



COUNTY OF HUMBOLDT

For the meeting of: 6/4/2026

File #: 26-582

To: Planning Commission

From: Planning and Building Department

Agenda Section: Public Hearing

SUBJECT:

Arcata Forest Special Permit for Short-Term Rental
Assessor Parcel Numbers (APN) 507-051-022
Record No.: PLN-2026-19503
Arcata area

A Special Permit for a Short-Term Rental pursuant to Section 314-60.05.10.2.4.2 that allows Short-Term Rentals to be considered with a Special Permit on parcels zoned Agricultural General (AG) that are between 2.5 and 10 acres in size. The 2.5-acre parcel is developed with a single-family residence and is served with community water provided by the City of Arcata and an on-site wastewater treatment system.

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 15301 *Existing 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 Arcata Forest Special Permit subject to the conditions of approval (Attachment 1A).

DISCUSSION:

Project Location: The project site is located in the Arcata area, at the south end of Pepperwood Lane, approximately 1,000 feet south of the intersection of Pepperwood Lane and Aldergrove Road, on the

property known as 132 Pepperwood Lane.

Present General Plan Land Use Designation: Residential Estates (RE 2.5-5), Slope Stability: Moderate Instability.

Present Zoning: Agricultural General (AG-B-7(2.5)) with Special Building Site combining zone.

Environmental Review: Project is categorically exempt from environmental review per Section 15301 *Existing Structures* of CEQA Guidelines.

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

Major Concerns: None

Monitoring Required: None.

Executive Summary: A Special Permit for a Short-Term Rental pursuant to Section 314-60.05.10.2.4.2 that allows Short-Term Rentals to be considered with a Special Permit on parcels zoned Agricultural General (AG) that are between 2.5 and 10 acres in size that is not operating as a farm stay. The 2.5-acre parcel is developed with a single-family residence and is served with community water provided by the City of Arcata and an on-site wastewater treatment system. Pursuant to Humboldt County Code a public hearing on this Special Permit may be waived by providing notice to neighboring property owners and residents affording them the opportunity to request a hearing. In response to this notice a public hearing was requested by a member of the public.

Agricultural Resources: The short-term rental provisions require short-term rentals in resource zones, when on parcels over 2.5 acres in size, to be qualifying farm-stays. The reason for this is to avoid adverse impacts to the county's agricultural resources. The ordinance allows parcels in resource zones that are between 2.5 acres and 10 acres in size to seek an exception with a special permit. In this instance, while the property is zoned for agricultural use, it is not located in an area that is utilized for agricultural production. The property and surrounding area are heavily forested, and the property itself is immediately adjacent to Arcata city limits. There are no expected adverse impacts to the community or to the public health, safety or welfare by allowing the use of this property as a short-term rental.

Biological Resources: The Special Permit is to allow a short-term rental at a residence that is on a parcel zoned Agriculture General that is between 2.5 and 10 acres. No new development is proposed and there will be no anticipated impact open space. According to the California Natural Diversity Database (CNDDDB), the subject parcel is approximately 650-feet from a known wetland location for northern red-legged frog, however since no new development will occur, the project is not expected to negatively impact this species. There will also be no anticipated negative impacts to Mineral

Resources, Waste Management, Cultural Resources or Scenic Resources.

Access: This project is located on a non-county maintained road, Pepperwood Lane, that takes access from Aldergrove Road in the City of Arcata, CA. Per the applicant, the speed limit is 15 mph along Pepperwood Lane. The road is rocked and maintained by the residents of the road. Due to its size and appropriate space for turnouts, it therefore would be the functional equivalent of a Category 3 roadway. The proposed Special Permit is not expected to negatively impact circulation as there will be no additional traffic beyond that typically associated with a single-family residence

Geologic Suitability: The subject parcel is mapped as having Moderate Instability and is outside the area of potential liquefaction. The parcel is not located within an Alquist-Priolo Fault Hazard Zone. The project site is not located within a 100-year floodplain, tsunami hazard zone, or susceptible to coastal inundation.

Environmental Review: Project is categorically exempt from environmental review per Section 15301 *Existing Structures* of CEQA Guidelines. The proposed short-term rental is in an existing residence built in 1999.

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 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. Arcata Forest Good Neighbor Letter Information
 - B. Arcata Forest Evac Route
3. Referral Agency Comments and Recommendations
4. Public Comment

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Applicant:

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Owner: Same as applicant

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