



COUNTY OF HUMBOLDT

For the meeting of: 2/19/2026

File #: 26-104

To: Zoning Administrator

From: Planning and Building Department

Agenda Section: Consent

SUBJECT:

Hutchins Coastal Development Permit
Assessor Parcel Number: 506-071-020
Record Number: PLN-2025-19405
Manila area

A Coastal Development Permit (CDP) for the construction of a new 2,400 square-foot manufactured home on a vacant parcel. One tree is proposed to be removed, and minimal grading is required. The parcel will be served with community water and sewer provided by the Manila Community Services District.

RECOMMENDATION(S):

That the Zoning Administrator:

1. Adopt the resolution, (Attachment 1) which does the following:
 - a. Finds the Zoning Administrator has considered the project's exemption from environmental review under CEQA section 15303 (a) (New Construction or Conversion of Small Structures), which applies to the construction of one single family residence; and
 - b. Finds the proposed project complies with the Humboldt Bay Area Plan and Zoning Ordinance; and
 - c. Approves the Coastal Development Permit subject to the conditions of approval (Attachments 1A).

DISCUSSION:

Project Location: The project site is located in the Manila area, on the east side of Young Lane, approximately 500 feet from the intersection of Young Lane and State Highway 255, on the property

known as 92 Young Lane.

Present Plan Land Use Designations: Residential Low Density South Coast Coastal Plan; Density: 3 to 7 dwelling units per acre; Slope Stability: Relatively Stable (0)

Present Zoning: Residential Single Family and Manufactured Homes (RS-5-M)

Environmental Review: The project is exempt under CEQA Section 15303(a) (New Construction or Conversion of Small Structures), which applies to the construction of one single family residence.

State Appeal Status: Project is located within the Appeals jurisdiction of the Coastal Zone and is therefore appealable to the California Coastal Commission.

Major Issues: None.

Executive Summary: A Coastal Development Permit (CDP) for the construction of a new 2,400 square-foot manufactured home on a vacant parcel. One tree is proposed to be removed, and minimal grading is required. The parcel will be served with community water and sewer provided by the Manila Community Services District.

Hazards: The new development conforms with the Hazards policies in the Humboldt Bay area Plan Coast Area Plan 3.17. The purpose of this section is to minimize risks to life and property in areas of high geological, flood and fire hazard, as well as, assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding areas or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.

The parcel is in an area that is Relatively Stable (0). The parcel is located outside of the in an Alquist-Priolo Fault Hazard Zone and is not in area subject to potential liquefaction. There are no documented watercourses on the parcel and is not located within a flood prone area per the Humboldt County GIS and as such the hazard for flooding is considered low.

A Wetland Delineation was completed on the property in order to determine if wetlands were present on the parcel. Based on the April 18th and June 20th, 2025, wetland delineation and supporting NRCS soil data, no wetlands or other jurisdictional aquatic features were identified within the Study Area under either the federal three-parameter approach or the CCC's one-parameter definition for the Coastal Zone (Attachment #2C).

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).

RECOMMENDATIONS:

Based on a review of Planning Division reference sources and comments from all involved referral agencies, Planning Staff believes that the applicant has submitted evidence in support of making all of the required findings for approval of the Coastal Development Permit and recommends that the Zoning Administrator consider the findings of exemption and concur with the exemption from environmental impact review.

ALTERNATIVES TO STAFF RECOMMENDATIONS:

The Zoning Administrator could elect to add or delete conditions of approval. The Zoning Administrator could elect not to approve the project, or to require the applicant to submit further evidence, or modify the project. Modifications may cause potentially significant impacts, additional CEQA analysis and findings may be required. These alternatives could be implemented if the Zoning Administrator is unable to make all of the required findings. Planning Division Staff has stated that the required findings in support of the proposal have been made. Consequently, Planning Staff does not recommend further consideration of either alternative.

ATTACHMENTS:

1. Draft Resolution
 - A. Conditions of Approval
 - B. Site Plan
2. Evidence in Support of Required Findings
 - A. Bonton Survey and Report
 - B. Biological Survey and Report
 - C. Wetland Delineation
3. Referral Agency Comments
 - A. California Department of Fish and Wildlife
 - B. Humboldt County Building Department

Applicant

Kelly Hutchins
5861 Revelstok Dr.
Sacramento, CA 95842

Agent

Friesen Homes
Nick Downey
PO Box 813

File #: 26-104

Fortuna, CA 95540

Please contact Michael Kein, Associate Planner, at 707-268-3739 by email at MKein2@co.humboldt.ca.us, if you have any questions about the scheduled item.