

served with community water and sewer by the Shelter Cove Resort Improvement District #1. A Special Permit is required for Design Review within the Coastal Zone pursuant to Section 313-19.1 of Humboldt County Code.

EVIDENCE: a) Project File: PLN-2025-19324

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

EVIDENCE: a) As Lead Agency, the County of Humboldt determined the project is exempt per section 15303 (a) (New Construction or Conversion of Small Structures), which applies to the construction of one single family residence. Furthermore, none of the exceptions to a Categorical Exemption pursuant to Section 15300.2 apply to the project.

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

EVIDENCE: a) The property is designated Residential Low Density (RL) in the South Coast Area Plan. Principal uses include detached single-family residences to allow the development of homeowner residential uses making conservative use of urban land where adequate services are available.

b) **3.28 Hazards:** The new development conforms with the Hazards policies in the South 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 in an area of high instability (3). The parcel is located outside of the in an Alquist-Priolo Fault Hazard Zone and 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.
 - The parcel resides within a high fire hazard severity zone. Both parcels are within the State Responsibility Area and the Resort Improvement Fire District 1.
 - The parcel is not directly adjacent to any bluff or cliffs, but is separated by Lower Pacific Drive and another parcel.
- c) **3.29 Archaeological and Paleontological Resources:** The project was referred to the Bear River Band of Rohnerville Rancheria, the Intertribal Sinkyone Wilderness Council and the Northwest Information Center. Due to the sensitivity of the parcel and the lack of visibility, a tribal and/or archaeological monitor shall be present during initial ground-disturbing activities during project implementation (**Condition of Approval A4**).
- d) **3.41 Environmentally Sensitive Habitats:** The applicant supplied satisfactory documentation assessing the potential impacts to Environmentally Sensitive Habitat Areas in the project area. The Project Parcel consists of grassland habitat within the parcel boundaries. The Project Parcel is dominated by nonnative annual grasses and is best characterized as Annual Grassland habitat per the California Wildlife Habitat Relationship System [CWHRS]. The nearest watercourse is approximately 900-feet north of the nearest parcel boundary. The Project Parcel contains no streams, wetlands, or other wet areas which require protection per Humboldt County's Streamside Management Areas and Wetland Ordinance (Humboldt County Code §314-61). The project as proposed will not impact any ESHA as none occur in the Project Parcel or within 100 feet.

Although the Project Parcel occurs within an existing subdivision it has yet to be developed and thus hosts low quality potential habitat for some special status plants. The Project Parcel, in terms of potential plant habitat, may

best be characterized as Coastal Prairie habitat. The Project Parcel hosts potential habitat for Whitney's farewell-to-spring (*Clarkia amoena* ssp. *whitneyi*), perennial goldfields (*Lasthenia californica* ssp. *macrantha*), among other flora. No special status plants were observed within the Project Parcel, a list of observed plant species is included in Attachment #3B. The project as proposed will not impact special status plants as none occur within the Project Parcel.

The proposed project occurs in 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 and the regular lawn mowing that occurs on the parcel. No bumble bee nests were observed during the site visit. The development of the Project Parcel will not remove significant amounts of potential habitat from this species range. Given these conditions, the project will not impact potentially present special status bumble bees.

The Project Parcel also provides marginal to no potential nesting habitat for migratory birds that may not meet special status per species rankings. There are no shrub or tree species growing within the Project Parcel. No potential nesting habitat and no nests were found during the site visit.

The area surrounding the subject parcel is currently developed with housing as well as an airstrip and is unlikely to provide adequate habitat for the potential species described above. The proposed development will occur within the curtilage of the existing development.

The California Department of Fish and Wildlife was sent a

referral for the proposed project. No Comments were 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 design conforms to the requirements of physical scale and visual compatibility developed for the Area pan.
- f) **3.50 Access:** There is no accessway on the parcel and the development of the proposed project will not impede public access to any coastal resources.
- g) **4.23 Proposed Land Uses:** Whereas the Land Use Plan for the Shelter Cove Sea Park subdivision and other urban areas was largely left the way it was proposed in 1965, and whereas the proposed development conforms with the designated land use, the proposed project is consistent with this section of the South Coast Area Plan.

4. FINDING:

Proposed development conforms with the allowable uses in the RS-5 zone, as the residential single-family house is a principally permitted use (HCC §313-6.1). The project involves constructing a 2,704 square foot two-story single-family residence with an approximately 696 square-foot attached garage.

