

**RESOLUTION OF THE PLANNING COMMISSION  
OF THE COUNTY OF HUMBOLDT**

**Resolution Number 25-**

**Record Number PLN-2024-19132**

**Assessor's Parcel Numbers: 215-162-021, 215-162-022**

**Resolution by the Zoning Administrator of the County of Humboldt certifying compliance with the California Environmental Quality Act and conditionally approves the Sanctuary Forest Special Permit.**

**WHEREAS, Sanctuary Forest** submitted an application and evidence in support of approving a Special Permit (SP) for constructing two off-channel water storage ponds totaling 6 million gallons and associated plumbing infrastructure designed to deliver approximately 25 gallons per minute of flow augmentation to Vanauken Creek and thence the Mattole River during the four-month dry season to improve instream aquatic habitat. Storage will be in the two ponds filled with wet-season runoff including via rainwater catchment. Another ancillary project component includes the construction of a grid-intertie solar power system. Approximately 21,000 cubic yards of grading is required and will be balanced on-site.

**WHEREAS,** a Mitigated Negative Declaration was prepared for the proposed Special Permit and circulated for public review pursuant to Section 15074 of the CEQA Guidelines; and

**Now, THEREFORE BE IT RESOLVED,** that the Zoning Administrator makes all the following findings:

- 1. FINDING:**                      **Project Description:** A Special Permit (SP) for constructing two off-channel water storage ponds totaling 6 million gallons and associated plumbing infrastructure designed to deliver approximately 25 gallons per minute of flow augmentation to Vanauken Creek and thence the Mattole River during the 4-month dry season to improve instream aquatic habitat. Storage will be in the two ponds filled with wet-season runoff including via rainwater catchment. Another ancillary project component includes the construction of a grid-intertie solar power system. Approximately 21,000 cubic yards of grading is required and will be balanced on-site.

**EVIDENCE:** a) Project File: PLN-2024-19132

2. **FINDING:** **CEQA:** As required by the California Environmental Quality Act, the project was found subject to CEQA and a Mitigated Negative Declaration was prepared by the Planning and Building Department, Planning Division (Attachment 2), which evaluated the project for any adverse effects on the environment.

**EVIDENCE:** a) The CEQA document includes an analysis of the subject Special Permit. The Initial Study and Draft Mitigated Negative Declaration (IS/MND) was circulated at the state clearinghouse from March 7, 2025, to April 6, 2025.

- b) The IS/MND included thirty-nine mitigation measures which have been incorporated into a Mitigation Monitoring and Reporting Plan which is being adopted as part of the project.

3. **FINDING:** **ENVIRONMENTAL IMPACTS FOUND NOT TO BE SIGNIFICANT- NO MITIGATION REQUIRED.** The following impacts have been found to be less than significant and mitigation is not required to reduce project related impacts: Aesthetics, Agriculture and Forestry Resources, Air Quality, Energy, Greenhouse Gas Emissions, Land Use and Planning, Mineral Resources, Population and Housing, Public Services, Recreation, Transportation, and Wildfire.

**EVIDENCE:** a) There is no evidence of an impact to any of the above reference potential impact areas based on the project as proposed at this proposed location.

- b) Initial Study/Mitigated Negative Declaration circulated for public review March 7, 2025, to April 6, 2025.

4. **FINDING:** **ENVIRONMENTAL IMPACTS MITIGATED TO LESS THAN SIGNIFICANT** The Initial Study identified potentially significant impacts to Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise, Tribal Cultural Resources, Utilities and Service Systems, and Mandatory Findings of Significance, which could result from the project as originally submitted. Mitigation Measures have

been required to ensure potential impacts are limited to a less than significant level.

