

**ZONING ADMINISTRATOR**

**JOHN H. FORD**  
Director, Planning and  
Building



**COUNTY STAFF**

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Planning Manager

**COUNTY OF HUMBOLDT**  
**ZONING ADMINISTRATOR**

**Planning and Building Department**  
**3015 H St.**  
**Eureka, CA 95501**

**AGENDA**

**Thursday, February 19, 2026**

**10:00 AM**

**Regular Meeting - Hybrid**

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**The County of Humboldt is committed to providing equal access to all county programs, services and activities through the provision of accommodations for individuals with qualified disabilities as required under the Americans with Disabilities Act. With 72 hours prior notice, a request for reasonable accommodation or modification can be made. Please contact the Planning Clerk at 707-267-9409 or by email [planningclerk@co.humboldt.ca.us](mailto:planningclerk@co.humboldt.ca.us) or the ADA Coordinator at 844-365-0352 or by email at [ada@co.humboldt.ca.us](mailto:ada@co.humboldt.ca.us).**

**Please note: Those not able to attend the Zoning Administrator meeting in person will have the opportunity to provide public comment via Zoom; however, the County of Humboldt cannot guarantee that the Zoom system will be available for the entirety of every meeting. The only ways to guarantee that your comment is received and considered by the Zoning Administrator are to attend the meeting in person or submit your comment in writing in advance of the meeting.**

**HOW TO LISTEN OR WATCH THE ZONING ADMINISTRATOR MEETING:**

You may access the live stream of the meeting in two ways:

1. You may access the live stream of the meeting by using the following link:

<https://zoom.us/j/86599462366> Password: 604225

2. Call in via telephone at 346 248-7799, enter meeting ID 865 9946 2366

Password: 604225

**PUBLIC COMMENT INSTRUCTIONS DURING THE MEETING:**

Participate in the public comment period of the meeting in the following two ways:

1. **Via Computer as an attendee:** To raise your hand click the Raise Hand icon on the bottom of the Zoom window. When you click the Raise Hand icon, a hand icon will appear next to your name that will notify the host your hand is raised. You will also see the hand icon turn green. When you want to lower your hand, you can click the hand icon again and your hand will be lowered. When you are called upon to speak the Zoom platform will ask you for permission to unmute your mic. If you encounter any issues, please use the call-in option below.

2. **Via phone call using cellphone or landline:** When the Zoning Administrator meeting begins, call in to the conference line. When the Zoning Administrator starts to discuss the item you wish to comment on, Press \*9 to raise your hand. When you are called upon to speak, you will be prompted to unmute your mic, press \*6 to unmute.

Please note that each Zoom meeting has a unique meeting ID and password.

Any item on this agenda that is continued to a future date will use the meeting ID and password applicable to the date the agenda item is to be heard again. Agendas are posted on the Friday before the meeting at <https://humboldt.legistar.com>

**PUBLIC COMMENT PRIOR TO THE MEETING:**

Submit public comments via email to [Planningclerk@co.humboldt.ca.us](mailto:Planningclerk@co.humboldt.ca.us) and provide the Project title, Record or Case number and date of the hearing. If you do not have access to email, contact the planning clerk at 707-267-9409

The Agenda is posted on the Friday prior to the meeting. Comments received after the agenda has been published can be found at the “Attachments” section of the “Meeting Details” link next to the posted Agenda at: <https://humboldt.legistar.com>. All public comment and supplemental information submitted after Wednesday, February 18, 2026, will be included with the administrative record after the fact.

**A. CALL TO ORDER****B. AGENDA MODIFICATIONS****C. CONSENT CALENDAR**[26-101](#)

1. Scott Cyr, Coastal Development Permit  
Assessor Parcel Numbers (APN) 514-014-001  
Record No.: PLN-2024-18989-MOD01  
Westhaven area

A modification to an approved Coastal Development Permit (CDP) (PLN-2024-18989) to increase the size of the approved residence and garage from a 783 square-foot (sf) one-bedroom single-family residence and 993 sf two-car garage to 1080 sf 2 bedroom/ 2 bath single family residence and 1350 sf garage with a ½ bath and laundry connections. The modification will also include a proposed open wall covered storage of approximately 392 sf.

**Recommendation:** 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 Scott Cyr Coastal Development Permit Modification subject to the recommended conditions of approval (Attachments 1A).

