



COUNTY OF HUMBOLDT

For the meeting of: 6/4/2026

File #: 26-576

To: Planning Commission

From: Planning and Building Department

Agenda Section: Public Hearing

SUBJECT:

Walsh Coastal Development Permit
Assessor Parcel Numbers (APN) 306-371-017
Record No.: PLN-2025-19417
Humboldt Hill area

A Coastal Development Permit (CDP) for the construction of an approximately 3,519 square-foot two-story single-family residence that includes a three-car garage on the first floor. Approximately 310 cubic yards of grading will be required and balanced on site. The parcel is served with community water and sewer provided by the Humboldt Community Services District.

RECOMMENDATION(S):

That the Planning Commission:

1. Adopt the Resolution, (Attachment 1) which does the following:
 - a. Finds the proposed project complies with the General Plan and Zoning Ordinance; and
 - b. Finds the project exempt from further environmental review pursuant to Project is categorically exempt from environmental review per Section 15303 *New Construction or Conversion of Small Structures* of CEQA Guidelines, and that there is no substantial evidence that the project will have a significant effect on the environment; and
 - c. Approves the Walsh Coast Development Use Permit subject to the conditions of approval (Attachment 1A).

DISCUSSION:

Project Location: The project site is located in the Humboldt Hill area at the end of Irving Drive, approximately 725 feet northeast of the intersection of Burns Drive and Irving Dr. on the property known as 2027 Irving Drive.

Present General Plan Land Use Designation: Rural Residential, Residential Low Density (RR, RL1-7), Humboldt Bay Area Plan (HBAP). Density: 1-7 units per acre. Slope Stability: Low Instability and Moderate Instability (C).

Present Zoning: Residential Agriculture with a 5-acre minimum lot size. RA-5/A (Special Archaeological Resource Area Regulations Outside Shelter Cove)

Environmental Review: Project is categorically exempt from environmental review per Section 15303 *New Construction or Conversion of Small Structures* of CEQA Guidelines.

State Appeal: Project is not appealable to the California Coastal Commission.

Major Concerns: None

Monitoring Required:

None.

Executive Summary: A Coastal Development Permit (CDP) for the construction of an approximately 3,519 square-foot two-story single-family residence that includes a three-car garage on the first floor. Approximately 310 cubic yards of grading will be required and balanced on site. The parcel is served with community water and sewer provided by the Humboldt Community Services District. Because this Coastal Development Permit is not appealable to the California Coastal Commission a public hearing may be waived by providing notice to neighboring property owners and occupants and allowing an opportunity for a hearing to be requested. In response to this notice, a public hearing was requested by a member of the public.

Biological Resources: A biological evaluation report was completed by Timberland Resource and Associates which can be found in Attachment 3B. The project parcel consists primarily of Douglas fir habitat (with Sitka spruce dispersed within), with a small section of grassland existing in the clearing where the house is proposed to be constructed. Nonnative annual grasses dominate a small clearing located within the project parcel where the proposed house is to be built. The nearest watercourse is approximately 800-feet east of the nearest parcel boundary. The parcel contains no streams, wetlands, or other wet areas which require protection per Humboldt County's Streamside Management Areas and Wetland Ordinance (Humboldt County Code §314-61).

Although the Project Parcel occurs within an existing subdivision, it has yet to be developed. According to the biological evaluation report the parcel hosts low-quality potential habitat for some special status plants. No special status plants were observed within the parcel and the parcel does not contain any key habitat for any special status vertebrate species. 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. Two fir trees may be required to be removed for construction of the residence. It is recommended that if vegetation removal occurs during nesting season surveys shall be conducted no more than 7 days prior to initiation of activities. This has been included as a recommended condition of approval (COA 6).

The project was referred to the California Department of Fish and Wildlife and comments were received. See Attachment 3B. Conditions recommended by CDFW have been included as recommended conditions of the permit.

Access: The property is accessed via Irving Drive on the property known as 2027 Irving Drive. The parcel is located at the end of the road on a cul-de-sac. Irving Lane is County maintained. The original site plan submitted to the Planning Department and Public Works Land Use had failed to specify the correct building setbacks in the cul-de-sac area of Irving Drive, as referenced in the referral response from Public Works. The current site plan on file has been corrected to show the factual setbacks and has been approved by Public Works Land Use.

Geologic Suitability: 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.

Tribal Consultation: 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 #A4).

Environmental Review: Project is categorically exempt from environmental review per Section 15303 *New Construction or Conversion of Small Structures* of CEQA Guidelines.

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 5)

ALTERNATIVES TO STAFF RECOMMENDATIONS:

1. The Planning Commission could elect to add or delete other conditions of approval. The Planning Commission could deny the project if unable to make all the required findings. Staff have concluded the required findings in support of the proposal can be made. Consequently, staff does not recommend further consideration of these alternatives.

ATTACHMENTS:

1. Draft Resolution
 - A. Conditions of Approval
 - B. Location Map and Site Plan
2. Applicant's Evidence in Support of the Required Findings
 - A. Walsh Grading Plan
 - B. Walsh Biological Report
 - C. Walsh Soils Report
3. Referral Agency Comments and Recommendations
 - A. Public Works Land Use Referral Response
 - B. CDFW Referral Response
4. Public Comments

Applicant: Tim Walsh, 2050 Irving Dr. Eureka, CA 95501

Owner: Same as applicant

Agent: A.M. Baird Engineering, PO BOX 396 Fortuna, CA 95540

Please contact Michael Kein, Associate Planner, at MKein2@co.humboldt.ca.us or 707-268-3739 if you have questions about this item.