



# COUNTY OF HUMBOLDT

For the meeting of: 4/2/2026

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File #: 26-284

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**To:** Zoning Administrator  
**From:** Planning and Building Department  
**Agenda Section:** Consent

**SUBJECT:**

Hufford, Coastal Development Permit and Special Permits  
Record Number: PLN-2025-19298  
Assessor Parcel Numbers (APN): 520-211-001  
Orick Area

A Coastal Development Permit (CDP) for the removal of an approximately 1,450 square-foot manufactured home with an approximately 1,584 square-foot manufactured home to be constructed in the same location. The site is also developed with three other legal nonconforming residences. The parcel is served with on-site water and on-site wastewater treatment systems. A Special Permit (SP) is required for Design Review.

**RECOMMENDATION(S):**

That the Zoning Administrator:

Adopt the Resolution, (Attachment 1) which does the following:

- a. Finds the project complies with the North Coast Area Plan, and the Zoning Ordinance;  
and
- b. Finds the project exempt from CEQA pursuant to Section 15302 *Replacement of Reconstruction* of the CEQA Guidelines, and that there is no substantial evidence that the project will have a significant effect on the environment; and
- c. Approves the Coastal Development Permit and Special Permits as recommended by staff and subject to the conditions of approval (Attachment 1A).

**DISCUSSION:**

**Project Location:**

The project site is located in the Orick area, on the north side of Hufford Road, approximately 4,000

feet west of the intersection of Hufford Road and Gunst Road, on the property known as 1665 Hufford Road.

**Present General Plan Land Use Designation:** Agricultural Exclusive Prime (AEP) - 60 acres and Agriculture General (5). Slope stability: Low Instability (1)

**Present Zoning:** Rural Residential Agriculture (RA-5) with Combining Zones Manufactured Home (M), Coastal Elk Habitat (E), Design Review (D), Flood Hazard Areas (F), Streams and Riparian Corridor Protection (R).

**Environmental Review:** Project is exempt from environmental review per Section 15302 *Replacement of Reconstruction* of the CEQA Guidelines.

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

**Major concerns:** None.

**Executive Summary:** A Coastal Development Permit (CDP) for the removal of an approximately 1,450 square-foot manufactured home with an approximately 1,584 square-foot manufactured home in the same location. The site is also developed with three other legal nonconforming residences. The parcel is served with on-site water and on-site wastewater treatment systems. A Special Permit is required for Design Review.

**Biological Resources:** According to the California Natural Diversity Database (CNDDDB), the parcel has a perennial that could provide rearing habit for both coast cutthroat trout (*Oncorhynchus clarkii clarki*) and Northern California Winter-run Steelhead (*Oncorhynchus mykiss*). The stream is a tributary to Redwood Creek and the Redwood Estuary. The Parcel is also in a "E" combining zone which provides regulations to ensure that development within elk habitat is compatible with such habitat areas and is sited and designed to mitigate impacts which would significantly degrade such habitat. The County requested the California Department of Fish and Game to review proposed plans within coastal elk habitat areas. The Agency was requested to respond within ten (10) working days of the referral, but no response has been received by County Staff. Given that the proposal will replace an existing structure in essentially the same footprint and no additional development is proposed, the project is not expected to impact either of these resources.

**Geologic Suitability and Hazards:** The parcel is located in an area of low instability The parcel is not located within an Alquist-Priolo Fault Hazard Zone but is not in area subject to potential liquefaction. The parcel is located in an area that has the potential to flood due to the presence of a perennial creek on the eastern and southern portion of the property. The proposed project site, however, is outside of the 100-year floor zone. As such the hazard for flooding is considered low. Moreover, the parcel resides within a moderate fire hazard severity zone. The parcel is within the State

Responsibility Area and the Orick Community Services District which provides fire response. No increased threats to hazards are anticipated as a result of the project.

OTHER AGENCY INVOLVEMENT:

The project was referred to responsible agencies and all responding agencies have recommended approval or conditional approval. (Attachment 3)

ALTERNATIVES TO STAFF RECOMMENDATIONS:

The Zoning Administrator could elect to add, modify or delete conditions of approval. Staff have concluded the required findings in support of the proposal can be made.

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.

ATTACHMENTS:

1. Draft Resolution
  - A. Conditions of Approval
  - B. Site Plan
2. Applicant's Evidence in Support of the Required Findings
  - A. Neighborhood Design Survey
  - B. Onsite Wastewater Treatment System Assessment Report (SHN)
3. Referral Agency Comments and Recommendations

**Applicant**

Friesen Homes  
C/O Nick Downey  
PO Box 813  
Fortuna, CA 95540

**Owners**

Joseph and Donna Hufford  
1621 Hufford Rd  
Orick, CA 95555

**Agent**

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Please contact Michael Kein, Associate Planner, at 707-268-3739 or by email at [MKein2@co.humboldt.ca.us](mailto:MKein2@co.humboldt.ca.us) <<mailto:MKein2@co.humboldt.ca.us>>, if you have any questions about the scheduled item.