**EVIDENCE:** a) **Biological Resources:** Potentially significant impacts will be mitigated to a less than significant level with the implementation of the following mitigation measures:

- i. For coho and chinook salmon, steelhead, and Pacific lamprey, downstream of the project area, discharge of sediment will be controlled and minimized with the implementation of best management practices (BMPs) on all disturbed soils that have the potential to discharge into area watercourses. Applicable BMPs include, but are not limited to, installation of silt fences, straw wattles, and placement of seed-free rice straw. BMPs will be installed at all access points to the work sites, which will minimize the potential for sediment delivery and deleterious effects on salmonids (BIO-1). Additionally, Sanctuary Forest will deploy temperature loggers upstream and downstream of each flow release site. Temperatures will be monitored twice a month during flow releases and any significant increase in temperature attributed to the project above a Maximum Weekly Average Temperature (MWAT) of 18 degrees C will result in adaptive management of the flow releases with the goal of reducing temperatures to a suitable level (BIO-2). Following project implementation, effectiveness monitoring will be conducted for a minimum of three years to evaluate project success. If a dry year has not occurred during the first 3 years, then monitoring would be performed in the next dry year as needed to evaluate dry year effectiveness. Complete evaluation of the project will be conducted after the required monitoring has been completed in collaboration with the Technical Advisory Committee (TAC). Additional monitoring if needed, will be added. Monitoring will occur from 200 ft upstream of the most upstream point of discharge down to the confluence at the Mattole River. Wet/dry mapping will be performed 3 times per year as follows: before augmentation, once mid augmentation (~August) and once near end of augmentation (~October) to assess project effects on the amount of wetted channel. A qualified biologist will also evaluate broad-level

changes in distribution and relative abundance of special status species 2 times per year, corresponding with the wet/dry mapping mid augmentation and near the end of augmentation (BIO-3). During final design, an operations and management plan will be developed and reviewed by the TAC that further refines approaches and protocols for avoidance of impacts to special status species including a final monitoring plan. The operations and management plan will contain a decision matrix tool identifying the conditions for flow release and variations in discharge rate based on receiving water and pond conditions. This will consider impacts to special status species in the downstream watercourses as well as the proposed ponds themselves to account for amphibian species that may inhabit the ponds after they are constructed (BIO-4).

- ii. For amphibians, the Project manager or qualified designee will conduct daily morning inspections of the area slated for work to determine if amphibians have entered the areas overnight. Any individuals will be captured and relocated prior to the start of the day's work (BIO-5). Additionally, terrestrial woody debris will be left in place to the greatest extent practicable during operations within the riparian areas (BIO-6). To reduce the risk of amphibian entrapment, the Project will follow the Fish Screening Criteria for Salmonids in Appendix S of the California Salmonid Stream Habitat Restoration Manual (Flossi et. al 2010), as well as NOAA Restoration Center/Army Corps of Engineers programmatic biological opinion requirements for all diversion and outflow structures (BIO-7).
- iii. For Northern Spotted Owl (NSO), a pre-construction nesting bird survey will be conducted during the breeding season and within two weeks of the start of construction. Appropriate buffers will be established around all active northern spotted owl nests within the Project vicinity. CDFW shall be consulted if other nests are found within trees that need to be removed as part of the project (BIO-8).

- iv. For Western Pond Turtle, prior to the initiation of any ground disturbance work, a qualified biologist will survey the site to determine presence of any turtle nests. If a nest is encountered within the project footprint, CDFW will be consulted (BIO-9).
- v. For Western Bumble Bee and obscure bumble bee, prior to the initiation of any vegetation removal or earthwork during the Colony Active Period, a qualified biologist will survey the site to determine the presence of western bumble bees and available nesting and foraging habitat. CDFW will be consulted if an individual or nest is found within the Project area prior to proceeding with work. If western bumble bees are not found during the focused surveys, but suitable habitat is present within the disturbance footprint and Project activities take place during the species Colony Active Period, it is recommended that a biological monitor be onsite during vegetation removal and/or initial ground disturbing activities (BIO-10).
- vi. The construction and operations of the pond has the potential to create habitat for bullfrogs and subsequently impact native species. The following avoidance and minimization measures will be incorporated in the project design, monitoring and maintenance plan. The following strategies will be implemented to minimize the potential for bullfrogs to infest the project sites:
  - a. Landowner and resident education is one of the most important strategies, as people have been known to intentionally introduce bullfrogs to local bodies of water as a source of food.
  - b. Monitoring of project sites will also be very important as early detection, before populations can get established, is a key component of control. Monitoring will be conducted as per Attachment C of the ISMND: Bullfrog Monitoring and Management Plan prepared by CDFW.
  - c. If needed, the off-channel pond may be drained. David Manthorne, CDFW Senior Environmental Scientist

recommends draining of ponds if invasive bullfrogs are present to interrupt their life cycle (CDFW Compliance Guidance). According to research by Doubledee et al. (2007), "Bullfrogs, Disturbance Regimes, and the Persistence of California Red-Legged Frogs ", draining of ponds can be effective for bullfrog management if draining occurs at least every 2 years.

