

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

Resolution Number: 25-

Record Number: PLN-2025-19305

Assessor's Parcel Number: 306-391-013-000

Making the required findings for certifying compliance with the California Environmental Quality Act and conditionally approving the Sequoia Humane Society Coastal Development Permit and Conditional Use Permit Modification.

WHEREAS, Sequoia Humane Society submitted an application and evidence in support of approving the Coastal Development Permit and modification to Conditional Use Permit CUP-133-80; 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 November 6, 2025, and reviewed, considered, and discussed the application for the Coastal Development Permit and Conditional Use Permit Modification, 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) 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.

EVIDENCE: a) Project File: PLN-2025-19305.

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) of CEQA.

EVIDENCE: a) The project is categorically exempt pursuant to CEQA guidelines. The project is 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. Section 15301 of the CEQA guidelines exempts repair or minor alteration of existing structures. This includes additions to existing structures provided additions do not exceed 50% of the structure before the addition, or 2,500 square feet, whichever is less. The addition of the training building does not exceed these standards and constitutes a negligible expansion of use.

3. FINDING: The project is consistent with the development policies of the Humboldt Bay Area Plan (HBAP).

EVIDENCE: a) Land Use 4.10.A: The proposed project is located within the HBAP land use designation Commercial General (CG), which is designated to allow the integrated development of commercial districts or neighborhood commercial centers providing for the economic wellbeing and convenience of the community. The principal use is for retail sales, retail services, office and professional uses. The renovations and training building are consistent with the CUP issued for the activity on the property and the CG land use designation.

b) Hazards 3.17: 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 Relatively Stable (0), is not within a fault hazard zone, is outside of the 100 year tsunami run up zone, and outside the identified 100-year Flood Zone. The subject parcel is within the Local Response Area with Humboldt Bay Fire providing structural fire protection as well as responding to medical emergencies. Humboldt Bay Fire did not respond with any concerns regarding the project. The subject parcel is within a

mapped area of potential liquefaction, 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 3.18. 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, 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.
- d) Housing 3.28. 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. The project does not add or subtract from the housing 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 recommendations were made. Wetland buffer areas are defined as the area between a wetland and the nearest paved road, or the 40-foot contour line whichever is the shortest distance. The parking lot is paved and designed to accommodate vehicular access, and is functionally equivalent to a road, therefore the proposed development is

outside the wetland buffer area. Within the urban limit line wetland setbacks are 100 feet or the average setback of existing development immediately adjacent. Current development is directly adjacent to the wetland on all sides; therefore, the proposed new development meets the average setback of existing development. 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 subject parcel is not within Coastal Zone Scenic Views or Areas. Trees will be retained to minimize visual impacts and new landscaping comprised of native plant species will be added to the site.

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

- EVIDENCE:**
- a) The proposed Coastal Development Permit (CDP) and Conditional Use Permit (CUP) Modification will authorize 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 subject parcel is zoned Commercial General (CG) within the Coastal Zone. The parcel was created by the approval of CUP-133-80 on January 14, 1981, and the parcel is developed with an existing no-kill animal shelter.
 - b) The project meets all required setbacks. There is no development existing or proposed in the front yard setback (the portion of the parcel fronting US Highway 101). The front of the parcel consists of landscaping for over 50 feet. The proposed structure is approximately 50 feet from the rear lot line, well outside the required 15-foot setback. As the lot is a corner lot, no side yard setbacks are required.
 - c) No maximum ground coverage is specified.
 - d) Maximum building height is 45 feet. The proposed structure is

less than 20 feet in height.

- e) New development is sited to prevent impacts which would significantly degrade wetland habitat areas. No impacts to biological productivity and the quality of the wetland feature are anticipated. The new structure is proposed on an existing paved lot, and the other proposed activities consist of interior remodels. The project was referred to the California Department of Fish and Wildlife (CDFW), who indicated as the project consists of minor new construction within a development footprint and interior remodels, and with LIF and native landscaping already incorporated into the scope of work no additional recommendations were warranted. No concerns were raised during the referral process.

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 proposed Coastal Development Permit (CDP) and Conditional Use Permit (CUP) Modification will authorize 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. Based on information available on file and referral responses from relevant agencies, there is no evidence that the proposed CDP and CUP modification 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. The project does not add or subtract from the housing 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
- Approve the Coastal Development Permit (CDP) and Conditional Use Permit (CUP) Modification for the renovation of an existing 6,200 square foot animal shelter, development of a new 1,566 square foot training building, and additional site improvements (including the relocation of existing landscaping, new landscaping and accessibility improvements), 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 **November 6, 2025**.

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