



# COUNTY OF HUMBOLDT

For the meeting of: 6/18/2026

---

File #: 26-644

---

**To:** Zoning Administrator  
**From:** Planning and Building Department  
**Agenda Section:** Consent

**SUBJECT:**

Patton, Coastal Development Permit and Special Permit  
Assessor Parcel Numbers (APN) 403-051-032-000  
Record No.: PLN-2025-19285  
Eureka area

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.

**RECOMMENDATION(S):**

That the Zoning Administrator:

1. Adopt the resolution, (Attachment 1) which does the following:
  - a. Finds the project is exempt from environmental review per section 15303 (new construction or conversion of small structures) of the State CEQA Guidelines; and
  - b. Finds the proposed project complies with the General Plan and Zoning Ordinance; and
  - c. Approves the Coastal Development Permit and Special Permit subject to the conditions of approval (Attachment 1A).

**DISCUSSION:**

**Project Location:** The project site is located in the Eureka area, at the east end of Woodland Way, approximately 1,900 feet east of the intersection of Woodland Way and Pigeon Point Road, on the property known as Parcel 2 of Parcel Map No. 2470 filed in Book 22 of Parcel Maps, page 22.

**Present General Plan Land Use Designation:** Rural Residential: Humboldt Bay Area Local Coastal Plan; Slope Instability: E1 Low Instability, E2 Moderate Instability.

**Present Zoning:** Rural Residential Agriculture: 2.5 acres minimum parcel (RA-2.5), Streams and Riparian Corridor Protection (R)

**Environmental Review:** The project is exempt from environmental review per section 15303 (new construction or conversion of small structures) of the State CEQA Guidelines.

**State Appeal:** The project is appealable to the California Coastal Commission.

**Major Concerns:** None

**Monitoring Required:** None.

**Executive Summary:** 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.

**Biological Resources:** The applicant is proposing removal of approximately ten trees, ranging in size from 10" to 44" in diameter to facilitate construction of the residence. The applicant submitted an Aquatic Resources Delineation Report that identified a three-parameter wetland and a nearby class 3 stream channel on the property. The wetland and stream channel are over 100 feet from all proposed development. The applicant submitted a Biological Resources Assessment prepared by Naiad Biological Consulting dated March 21, 2024. The assessment included a protocol-level botanical survey, and 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. Recommendations include nesting bird surveys, prioritizing removal of invasive species during vegetation removal for the building pad and defensible space, prohibition on use of invasive plant species in landscaping, and removing trees outside the nesting bird season. All development as proposed is over 100 feet from the delineated wetland and the stream channel. The current Site Plan shows a solar array within the wetland buffer; however the applicant has altered their proposal such that the solar array is no longer proposed within the wetland buffer. An updated Site Plan removing the solar array as currently shown on the Site Plan is a recommended condition of approval.

**Hazards:** The project is not anticipated to create additional hazards or hazardous materials. The parcel

is located in an area that is mapped as low to moderately unstable. The parcel is outside mapped areas of historic landslides and areas of potential liquefaction. The project site is outside tsunami hazard areas and the 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.

**Tribal Consultation:** The project was referred to the Northwest Information Center, Blue Lake Rancheria, Wiyot Tribe, and Bear River Band of the Rohnerville Rancheria. 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.

OTHER AGENCY INVOLVEMENT:

The project was referred to responsible agencies and all responding agencies have either responded with no comment or recommended approval or conditional approval. (Attachment 3)

ALTERNATIVES TO STAFF RECOMMENDATIONS:

1. The Zoning Administrator could elect not to approve the project. This alternative should be implemented if the Zoning Administrator is unable to make all the required findings. Planning Division staff are confident that the required findings can be made. Consequently, planning staff does not recommend further consideration of this alternative.

ATTACHMENTS:

1. Draft Resolution
  - A. Draft Conditions of Approval
  - B. Site Plan
2. Applicant's Evidence in Support of the Required Findings
  - A. Bio Assessment and Wetland Report
3. Referral Agency Comments and Recommendations
  - A. CDFW Referral Response

**Applicant:**

Frederick and Virginia Patton  
1062 Oaktree Dr  
San Jose CA, 95129

**Owner:**

Same as Applicant

---

**File #:** 26-644

---

**Agent:**

Sarah Atkins  
10 Highland Meadow Rd  
Clancy MT, 59634

Please contact Michael Holtermann, Planner, at [mholteramn@co.humboldt.ca.us](mailto:mholteramn@co.humboldt.ca.us) or 707-268-3737 if you have questions about this item.