**Attachments:**

[18989 Staff Report 1.19.26](#)

[Attachment 1 - Draft Resolution](#)

[Attachment 1A - Conditions of Approval](#)

[Attachment 1B - Revised Site Plan 1.7.2026](#)

[Attachment 2 - ZA Resolution 25-053 Scott Cyr 18989](#)

[26-102](#)

**2. Hagen Quarry**

Assessor Parcel Numbers (APN) 214-116-006 and 214-116-008-000

Record No.: PLN-2025-19182

Phillipsville area

A 15-year renewal of Conditional Use/Surface Mining Permits and Reclamation Plan and review of financial assurance cost estimates for an existing surface mining operation known as the Hagen Quarry. The site has historically been mined since at least the 1960s. The original permit allowed for extraction of 100,000 cubic yards annually of greywacke, which will be used locally for highway construction projects, rip rap, erosion control, rock slope protection and landscaping purposes. Operations include drilling, blasting, sorting, crushing, stockpiling, transportation of material via dump trucks, on-site road and staging area improvements, revegetation, and final reclamation. No washing and no asphalt/cement batch processing will be conducted on site. No new access roads to the quarry will be constructed. Materials will be transported to Highway 254 utilizing one (1) mile of a graveled, private road (16' - 24' wide). Heavy equipment to be used on site includes front-end loaders, caterpillar tractors, dump trucks, excavators, rock crusher, portable screen plant and weigh scales. The permit term is 15 years and will expire February 20, 2040.

**Recommendation:** That the Zoning Administrator:

1. Adopt the resolution (Resolution 26-\_\_\_), (Attachment 1) which does the following:

a. Finds the Zoning Administrator has considered the Subsequent Mitigated Negative Declaration (SMND) previously adopted for the Hagen Quarry renewal pursuant to Section 15164 of the CEQA

guidelines and that no further environmental review is required;  
and

b. Makes all of the required findings for approving the Conditional Use/Surface Mining Permits and Reclamation Plan PLN-2025-19182, based on the substantial evidence submitted; and

c. Approves the Conditional Use/Surface Mining Permit and Reclamation Plan renewal.

**Attachments:**

[19182 Staff Report 1.19.26](#)

[Attachment 1 - Draft Resolution](#)

[Attachment 1A - Conditions of Approval](#)

[Attachment 1B - Hagan Quarry Revised Operations and Rec Plan](#)

[Attachment 1C - Location and Site Map](#)

[Attachment 2 - MND 2013](#)

[Attachment 3 - Referral Agency Comments and Recommendations](#)

[Attachment 3A - Public Works Land Use Memo 3.19.10](#)

[Attachment 3B - CDFW Referral Response](#)

[26-103](#)

3. Rayl Lot Line Adjustment, Notice of Merger and Coastal Development Permit Assessor Parcel Numbers (APNs) 100-152-026, 100-311-002 and 100-311-017 Record Number: PLN-2025-19402 Ferndale Area

A Lot Line Adjustment (LLA) between two parcels, resulting in two parcels. The proposed LLA will adjust the property lines between APN 100-152-026 which contains a dairy and mobile home park, with the developed portion of APN 100-311-017 which contains a residence, in order to shift the parcel lines so the dairy and residence are on one parcel, and the mobile home park is on a separate parcel. A voluntary Notice of Merger (NOM) is required between the vacant portion of APN 100-311-017 and 100-311-002, to correct a previous subdivision violation in order to comply with State and County law. The property is within the appeals jurisdiction of the Coastal Zone, and a Coastal Development Permit is required for both the LLA and NOM. The parcels are served with water provided by the Riverside Community Services District and on-site septic systems. No other development is proposed as part of this project.

**Recommendation:** That the Zoning Administrator:

1. Adopt the resolution, (Attachment 1) which does the following:
  - a. Finds the Zoning Administrator has considered the Categorical Exemption and agrees with the findings; and
  - b. Makes all required findings for approval of the Lot Line Adjustment, Notice of Merger and Coastal Development Permit; and
  - c. Approves the Rayl Lot Line Adjustment, Notice of Merger and Coastal Development Permit as recommended by staff and subject to the conditions of approval (Attachment 1A).

**Attachments:**

[19402 Staff Report 2.19.26](#)

[Attachment 1 - Draft Resolution](#)

[Attachment 1A - LLA Conditions of Approval](#)

[Attachment 1B - NOM Conditions of Approval](#)

[Attachment 1C - Site Plan](#)

[Attachment 2 - Location Map](#)

[Attachment 3 - Referral Agency Comments](#)

**26-104**

4. 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:** 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).

***Attachments:***

[19405 Staff Report 2.19.26](#)

[Attachment 1 - Draft Resolution](#)

[Attachment 1A - Conditions of Approval](#)

[Attachment 1B - Site Plan](#)

[Attachment 2A - Botany Survey Hutchins](#)

[Attachment 2B - Biological Survey Hutchins](#)

[Attachment 2C - Wetland Delineation](#)

[Attachment 3 - Referral Agency Responses Directory](#)

[Attachment 3A - DFW Referral Response 19405](#)

[Attachment 3B - Building Referral Response](#)

**D. ITEMS PULLED FROM CONSENT**

**E. PUBLIC HEARINGS**

**F. ADJOURNMENT**

**G. NEXT MEETING March 5, 2026 10:00 a.m. Regular Meeting - Hybrid**