

**RESOLUTION OF THE ZONING ADMINISTRATOR
OF THE COUNTY OF HUMBOLDT**

Resolution Number: 26-041

Record Number: PLN-2025-19405

Assessor's Parcel Number: 506-071-020

Resolution by the Humboldt County Zoning Administrator certifying compliance with the California Environmental Quality Act and conditionally approves Hutchins Coastal Development Permit.

WHEREAS, Kelly Hutchins submitted an application and evidence in support of approving a Coastal Development Permit; and

WHEREAS, the County Planning Division has reviewed the submitted application and evidence and has referred the application and evidence to reviewing agencies for site inspections, comments, and recommendations; and

WHEREAS, the Planning Division as the Lead Agency has found that the project qualifies for exemptions found in Section 15303(a) (New Construction or Conversions of Small Structures) of the CEQA Guidelines; and

WHEREAS, Attachment #3 in the Planning Division staff report includes evidence in support of making all of the required findings for approving the proposed Coastal Development Permit, and

WHEREAS, the Humboldt County Zoning Administrator a duly-noticed public hearing on February 19, 2026, and reviewed, considered, and discussed the application for the Coastal Development Permit and reviewed and considered all evidence and testimony presented at the hearing.

Now, THEREFORE BE IT RESOLVED, that the Zoning Administrator makes all the following findings:

- 1. FINDING:** **Project Description:** 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.

EVIDENCE: a) Project File: PLN-2025-19405

- 2. FINDING:** **CEQA:** The project complies with the requirements of the California Environmental Quality Act (CEQA).

EVIDENCE: a) As Lead Agency, the County of Humboldt determined the project is exempt per section 15303 (a) (New Construction or Conversion of Small Structures), which applies to the construction of one single family residence. Furthermore, none of the exceptions to a Categorical Exemption pursuant to Section 15300.2 apply to the project.

3. FINDING: The proposed development is in conformance with the Humboldt Bay Area Plan.

EVIDENCE: a) The property is designated Residential Low Density (RL) in the Humboldt Bay Area Plan. Principal uses include detached single-family residences to allow the development of homeowner residential uses making conservative use of urban land where adequate services are available.

Residential/Low Density (RL) zoning includes most of the existing residential area within the community of Manila, consistent with the expressed desire of community residents who wish to retain the low-density character of the community. An urban limit line has been drawn around the community of Manila as shown on the Humboldt Bay Area Plan. This boundary has been drawn according to the location of that area currently serviced by the Manila Community Service District (water and sewer).

b) **3.17 Hazards:** The new development conforms with the Hazards policies in the South Coast Area Plan. The section requires new development to meet two standards:

1. Minimize risks to life and property in areas of high geological, flood and fire hazard.
2. 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 but is in area subject to potential liquefaction.

- The parcels are not located within a flood prone area per The Humboldt County GIS but is within a Tsunami Zone. The property is not within the one-meter sea level inundation zone. Development is allowable on legal parcels.
 - The parcel resides within a moderate fire hazard severity zone. The parcel is within the Arcata Fire Protection District.
- c) **3.18 Archaeological and Paleontological Resources:** The project was referred to the Blue Lake Rancheria, the Bear River Band of Rohnerville Rancheria, the Wiyot Tribe, and the Northwest Information Center. Agencies responded indicating they had no issues with the proposed project as long as the standard Inadvertent Discovery condition is included within the conditions of approval (**Condition of Approval 1A**).
- d) **3.30 Environmentally Sensitive Habitats:** The applicant supplied satisfactory documentation assessing the potential impacts to Environmentally Sensitive Habitat Areas in the project area.

The biological resources assessment and botanical survey reports completed by Naiad Biological Consulting dated September 16, 2025, indicated that the vegetation cover is dominated by non-native annual grasses and weedy forbs well-adapted to sandy, disturbed conditions. indicates the parcel is ecologically degraded and lacks the floristic integrity of adjacent intact dune habitats. No sensitive natural communities, as defined by CDFW VegCAMP, were documented within the Study Area.

No special status plants were observed within the Project Parcel, a list of observed plant species is included in Attachment #3A. The project as proposed will not impact special status plants as none occur within the Project Parcel.

The 92 Young Lane parcel (~0.35 acres) was evaluated through protocol-level botanical surveys (April, June, August 2025), a formal Aquatic Resources Delineation (April and June 2025), and a reconnaissance level biological assessment (Attachment #3B). These studies confirmed

that:

- No wetlands, streams, or riparian features occur within the parcel under either USACE three parameter criteria or the California Coastal Commission's one-parameter Coastal Zone definition.
- No special-status plant species or sensitive natural communities occur onsite. The parcel is dominated by ruderal, non-native annual grasses and forbs, with limited edge habitat (blackberry, willow, coyote brush) along the fence line.
- Wildlife use is limited to common, disturbance-tolerant species. A small subset of raptors, passerines, and bats may forage or nest opportunistically along site edges, but habitat quality is low, and no resident special-status species were detected.

4. FINDING: The proposed development is consistent with the purposes of the existing zone in which the site is located.

EVIDENCE: a) The project meets minimum parcel size, lot width, yard setbacks, and maximum lot depth requirements. The proposed development conforms with the allowable uses in the RS-5 zone, as the residential single-family house is a principally permitted use (HCC §313-6.1). The project involves constructing new 2,400 square-foot manufactured home on a vacant parcel.

