

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

Resolution Number: 25-

Record Number: PLN-2025-19216

Assessor's Parcel Number: 016-172-013

Making the required findings for certifying compliance with the California Environmental Quality Act and conditionally approves the Cavanaugh Coastal Development Permit and Special Permit.

WHEREAS, Amber Cavanaugh submitted an application and evidence in support of approving the 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 June 5, 2025, and reviewed, considered, and discussed the application for the Coastal Development Permit and Special 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) to authorize tree removal associated with a Less Than Three Acre Conversion Exemption authorized by CALFIRE and the construction of a shop. The parcel is approximately 3.17 acres in size and the majority of the parcel will be subject to the conversion exemption with the exception of the Watercourse and Lake Protection Zone (WLPZ) in the northern portion of the property, which will be avoided consistent with the California Forest Practice Rules. In addition to the CDP, a Special Permit (SP) is requested for the construction of an accessory structure exceeding the size requirements pursuant to Section 313-69.1.4 of Humboldt County Code. Currently, a shop of up to 1,600 square feet and up to 20 feet tall is proposed northeast of the existing residence. Proposed improvements to the existing residence are exempt from a CDP

pursuant to the Categorical Exclusion Order E-86-4. The parcel is served with community water and sewer provided by the Humboldt Community Services District.

EVIDENCE: a) Project File: PLN-2025-19216.

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 and 15304 of CEQA.

EVIDENCE: a) As lead agency, the Planning and Building Department found the project to be categorically exempt pursuant to CEQA guidelines. One component of the project is the construction of an approximately 1,600 square foot shop building. Section 15303 of the CEQA guidelines exempts New Construction, specifically accessory structures. The second component of the project is the tree removal associated with Less Than 3-Acre Conversion Exemption from CALFIRE. Section 15304 of the CEQA guidelines exempts Minor Alterations to Land, specifically, the removal of trees, provided they are not scenic.

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

EVIDENCE: a) Land Use 4.10.B: The proposed project is located within the HBAP land use designation Residential Low Density (RL), which is designated to allow the development of homeowner residential uses making conservative use of urban land where adequate services are available. The principal use is for detached single family residences. The tree removal and construction of an accessory structure is consistent with this designation and is a principally permitted use, whereas the accessory structure also requires a Special Permit to exceed 1,000 square feet in size.

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 has a Low Instability (1) rating, is not within a fault hazard zone, is outside of the tsunami hazard area, is not within

an area of potential liquefaction and outside the identified 100-year Flood Zone (A). 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. 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 Bear River Band of Rohnerville Rancheria, Blue Lake Rancheria, NWIC, and the Wiyot tribe. The Bear River Band responded that the activities did not appear to represent a source of significant impacts on cultural resources. They requested that inadvertent archaeological discovery protocols be in place for any ground-disturbing activities that will take place in the future. NWIC recommended consulting with local tribes. The standard inadvertent discovery protocols have been included within the conditions of approval for this project.

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. According to the California Natural Diversity Database (CNDDB) which identifies rare or endangered species, the subject parcel is within range of the western lily, a California endangered plant. Even though the project is within this identified range, a site visit conducted by the California Department of Fish and Wildlife indicated that the site does not provide suitable habitat. Impacts to this plant species are not anticipated as a result of this project.

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 along Myrtle Avenue, as well as select trees within the conversion area will be retained to minimize visual impacts. Due to the elevation of the site, the shop will not be visible from any public viewpoints.

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

EVIDENCE: a) The proposed Coastal Development Permit and Special Permit will authorize tree removal associated with a Less Than Three Acre Conversion Exemption authorized by CALFIRE and the construction of a shop. The subject parcel is zoned Residential Single Family within the Coastal Zone, where tree removal and accessory structures are principally permitted as accessory to the residential use. The parcel was created by a Lot Line Adjustment (LLA-18-19) in 2018 and is currently developed with a single-family residence.

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 project is for a Coastal Development Permit and Special Permit to authorize tree removal and the construction of a shop. Based on staff analysis and the findings, there is no evidence that the proposed Coastal Development Permit and Special Permit 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 proposed project is for a Coastal Development Permit and Special Permit to authorize tree removal and the construction of a shop. Based on staff analysis and the findings, there is no evidence that the proposed Coastal Development Permit and Special Permit will be materially injurious to properties or improvements in the vicinity.

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 Permit will authorize tree removal associated with a Less Than Three Acre Conversion Exemption authorized by CALFIRE and the construction of an approximately 1,600 square foot shop, 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 **June 5, 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