

**ZONING ADMINISTRATOR**

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

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

**AGENDA**

**Thursday, March 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, March 18, 2026, will be included with the administrative record after the fact.

**A. CALL TO ORDER****B. AGENDA MODIFICATIONS****C. CONSENT CALENDAR**[26-200](#)

1. Coza Coastal Development Permit and Special Permit Modification  
Record Number: PLN-2024-18985MOD01  
Assessor Parcel Numbers: 110-251-037 and 110-251-038  
Shelter Cove area

A Modification to a previously approved Coastal Development Permit (CDP) and Special Permit (SP). The previous project included the construction of an approximately 1,719 square-foot two-story, two-bedroom single-family residence. The Modification will change the design to an A-Frame and reduce the square footage to approximately 1,599 square feet. The residence will be within the same footprint of the previously approved permit. The parcel will be served by community water provided by the Resort Improvement District and an on-site wastewater treatment system.

**Recommendation:** That the Zoning Administrator:  
Adopt the resolution (Attachment 1) which does the following:  
1. Finds that the proposed project complies with the South Coast Area Plan and Zoning Ordinance; and  
2. Finds the project exempt from CEQA pursuant to Sections 15303

and 15304 of the CEQA Guidelines, and that there is no substantial evidence that the project will have a significant effect on the environment; and

3. Approves the Coastal Development Permit and Special Permit Modification subject to the conditions of approval (Attachment 1A).

**Attachments:**

[18985Mod Staff Report 3.19.26](#)

[Attachment 1 - Draft Resolution](#)

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

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

[Attachment 1C - Merger Map](#)

[Attachment 2 - Applicant's Evidence in Support of the Required Findings](#)

[Attachment 2A - Biological Survey Report](#)

[Attachment 2B - Engineering Geologic Soils Report](#)

[Attachment 2C - Septic Disposal Design](#)

[Attachment 2D - SRA CALFIRE Exemption](#)

[26-204](#)

**2.** Table Bluff Coastal Development, Conditional Use, and Design Review Special Permit Modification

Assessor Parcel Numbers: 308-041-005-000 and 308-061-001-000

Record Number: PLN-2026-19507

Loleta/Table Bluff area

A Modification to a previously approved Coastal Development Permit, Special Permit and Conditional Use Permit for the Table Bluff Ecological Preserve managed by the California Department of Fish and Wildlife. The approved permits allowed for major vegetation removal and habitat restoration including the removal of a barbed wire fence and the installation of a deer-proof fence around an experimental restoration plot. The modification would allow for the construction of a public access trail, informational signage, a picnic bench and table area and perimeter fencing. The proposed nature trail and seating will be made accessible where feasible. Continued restoration activities associated with this permit may include prescribed burns, grazing, tilling and planting, along with construction and replacement of fencing and gates as needed. A Special Permit is required for design review of the proposed improvements.

**Recommendation:** That the Zoning Administrator:

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

- a. Finds that the Zoning Administrator has considered the Notice of Exemption and as a responsible agency, agrees with the lead agency's findings; and
- b. Makes all required findings for approval of the Modification to the approved Coastal Development Permit, the Conditional Use Permit, and the Special Permit; and
- c. Approves the California Department of Fish and Wildlife Coastal Development Permit, Conditional Use Permit, and Special Permit Modification as recommended by staff and subject to the conditions of approval (Attachment 1A).

**Attachments:**

[19507 Staff Report 3.19.26](#)

[Attachment 1 - Draft Resolution](#)

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

[Attachment 2 - Site Plan](#)

[Attachment 3A - Notice of Exemption](#)

[Attachment 3B - Coastal Prairie Restoration Work Plan](#)

[Attachment 3C - Biological Report](#)

[Attachment 4 - Referral Agency Comments](#)

**26-203**

3. MCSD Sewer Crossing Retrofit Special Permit and Coastal Development Permit  
Record Number: PLN-2025-19446  
Assessor Parcel Numbers (APN): Listed in Attachment 1C

A Coastal Development Permit (CDP) and Special Permit (SP) for McKinleyville Community Services District to retrofit the three U.S. 101 sewer crossings that drain wastewater from the east side of U.S. 101 to the west side where the District's treatment facility is located. A Special Permit is required for major vegetation removal to facilitate the retrofit. The proposed replacement method for each highway crossing is Horizontal Auger Boring (HAB). A previous CDP (PLN-2025-19282) authorized geotechnical drilling to determine appropriate design parameters. The retrofitted sewer crossings would increase earthquake resiliency of the utility above current conditions.

