

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

**Resolution Number: 26-**

**Record Number: PLN-2025-19285**

**Assessor's Parcel Number: 403-051-032**

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

**WHEREAS**, Frederick and Virginia Patton submitted an application and evidence in support of approving the Coastal Development 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 18, 2026, and reviewed, considered, and discussed the application for the Coastal Development 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:**                    **Project Description:** A Coastal Development Permit for the construction of a single-family residence with an attached garage, and the installation of an onsite wastewater treatment system. A Special Permit is also required for major vegetation removal to facilitate construction of the residence. The site is currently undeveloped and proposed to be served with community water provided by Humboldt Community Services District.

**EVIDENCE:**            a) Project File: PLN-2025-19285.

- 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 of CEQA.

**EVIDENCE:** a) As lead agency, the Planning and Building Department found the project to be categorically exempt pursuant to CEQA guidelines. The proposed project is for the construction of a single-family residence with an attached garage, and the installation of an onsite wastewater treatment system. Section 15303(a) of the CEQA guidelines exempts New Construction, specifically single-family residences, including additions.

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

**EVIDENCE:** a) The proposed project is located within the HBAP land use designation Rural Residential (RR), which is designated to allow residential use of rural lands not permanently designated for resource protection and not suitable for rural community neighborhood development. The principal use is residential. The proposed single-family residence with attached garage is consistent with this designation and is principally permitted.

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 mapped as low to moderately unstable, however the location of development is within the area mapped as low instability. The parcel is not within a fault hazard zone, and is outside of the tsunami hazard area, area of potential liquefaction and mapped FEMA flood zone. The parcel is located within the Humboldt Bay Fire jurisdiction and the State Responsibility Area. The project was referred to CalFire and Humboldt Bay Fire, no responses were received. No increased threats or hazards are anticipated as a result of the project.

c) Archaeological and Paleontological Resources 3.18: Where new development would adversely impact archaeological or paleontological resources as identified by the State Historic Preservation Officer, reasonable mitigation measures shall be required. 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 Northwest Information Center recommended a cultural resource survey, and consultation with local Native American Tribes regarding

traditional, cultural, and religious heritage values. Tribal referral responses indicate the project activities do not appear to represent a source of significant impacts on cultural resources. Inadvertent discovery protocol has been included as a recommended condition 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 parcel is planned and zoned for residential development and the project is for the construction of a single-family residence. This will help to implement the goals of the Housing Element and targeted residential density for this area.
- 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 applicant submitted a Biological Resources Assessment prepared by Naiad Biological Consulting dated March 21, 2024. The assessment concluded the project would have no direct or indirect impacts provided the project followed recommended mitigation measures, including Best Management Practices, ESHA setbacks, and relevant preconstruction surveys. The project was referred to CDFW, who indicated revised mitigation measures were appropriate for the proposed development. Mitigation measures have been included as recommended conditions of approval. The project is not permitted for encroachment within the wetland buffer and is conditioned to require an updated site plan showing the solar array removed from the buffer.
- 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. The proposed residence is not anticipated to alter natural landforms and will not impact compatibility with the character of surrounding areas.

**4. FINDING:**

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

**EVIDENCE:** a) The application is for a Coastal Development Permit for the construction of a single-family residence with an attached garage and wastewater treatment system, as well as a Special Permit for major vegetation removal to facilitate construction of the residence. The subject parcel is zoned Rural Residential Agriculture (RA-2.5) within the Coastal Zone, where a single-family residence is principally permitted. The parcel also includes the Streams and Riparian Corridors Protection (R) combining zone. The proposed development is outside stream channels and the riparian corridor, and the project has been referred to CDFW. CDFW referral comments have been included in the recommended conditions of approval. Given the development is outside required setbacks to surface water features and no concerns were raised by CDFW in their referral comments, no impacts to surface water features are anticipated.

**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 for the construction of a single-family residence with an attached garage and wastewater treatment system, as well as a Special Permit for major vegetation removal to facilitate construction of the residence. The applicant has provided a Biological Resources Assessment which concluded the project would have no direct or indirect impacts provided the project followed recommended mitigation measures, including Best Management Practices, ESHA setbacks, and relevant preconstruction surveys. The project has been referred to relevant agencies and referral responses have been included as recommended conditions of approval. Based on the information available on file, there is no evidence that the project 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 parcel is planned and zoned for residential development and the project is for the construction of a single-family residence. This will help to implement the goals of the Housing Element and targeted residential density for this area.

### **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 for the construction of a single-family residence with an attached garage and wastewater treatment system, as well as a Special Permit for major vegetation removal to facilitate construction of the residence, 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 18, 2026**.

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.

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John H. Ford, Director  
Planning and Building Department