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

EVIDENCE: a) Off-Street Parking (109.1.4) Parking Spaces Required: For the proposed residential structure, two parking spaces are required because the dwelling contains more than one bedroom. To conform with the applicable standards, the site will have two on-site parking stalls. Furthermore, the parking provided meets the general requirements in section 109.1.3 of the Humboldt County Code

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 construction of a single-family residence will not be detrimental to public health safety or welfare.
 - b) All reviewing referral agencies that responded to the County have approved or conditionally approved the proposed project. The application is complete. Parcels to be developed are found to comply with the Subdivision Map Act. The proposal neither causes non-conformance nor increases the severity of preexisting nonconformities with zoning and building ordinances.

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 parcel was not included in the 2019 adopted Housing Element Inventory. The site is developed with an existing single-family residence and the proposed project would allow for the construction of a new 2,400 square-foot manufactured home on a vacant parcel that would add one residential unit to the Housing Inventory. The project is consistent with the goals, policies, and standards of the Humboldt County Housing Element.

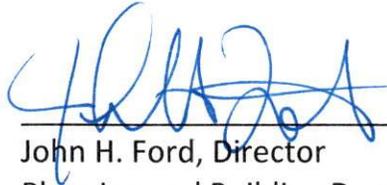
DECISION

NOW, THEREFORE, based on the above findings and evidence, the Humboldt County Zoning Administrator does hereby:

- Adopt the findings set forth in this resolution; and
- Approve the Coastal Development Permit (PLN-2025-19405) for Kelly Hutchins subject to the Conditions of Approval attached hereto as Attachment 1A; and

Adopted after review and consideration of all the evidence on **February 19, 2026.**

I, John H. Ford, Zoning Administrator 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 Zoning Administrator at a meeting held on the date noted above.



John H. Ford, Director
Planning and Building Department

**CONDITIONS OF APPROVAL
PLN-2025-19405**

APPROVAL OF THE COASTAL DEVELOPMENT PERMIT IS CONDITIONED ON THE FOLLOWING TERMS AND REQUIREMENTS:

A. General Conditions

1. The project shall be conducted in accordance with the approved Site Plan and Construction Plans. Minor deviations shall be permitted as provided by Humboldt County Code Section 312-11; however, all other changes shall require modification of this permit.
2. The applicant will be responsible for obtaining all necessary Federal, State and Local permits, including Building Permits from the County of Humboldt Building Division to facilitate demolition and construction.
3. The applicant is required to pay for permit processing on a time and material basis as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors. The Department will provide a bill to the applicant after the decision. Any and all outstanding Planning fees to cover the processing of the application to decision by the Hearing Officer shall be paid to the Humboldt County Planning Division, 3015 "H" Street, Eureka.
4. If cultural resources are encountered during any ground disturbing activities of the proposed project, the contractor on site shall cease all work in the immediate area and within a 50-foot buffer of the discovery location. A qualified archaeologist, as well as the appropriate Tribal Historic Preservation Officer(s), are to be contacted to evaluate the discovery and, in consultation with the applicant and lead agency, develop a treatment plan in any instance where significant impacts cannot be avoided.

The Native American Heritage Commission (NAHC) can provide information regarding the appropriate Tribal point(s) of contact for a specific area; the NAHC can be reached at 916-653-4082. Prehistoric materials may include obsidian or chert flakes, tools, locally darkened midden soils, groundstone artifacts, shellfish or faunal remains, and human burials. If human remains are found, California Health and Safety Code 7050.5 requires that the County Coroner be contacted immediately at 707-445-7242. If the Coroner determines the remains to be Native American, the NAHC will then be contacted by the coroner to determine appropriate treatment of the remains pursuant to PRC 5097.98. Violators shall be prosecuted in accordance with PRC Section 5097.9

5. The landscape shall include native plants appropriate to coastal northern California, which provide aesthetic and habitat values while requiring minimal watering and maintenance. The planting of invasive species is prohibited, and the removal of invasive species is encouraged.
6. Vegetation removal should occur outside of nesting season (generally March 15 – August 15) to avoid impacts to native resident and migratory birds. If that's not feasible, a qualified biologist shall survey for active bird nests no more than seven days prior to tree removal or significant trimming. If an active nest is found, the permittee should consult with CDFW regarding appropriate site-specific avoidance measures and buffer distances. If there is a lapse in project-related activities of seven days or more, the biologist should re-survey the area before work resumes.

B. Ongoing Requirements/Development Restrictions Which Must be Satisfied for the Life of the Project:

1. This permit shall expire and become null and void at the expiration of one (1) year after all appeal periods have lapsed (see "Effective Date") except where construction under a valid building permit or use in reliance on the permit has commenced prior to such anniversary date. The period within which construction or use must commence may be extended as provided by Section 312-11.3 of the Humboldt County Code.
2. Adhere to the best management practices recommended by the biologist in the submitted Biological Assessment to prevent sediment, fuels, or contaminants from entering the surrounding habitat.

Informational Notes:

The applicant is ultimately responsible for ensuring compliance with this condition.

