth, late seral, or a unique forest stand, and has been subject to timber harvest and land clearing/management activities in the past. This community, in its current condition, is well represented in the region and locally outside the boundaries of the current study area. The report concludes activities that agencies may consider to be significant include removal of mature trees and shrubs leading to a loss of reproductive success and canopy cover that could impact understory vegetation, and ground disturbance such as grading or understory vegetation removal that may be colonized by invasive plants from adjacent areas.

Correspondence with the biologist who prepared the above referenced reports indicates 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). Based on correspondence with the biologist, the majority of the stand would not be affected by the removal of the noted trees. The trees proposed for removal are in and directly adjacent to the footprint of the proposed residence. In the opinion of the biologist, the removal of the redwood trees would not constitute a significant impact to the habitat on site.

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. 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 have been included in the recommended conditions of approval.

Hazards: The project is not anticipated to create additional hazards or hazardous materials. The parcel is located outside mapped areas of potential liquefaction, tsunami hazard areas, flood hazard areas, and the Alquist Priolo fault hazard zone. The proposed development is located on a portion of the parcel in an area that is mapped as low instability. The parcel is located within the Humboldt Bay Fire jurisdiction. The project was referred to Humboldt Bay Fire, no response was received.

OTHER AGENCY INVOLVEMENT:

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

ALTERNATIVES TO STAFF RECOMMENDATIONS:

1. 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
 - B. Site Plan
 - C. Development Plan
2. Botanical Report
3. Wetland Delineation
 - A. Setback Reduction Recommendations
4. Soils Report
5. Referral Agency Comments and Recommendations
 - A. CDFW Referral Responses

Applicant:

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Owner:

Same as applicant

Agent:

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Please contact Michael Holtermann, Planner, at mholtermann@co.humboldt.ca.us or 707-268-3737 if you have questions about this item.