

EVIDENCE: a) As Lead Agency, the County of Humboldt determined the project is exempt per section 15301 (Existing Structures) of the CEQA Guidelines.

3. FINDING: The proposed development is in conformance with the Arcata Community Plan.

EVIDENCE: a) The property is designated residential estates that is between 2.5 and 10 acres. The residence is on a 2.5-acre parcel where no additional development is part of this Special Permit. Residential Estates land use designation includes most of the existing residential area within the immediate housing area. The use of the property as a short-term rental will not significantly change the character of the area from that of a residential community. There are no other short-term rentals currently permitted or proposed within the distances established under the ordinance to limit the concentration of short-term rentals in neighborhoods (neighborhood concentration standards).

b) **Hazards:** The subject parcel is mapped as Moderate Instability and is outside the area of potential liquefaction. The parcel is in the State Responsibility Area and the Arcata Fire Protect District for structural fires and emergencies. The subject parcel is not located in any mapped FEMA flood zones or other identified hazard areas. There are no components of the project that would be anticipated to result in additional significant safety hazards.

c) **Archaeological and Paleontological Resources:** There are no anticipated negative impacts to Cultural Resources as no development is proposed.

d) **Environmentally Sensitive Habitats:** No new development is proposed and there will be no anticipated impact to 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 are no anticipated negative impacts to Mineral Resources, Waste Management, Cultural Resources or Scenic Resources.

4. FINDING: Proposed Short-Term Rental conforms with the allowable uses in the AG zone, as the short-term rental is a permitted use with a Special Permit.

EVIDENCE: a) The Special Permit to allow Short-Term Rental not operated as a farm-stay pursuant to Section 314-60.05.10.2.4.2 on a parcel zoned Agricultural General (AG) that is between two and one-half (2.5) and ten (10) acres. Approval of this exception will not result in adverse impacts on the county's agricultural resources because the entire area is heavily forested and adjacent to city limits and is not used for agricultural purposes. The operation of the STR will not impact public health, safety, or welfare in the community. Operating a Short-term Rental is subject to performance standards and an investigation process if complaints are received.

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

EVIDENCE: a) The proposed Short-Term Rental adheres to all requirements under Sec. 314-60.05.10.6 regarding Neighborhood Quality and Public Nuisance.

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 Special Permit to allow Short-Term Rental pursuant to Section 314-60.05.10.2.4.2 on a parcel zoned Agricultural General (AG) that is between two and one-half (2.5) and ten (10) acres. The operation of the STR will not impact public health, safety, or welfare in the community. Operating a Short-term Rental is subject to performance standards and an investigation process if complaints are received.

Operation of the Short-term Rental will not result in significant adverse effects on the quality of the neighborhood because there are no other Short-term Rentals within 600 feet of the property. Operation of the rental must adhere to a Good Neighbor Guide.

- b) Of the referral agencies that have provided comments, all have recommended approval of the project. The continued operation of the Short-term Rental will not impact public health, safety, or welfare. Operating a Short-term Rental is subject to performance standards and an investigation process if complaints are received.

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 subject parcel was not included in the 2019 County Housing Inventory. No residential development is proposed to facilitate this project. The project is a Special Permit allowing a STR on a parcel zoned for general agriculture that is between 2.5 and 10 acres. This will neither add, nor subtract, from the County Housing Inventory. The project is consistent with the County's Housing Element.
- b) Approval of the proposed Short-term Rental would bring the total number less than 5% of housing stock outside of the Greater Humboldt Bay Area (GHBA). The owner does not own over three other parcels with Short-term Rentals. The rental unit is within a resource zone district (AG) but is permitted due to its size of 2.5 acres. There are no active violations on the property.

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 Special Permit for the Short-Term Rental for Emmanuel Vaineer, 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