



COUNTY OF HUMBOLDT

For the meeting of: 11/6/2025

File #: 25-1314

To: Zoning Administrator

From: Planning and Building Department

Agenda Section: Consent

SUBJECT:

Sequoia Humane Society CDP
Assessor Parcel Numbers (APN) 306-391-013-000
Record No.: PLN-2025-19305
Eureka area

A Coastal Development Permit (CDP) and Conditional Use Permit (CUP) Modification for the renovation of an existing 6,200 square foot animal shelter and the development of a new 1,566 square foot training building. Additional site improvements include the relocation of existing landscaping, new landscaping and accessibility improvements. The existing building was built by the State of California for a CHP headquarters sometime in the 1960s. Further additions were made by the County as the facility was converted into the County Animal Shelter in 1981 under CUP-133-80.

RECOMMENDATION(S):

That the Zoning Administrator:

1. Adopt the resolution (Resolution 25-___), (Attachment 1) which does the following:
 - a. Finds the project is exempt from environmental review per section 15301 (Existing Facilities) of the State CEQA Guidelines; and
 - b. Finds the proposed project complies with the General Plan and Zoning Ordinance; and
 - c. Approves the Coastal Development Permit and Conditional Use Permit Modification as recommended by staff, subject to the conditions of approval (Attachment 1A).

DISCUSSION:

Project Location: The project site is located in the Eureka area, on the northeast side of Loma Avenue, just east of the intersection of King Salmon Avenue and Loma Avenue, on the property known as 6073 Loma Avenue.

Present General Plan Land Use Designation: Commercial General (CG), Density: N/A, Humboldt Bay Area Plan (HBAP), 2017 General Plan, Slope Stability: Relatively Stable (0)

Present Zoning: Commercial General (CG)

Environmental Review: The project is exempt from environmental review per section 15301 (Existing Structures).

State Appeal: The project is appealable to the California Coastal Commission.

Major Concerns: None

Monitoring Required:
None.

Executive Summary: A Coastal Development Permit (CDP) and Conditional Use Permit Modification for the renovation of an existing 6,200 square foot animal shelter and the development of a new 1,566 square foot training building. Additional site improvements include the relocation of existing landscaping, new landscaping and accessibility improvements. The existing building was built by the State of California for a CHP headquarters sometime in the 1960s. Further additions were made by the County as the facility was converted into the County Animal Shelter in 1981 under CUP-133-80.

Tribal Consultation: 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, and evaluation of existing structures that may have historical value. Minor exterior changes are proposed, including new paint, window and door trim, and additional horizontal siding matching existing siding. No significant exterior architectural changes to the existing primary structure are proposed, as the majority of the proposed work is for internal renovations. Based on consultation with local tribes there does not appear to be potential for impact on cultural resources. Standard inadvertent archaeological discovery protocols are included as conditions of approval.

Biological Resources: The applicant has submitted a Wetland Delineation. Based on the submitted delineation the proposed new 1,566 square foot structure is approximately 65 feet from wetlands on the adjacent property at the closest point. There is additional work proposed within 50 feet of the wetlands, however this work includes removal of impervious surfaces for the purpose of introducing rainwater capture and landscaping comprised of native plant species. The parcel is within the urban limit line as designated by the Humboldt Bay Area Plan, which requires a wetland setback of 100 feet or the average setback of existing development immediately adjacent. The mapped wetland is directly adjacent to development on all sides, including roads, parking lots, commercial structures and

residential structures. Additionally, existing kennel structures to remain are closer to existing wetlands than proposed new additions or new structures. The project has been referred to CDFW, who indicated in referral comments that as the project consists of interior remodels and minor new construction within a developed footprint, albeit adjacent to a wetland, and as the project proposal already includes Low Impact Development (LID) and native landscaping, there did not appear to be any pertinent conditions to recommend.

Hazards: The project is not anticipated to create additional hazards or hazardous materials. The parcel is located within an area of potential liquefaction, and any issues regarding soil stability and liquefaction will be addressed at the building permit stage. The parcel is located in an area that is mapped as relatively stable. The parcel is outside mapped areas of historic landslides, outside the 100-year tsunami run-up elevation, and the mapped FEMA flood zone. The parcel is located within the Humboldt Bay Fire jurisdiction. The project was referred to Humboldt Bay Fire, no response was received.

OTHER AGENCY INVOLVEMENT:

The project was referred to responsible agencies and all responding agencies have either responded with no comment or recommended approval or conditional approval. (Attachment 3)

ALTERNATIVES TO STAFF RECOMMENDATIONS:

1. The Zoning Administrator could elect not to approve the project. This alternative should be implemented if the Zoning Administrator is unable to make all the required findings. Planning Division staff is confident that the required findings can be made. Consequently, planning staff does not recommend further consideration of this alternative.

ATTACHMENTS:

1. Resolution
 - A. Conditions of Approval
 - B. Site Plan
2. Applicant's Evidence in Support of the Required Findings
3. Referral Agency Comments

Applicant:

Sequoia Humane Society
6073 Loma Avenue
Eureka CA 95503

Owner:

Same as applicant

File #: 25-1314

Agent:

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Please contact Michael Holtermann, Planner, at mholtermann@co.humboldt.ca.us or 707-268-3737 if you have questions about this item.