

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

Resolution Number: 26-

Record Number: PLN-2025-19339

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

Making the required findings for certifying compliance with the California Environmental Quality Act and conditionally approves the Rand and Zlocki Coastal Development Permit, Special Permit and Notice of Merger.

WHEREAS, Randal Rand and Michael Zlocki submitted an application and evidence in support of approving the Coastal Development Permit, Special Permit and Notice of Merger; 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 **January 15, 2026**, and reviewed, considered, and discussed the application for the Coastal Development Permit, Special Permit and Notice of Merger, 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:** A Coastal Development Permit (CDP) for the construction of a two-bedroom 1,754 square-foot single family residence in the Coastal Zone with a Special Permit (SP) for Design Review. A Notice of Merger (NOM) is also requested to merge the two adjoining parcels to accommodate the development. 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 Shelter Cove Resort Improvement District.

EVIDENCE: a) Project File: PLN-2025-19339

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(a) and 15305(a) of CEQA.

EVIDENCE: a) As lead agency, the Planning and Building Department found the project to be categorically exempt pursuant to CEQA guidelines. The proposed project is for a new 1,754 square foot single family residence. Section 15303(a) of the CEQA guidelines exempts new construction of a single-family residence in a residential zone. Section 15305(a) exempts minor alterations in land use limitations.

3. FINDING: The project is consistent with the development policies of the South Coast Area Plan (SCAP).

EVIDENCE: a) Land Use 5.20: The purpose of the Residential Low Density (RL) zones is to allow the development of homeowner residential uses making conservative use of urban land where adequate services are available. The principal use in RL zones is detached single family residences. The Coastal Development Permit is for the construction of a two-bedroom 1,754 square-foot single family residence and a Special Permit (SP) is required for Design Review and therefore is consistent with the designation.

b) Hazards 3.28: Minimize risks to life and property in areas of high geologic, flood and fire hazards. The subject parcels are located in a high instability area due to the proximity of the Alquist Priolo fault and hazard zones which run along the rear property boundary of both subject parcels. The California Department of Conservation recommends structures to be further than 50 feet of 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 a 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 was established approximately 60 feet east of the fault trace, which runs nearly adjacent to Shelter Cover Road and out to the Pacific Ocean. The subject parcels are not within an area of potential

liquefaction, and not within an area of mapped historic landslides, flood zone, tsunami zone, or susceptible to coastal inundation. The subject parcels are located within a high fire hazard severity zone within the State Responsibility Area for fire protection, and Resort Improvement District No 1 responding to fire response and medical emergencies.

- c) Archaeological and Paleontological Resources 3.29 and 3.39: 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 tribes. Bear River Band recommended the standard inadvertent discovery protocol language to be included in the Conditions of Approval.
- d) Housing 3.26 and 3.37: New housing in the Coastal Zone shall be consistent with the goals, policies, standards, and programs of the Humboldt County Housing Element. Both parcels that are included within this project are identified in the 2019 housing element inventory in the above moderate-income category within the RL zoning group, having the potential to support one housing unit each. The two parcels are proposed to be merged in order to be setback from the Alquist Priolo fault and hazard zones per the recommendation of the Department of Conservation Earthquake Fault Zoning guidelines. By merging the two parcels, one unit of housing will be lost. According to Chapter 8, table 8-5 in the updated 2019 Housing Element of the General Plan, projected fair share housing needs in the above moderate-income category are 583 units. In the Housing Element Appendix Table Z13a, there are 1,873 above moderate potential units identified in the Residential Low Density (RL) zoning group. Additionally, there are 1,214 identified potential above moderate-income category units within the RR, RA and RE zoning groups. This indicates the capacity of above moderate-income housing inventory in the County is 3,087 units, which is over 5 times the amount of projected need. Should the two parcels be merged and one potential unit of housing removed from the above moderate-income inventory,

the remaining identified parcels are more than sufficient to meet the target need.

