

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

Resolution Number: 26-

Record Number: PLN-2025-19437

Assessor's Parcel Number: 515-101-002-000

Making the required findings for certifying compliance with the California Environmental Quality Act and conditionally approving the Luffenholtz Lane Llc Co Coastal Development Permit and Special Permit.

WHEREAS, Luffenholtz Lane Llc Co 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 2, 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 as-built construction of a 432 square foot one-bedroom residence along with a 167 square-foot detached bedroom and laundry room. Approximately 1,100 square feet of decking is also included, as well as repairs to the existing septic system. The site is served with water provided by a shared water system.

EVIDENCE: a) Project File: PLN-2025-19437.

- 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 15303 (New Construction/Small Structures).

EVIDENCE: a) The project is categorically exempt pursuant to CEQA guidelines. The project is for the as-built construction of a 432 square foot one-bedroom residence along with a 167 square-foot detached bedroom and laundry room. Approximately 1,100 square feet of decking is also included, as well as repairs to the existing 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 proposed 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 located in an area that is rated high instability (3). 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 parcel qualifies for exemption from SRA setbacks, due to the parcel size of less than one acre. Cal Fire did not have any comments for 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, Wiyot Tribe, and Bear River Band of the Rohnerville Rancheria. 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. CDFW asked the Planning Department to notify the applicant of relevant water right information. The relevant information has been relayed to the applicant. No 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 an as-built construction of a 432 square foot one-bedroom residence along with a 167 square-foot detached bedroom and laundry room. Approximately 1,100 square feet of decking is also included, as well as repairs to the existing septic system. The

parcel was legally created as Building Permit 75-1465A7 has been issued on the subject parcel. The proposed activities associated with the CDP are principally permitted and ancillary to a principally permitted use.

- 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. The subject parcel exceeds the minimum lot depth as required by the SM combining zone.
- c) Maximum ground coverage is 35%. The proposed development does not exceed 35% ground coverage.
- d) Maximum building height is 35 feet. The existing structures are single story and less than 35 feet in height.
- 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 existing structures 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.
- g) The project does not propose installation of manufacture homes, which are allowed by the SM combining zone.

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 as-built construction of a 432 square foot one-bedroom residence along with a 167 square-foot detached bedroom and laundry room. Approximately 1,100 square feet of decking is also included, as well as repairs to the existing septic system. 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.

7. FINDING: Continued use of the shared spring will not impact public trust resources.

EVIDENCE a) There are no mapped surface water features between the shared spring and the ocean, and topographic mapping indicates the land slopes toward the ocean. The spring does not feed a navigable waterway, and withdrawal from the stream will not impact recreational activities, commerce, or fish habitat. Similarly, withdrawal from the stream will not impact flow rates within surface water features that are utilized for recreational activities, commerce, or fish habitat. Based on the facts above, the use of the spring as proposed will not interfere with the Public Trust or substantially impair the public rights to navigation, fisheries, or water related activities or access.

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 (CDP) and Special Permit (SP) for the as-built construction of a 432 square foot one-bedroom residence, 167 square-foot detached bedroom and laundry room, decking, and repairs to the existing septic system, 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 2, 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