

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

Resolution Number: 26-

Record Number: PLN-2025-19445

Assessor's Parcel Number: 515-361-011

Making the required findings for certifying compliance with the California Environmental Quality Act and conditionally approving the Jorge Espinoza Coastal Development Permit and Special Permit.

WHEREAS, Jorge Espinoza submitted an application and evidence in support of approving a Coastal Development Permit and Special Permit; 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 April 16, 2026, 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 Coastal Development Permit (CDP) for the remodel and addition to an existing approximately 3,024 square-foot, single-family residence with a 576 square-foot attached garage. The first and second floors will be remodeled and a 711 square-foot, partial third floor addition will be built as a master bedroom. The addition will increase the building's height to approximately 30 feet. The number of bedrooms (3) in the house will remain the same. The site is served with a diversionary water source and an on-site septic system. A Special Permit is required for Design Review.

- EVIDENCE:**
- a) Project File: PLN-2025-19445.
 - b) APN 515-361-011 is a legal parcel per LLA-10-87 and shown on 47RS54.

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 15301 (Existing Facilities).

EVIDENCE: a) The project is categorically exempt pursuant to CEQA guidelines. The project is the remodel and addition to an existing approximately 3,024 square-foot, single-family residence with a 576 square-foot attached garage. The first and second floors will be remodeled and a 711 square-foot, partial third floor addition will be built as a master bedroom. The addition will increase the building's height to approximately 30 feet. The number of bedrooms (3) in the house will remain the same. The site is served with a diversionary water source and an on-site septic system. Section 15303 of the CEQA guidelines exempts limited numbers of new small facilities or structures, including one single family residence in a residential zone.

3. FINDING: The project is consistent with the development policies of the General Plan and Trinidad Area Local Coastal Plan (TAP).

EVIDENCE: a) Land Use 4.3: The proposed project is located within the TAP land use designation Rural Residential (RR), which is to allow residential use of rural lands not permanently designated for resource protection and not suitable for rural community neighborhood development. The principal use is residential. The existing single-family residence is consistent with the RR land use designation.

b) Hazards 3.28: Minimize risks to life and property in areas of high geologic, flood and fire hazards. The subject parcel is in an area that is as being in many zones (M). The project is not within a fault hazard zone, and the project area is outside of the 100-year tsunami run up zone, and outside the identified 100-year Flood Zone. The project is located in the State Response Area and also within County Service Area #4. The existing footprint of the house will not be expanded; setbacks will not change. Cal Fire did not have any comments on the project. Based on the above discussion, this project is not anticipated to increase the risks to hazards. Due to the mapped instability, soil reports will be required if necessary during the building permit process. No increased threats or hazards are anticipated as a result of the

project.

- c) Archaeological and Paleontological Resources 3.17. The proposed project is not anticipated to impact any cultural resources or Tribal cultural resources. The project was referred to the Northwest Information Center, Yurok Tribe, and Trinidad and Big Lagoon Rancherias. The Northwest Information Center recommended consultation with local Native American Tribes regarding traditional, cultural, and religious heritage values. No response was received from local Native American Tribes. Standard inadvertent archaeological discovery protocols are included as conditions of approval.
- d) Housing 3.14. New housing in the Coastal Zone shall be consistent with the goals, policies, standards, and programs of the Humboldt County Housing Element. The subject parcel was not included in the 2019 Adopted Housing Element Inventory.
- e) Natural Resource Protection Policies and Standards 3.30. 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. The project was referred to the California Department of Fish and Wildlife. Referral responses indicate there were no concerns with the project as proposed, and no conditions were recommended for the project. The California Coastal Commission requested information regarding the water supply for the house and the capacity of the onsite wastewater treatment system. The Planning Department consulted the Humboldt County Department of Environmental Health (DEH) on the project's water and wastewater systems. DEH conditionally approved the project subject to the following condition: *Prior to subsequent building permit issuance, applicant shall demonstrate existing onsite wastewater treatment system (OWTS) supporting the existing residence is in good working order by providing DEH with an OWTS Inspection Report of the system prepared by a Qualified Professional or Qualified Service Provider including hydraulic load test results and general evaluation.*

The use of the existing diversionary water source will not be increased or intensified with the project. No new impacts to sensitive species or natural communities are anticipated based

on the information available on file.

- f) Visual Resource Protection 3.40. The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. The project is located adjacent to a Coastal Zone Scenic View (Scenic DR) and is within a Coastal Zone Scenic Area. As demonstrated by the submitted Neighborhood Design Survey the project site is designed to be consistent with the character of surrounding development. The residence is not between the ocean and public roads or recreation areas. The project is sited so as not to interfere with public views to and along the ocean from public roads or recreation areas.

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

- EVIDENCE:**
- a) The proposed Coastal Development Permit (CDP) will authorize the remodel and addition to an existing approximately 3,024 square-foot, single-family residence with a 576 square-foot attached garage. The first and second floors will be remodeled and a 711 square-foot, partial third floor addition will be built as a master bedroom. The addition will increase the building's height to approximately 30 feet. The number of bedrooms (3) in the house will remain the same. There will be no expansion of the building's footprint. The house is served with a diversionary water source and an on-site septic system.
 - b) The project meets all required setbacks. Required setbacks are 20-foot front yard setback, 10-foot rear yard setback, 5-foot interior side yard setback, and 20-foot exterior side yard setback. No changes to the footprint of the house are proposed; the existing house conforms to setbacks
 - c) Maximum ground coverage is 35%. The proposed development does not exceed 35% ground coverage.
 - d) Maximum building height is 35 feet. The proposed partial third floor addition bring the total height of the structure to approximately 30 feet.
 - e) The subject parcel does not meet minimum lot size or width required by the zone. No changes to existing lot lines are proposed and no subdivision is proposed, and issuing permits for

the structures within the existing building footprint will not exacerbate or increase the existing non-conformities.

- f) As demonstrated by the submitted Neighborhood Design Survey the project site is designed to be consistent with the character of surrounding development.

5. FINDING: The project and the conditions under which it may be operated or maintained will not be detrimental to public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.

EVIDENCE: a) The proposed Coastal Development Permit (CDP) will permit the remodel and addition to an existing approximately 3,024 square-foot, single-family residence with a 576 square-foot attached garage. The first and second floors will be remodeled and a 711 square-foot, partial third floor addition will be built as a master bedroom. The addition will increase the building's height to approximately 30 feet. The number of bedrooms (3) in the house will remain the same. The site is served with a diversionary water source and an on-site septic system. A Special Permit is required for Design Review. Based on information available on file and referral responses from relevant agencies, there is no evidence that the proposed CDP will be materially injurious to properties or improvements in the vicinity.

6. 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 subject parcel was not included in the 2019 Adopted Housing Element Inventory.

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
- Conditionally Approve the Jorge Espinoza Coastal Development Permit (CDP) and Special Permit (SP), 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 **April 16, 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, Director
Planning and Building Department