- e) Natural Resource Protection Policies and Standards 3.40 and 3.41: 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. 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, contains non-native grasses, and is regularly mowed. 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 were 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.
- f) Visual Resource Protection 3.42: 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 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.

- g) Urban Limits 3.21: New development shall be located within existing developed areas or in areas with adequate public services. The subject parcels are currently vacant but surrounded by other developed parcels. The property is served by community sewer and water by the Shelter Cove Resort Improvement District #1.

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

EVIDENCE: a) The proposed Coastal Development Permit is for a new 1,754 square foot single family residence. Two parcels are proposed to be merged in order for the new residence to be setback from the Alquist Priolo fault line and hazard zone as recommended by the Department of Conservation. A Special Permit is required for Design Review. The parcel is zoned Residential Single Family, with a minimum lot size of 5,000 square feet (RS-5), and has combining zones Standard 1 (S1), Qualified (Q), Alquist Priolo Fault Hazard (G), and Design Review (D).

The subject parcels are over 5,000 square feet. APN 111-211-023 is 0.26- acres and APN 111-211-024 is 0.18-acres for a combined area of 0.44-acres. The Standard 1 (S1) combining zone is intended to allow modifications of specific development standards, and reduces the setbacks required to 2 feet for the front, 5 feet for the side and 10 feet for the rear. The Qualified (Q) combining zone helps more precisely implement the General Plan, which this project is consistent with. The Alquist-Priolo (G) combining zone identifies the proximity to the Alquist-Priolo Fault lines and hazard zone, which run along the rear property boundary. The D combining Zone is for Design Review and a Special Permit is required.

5. FINDING: The project conforms with all applicable standards and requirements of these regulations.

EVIDENCE: a) The proposed project will conform with all applicable standards and requirements for a Coastal Development Permit, Special Permit and Notice of Merger with the approval of the new 1,754 square foot single family residence. Development of a single-family residence is a principally permitted use within the RS zone district, where grading could be allowed. Grading permits are required for over 50 cubic yards of disturbance. The proposed project is anticipating approximately 290 cubic yards of grading to be distributed on site, and therefore a grading permit will be required. The project conforms to all standards and requirements of the zoning ordinance and the South Coast Area Plan (SCAP).

6. 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 project is for a Coastal Development Permit, Special Permit and Notice of Merger for a new single-family residence. The purpose of the Coastal Development Permit is to verify the development is consistent with the General Plan and Zoning Ordinance. A Special Permit (SP) is required for Design Review. The Notice of Merger allows two parcels to become one parcel to facilitate development. Based on staff analysis and the findings, there is no evidence that the proposed new residence will be materially injurious to properties or improvements in the vicinity.

7. 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) Both parcels that are included within this project are identified in the 2019 housing element inventory in the above moderate-income category within the RL zoning group, having the potential to support one housing unit each. The two parcels are proposed to be merged to be setback from the Alquist Priolo

fault and hazard zones as recommended by the Department of Conservation Earthquake Fault Zoning guidelines. By merging the two parcels, one unit of housing will be lost. According to Chapter 8, table 8-5 in the updated 2019 Housing Element of the General Plan, projected fair share housing needs in the Above Moderate-income category are 583 units. In the Housing Element Appendix Table Z13a, there are 1,873 above moderate potential units identified in the Residential Low Density (RL) zoning group. Additionally, there are 1,214 identified potential above moderate-income category units within the RR, RA and RE zoning groups. This indicates the capacity of above moderate-income housing inventory in the County is 3,087 units, which is over 5 times the amount of the projected need. Should the two parcels be merged and one potential unit of housing removed from the above moderate-income inventory, the remaining identified parcels are more than sufficient to meet the target need.

FINDINGS FOR DESIGN REVIEW- SPECIAL PERMITS

8. FINDING: Pursuant to Design Review Standards 313.19.1.5, buildings, sites, structures, signs, landscaping, and similar development will be consistent with the policies of the General Plan and this division, and the Design Review Committee shall provide Design Review where neighborhoods within the same zone district desire to preserve or enhance the areas historical, cultural or scenic values.