- d. If annual monitoring shows that bullfrogs are present, active measures will be taken in consultation with CDFW and will follow the methods described in Attachment C of the ISMND.
- vii. Where the sensitive natural community (*Pteridium aquilinum* – Grass Association) occurs, a special-status species survey will be conducted by a qualified biologist prior to future ground disturbance activities. Special status species will be flagged and avoided to the greatest extent possible. If avoidance is not feasible, seed harvesting and/or plant salvage and relocation to a suitable site will occur (BIO-11). Planting of seedlings for native revegetation shall begin after December 1, or when sufficient rainfall has occurred to ensure the best chance of survival of the seedlings, but in no case after April 1 (BIO-12). Disturbed and compacted areas shall be re-vegetated with a diversity of native plant species that mimics native communities. Unless otherwise specified, the standard for success is 80 percent survival of plantings or 80 percent ground cover for broadcast planting of seed after a period of 3 years (BIO-13). To ensure that the spread or introduction of invasive exotic plants shall be avoided to the maximum extent possible, equipment shall be cleaned of all dirt, mud, and plant material prior to entering a work site. When possible, invasive exotic plants at the work site shall be removed. Areas disturbed by project activities will be restored and planted with native plants (BIO-14). Mulching and seeding shall be done on all exposed soil which may deliver sediment to a stream. Soils exposed by project operations shall be mulched to prevent sediment runoff and transport. Mulches shall be applied so that not less than 90% of the disturbed areas are covered. All mulches, except hydro-mulch, shall be applied in a layer not less than two (2) inches

deep. Where feasible, all mulches shall be kneaded or tracked-in with track marks parallel to the contour, and tackified as necessary to prevent excessive movement. All exposed soils and fills, including the downstream face of the road prism adjacent to the outlet of culverts, shall be reseeded with a mix of native grasses common to the area, free from seeds of noxious or invasive weed species, and applied at a rate which will ensure establishment (BIO-15). To retain grassland habitat, Douglas-fir saplings and seedlings shall be removed from within the grassland boundaries to reduce encroachment and future conversion of this sensitive natural community to Douglas-fir forest (BIO-16).

b) **Cultural Resources and Tribal Cultural Resources:** Less than significant with implementation of the following mitigation measures:

- i. If cultural resources are encountered during construction activities, all onsite work shall cease in the immediate area and within a 50-foot buffer of the discovery location. A qualified archaeologist will be retained to evaluate and assess the significance of the discovery, and develop and implement an avoidance or mitigation plan, as appropriate. For discoveries known or likely to be associated with Native American heritage (prehistoric sites and select historic period sites), the tribes listed in Section 6.2 and those that the County has on file shall also be contacted immediately to evaluate the discovery and, in consultation with the project proponent, the County, and consulting archaeologist, develop a treatment plan in any instance where significant impacts cannot be avoided. Prehistoric materials which could be encountered include obsidian and chert debitage or formal tools, grinding implements, (e.g., pestles, handstones, bowl mortars, slabs), locally darkened midden, deposits of shell, faunal remains, and human burials. Historic archaeological discoveries may include nineteenth century building foundations, structural remains, or concentrations of artifacts made of glass, ceramics, metal or other materials found in buried pits, wells or privies (CR-1).

- ii. If human remains are discovered during project construction, work would be stopped at the discovery location, within 20 meters (66 feet), and any nearby area reasonably suspected to overlie adjacent to human remains (Public Resources Code, Section 7050.5). The Humboldt County coroner would be contacted to determine if the cause of death must be investigated. If the coroner determines that the remains are of Native American origin, it is necessary to comply with state laws relating to the disposition of Native American burials, which fall within the jurisdiction of the NAHC (Public Resources Code, Section 5097). The coroner would contact the NAHC. The descendants or most likely descendants of the deceased would be contacted, and work would not resume until they have made a recommendation to the landowner or the person responsible for the excavation work for means of treatment and disposition, with appropriate dignity, of the human remains and any associated grave goods, as provided in Public Resources Code, Section 5097.98 (CR-2).
- iii. Procedures for treatment of an inadvertent discovery of human remains:
  - a. Immediately following discovery of known or potential human remains all ground-disturbing activities at the point of discovery shall be halted.
  - b. No material remains shall be removed from the discovery site, a reasonable exclusion zone shall be cordoned off.
  - c. The property owner shall be notified and the Permittee Project Manager shall contact the county coroner.
  - d. The Permittee shall retain the services of a professional archaeologist to immediately examine the find and assist the process.



