

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

Resolution Number: 24-016

Record Number: PLN-2024-18920

Assessor's Parcel Number: 506-111-019

Resolution by the Zoning Administrator of the County of Humboldt certifying compliance with the California Environmental Quality Act and conditionally approving the Miles Preservation Coastal Development Permit.

WHEREAS, the Humboldt County Planning Director approved an Emergency Coastal Development Permit (PLN-2024-18919) on February 26, 2024, for the demolition of six outbuildings at 150 Stamps Lane and extensive cleanup of illegally dumped trash and debris; and

WHEREAS, Miles Preservation submitted an application and evidence in support of approving a Coastal Development Permit for the above-mentioned activities; and

WHEREAS, the Humboldt County Zoning Administrator held a duly-noticed public hearing on April 18, 2024, and reviewed, considered, and discussed the application for the Coastal Development Permit, 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 follow-up Coastal Development Permit (CDP) to an Emergency Coastal Development Permit (ECDP) (PLN-2024-18919) to facilitate the demolition of six outbuildings at 150 Stamps Lane and extensive cleanup of illegally dumped trash and debris. Due to the condition of the property, trash, debris, and hazardous materials were being dumped illegally and without authorization. Clean-up efforts include demolition of unpermitted and dilapidated sheds and outbuildings, and removal of both interior and exterior trash and debris. Work commenced upon the issuance of the ECDP. Per the Construction Waste Management Plan submitted by the applicant construction waste will be taken to Eel River Transportation and Salvage in Fortuna, CA and the concrete foundations will remain in place.

EVIDENCE: a) Project Files: PLN-2024-18919 and PLN-2024-18920

2. FINDING: **CEQA.** The requirements of the California Environmental Quality Act have been met. The Humboldt County Zoning Administrator has considered the project and finds the proposed project is exempt from environmental review pursuant to Section 15301(1)(4) (Existing Facilities) of the CEQA Guidelines.

- EVIDENCE:**
- a) The Class 1 exemption applies to the demolition and removal accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences.
 - b) A project can be disqualified from using a Categorical Exemption if any of the exceptions listed in 15300.2 apply. However, none of these exceptions apply to the proposed project.

COASTAL DEVELOPMENT PERMIT

3. FINDING: The proposed development is in is in conformance with all applicable policies and standards in the Humboldt Bay Area Plan (HBAP).

- EVIDENCE:**
- a) The purpose of the AG land use designation is to protect agricultural lands with Urban Limits for continued agricultural use where such lands are economically viable, compatible with the development of urban uses and most reasonable included within Urban Limits. The principal use is production of agricultural crops with a residence incidental to this use. The demolition of six outbuildings and extensive cleanup of illegally dumped trash and debris will not prohibit the intended use of the property.

Project activities will not occur within the NR land use designation.

- b) The project does not add or subtract from the Housing Inventory. Thus, the project is consistent with the County's Housing Element.
- c) The project was referred to the Northwest Information Center (NWIC), Blue Lake Rancheria, the Wiyot Tribe, and the Bear River Band of the Rohnerville Rancheria. NWIC recommended further study and consultation with local tribes. The Wiyot Tribe, the Bear River Band of the Rohnerville Rancheria, and Blue Lake Rancheria requested that

inadvertent archaeological discovery protocols be in place for any ground-disturbing activities. This has been included as a condition of project approval.

- d) According to the California Natural Diversity Database (CNDDDB), the parcel is located within the range of western bumble bee. The demolition of six outbuildings and extensive cleanup of illegally dumped trash and debris will make available and enhance potential habitat for the species. The project was referred to the California Department of Fish and Wildlife and no response was received.
- e) The parcel is not within a Coastal Scenic Area, Coastal Scenic View, or transected by a Coastal Access Point.

4. FINDING: The proposed development is consistent with the purposes of the existing RA zone in which the site is located.

Project activities will not occur within the NR zone.