EVIDENCE: a) The project is consistent and compatible with applicable elements of the General Plan. The proposed project will conform with all applicable standards and requirements for a Coastal Development Permit, Special Permit and Notice of Merger with the approval of the new 1,754 square foot single family residence. Development of a single-family residence is a principally permitted use within the RS zone district. The project conforms to all standards and requirements of the zoning ordinance and the South Coast Area Plan (SCAP).

b) The project must protect natural landforms through minimizing land alterations. There will be no significant impact on natural

landforms. The property is thoroughly vegetated with an average slope of 14 percent. The proposed project is anticipating approximately 290 cubic yards of grading to be balanced onsite. The two parcels proposed to be merged for the development of one single family dwelling, are zoned Residential Single-Family (RS) and principally permitted for a Single-Family Residence.

- c) Exterior lighting shall be compatible with the surrounding setting and not directed beyond the parcel boundary. Exterior lighting requirements are included in the Conditions of Approval as an ongoing development restriction.
- d) Screening or softening visual impacts of new development through the use of vegetation is recommended. Staff has determined that the visual impact of the proposed project on neighboring parcels will be insignificant due to the residential nature of the neighborhood. The proposed height is within the range of the neighboring houses. CDFW has recommended the use of noninvasive, native vegetation for landscaping.
- e) New utilities shall be placed underground, when feasible, and has been included as an informational note in the Conditions of Approval.
- f) Setbacks from roads and property lines are appropriate to protect the scenic and visual qualities of the site and area. The proposed project meets all setback requirements. There is not likely to be impacts to scenic or visual qualities of the area.

ADDITIONAL STANDARDS APPLICABLE TO SHELTER COVE

9. FINDINGS: Project shall comply with Additional Standards Applicable to Shelter Cove within portions of South Coast Area Plan pursuant to Section 313-19.1.8.

EVIDENCE: a) The residence must be constructed to a minimum width of twenty (20) feet at the narrowest point. The proposed residence is 21 feet at the narrowest point, and therefore consistent with

this standard.

- b) Foundations must be designed to meet the Uniform Building Code requirements of seismic zone IV. This is a requirement of the Building Permit for occupied structures, and therefore consistent with this standard.
- c) A minimum roof overhang of twelve (12) inches must be provided on all residences. All proposed roof eaves have a minimum 12-inch overhang.
- d) Exterior walls and roofing materials of unfinished metal or galvanized metal are prohibited. No unfinished or galvanized metal or reflective materials are proposed and corrugated steel will be finished with a manufacturer applied color coat.

FINDINGS FOR NOTICE OF MERGER

10. FINDING: Pursuant to 327.5-18, Voluntary Mergers shall only be approved if the parcel resulting from the merger meets applicable health, building, and zoning requirements and that approving the merger would not create health and safety problems.

EVIDENCE: a) APNs 111-211-023 and 111-211-024 are legal parcels from Lots 26 and 25 respectively, in Block 170, and are contiguous with the same owners. Both parcels are zoned Residential Single Family with minimum lot size of 5,000 square feet (RS-5) with combining zones Development Standard 1 (S1), Qualified (Q), Alquist Priolo (G) and Design Review (D). The parcels are principally permitted for a single-family residence. The merger will not affect the ability to develop consistently with health, building and zoning requirements. The parcels are served with community water and sewer provided by the Resort Improvement District. The purpose of the merger is to allow adequate setbacks from the Alquist Priolo fault line and hazard zones as recommended by the Department of Conservation. There is no evidence that the merger will create any health or safety problems. Any construction will be required to meet all

prescribed development standards and all applicable requirements of the County Building Regulations. Merger is categorically exempt from CEQA per Section 15305(a), minor alterations in land use limitations.

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, Special Permit and Notice of Merger for a new 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 **January 15, 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, Zoning Administrator
Planning and Building Department