- e. All ground-disturbing construction activities in the discovery site exclusion area shall be suspended.
- f. The discovery site shall be secured to protect the remains from desecration or disturbance, with 24-hour surveillance, if prudent.
- g. Discovery of Native American remains is a very sensitive issue, and all project personnel shall hold any information about such a discovery in confidence and divulge it only on a need-to-know basis, as determined by the CDFW.
- h. The coroner has two working days to examine the remains after being notified. If the remains are Native American, the coroner has 24 hours to notify the NAHC in Sacramento (telephone 916/653-4082).
- i. The NAHC is responsible for identifying and immediately notifying the Most Likely Descendant (MLD) of the deceased Native American.
- j. The MLD may, with the permission of the landowner, or their representative, inspect the site of the discovered Native American remains and may recommend to the landowner and Permittee means for treating or disposing, with appropriate dignity, the human remains and any associated grave goods. The descendants shall complete their inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the site (Public Resource Code, Section 5097.98(a)). The recommendation may include the scientific removal and non-destructive or destructive analysis of human remains and items associated with Native American burials.
- k. Whenever the NAHC is unable to identify a MLD, or the MLD identified fails to make a recommendation, or the landowner or his/her authorized representative rejects the recommendation of the MLD and mediation between the parties by the NAHC fails to provide measures acceptable to the landowner, the landowner or his/her authorized representatives shall

re-inter the human remains and associated grave offerings with appropriate dignity on the property in a location not subject to further subsurface disturbance in accordance with Public Resource Code, Section 5097.98(e).

- I. Following final treatment measures, the Permittee shall ensure that a report is prepared that describes the circumstances, nature and location of the discovery, its treatment, including results of analysis (if permitted), and final disposition, including a confidential map showing the reburial location. Appended to the report shall be a formal record about the discovery site prepared to current California standards on DPR 523 form(s). Permittee shall ensure that report copies are distributed to the appropriate California Historic Information Center, NAHC, and MLD (CR-3).

e) **Geology and Soils:** Less than significant with implementation of the following mitigation measures:

- i. Work sites shall be winterized at the end of each day during the work period when rainfall greater than 1/2 inch is forecasted to minimize the eroding of unfinished excavations. Winterization procedures shall be supervised by a professional trained in erosion control techniques and involve taking necessary measures to minimize erosion on unfinished work surfaces. Winterization includes the following: smoothing unfinished surfaces to allow water to freely drain across them without concentration or ponding; compacting unfinished surfaces where concentrated runoff may flow with an excavator bucket or similar tool, to minimize surface erosion and the formation of rills; and installation of culverts, silt fences, and other erosion control devices where necessary to convey concentrated water across unfinished surfaces, and trap exposed sediment before it leaves the work site (GEO-1).

- ii. Effective erosion control measures shall be in-place at all times during construction. Construction shall not begin until all temporary erosion controls (i.e., straw bales or silt fences that are effectively keyed-in) are in place down slope or down stream of project activities within the riparian area. Erosion control measures shall be maintained throughout the construction period. If continued erosion is likely to occur after construction is completed, then appropriate erosion prevention measures shall be implemented and maintained until erosion has subsided (GEO-2).
- iii. An adequate supply of erosion control materials (gravel, straw bales, shovels, etc.) shall be maintained onsite to facilitate a quick response to unanticipated storm events or emergencies (GEO-3).
- iv. Upon project completion, all exposed soil present in and around the project site shall be stabilized within 7 days. Soils exposed by project operations shall be mulched to prevent sediment runoff and transport. Mulches shall be applied so that not less than 90% of the disturbed areas are covered. All mulches, except hydro-mulch, shall be applied in a layer not less than two (2) inches deep. Where feasible, all mulches shall be kneaded or tracked-in with track marks parallel to the contour, and tackified as necessary to prevent excessive movement. All exposed soils and fills, including the downstream face of the road prism adjacent to the outlet of culverts, shall be reseeded with a mix of native grasses common to the area, free from seeds of noxious or invasive weed species, and applied at a rate which will ensure establishment (GEO-4).
- v. Inadvertent Discovery of Unique Paleontological Resources or Unique Geologic Features – If unique paleontological resources or unique geologic features are discovered during project construction, work shall stop at the discovery location, within 20 meters (66 feet), and any nearby area reasonably suspected to overlie the features. State laws relating to such discoveries will be followed to

document findings and work will only proceed after authorization by all relevant jurisdictions (GEO-5).