EVIDENCE: a) The following uses are principally permitted within the RA zone: Single Family Residential, Second Residential Unit, General Agriculture, Cottage Industry; subject to the Cottage Industry Regulations, and Minor Utilities to serve these uses. The demolition of six outbuildings and extensive cleanup of illegally dumped trash and debris will not prohibit the permitted use of the property.

5. FINDING: Section 313-17.1 B – Beach and Dune areas

The purpose of these regulations is to ensure that any development permitted in coastal beach and dune areas, as designated in the Coastal Land Use Plan Resource Protection Maps, will not detract from the area's natural resource value or their potential for providing recreational opportunity.

EVIDENCE: a) The demolition of six outbuildings and extensive cleanup of illegally dumped trash and debris will enhance the area's natural resource value. No new development is proposed.

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 demolition of six outbuildings and extensive cleanup of illegally dumped trash and debris will protect public health, safety and welfare. Based on staff analysis and the findings made in this report, there is no evidence that the

project 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) The parcel was not included in the County's 2019 Housing Inventory. The project will not add to nor subtract from the Housing Inventory. The project will have no effect on the Humboldt County Housing Element.

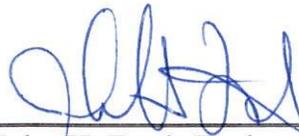
DECISION

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
- Approves the Miles Preservation Coastal Development Permit subject to the conditions of approval attached hereto as Attachment 1A.

Adopted after review and consideration of all the evidence on **April 18, 2024**.

I, John 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

CONDITIONS OF APPROVAL

Approval of the Coastal Development Permit is conditioned upon the following terms and requirements which must be fulfilled.

1. All project activities shall be in accordance with the approved plot plan, project description, and demolition permit issued by the County Building Division.

Informational Notes:

1. The applicant is responsible for receiving all necessary permits and/or approvals from other state and local agencies.
2. The applicant is required to pay for permit processing on a time and material basis as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors. The Department will provide a bill to the applicant after the decision. All outstanding Planning fees to cover the processing of the application to decision by the Hearing Officer shall be paid to the Humboldt County Planning Division, 3015 "H" Street, Eureka.
3. If cultural resources are encountered during construction activities, the contractor on site shall cease all work in the immediate area and within a 50-foot buffer of the discovery location. A qualified archaeologist as well as the appropriate Tribal Historic Preservation Officer(s) are to be contacted to evaluate the discovery and, in consultation with the applicant and lead agency, develop a treatment plan in any instance where significant impacts cannot be avoided.

The Native American Heritage Commission (NAHC) can provide information regarding the appropriate Tribal point(s) of contact for a specific area; the NAHC can be reached at 916-653-4082. Prehistoric materials may include obsidian or chert flakes, tools, locally darkened midden soils, ground stone artifacts, shellfish or faunal remains, and human burials. If human remains are found, California Health and Safety Code 7050.5 requires that the County Coroner be contacted immediately at 707-445-7242. If the Coroner determines the remains to be Native American, the NAHC will then be contacted by the Coroner to determine appropriate treatment of the remains pursuant to PRC 5097.98. Violators shall be prosecuted in accordance with PRC Section 5097.99

The applicant is ultimately responsible for ensuring compliance with this condition.



150 Stamps Lane Outbuilding/ Shed Demo

APN: 506-111-019-000

Lot Size: 6.52 Ac

Property Owner: Federal Home Loan Mortgage Corporation
(Freddie Mac)

Scope: Demolish and remove outbuildings per the below schedule. Work to last approximately 10 days and will include demolition and haul off of all waste and recyclable material. Property will be cleaned of all trash and debris. House will be boarded and secured from additional vandalism.

