



**2. FINDING:** **CEQA:** The project complies with the requirements of the California Environmental Quality Act (CEQA).

**EVIDENCE:** a) The requirements of the California Environmental Quality Act have been met. The Humboldt County Planning Commission has considered the project and finds the proposed project is exempt from environmental review pursuant to Section 15302, *Replacement or Reconstruction*, of the state CEQA Guidelines because it includes the reconstruction of an existing residence in a residential zone. None of the exceptions per Section 15300.2 apply to this project

**3. FINDING:** The proposed development is in conformance with the North Coast Area Plan.

**EVIDENCE:** a) The property is designated Agricultural Exclusive, Agricultural General, and Residential Agricultural in the North Coast Area Plan. Principal uses include detached single-family residences to allow the development of homeowner residential uses making conservative use of the rural land.

b) **3.26 Hazards:** The new development conforms with the Hazards policies in the North Coast Area Plan. The section requires new development to meet two standards:

1. Minimize risks to life and property in areas of high geological, flood and fire hazard.

2. Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding areas or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.

- The parcel is located in an area of low instability. The parcel is not located within an Alquist-Priolo Fault Hazard Zone but is not in area subject to potential liquefaction.

- The parcel is located in an area that has the potential to flood due to the presence of a perennial creek on the eastern and southern portion of the property. The proposed project site, however, is outside of the 100-year flood zone. As

such the hazard for flooding is considered low.

- The parcel resides within a moderate fire hazard severity zone. The parcel is within the State Responsibility Area and the Orick Community Services District which provides fire response.
  - The parcels are not adjacent to any bluff or cliffs.
- c) **3.27 Archaeological and Paleontological Resources:** The project was referred to the Northwest Information Center and the Yurok Tribe. No response was received regarding this project proposal. The standard Inadvertent Discovery condition is included within the Conditions of Approval.
- d) **3.41 Environmentally Sensitive Habitats:** According to the California Natural Diversity Database (CNDDDB), the parcel has a perennial that could provide rearing habit for both coast cutthroat trout (*Oncorhynchus clarkii clarki*) and Northern California Winter-run Steelhead (*Oncorhynchus mykiss*). The stream is a tributary to Redwood Creek and the Redwood Estuary. The project was referred to the California Department of Fish and Wildlife, and no response was received.
- e) **3.42 Visual Resource Protection:** The proposed project is consistent with the Visual Resource Protection section of the South Coast Area Plan. The proposed project's parcel is partially within the Coastal Scenic View Area, but the location of the project site is outside of this zone per Humboldt County GIS.
- f) **4.70. Access:** There is no public accessway on the parcel and the development of the proposed project will not impede public access to any coastal resources.

**4. FINDING:**

Proposed development conforms with the allowable uses in the RA-5M zone, as the project is for the removal of an approximately 1,450 square-foot manufactured home with an approximately 1,584 square-foot manufactured home in the same location. An addition to the existing manufactured home that was permitted in 1980 (80-1490A7) will remain. The site is also developed with three other legal nonconforming residences.

**EVIDENCE:**

- a) The project meets minimum parcel size, lot width, yard setbacks, and maximum lot depth requirements as part of

the Rural Development of the Orick area (4.30 NCAP).

- b) Design Review Standard. All 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 take the following items under consideration in reviewing development plans (313-19.1.5).
- The project is consistent and compatible with applicable elements of the General Plan (19.1.5.1).
  - Within designated Coastal Scenic Areas, as mapped, measures are included in the project design so that it will be subordinate to the character of the surrounding setting (19.1.5.1).
  - The project site is not within a designated Coastal View Areas (19.1.5.1.2).

Design Review Required Findings for Designated Coastal Scenic and Coastal View Areas (313-19.1.7).

The purpose of these regulations is to provide design review for conformance of new development with the policies and standards of the General Plan, and to provide for a design review process where neighborhoods within the same zone district desire to preserve or enhance the area's historical, cultural or scenic values.

- Within designated Coastal Scenic Areas, as mapped, measures are included in the project design so that it will be subordinate to the character of the surrounding setting.
- The project site is not within a designated Coastal View Areas.

