

- 2. FINDING:** **CEQA:** The project complies with the requirements of the California Environmental Quality Act (CEQA).
- EVIDENCE:** a) As Lead Agency, the County of Humboldt determined the project is exempt per section 15303 (a) (New Construction or Conversion of Small Structures), which applies to the construction of one single family residence. Furthermore, none of the exceptions to a Categorical Exemption pursuant to Section 15300.2 apply to the project.
- 3. FINDING:** The proposed development is in conformance with the Humboldt Bay Area Plan.
- EVIDENCE:** a) The property is designated Residential Low Density (RL) in the Humboldt Bay Area Plan. Principal uses include single-family residences to allow the development of homeowner residential uses making conservative use of urban land where adequate services are available. Residential/Low Density (RL) zoning includes most of the existing residential area within the Humboldt Hill community, consistent with the expressed desire of community residents who wish to retain the low-density character of the community.
- b) **3.17 Hazards:** The new development conforms with the Hazards policies in the South Coast Area Plan. The section requires new development to meet two standards:
1. Minimize risks to life and property in areas of high geological, flood and fire hazard.
 2. Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding areas or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.
 - The subject parcel is in an area of both low Instability and moderate instability (C). The parcel is located within an Alquist-Priolo Fault Hazard Zone but is not in an area of potential liquefaction.
 - The project site is not located within a 100-year floodplain, tsunami hazard zone, or susceptible to coastal inundation.

- The subject parcel is located within the Local Responsibility Area for fire protection, where Humboldt Bay Fire Protection District provides structural fire protection and emergency responses. The project was referred to the Humboldt Bay Fire Protection District and no response was received. No increased threats to hazards are anticipated as a result of the project.
- c) **3.18 Archaeological and Paleontological Resources:** The project was referred to the Northwest Information Center (NWIC), the Bear River Band of the Rohnerville Rancheria, and the Wiyot Tribe. The Bear River Band responded and requested that due to the sensitivity of the parcel and the lack of visibility, a tribal and/or archaeological monitor should be present during initial ground-disturbing activities during project implementation. This has been added as a Condition of Approval (Condition of Approval Item #4).
- d) **3.30 Environmentally Sensitive Habitats:** The applicant supplied satisfactory documentation assessing the potential impacts to Environmentally Sensitive Habitat Areas in the project area.
- No wetlands, streams, or riparian features occur which require protection per Humboldt County's Streamside Management Areas and Wetland Ordinance (Humboldt County Code §314-61).
 - No special-status plant species or sensitive natural communities occur onsite. The parcel is dominated by Douglas fir habitat (with Sitka spruce dispersed within ruderal, non-native annual grasses and forbs).
 - The Parcel also provides marginal potential nesting habitat for migratory birds. Trees present within the Project Parcel provide potential nesting habitat, although no nests were found during the site visit. It is recommended that if vegetation removal occurs during nesting season (March 1 - August 31), then nesting bird surveys shall be conducted no more than 7 days prior to initiation of activities.

4. FINDING:

Proposed development conforms with the allowable uses

in the RA-5 zone.

- EVIDENCE:**
- a) The residential single-family house is a principally permitted use (HCC §313-6.4) in this zone. The project involves constructing new 3,519 square-foot home on a vacant parcel.
 - b) The project meets minimum parcel size, lot width, yard setbacks, and maximum lot depth requirements.

5. FINDING: The proposed development conforms with all applicable standards and requirements of these regulations.

- EVIDENCE:**
- a) The project is consistent with the requirements of the Archaeological (A) combining zone regulations because the Bear River Band of Rohnerville Rancheria was consulted and the project is conditioned to require a cultural monitor to be on-site during ground disturbing activities.
 - b) Off-Street Parking (109.1.4) Parking Spaces Required: For the proposed residential structure, two parking spaces are required because the dwelling contains more than one bedroom. To conform with the applicable standards, the site will have two on-site parking stalls, Furthermore, the parking provided meets the general requirements in section 109.1.3 of the Humboldt County Code.

6. FINDING: The proposed development and conditions under which it may be operated or maintained will not be detrimental to the public health, safety, or welfare; or materially injurious to property or improvements in the vicinity.

- EVIDENCE:**
- a) The construction of a single-family residence will not be detrimental to public health safety or welfare.
 - b) All reviewing referral agencies that responded to the County have approved or conditionally approved the proposed project. The application is complete. Parcels to be developed are found to comply with the Subdivision Map Act. The proposal neither causes non-conformance nor increases the severity of preexisting nonconformities with zoning and building ordinances.

7. 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 2019 adopted Housing Element Inventory. The site is developed with an existing single-family residence and the proposed project would allow for the construction of a new 3,519 square-foot home on a vacant parcel that would add one residential unit to the Housing Inventory. The project is consistent with the goals, policies, and standards of the Humboldt County Housing Element.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Humboldt County Planning Commission does hereby:

- Adopt the findings set forth in this resolution; and
- Approve the Coastal Development Permit for Tim Walsh, based upon the Findings and Evidence and subject to the conditions of approval attached hereto as Attachment 1A and incorporated herein by reference.

Adopted after review and consideration of all the evidence on **June 4, 2026**,

The motion was made by COMMISSIONER _____ and second by COMMISSIONER _____ and the following vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

DECISION:

I, John H. Ford, Secretary to the Planning Commission 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