



COUNTY OF HUMBOLDT

For the meeting of: 3/5/2026

File #: 26-170

To: Zoning Administrator

From: Planning and Building Department

Agenda Section: Consent

SUBJECT:

Pisarski Coastal Development Permit, Special Permit, Design Review, and Notice of Merger
Assessor Parcel Number: 111-161-068, 111-221-012
Record Number: PLN-2025-19200
Shelter Cove area

A Coastal Development Permit (CDP) for the construction of an approximately 1,440 square-foot residence with an attached 315 square-foot garage with a covered carport. The height of the residence is approximately 25 feet. No trees are proposed to be removed and minimal grading (approximately 20 cubic yards) is required. A Notice of Merger is also proposed as part of the project to merge APNs 111-161-068 and 111-221-012, and a Special Permit is required for Design Review.

RECOMMENDATION(S):

That the Zoning Administrator:

1. Adopt the resolution, (Attachment 1) which does the following:
 - a. Finds the Zoning Administrator has considered the project's exemption from environmental review under CEQA section 15303 and 15305 of the CEQA Guidelines; and
 - b. Finds the proposed project complies with the South Coast Area Plan and Zoning Ordinance; and
 - c. Approves the Coastal Development Permit, Notice of Merger and Special Permit subject to the conditions of approval.

DISCUSSION:

Project Location: The project is located in the Shelter Cove area, on the Northeast side of Cove point, approximately 560 feet from the intersection of Delgada Circle and Cove Point, on the property

known as 141 Cove Point East.

Present Plan Land Use Designations: Residential Low Density South Coast Coastal Plan; Density: 1 to 8 dwelling units per acre; Slope Stability: High Instability (3)

Present Zoning: Residential Single Family, Qualified, Alquist-Priolo Fault Hazard and Design Review (RS-5-Q/G,D)

Environmental Review: The project is exempt under CEQA Section 15303(New Construction or Conversion of Small Structures), which applies to the construction of one single family residence and Section 15305 (Minor Alterations in Land Use Limitations) which applies to minor lot line adjustments.

State Appeal Status: Project is located within the Appeals jurisdiction of the Coastal Zone and is therefore appealable to the California Coastal Commission.

Major Issues: None

Executive Summary: A Coastal Development Permit (CDP) for the construction of an approximately 1,440 square-foot residence with an attached 315 square foot garage with a covered carport. The height of the residence is approximately 25 feet. No trees are proposed to be removed and would be required. A Notice of Merger is also proposed as part of the project to merge APNs 111-161-068 and 111-221-012, and a Special Permit is required for Design Review. The residence will be served with community water and sewer from the Resort Improvement District. Power will be provided by Pacific Gas and Electric (PG&E).

Biological Resources: Per the biological report the project parcels consist of grassland and Douglas-fir habitat within the parcel boundaries. Nonnative annual grasses dominate the area of the Project Parcels that will be occupied by the proposed residence. The grassland habitat is located along the southwestern property boundary and covers approximately 40% of the Project Parcels. Douglas-fir habitat covers the remaining 60% of the parcel. The parcel is best characterized as Annual Grassland and Douglas Fir habitat per the California Wildlife Habitat Relationship System [CWHRS]. There is no standing water or signs of a watercourse channel observed within 100 feet of the subject property. The nearest watercourse is approximately 1,420-feet east of the nearest parcel boundary.

The proposed project occurs within an existing subdivision that provides marginal potential habitat for wildlife, given the amount of anthropogenic activity that occurs in the vicinity. The Project Parcel does not contain any key habitat for any special status vertebrate species. The Project Parcel does provide potential habitat for special status bumble bees due to the dominance of herbaceous vegetation, although the quality of this potential habitat is significantly degraded due to the dominance of nonnative grasses. No bumble bee nests were observed during the site visit. The development of the Project Parcels will not remove significant amounts of potential habitat from this

species range. The surrounding vegetated parcels provide potential habitat for special status bumble bees. Additionally, the planting of native flowering plants as landscaping may enhance potential habitat relative to current conditions. Given these conditions, the project will not impact potentially present special status bumble bees.

The Project Parcel also provides marginal potential nesting habitat for migratory birds that may not meet special status per species rankings. Trees present within the Project Parcel provide potential nesting habitat, although no nests were found during the site visit. It is recommended that if vegetation removal occurs during nesting season (March 1 - August 31) then nesting bird surveys shall be conducted no more than 7 days prior to initiation of activities. If this mitigation is enacted the project will not impact nesting migratory birds. While both CDFW and the Coastal Commission noted that the biologist did not conduct the survey at the appropriate time to identify all flowering plants, CDFW noted that sensitive habitats were unlikely to occur due to the characteristics of the property. The location of the proposed residence is on a previously graded flat that is heavily compacted.

Geologic Suitability and Hazards: Both parcels' APNs 111-161-068 and 111-221-012 are in areas of to have areas of the high instability (3). The parcels are located within an Alquist-Priolo Fault Hazard Zone but is not in area subject to potential liquefaction. The parcels are not located within a flood probe area per the geological study, as such the hazard for flooding is considered low. Moreover, both parcels are within the State Responsibility Area and the Resort Improvement Fire District 1. Both parcels reside within a high fire hazard severity zone. No increased threats to hazards are anticipated as a result of the project.

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)

RECOMMENDATIONS:

Based on a review of Planning Division reference sources and comments from all involved referral agencies, Planning Staff believes that the applicant has submitted evidence in support of making all of the required findings for approval of the Coastal Development Permit, Special Permit for Design Review, and Notice of Merger. Staff recommends that the Zoning Administrator consider the findings of exemption and concur with the exemption from environmental impact review.

ALTERNATIVES TO STAFF RECOMMENDATIONS:

The Zoning Administrator could elect to add or delete conditions of approval. The Zoning Administrator could elect not to approve the project, or to require the applicant to submit further evidence, or modify the project. Modifications may cause potentially significant impacts, additional CEQA analysis and findings may be required. These alternatives could be implemented if the Zoning Administrator is unable to make all of the required findings. Planning Division Staff has stated that the required findings in support of the proposal have been made. Consequently, Planning Staff does not

recommend further consideration of either alternative.

ATTACHMENTS:

1. Draft Resolution
 - A. Conditions of Approval
2. Site Plan
3. Grading Plan
4. Evidence in Support of Required Findings
 - A. Biological Resource Evaluation
 - B. Geological Report
 - C. Aquatic Resources Delineation Report
5. Referral Agency Comments
 - A. Humboldt County Public Works Land Use Division
 - B. Coastal Commission Comments
 - C. CDFW Comments

Applicant

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