



MINUTE SHEET

Thursday, February 19, 2026

Regular Meeting

The Honorable Zoning Administrator of the County of Humboldt held a regular meeting on the above date within the Humboldt County Planning and Building Department at 3015 H Street in Eureka, California. The Zoning Administrator and the Zoning Administrator Clerk of the County of Humboldt hereby certify the foregoing to be a true and correct record of the actions taken on the above-entitled matters by said Zoning Administrator at the meeting held on date noted above.



Laura McClenagan
Zoning Administrator Clerk



John H Ford
Zoning Administrator

ZONING ADMINISTRATOR

JOHN H. FORD
Director, Planning and Building



COUNTY STAFF

CLIFF JOHNSON
Planning Manager
RODNEY YANDELL
Planning Manager

**ZONING ADMINISTRATOR
COUNTY OF HUMBOLDT
Planning and Building Department
3015 H St.
Eureka, CA 95501**

ACTION SUMMARY

Thursday, February 19, 2026

10:00 AM

Regular Meeting - Hybrid

A. CALL TO ORDER

Director John Ford called the meeting to order at 10:00 a.m.

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.

The Zoning Administrator adopted resolution 26-038, which finds the proposed project complies with the General Plan and Zoning Ordinance; and approves the Scott Cyr Coastal Development Permit Modification subject to the conditions of approval.

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 Hagan 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.

The Zoning Administrator adopted resolution 26-039, which 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 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 approves the Conditional Use/Surface Mining Permit and Reclamation Plan renewal.

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.

The Zoning Administrator adopted resolution 26-040 which finds the Zoning Administrator has considered the Categorical Exemption and agrees with the findings; and makes all required findings for approval of the Lot Line Adjustment, Notice of Merger and Coastal Development Permit; and

approves the Rayl Lot Line Adjustment, Notice of Merger and Coastal Development Permit as recommended by staff and subject to the conditions of approval.

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.

The Zoning Administrator adopted resolution 26-041, which 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 finds the proposed project complies with the Humboldt Bay Area Plan and Zoning Ordinance; and approves the Coastal Development Permit subject to the conditions of approval.

D. ITEMS PULLED FROM CONSENT

E. PUBLIC HEARINGS

F. ADJOURNMENT

Director John Ford adjourned the meeting at 10:07 a.m.

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