



# COUNTY OF HUMBOLDT

For the meeting of: 1/15/2026

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File #: 26-25

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**To:** Zoning Administrator

**From:** Planning and Building Department

**Agenda Section:** Consent

**SUBJECT:**

Erica Fike, Coastal Development Permit  
Assessor Parcel Numbers (APN) 400-071-034  
Record No.: PLN-2025-19327  
Manila area

A Coastal Development Permit (CDP) for as-built development to rectify a Code Enforcement case (13CEU-34). The CDP will authorize the conversion of the existing garage to living space, the addition of two covered front porches and the construction of a rear deck. The parcel is currently developed with a single-family residence and served with community water and sewer provided by the Manila Community Services District.

**RECOMMENDATION(S):**

That the Zoning Administrator:

1. Adopt the resolution (Attachments 1), which does the following:
  - a. Finds the proposed project complies with the General Plan and Zoning Ordinance; and
  - b. Approves the Erica Fike Coastal Development Permit subject to the conditions of approval (Attachments 1A).

**DISCUSSION:**

**Project Location:** The project site is in the Manila area, on the east side of Raineri Road, approximately 100 feet north of the intersection of Pacific Avenue and Raineri Road, on the property known as 1718 Raineri Road.

**Present General Plan Land Use Designation:** Rural Low Density (RL). Humboldt Bay Area Plan, 2017 General Plan. Density: 1 to 8 units per acre. Slope Stability: Relatively Stable (0).

**Present Zoning:** Residential Single Family (RS-5), Manufactured Homes (M), Archaeological Resource Area Outside Shelter Cove (A), Beach and Dune Area (B).

**Environmental Review:** The project is exempt from CEQA environmental review pursuant to Categorical Exemption Sections: 15301(e.1) - Existing Facilities; and 15303(a) - New Construction or Conversion of Small Structures.

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

**Major concerns:** None.

**Monitoring:** No

**Executive Summary:** A Coastal Development Permit (CDP) for the as-built development to rectify a Code Enforcement case (13CEU-34). The CDP will authorize the conversion of the existing garage to living space, the addition of two covered front porches and the construction of a rear deck. The parcel is currently developed with a single-family residence and served with community water and sewer provided by the Manila Community Services District. The project does not include the removal of trees. Review of aerial images shows the two covered porches were added to the between 2010 and 2012.

**Code Enforcement:** The Code enforcement case (13CEU-34) was initiated in 2013. A notice of Nuisance was recorded

**Biological Resources:** the project is a retroactive planning approval for improvements made without a permit. The parcel is in a developed neighborhood surrounded by residential development. The coastal development permit will not authorize additional site disturbance or vegetation removal. The retroactive approval planning approval of improvements will not result in impacts on biological resources.

**Water Resources:** The site is served by the Manila Community Services District, which provides water and sewage services.

**Energy:** The applicant utilizes PG&E as a power source.

**Access:** The project takes access from Raineri Road, a non-county-maintained road that is accessed off Pacific Avenue, the nearest county road. Pacific Avenue intersects State Route 255.

**Geologic Suitability:** Slopes on the subject parcel are less than 15% as shown on the Humboldt County WebGIS (GIS). The subject parcel is in an area designated as having low geologic instability. The parcel is not located within an Alquist-Priolo Fault Hazard Zone or area of potential liquefaction.

**Timber Conversion:** No timberland conversion is associated with this project.

**Tribal Consultation:** The project was referred to Blue Lake Rancheria, Bear River Band of the Rohnerville Rancheria, the Wiyot Tribe, and the Northwest Information Center (NWIC). The NWIC requested that the County Consult with local tribes. The Wiyot Tribe and the Blue Lake Rancheria requested that the standard inadvertent discovery protocol shall be in place for any ground disturbing activities, which is added as an Informational Note within the Conditions 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 4)

**ALTERNATIVES TO STAFF RECOMMENDATIONS:**

1. The Zoning Administrator could elect to add or delete other conditions of approval. The Planning Commission could deny approval if unable to make all the required findings. Staff has concluded the required findings in support of the proposal can be made. Consequently, Staff does not recommend further consideration of these alternatives.
2. The Zoning Administrator could also decide the project may have environmental impacts that would require further environmental review pursuant to CEQA. Staff did not identify any potential impacts. However, the Zoning Administrator may reach a different conclusion. In that case, the Zoning Administrator should continue the item to a future date at least two months later to give staff the time to complete further environmental review.

**ATTACHMENTS:**

1. Draft Resolution
  - A. Conditions of Approval
  - B. Site Plan
2. Location Maps
3. Applicant's Evidence in Support of the Required Findings
4. Referral Agency Comments and Recommendations

**Applicant**

Erica Fike  
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**Agent**

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