Shed Building Demo Schedule:
Remove buildings 1, 2, 3, 4, 5, and 8



CONSTRUCTION WASTE MANAGEMENT PLAN

Project Name: 150 Stamps Lane Shed Demo
Project Location: 150 Stamps Lane
Building Permit #: _____ Project Sq. Ft.: 14,000
Contractors Name: _____ Telephone: 214-707-0990
Owners Name: Freddie Mac Telephone: _____

This construction waste management plan is hereby submitted to comply with either section 4.408.2 (residential) or section 5.408.1.1 (nonresidential) of the 2019 California Green Building Standards Code.

The purpose of this plan is to identify and outline the methods to be used as the minimum requirements for a construction waste management plan when the local jurisdiction does not have a construction and demolition waste management ordinance per Section 4.408.2. (Residential) or Section 5.408.1.1 (Non-Residential)

1. The method of waste tracking to be used on this project will be: (Check one box)

Volume **Weight** **4 Lbs. per Sq. Ft.** **Recycling Facility**

2. Construction waste generated on this project for transport to a recycling facility will be:
(Check appropriate box)

Sorted on-site (Source-separated) **Bulk mixed (Single stream)**

3. The facility (or facilities) where the construction waste material will be taken is:

Name of Facility: Eel River Transportation and Salvage
Address: 850 Riverwalk Dr, Fortuna, CA 95540
Telephone: 707-725-6530
(Attach separate sheet for additional facilities)

4. The following construction methods will be used to reduce the amount of waste generated: (Check all that apply)

- Efficient design (dimensions of building components are designed to available material sizes or standard sizes).
 Careful and accurate material ordering.
 Careful material handling and storage.
 Panelized or prefabricated construction.
 Other Demolition project, concrete to remain, with construction materials recycled.
 Other _____

5. Waste reduction and recycling strategies shall be discussed at periodic project meetings. Each new [Contractor]* that comes onto the site shall be provided with a copy of the CWMP, which shall also be posted in the project office. The [Project Manager]* shall also instruct all [Subcontractors]* as to the location and proper use of debris boxes for disposal of construction waste materials.

6. Every effort shall be made to use recycling and/or reuse (diversion) measures to reduce the amount of construction waste and other materials sent to landfills. Whenever possible, site-sorted debris boxes shall be used to segregate construction waste materials to maximize the diversion rate.
7. The [Contractor]* shall provide debris boxes for materials sorted on-site (source-separated) and/or bulk mixed (single stream) waste for all construction related waste generated on this project. Mixed construction waste shall be taken to a recycling facility that has a diversion rate of at least 65 percent. In the event that a [Subcontractor]* provides their own debris box, they shall be responsible for providing the [Contractor]* with a monthly report of the total Recycled and Reused (Diverted) and the total Non-Recycled (Disposed) materials to be included in the project's overall waste management/waste reduction program.
8. Any [Supplier]* hauling away packaging or waste materials shall notify the [Contractor]* of the amount of these materials and how they will be disposed of (reused, recycled, salvaged, or taken to landfill).
9. Identified below are the construction waste materials that will be reused and/or recycled during the course of this project and how they will be diverted:

Material	Diversion Method: (Recycle/Reuse)
Building Demolition Debris	Sorted and Recycled at Eel River Transport and Salvage

(See Construction Waste Management Worksheets for examples of common materials.)

10. The [Waste Hauler]* shall track the total amount of construction waste leaving the project by weight or by volume and supply the [Contractor]* with copies of tickets or detailed receipts from all loads of construction waste removed from the jobsite.
11. The [Contractor]* shall monitor the process of waste management, recycling, and reuse of construction waste materials to ensure compliance with the CWMP during the course of the project.
12. The [Contractor]* shall ensure that all supporting documentation which demonstrates compliance with the waste management plan is provided to the local enforcement agency upon completion of the project.

* Insert title of appropriate party or responsible person, which may include, but not be limited to: **Contractor(s), Subcontractor(s), Project Manager(s), Superintendent(s), Supplier(s), or Waste Hauler(s).**

* Refer to the attached handout created by CalRecycle for more information.

