

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

Resolution Number: 26-

Record Number: PLN-2024-18989-MOD1

Assessor's Parcel Number: 514-014-001

Resolution by the Zoning Administrator of the County of Humboldt certifying compliance with the California Environmental Quality Act and conditionally approving the Scott Cyr Coastal Development Modification.

WHEREAS, Scott Cyr, provided an application and evidence in support of approving a Coastal Development Permit (CDP) for a modification to an approved Coastal Development Permit (CDP) (PLN-2024-18989) to increase the size of the approved residence and garage from 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 approximately 392 sf; and

WHEREAS, the lead agency, found that project is categorically exempt from environmental review pursuant to Sections 15301 Existing Facilities, 15303 New Construction or Conversion of Small Structures, and 15304 Minor Alterations to Land of the CEQA Guidelines; and

WHEREAS, the Humboldt County Zoning Administrator held a duly noticed public hearing on February 19, 2026, and reviewed, considered, and discussed the application for a Conditional Use 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 modification to an approved Coastal Development Permit (CDP) (PLN-2024-18989) to increase the size of the approved residence and garage from 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.

EVIDENCE: a) Project File: PLN-2024-18989-MOD01

- 2. FINDING:** **CEQA.** The project complies with the requirements of the California Environmental Quality Act. The project is categorically exempt from

environmental review pursuant to Sections 15301 Existing Facilities, 15303 New Construction or Conversion of Small Structures, and 15304 Minor Alterations to Land of the CEQA Guidelines.

- EVIDENCE:**
- a) The project is categorically exempt from environmental review pursuant to Sections 15301 Existing Facilities, 15303 New Construction or Conversion of Small Structures, and 15304 Minor Alterations to Land of the guidelines for the implementation of CEQA. The Class 1 exemption applies because the project includes the use of an existing well on the parcel for domestic purposes. The Class 3 exemption applies because the project includes the construction of a single-family residence in a residential zone. The Class 4 exemption applies to private alterations in the condition of vegetation which do not involve removal of healthy, mature, scenic trees except for forestry or agricultural purposes. None of the exceptions per Section 15300.2 apply to this project.

FINDINGS FOR COASTAL DEVELOPMENT PERMIT MODIFICATION

- 3. FINDING:** The proposed development is in conformance with the County General Plan, Open Space Plan, and the Open Space Action Program.

- EVIDENCE:**
- a) The property is planned for residential use and the proposed development is a residential use.
 - b) The existing well is located immediately adjacent to a delineated wetland and running water lines from the well to the residence will require disturbance of the ground adjacent to the wetland area. While the location is above the 40-foot elevation contour and may be considered outside of the defined wetland buffer, the project will maintain a 100-foot setback for all development except for the existing well and the water supply line to the residence. Wells and associated well infrastructure are allowable uses in wetland buffers per the Trinidad Area Plan. No changes are proposed from the original entitlement (PLN-2024-18989).
 - c) None of the area within 100 feet of the wetland will be covered with impervious surfaces or include any storm drain features. A condition of approval requires the topsoil of any disturbed soil to be retained and replaced after trenching of water lines in order to facilitate regrowth of existing vegetation. The proposed septic system is outside of the 100-foot setback from both the wetland and the well. No changes are proposed from the original

entitlement (PLN-2024-18989)

4. FINDING: The proposed development is consistent with the purposes of the existing Residential Single Family (RS) with combining zone designation's No Further Subdivision Allowed, Manufactured Homes, and Steams and Riparian Corridor Protection Combining Zones (RS-X-M/R).

- EVIDENCE:**
- a) The project involves the development of a single-family residence with an attached garage. Single-family dwellings are principally permitted in the RS zone.
 - b) This project does not include a subdivision.
 - c) This project does include adding a manufactured home.
 - d) This project does not contain any Steams and Riparian Corridor Protection Combining Zones.

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

- EVIDENCE:**
- a) The proposed residence and garage comply with all development standards, including setbacks, building height, and parking.
 - b) The site will obtain energy from PG&E. No changes are proposed from the original entitlement (PLN-2024-18989)

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 properties or improvements in the vicinity.

- EVIDENCE:**
- a) The proposed residence and garage comply with all development standards of the zone district which are intended to protect public health safety and welfare. Based on staff analysis and the findings made in this report, there is no evidence that the proposed residence and garage will be materially injurious to properties or improvements in the vicinity.

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 housing inventory of Humboldt County's 2019 Housing Element.

8. FINDING: The proposed development will not adversely impact the public trust.

EVIDENCE: a) Typical residential use of water is approximately 110,000 gallons per year. The nearest mapped surface water feature is an unnamed intermitted stream that is located over 1,900 feet from the well and the nearest watercourse that provides habitat for important fisheries is Luffenholz Creek which is approximately 5,000 feet from the well. The well is immediately adjacent to a wetland which may provide habitat for sensitive animal species, however the use of the well for as much as 300 gallons per day is unlikely to significantly affect the wetland.

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
- Conditionally approves the Coastal Development Permit Modification for Scott Cyr subject to the conditions of approval attached hereto as Attachment 1.

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