

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

**Resolution Number: 25-**

**Record Number: PLN-2024-18989**

**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 Special Permit.**

**WHEREAS**, Scott Cyr Special Permit, provided an application and evidence in support of approving a Coastal Development Permit (CDP) for the construction of an approximately 783 square-foot one-bedroom single-family residence with an attached approximately 993 square-foot two-car garage and a Special Permit is required for the removal of several redwood clumps and redwood trees, one Douglas-fir, and one Grand Fir that exceed 38-inches in circumference at 4-1/2 feet above the ground subject to Section 313-64.1 of HCC, Major Vegetation Removal. A Less Than Three Acre Conversion Exemption is proposed for the removal of the stumps and trees; 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 August 21, 2025, 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 Coastal Development Permit (CDP) for the construction of an approximately 783 square-foot one-bedroom single-family residence with an attached approximately 993 square-foot two-car garage and an on-site wastewater treatment system. The parcel is served with a shallow well. A Special Permit is required for the removal of several redwood clumps and redwood trees, one Douglas-fir, and one Grand Fir that exceed 38-inches in circumference at 4-1/2 feet above the ground subject to Section 313-64.1 of HCC, Major Vegetation Removal. A Less Than Three Acre Conversion Exemption is proposed for the removal of the stumps and trees.

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

- 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**

- 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 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.

- 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 is consistent with the requirements of the CMMLUO Provisions of the Zoning Ordinance.

- EVIDENCE:**
- a) The CMMLUO allows existing cannabis cultivation to be permitted in areas zoned Agriculture Exclusive (HCC 314-7.1).
  - b) The parcel was legally created as Parcel 2 of Parcel Map 1614, filed in Book 14 of Parcel Maps Pages 34-35
  - c) The project proposes obtaining water from two rainwater catchment One of which is an on-stream pond. Not counting the on-stream pond, the applicant will have over 600,000 gallons of water storage at full buildout.
  - d) A Road Evaluation Report found the access roads to be functionally appropriate for the existing traffic.
  - e) The slope of the land where cannabis will be cultivated is on existing flats.
  - f) The cultivation of cannabis will not result in the net conversion of timberland.
  - g) The location of the cultivation complies with all setbacks required in Section 314-55.4.11.d. It is more than 30 feet from any property line and more than 600 feet from any school, church, public park, or Tribal Cultural Resource.

**6. 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 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.

- b) The site will obtain energy from PG&E.
- c) The project will obtain water from the Westhaven Community Services District.

**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.

## 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 and Special Permit for Scott Cyr subject to the conditions of approval attached hereto as Attachment 1.

Adopted after review and consideration of all the evidence on **August 21, 2025**.

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.

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John H. Ford, Director  
Planning and Building Department