**Recommendation:**

That the Zoning Administrator:

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

- a. Finds the project complies with the McKinleyville Area Local Coastal Plan, the McKinleyville Community Plan, and the Zoning

Ordinance; and

b. Finds the McKinleyville Community Services District, as the lead agency under CEQA, has prepared a Mitigated Negative Declaration for the proposed project; and

c. Approves the Coastal Development Permit and Special Permit subject to the conditions of approval (Attachment 1A).

**Attachments:**

[19446 Staff Report 3.19.26](#)

[Attachment 1 - Draft Resolution](#)

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

[Attachment 1B - Site Plan](#)

[Attachment 1C - Project Parcels and Owners](#)

[Attachment 1D - Parcels, General Plan, Coastal Jurisdiction](#)

[Attachment 2A - Initial Study Mitigated Negative Declaration](#)

[Attachment 2B - NOD](#)

[Attachment 3 - Referral Agency Comments](#)

[26-202](#)

**4.** Hornsby Coastal Development Permit

Case Number: PLN-2025-19409

Assessor's Parcel Number: 507-282-003

Arcata area

A Coastal Development Permit (CDP) for the installation of a new 5" domestic water well to serve the parcel. The new well will replace an existing well that has failed. The site is developed with a single-family residence constructed under PLN-2022-17889. The site is served with on-site water (well) and on-site septic. This permit is a follow up to the Emergency Coastal Development Permit PLN-2025-19434.

**Recommendation:**

That the Zoning Administrator:

Adopts the resolution (Attachment 1) which does the following:

a. Finds the project is Categorical Exempt from environmental review pursuant to Section 15303 of the CEQA Guidelines; and

b. Makes all the required findings for approval of the Coastal Development Permit; and

c. Approves the Coastal Development Permit as recommended by staff subject to the Conditions of Approval (Attachment 1A).

**Attachments:** [19409 Staff Report 3.19.26](#)  
[Attachment 1 - Draft Resolution](#)  
[Attachment 1A - Conditions of Approval](#)  
[Attachment 1B - Site Plan](#)  
[Attachment 1C - Wetland Delineation Figure](#)  
[Attachment 2 - Location Map](#)  
[Attachment 3 - Applicant's Evidence in Support of The Required Findings](#)  
[Attachment 4 - Referral Agency Comments and Recommendations](#)

[26-201](#)

5. The Redwood Company, LLC Coastal Development Permit, Lot Line Adjustment, and Special Permit

Assessor Parcel Numbers (APN) 106-061-073-000, 106-081-013-000

Record No.: PLN-2025-19382

Ferndale area

A Lot Line Adjustment (LLA) between two parcels of approximately 0.33 acres and 72.99 acres in size resulting in two parcels of approximately 53.48 acres and 19.84 acres in size. A Special Permit for a minimum lot size modification is required. The purpose of the LLA is to move the parcel lines to better fit land use patterns and facilitate land management. The parcels are vacant resource lands. Portions of the parcels are within the California Coastal Zone. A Coastal Development Permit (CDP) is required for this lot line adjustment.

**Recommendation:** That the Zoning Administrator:

- Adopt the resolution (Attachment 1) which does the following:
  - a. Finds the proposed project complies with the Eel River Area Plan, Humboldt County General Plan, and Zoning Ordinance; and
  - b. Finds the project exempt from CEQA pursuant to Section 15305(a) of the CEQA Guidelines; and
  - c. Approves the Coastal Development Permit and Lot Line Adjustment as recommended by staff, subject to the conditions of approval (Attachment 1A).

***Attachments:***

[19382 Staff Report 3.19.26](#)

[Attachment 1 - Draft Resolution](#)

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

[Attachment 1B - Lot Line Adjustment Map](#)

[Attachment 2 - Evidence in Support of Required Findings](#)

[Attachment 3 - Rural Parcel Size Analysis](#)

[Attachment 4 - Referral Agency Comments](#)

**D. ITEMS PULLED FROM CONSENT**

**E. PUBLIC HEARINGS**

**F. ADJOURNMENT**

**G. NEXT MEETING: April 2, 2026 10:00 a.m. Regular Meeting**