EVIDENCE:

- a) The project meets minimum parcel size, lot width, yard setbacks, and maximum lot depth requirements.
- b) **RS-5-Q: DEVELOPMENT STANDARD COMBINING ZONE REGULATIONS RECLASSIFICATION FROM Q ZONE:**
The modifications imposed by the Q-Zone zone, referencing the official zoning map, requires the stated sets backs for housing development zoned RS-5. The development standards for setbacks require a that the minimum of 20 feet in the front, 5 feet on the side, and 10 feet in the rear. These setbacks have been met.
- c) **DESIGN REVIEW**
In the absence of any Board of Supervisors' approved representatives, the Director is the reviewing authority.

The project complies with all of the following standards and regulations contained in the Design Review Combining Zone.

Design Review Standards: Buildings, sites, structures, signs, landscaping, and similar development are consistent with the policies of the General Plan and the Zoning Code, and the Review Authority finds the following items are addressed in the submitted development plans:

1. The project is consistent and compatible with applicable elements of the General Plan.
2. The project protects natural landforms by minimizing alterations caused by cutting, filling, grading or clearing, except to comply with fire hazard reduction laws.
3. Exterior lighting will be compatible with the surrounding setting and will not be directed beyond the boundaries of the parcel.
4. Screening or softening the visual impact of new development through the use of vegetative plantings (**Condition of Approval A5**). It is appropriate for species common to the area to be used. Known fire resistive plants should be considered where appropriate.
5. Where feasible, new utilities should be underground. When above-ground facilities are the only feasible alternative, they will be sited as unobtrusively as possible.
6. No off-premises signs are proposed.

Restrictions Applicable Within Designated Coastal View Areas: Within Coastal View Areas, as designated by the General Plan, new off-site signs are prohibited. The proposed project includes no off-site signs. The project complies with this requirement as no off-site signs are proposed.

Required Findings for Designated Coastal Scenic and Coastal View Areas: A Coastal Development Permit for development located within a designated Coastal Scenic

or Coastal View Area shall only be approved if the applicable Resource Protection Impact Findings of Chapter 2, Procedures, Supplemental Findings, are made. These findings are made below in Finding 7.

Additional Standards Applicable to Shelter Cove Portions of South Coast Area Plan - Building Structural Design Standards:

1. Residence has a minimum width of twenty (20) feet at the narrowest point, as measured from exterior wall to exterior wall.
2. The foundation is designed to meet the Uniform Building Code requirements of seismic zone IV as it is a continuous perimeter foundation.
3. The project meets the minimum roof overhang of twelve (12) inches. The overhang is an integral part of the structure.
4. There are no exterior walls and roofing materials of unfinished metal or galvanized metal. Flammable roofing material such as wood shakes or shingles are not proposed. The roof will be constructed from a metal material with membrane coating from Interlock Roofing, Ltd. The installation of the roofing of materials will be in accordance with the manufacture's specifications.

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

EVIDENCE: a) Geologic Hazards Regulations (313-121) – High Instability: The applicant submitted a Soil Engineering Report (Attachment 3A) satisfying requirements. The report included assessments from a licensed engineer and a project geologist, who provided a site hazard assessment and recommendations for the proposed development. The project architect incorporated the recommendations into the design of the project.

b) Off-Street Parking (109.1.4) Parking Spaces Required: For

the proposed residential structure, two parking spaces are required because the dwelling contains more than one bedroom. To conform with the applicable standards, the site will have two on-site parking stalls, Furthermore, the parking provided meets the general requirements in section 109.1.3 of the Humboldt County Code.

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 construction of a single-family 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 the parcel is included in the 2019 Adopted Housing Element Inventory. Residential density is increased and consistent with the General Plan. The project contributes to the County's share of the regional housing need.

8. FINDING: **Coastal View Areas (312-39.5):** To the maximum extent feasible, the project is sited so as not to interfere with public views to and along the ocean from public roads and recreation areas.

EVIDENCE: a) According to the South Coast Area Plan, the east side of Lower Pacific Drive and Clam Court are outside of the Coastal View Area. The parcel and proposed structure are outside the Coastal View Area and are not regulated by this code.

9. FINDING: **Coastal Natural Landforms (312-39.9):** Alterations to natural landforms will be minimized.

EVIDENCE: a) The project protects natural landforms by minimizing alterations caused by cutting, filling, grading or clearing, except to comply with fire hazard reduction laws and is conditioned to revegetate any altered landforms in conformance with South Coast Area Plan.

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 Project, (PLN-2025-19324) for Matthew Culpepper subject to the Conditions of Approval attached hereto as Attachment 1A; and

Adopted after review and consideration of all the evidence on **May 7 ,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