

ATTACHMENT 1

RESOLUTION OF THE ZONING ADMINISTRATOR OF THE COUNTY OF HUMBOLDT

Resolution Number 22-

Record Number PLN-2022-17951

Assessor's Parcel Numbers: 510-371-035

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

WHEREAS, GW Construction, submitted an application and evidence in support of approving a Coastal Development Permit for the remodel and addition to an existing single-family residence;

Now, THEREFORE BE IT RESOLVED, that the Zoning Administrator makes all the following findings:

- 1. FINDING:** **Project Description:** A Coastal Development Permit for the remodel and addition to an existing single-family residence, including a study room, bedroom, bathroom, and a utility closet. The applicant also proposes an increase of an existing deck by 900 square feet and replacement of all windows and siding on the existing residence. The existing master bedroom will be converted to a 136 square foot bathroom, and 40 square foot utility closet. The addition will expand the house to the southern and eastern sides of the property. The addition includes a 316 square foot bedroom and a 96 square foot study room. Minimal grading will be required. The residence is served by the McKinleyville Community Services District for sewer and water.

EVIDENCE: a) Project File: PLN-2022-17851

- 2. FINDING:** **CEQA.** The proposed project is statutorily exempt from the provisions of the California Environmental Quality Act (CEQA).

EVIDENCE: a) The proposed project is exempt from environmental review pursuant to Categorical Exemption 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines.

FINDINGS FOR COASTAL DEVELOPMENT PERMIT

- 3. FINDING** The proposed development is in conformance with all applicable policies and standards in the Humboldt County Coastal Zoning Regulations.

EVIDENCE a) The Residential Single Family Principally Permitted Use includes the following uses: Single Family Residential, Second Residential Unit, Cottage Industry; subject to the Cottage Industry Regulations, and Minor Utilities to

serve these uses. The project proposed additions to the existing single-family residence and does not propose any new uses.

- b) RS-20 indicates a minimum parcel size of 20,000 square feet. The subject parcel is approximately 41,000 square feet and will remain this size. Ground coverage will increase by approximately three percent, totaling approximately eleven percent on the subject parcel.
- c) The existing structures and proposed additions to the single-family residence meet all property line setbacks and development standards.
- d) The Alquist-Priolo Fault Hazard (G) Combining Zone is to address potential hazards resulting from surface faulting or fault creep. The proposed additions are in conformance with Humboldt County Code Section 22.1.6, Exemption from Fault Evaluation Report Requirements. The proposed addition will be constructed as a wood frame dwelling not exceeding two stories.

4. FINDING

The proposed development is in conformance with all applicable policies and standards of the McKinleyville Area Plan (MCAP).

EVIDENCE

- a) The project is a CDP to allow the remodel and addition to an existing single-family residence. The proposed project will not increase health and safety risks. The project area is in a relatively stable area with a high fire hazard severity. The subject parcel is within an Alquist-Priolo Fault Hazard zone, although the proposed development is in accordance with exemption requirements of the Humboldt County Coastal Zoning Regulations. The project area is not in a flood zone.
- b) This project was referred to NWIC, the Bear River Band, the Blue Lake Rancheria, and the Wiyot Tribe for input. NWIC is not aware of any archaeological resources in this area and has requested that the project be reviewed by the associated tribal agencies and is conditioned with the standard inadvertent discovery protocol. Blue Lake Rancheria and the Bear River Band of the Rohnerville Rancheria are not aware of any archaeological resources in the project area and are satisfied with the proposed development.
- c) The purpose of the Residential Estates (RE) zone is to allow residential development of areas within Urban Limits where community objectives, including resource protection, limit density of potential development, but where urban services are required. This project expands the residential use of the subject parcel into the rear and side yards where there is common use. It is not expected that there will be added impacts beyond the current impacts to natural resources. The parcel is already developed and has water and sewer services provided by the McKinleyville Community Services District.

5. FINDING

The proposed development will not adversely impact the environment, and will not be detrimental to the public health, safety or welfare and will not be

materially injurious to properties or improvements in the vicinity.

- EVIDENCE** a) This project will not impact other properties or improvements, all work is proposed on the parcel. The Coastal Development Permit will have no impact on health, safety and welfare of others.

- 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 project will not conflict with any provisions of the County Housing Element. The proposed development will not increase or decrease the amount of available housing.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Humboldt County Zoning Administrator does hereby:

Conditionally approves the Coastal Development Permit for GW Construction subject to the conditions of approval attached hereto as EXHIBIT A and Site Plan attached hereto as Exhibit B.

Adopted after review and consideration of all the evidence on December 1, 2022

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 Commission at a meeting held on the date noted above.

John H. Ford, Director
Planning and Building Department