

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

**Resolution Number: 23-**

**Record Number: PLN-2022-17975**

**Assessor's Parcel Number: 111-071-021 & 111-071-022**

**Resolution by the Zoning Administrator the County of Humboldt certifying compliance with the California Environmental Quality Act and conditionally approves the Campbell Coastal Development Permit.**

**WHEREAS, John Campbell** submitted an application and evidence in support of approving a Coastal Development Permit, Special Permit and Notice of Merger for a single family residence for Record No, PLN-2022-17975; and

**WHEREAS,** the project is categorically exempt from CEQA pursuant to Section 15303 and 15305 of the state CEQA Guidelines; and

**WHEREAS,** the Humboldt County Zoning Administrator held a duly-noticed public hearing on February 16, 2023, and reviewed, considered, and discussed the application for the Coastal Development Permit, Special Permit and Notice of Merger, 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 for the construction of an approximately 1,140 square foot single family residence, with a 360 square foot porch. Water and sewer service will be provided by the Shelter Cove Resort Improvement District. Minimal grading will be required. The Special Permit is for design review of the residence and a notice of merger will combine two parcels.

**EVIDENCE:** a) Project File: PLN-2022-17975

- 2. FINDING:** **CEQA:** The requirements of the California Environmental Quality Act have been complied with.

**EVIDENCE:** a) The project is categorically exempt from environmental review pursuant to section 15303(a) and 15305 of the CEQA Guidelines.

## **FINDINGS FOR ALL PERMITS**

### **3. FINDING**

The proposed development is in conformance with the South Coast Area Plan, Open Space Plan, and the Open Space Action Program.

#### **EVIDENCE**

- a) The property is designated Residential Single Family (RS) in the South Coast Area Plan. The (RS) designation is intended to allow the development of homeowner residential uses making conservative use of urban land where adequate services are available. The project is for a Single Family Residence which is identified as a principal use in the (RS) plan designation.
- b) The project is consistent with the biological resources protection policies of the South Coast Area Plan because a Biological Resource Evaluation was provided indicating conversion of the upper floor of an existing permitted barn to an ADU would not negatively impact any sensitive biological resources.
- c) The project is consistent with the cultural and archaeological resources protection policies of the South Coast Area Plan because project was referred to affected Tribal Historic Preservation Officers, and NWIC; responses received indicated the project as described would be subject to inadvertent discovery protocol for any ground disturbing activities. No ground disturbing activities are proposed.
- d) The project is consistent with the agricultural policies of the South Coast Area Plan because no conversion of agricultural lands is proposed. The area is predominately residential and parcels do not contain sufficient space for commercial agriculture.
- e) The project is consistent with the hazards policies of the South Coast Area Plan because an engineering soils report was provided indicating additional development requirements to address moderate instability. Additionally, the project is not located in a mapped flood zone, and meets State Responsibility Area (SRA) requirements for fire protection in high fire severity area.

### **4. FINDING**

The proposed development is consistent with the purposes of the existing zone in which the site is located, including combining zones.

- EVIDENCE**
- a) The Residential Single Family or RS Zone is intended to allow development of a primary residence, second residential unit, and minor utilities to serve these uses.
  - b) The Design Review (D) combining zone ensures development is compatible with neighboring residences. The applicant provided an assessment of nearby residences and has proposed construction aligning with neighboring residences.
  - c) The location and height of all project elements meet the setback and building height requirements for the RS zone.
  - d) The parcels were created in compliance with all applicable state and local subdivision regulations. The parcels known as APNs 111-071-021 and 111-071-022 are to be combined to create one legal parcel that meets zoning designation criteria.

**5. 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 site is located on paved publicly maintained road that can safely accommodate the amount of traffic generated by the proposed project during construction.

**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 parcel was not included in the housing inventory of Humboldt County's 2019 Housing Element.



**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 approves the Coastal Development Permit, Special Permit, And Notice of Merger based upon the Findings and Evidence and subject to the conditions of approval attached hereto as Attachment 1A and incorporated herein by reference; and

Adopted after review and consideration of all the evidence on February 16, 2023.

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.

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John H. Ford, Zoning Administrator,  
Planning and Building Department