**5. FINDING:** The proposed development conforms with all applicable standards and requirements of these regulations;

- EVIDENCE:**
- a) Geologic Hazards Regulations (313-121) – The parcel is located in an area of low instability. The parcel is not located within an Alquist-Priolo Fault Hazard Zone but is not in area subject to potential liquefaction.
- b) Agricultural Exclusive (AE) principally permitted uses include the following: Single-Family Residential, Accessory

Dwelling Unit (on lots sixty (60) acres or larger in size, two (2) single detached dwellings, or one (1) single detached and one (1) accessory dwelling are permitted), General Agriculture, Timber Production, Cottage Industry and Minor Utilities to serve these uses. By reducing runoff and flooding, the proposed drainage and stormwater retention project would improve conditions related to agricultural operations and is thus consistent with the principally permitted uses of this parcel. The site is also developed with three other legal nonconforming residences.

- c) "M" combining zone provides a Special Designation for Manufactured Home Building Type Modifications as a permitted building type. The property current has several manufactured home on the property.
- d) "D" combining zone provides design review for conformance of new development with the policies and standards of the General Plan, and to provide for a design review process where neighborhoods within the same zone district desire to preserve or enhance the area's historical, cultural or scenic values. A Special Permit is required for all development subject to these regulations (19.1.3.1). The design of the manufactured home meets the aesthetics of the surrounding residences.
- e) "R" combining zone provides for the maintenance, enhancement, and, where feasible, restoration of water resources by restricting development, and by minimizing adverse effects of runoff, interference with surface waterflow, and alteration of natural streams, and by protecting riparian habitats. There will be no disruption to nearby streams or riparian corridors, nor to any coastal stream channels or other sensitive coastal or riparian resources. Installation of drainage improvements is consistent with the maintenance of agricultural operations and thus consistent with this combining zone overlay.
- f) "E" combining zone provides regulations to ensure that development within elk habitat is compatible with such habitat areas and is sited and designed to mitigate impacts which would significantly degrade such habitat.

The County requested the California Department of Fish and Game to review proposed plans within coastal elk habitat areas. The Agency was requested to respond within ten (10) working days of the referral, but no response has

been received by County Staff.

A Coastal Development Permit for lands within coastal elk habitat areas shall be approved only if the applicable Resource Protection Impact Findings in Chapter 2, Procedures, Supplemental Findings, are made. See finding 8 below.

- g) "F" combining zone provides protections to minimize public and private losses due to flood and tsunami conditions in specific areas of the County. The parcel is located in an area that has the potential to flood due to the presence of an perennial creek on the eastern and southern portion of the property. The proposed project site, however, is outside of the 100-year floor zone. As such the hazard for flooding is considered low.

**6. FINDING:** The proposed development and conditions under which it may be operated or maintained will not be detrimental to the public health, safety, or welfare; or materially injurious to property or improvements in the vicinity.

**EVIDENCE:** a) The removal of the current manufactured home and construction of the new manufactured residence will not be detrimental to public health safety or welfare.

- b) All reviewing referral agencies that responded to the County have approved or conditionally approved the proposed project. The application is complete. Parcels to be developed are found to comply with the Subdivision Map Act. The proposal neither causes non-conformance nor increases the severity of preexisting nonconformities with zoning and building ordinances.

**7. FINDING:** **Residential Density:** 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 (the midpoint of the density range specified in the plan designation) unless the following written findings are made supported by substantial evidence:

1. The reduction is consistent with the adopted general plan, including the housing element, and
2. The remaining sites identified in the housing element are adequate to accommodate the

County's share of the regional housing need pursuant to Section 65584 of the Government Code, and

3. The property contains insurmountable physical or environmental limitations and clustering of residential units on the developable portions has been maximized.

**EVIDENCE:** a) The parcel is zoned for residential use and was not included in the 2019 Adopted Housing Element Inventory. The residential density is consistent with the General Plan, and the project contributes to the County's share of the regional housing need.

**8. FINDING:** The development will be compatible with the continuance of elk habitat areas.

**EVIDENCE:** a) The project will replace an existing home in the same general footprint and will not include any expansions or additional fencing that would restrict the movement of elk.

### **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 and Special Permit, (PLN-2025-19298) subject to the Conditions of Approval attached hereto as Attachment 1A; and

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.

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John H. Ford, Director  
Planning and Building Department