d) **Hazards and Hazardous Materials:** Less than significant with implementation of the following mitigation measures:

- i. Heavy equipment that will be used in these activities will be in good condition and will be inspected for leakage of coolant and petroleum products and repaired, if necessary, before work is started (HAZ-1).
- ii. When operating vehicles within or adjacent to riparian vegetation, the responsible party shall, at a minimum, do the following: a.) all equipment shall be cleaned to remove external oil, grease, dirt, or mud. Wash sites shall be located in upland locations so that dirty wash water does not flow into riparian areas; b.) check and maintain daily any vehicles to prevent leaks of materials that, if introduced to water, could be deleterious to aquatic life, wildlife, or riparian habitat (HAZ-2)
- iii. All equipment operators shall be trained in the procedures to be taken should an accident occur. Prior to the onset of work, the Permittee shall prepare a Spill Prevention/Response plan to help avoid spills and allow a prompt and effective response should an accidental spill occur. All workers shall be informed of the importance of preventing spills. Operators shall have spill clean-up supplies on site and be knowledgeable in their proper deployment (HAZ-3).
- iv. Absorbent materials designed to clean up leaks of hydraulic fluid and other contaminants will be stored in the cab of all heavy equipment operating in or near a stream to provide spill containment and cleanup in case of an accidental spill. In the event of a spill, work shall cease immediately. Clean-up of all spills shall begin immediately. The responsible party shall notify the State Office of Emergency Services at 1-800-852-7550 and the

CDFW immediately after any spill occurs and shall consult with the CDFW regarding clean-up procedures (HAZ-4).

- v. All fueling and maintenance of vehicles and other equipment and staging areas shall occur at least 65 feet from any riparian habitat or water body and place fuel absorbent mats under pump while fueling. The USACE and the CDFW will ensure contamination of habitat does not occur during such operations. Prior to the onset of work, the Permittee shall prepare a plan to allow a prompt and effective response to any accidental spills. All workers will be informed of the importance of preventing spills and of the appropriate measures to take should a spill occur (HAZ-5).
- vi. Location of staging/storage areas for equipment, materials, fuels, lubricants, and solvents, will be located outside of the streams high water channel and associated riparian area. The number of access routes, number and size of staging areas, and the total area of the work site's activity shall be limited to the minimum necessary to complete the restoration action. To avoid contamination of habitat during restoration activities, trash will be contained, removed, and disposed of throughout the project (HAZ-6).
- vii. Petroleum products, fresh cement/concrete, and other deleterious materials shall not enter the stream channel (HAZ-7).
- viii. Stationary equipment such as motors, pumps, generators, compressors, and welders, located within the dry portion of the stream channel or adjacent to the stream, will be positioned over drip-pans (HAZ-8).
- ix. All internal combustion engines shall be fitted with spark arrestors (HAZ-9).

- x. The Permittee shall always have an appropriate fire extinguisher(s) and firefighting tools (shovel and axe at a minimum) present when there is a risk of fire (HAZ-10).
  - xi. Vehicles shall not be parked in tall grass or any other location where heat from the exhaust system could ignite a fire (HAZ-11).
  - xii. The Permittee shall follow any additional rules the landowner has for fire prevention (HAZ-12).
- e) **Hydrology and Water Quality:** Less than significant with implementation of the following mitigation measures:
  - i. Project operations will be adaptively managed based on flow, temperature and aquatic habitat monitoring results. These monitoring results will be presented to regulatory agency staff on an annual basis and/or as required by final permit conditions. In coordination with regulatory agency staff, the project team will adapt project operations as necessary to optimize aquatic habitat benefits resulting from the project while reducing impacts to a less than significant level. This may include changes to diversion timing/rates, changes to flow release timing/rates, and/or other changes to project operations (HYD-1).
- f) **Noise:** Less than significant with implementation of the following mitigation measures:
  - i. To reduce the possibility of the construction noise and vibrations becoming an annoyance to sensitive receptors near the Project, exterior construction activity shall be confined to the weekday hours of 7:00 am to 7:00 pm or until sunset, whichever is later, and weekend hours of 8:00 am to 6:00 pm or until sunset, whichever is later. No heavy equipment construction activities shall be allowed on Sundays or holidays (NOISE-1).
  - ii. Construction equipment shall be properly maintained and equipped with noise control devices, such as mufflers and

