

ZONING ADMINISTRATOR

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**COUNTY OF HUMBOLDT
ZONING ADMINISTRATOR**

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

AGENDA

Thursday, December 18, 2025

10:00 AM

Regular Meeting - Hybrid

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 or the ADA Coordinator at 844-365-0352 or by email at 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 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, December 17, 2025, will be included with the administrative record after the fact.

A. CALL TO ORDER**B. AGENDA MODIFICATIONS****C. CONSENT CALENDAR**[25-1438](#)

1. Humboldt County Department of Public Works Coastal Development Permit Assessor Parcel Numbers (APN) 308-071-006-000, 308-071-009-000, and 308-071-011
Record No.: PLN-2025-19303
Table Bluff area

A follow up Coastal Development Permit (CDP) to an approved Emergency CDP (PLN-2025-19302) which authorized repairs to a landfill cap, improvements to surface drainage, and replacement of the subsurface drainage systems for a closed landfill. The Leach field rehabilitation activities include removal of the aboveground concrete vault, installation of water storage tanks and associated distribution piping, installation of new transmission lines connecting the leachate transfer system to new storage tanks, installation of new disposal trenches, and improvements to the access road leading to the leach field. The site is host to a landfill that was closed in 1979.

Recommendation: That the Planning Commission:

1. Adopt the resolution, (Attachment 1) which does the following:
 - a. Finds the Zoning Administrator has considered the Final

Environmental Impact Report for the Commercial Cannabis Land Use Ordinance and the Addendum that was prepared for the Humboldt County Department of Public Works Coastal Development project; and

b. Finds the proposed project complies with the General Plan and Zoning Ordinance; and

c. Approves the Coastal Development Permit as recommended by staff, subject to the conditions of approval (Attachment 1A).

Attachments:

[19303 Staff Report 12.18.25](#)

[Attachment 1 - Draft Resolution](#)

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

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

[Attachment 2 - Humboldt County Public Works Table Bluff Landfill Project](#)

[Attachment 3 - Report of Vegetation Management Activities at TBL for E](#)

[25-1437](#)

2. Mad River Estates LLC CUPs For Mixed Light Cannabis Cultivation.

Assessor Parcel Number (APN) 315-214-011

Record No.: PLN-12346-CUP

Korbel area

Denial of four Conditional Use Permits for four acres of mixed-light commercial cannabis cultivation, appurtenant nursery, and associated structures.

Recommendation: That the Zoning Administrator:

1. Adopt the resolution, (Attachment 1) which does the following:

a. Finds the Zoning Administrator has found the projects exempt from environmental review pursuant to State CEQA Guidelines Section 15270; and

b. Finds the applicant has not provided sufficient evidence necessary to make the required findings for approval; and

c. Denies the Mad River Estates LLC (PLN-12346-CUP) Conditional

Use Permits.

Attachments:

[12346 Staff Report 12.18.25](#)

[Attachment 1 - DRAFT Resolution](#)

[Attachment 2A - 12346 Withdrawl of Owner Consent](#)

[Attachment 2B - Denial Warning Letter](#)

[Attachment 2C - Notice of Pending Project Denial](#)

D. ITEMS PULLED FROM CONSENT

E. PUBLIC HEARINGS

F. ADJOURNMENT

G. NEXT MEETING: January 15, 2026 10:00a.m. Regular Meeting-Hybrid