shrouds, in accordance with manufacturers' specifications (NOISE-2).

5. **FINDING:** **CEQA Public Comments:** No public or agency comments were submitted in response to the circulation of the IS/MND.

**EVIDENCE:** a) Project file.

#### **312-1.1.2 Legal Lot Requirement**

6. **FINDING:** The lot was created in compliance with all applicable state and local subdivision regulations.

**EVIDENCE:** a) The two parcels have been determined to be separate legal parcels described as Parcel 3 and Parcel 12 in Certificate of Subdivision Compliance Document No. 2004-044335.

#### **FINDINGS FOR SPECIAL PERMIT**

7. **FINDING:** ~~The proposed~~ development is in conformance with the County General Plan, Open Space Plan, and the Open Space Action Program.

**EVIDENCE:** a) The General Plan designation for the property is Timberland, which is a Resource and Open Space designation under the Humboldt County General Plan. Fish and Wildlife Habitat Management and Watershed Management uses are specifically identified as allowable uses in the Timberland designation in the Humboldt County General Plan (Table 4-G) Therefore, the project is in conformance with the General Plan designation and complimentary to the Open Space Plan and its Open Space Action Program.

- b) The proposed project is consistent with the Conservation and Open Space Element because it is designed to enhance habitat for sensitive species through the enhancement of stream flows and mitigation measures as identified above are in place to protect sensitive habitat and sensitive species.  
The county has consulted with the California Department of Fish and Wildlife. CDFW was consulted in preliminary preparation stages of the Initial Study/Mitigated Negative Declaration however no comments were submitted.

- c) The Goals and policies of the Conservation and Open Space Cultural Resources have been complied with based on the referral to Northwest Information Center, Bear River Band, and Sinkyone tribe. No consultation was requested in response to AB52 referral outreach. The Bear River Band did request the standard inadvertent discovery requirement and this has been included as a condition of approval for the project.
- d) The project is consistent with the Water Resources Element because it will improve water quality and water quantity and associated habitat values through its design to enhance stream flows during summer months. Restoration and enhancement of stream flows and aquatic habitat are specifically identified goals and policies of the Water Resources Element of the General Plan (WR-P29, WR-P39).
- e) The project complies with the Safety Element of the General Plan. There are no earthquake faults on the project site and the pond has been designed by a licensed engineer. The ponds have been designed with multiple safety features that will limit the potential for failure. In addition, the pond will provide a substantial source of water that will be available to assist in fire-fighting efforts if needed.

**8. FINDING:** The proposed development is consistent with the purposes of the existing TPZ zone in which the site is located.

- EVIDENCE:**
- a) Management for watershed restoration and fish and wildlife habitat is a principally permitted use in the TPZ zone.
  - b) The location and height of all project elements meet the setback and building height requirements for the TPZ zone.

**9. FINDING:** The streamflow enhancement 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 streamflow enhancement project will result in improvements to the public health and welfare through its improvement in water quality and water quantity and improvement in fisheries habitat. All referral agencies have recommended approval or had no comment.



**10. 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) The parcel was not included in the housing inventory of Humboldt County's 2019 Housing Element and is not zoned for residential purposes.

## DECISION

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

- Adopts the Mitigated Negative Declaration for the Sanctuary Forest Special Permit; and
- Adopts the Mitigation Monitoring and Reporting Program for the Sanctuary Forest Special Permit; and
- Adopt the findings set forth in this resolution; and
- Conditionally approves the Special Permit for the Sanctuary Forest Project based upon the Findings and Evidence and subject to the conditions of approval attached hereto as Attachment 1 and incorporated herein by reference; and

Adopted after review and consideration of all the evidence on **April 17, 2025**.

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, Zoning Administrator  
Planning and Building Department