

ZONING ADMINISTRATOR

JOHN H. FORD
Director, Planning and
Building



COUNTY STAFF

CLIFF JOHNSON
Planning Manager
RODNEY YANDELL
Planning Manager

COUNTY OF HUMBOLDT
ZONING ADMINISTRATOR

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

AGENDA

Thursday, June 18, 2026

10:00 AM

Regular Meeting

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, June 17, 2026, will be included with the administrative record after the fact.

A. CALL TO ORDER**B. AGENDA MODIFICATIONS****C. CONSENT CALENDAR**

These Public Hearing matters are routine in nature and are usually approved by a single vote. The Chair will poll the audience to determine if any item on the consent agenda should be pulled for further discussion.

[26-643](#)

1. Manila CSD - Groundwater Monitoring Wells, Coastal Development Permit Modification
Assessor Parcel Numbers (APN) 400-011-077 and 400-171-008
Record No.: PLN-2019-15728-MOD01
Manilla area

A Modification to a previously approved Coastal Development Permit (CDP) for the Manila Community Services District (MCSD) that authorized a number of wastewater infrastructure improvements. The Modification includes the installation of four groundwater monitoring wells at the MCSD wastewater treatment facility at the west end of Lupin Avenue in Manila. The wells will be used for groundwater monitoring as part of the Waste Discharge Requirements (WDR) and Monitoring and Reporting Program (MRP) Order No. R1-2023-0003 required by the North Coast Regional Water Quality Control Board. The monitoring wells are intentionally sited in disturbed/developed areas so as to avoid impacts to sensitive biological resources

including Environmentally Sensitive Habitat Areas (ESHA), wetlands, and special status plants.

Recommendation: That the Zoning Administrator:

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

a. Finds the project exempt from further environmental review pursuant to Section 15301 (Existing Facilities) and 15303 (New Construction or Conversion of Small Structures) of the State CEQA Guidelines, and that there is no substantial evidence that the project will have a significant effect on the environment; and

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

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

Attachments:

[15728 Staff Report 6.18.26](#)

[Attachment 1 - Draft Resolution PLN-15728-MOD01](#)

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

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

[Attachment 2A - Project Description](#)

[Attachment 2B - Monitoring Wells Bio Memo 2026](#)

[Attachment 3 - Referral Agency Comments and Recommendations](#)

[26-644](#)

2. Patton, Coastal Development Permit and Special Permit
Assessor Parcel Numbers (APN) 403-051-032-000
Record No.: PLN-2025-19285
Eureka area

A Coastal Development Permit for the construction of a single-family residence with an attached garage, and the installation of an onsite wastewater treatment system. A Special Permit is also required for major vegetation removal to facilitate construction of the residence. The site is currently undeveloped and proposed to be served with community water provided by Humboldt Community Services District.

Recommendation: That the Zoning Administrator:

1. Adopt the resolution, (Attachment 1) which does the following:
 - a. Finds the project is exempt from environmental review per section 15303 (new construction or conversion of small structures) of the State CEQA Guidelines; and
 - b. Finds the proposed project complies with the General Plan and Zoning Ordinance; and
 - c. Approves the Coastal Development Permit and Special Permit subject to the conditions of approval (Attachment 1A).

Attachments:

[19285 Staff Report 6.18.26](#)

[Attachment 1 - Draft Resolution](#)

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

[Attachment 1B - Site Plan](#)

[Attachment 2A - Bio Assessment and Wetland Report](#)

[Attachment 3 - Referral Agency Responses Directory](#)

[Attachment 3A - CDFW Referral Response](#)

[26-645](#)

3. Old Briceland Holding Co Microbusiness
Assessor Parcel Numbers (APN) 220-241-017
Record No. PLN-2026-19531
Briceland area

A Special Permit for a microbusiness to allow for non-volatile manufacturing, distribution and non-storefront retail sales of all Old Briceland Holding Co cannabis products (PLN-10697-SP). The approved cultivation operation is for 30,000 square feet of mixed light cultivation with 3,000 square feet of ancillary propagation.

Recommendation: That the Zoning Administrator:

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

the Environmental Impact Report for the Commercial Cannabis Land Use Ordinance that was prepared for the Old Briceland Holding Co Microbusiness; and

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

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

Attachments:

[19531 Staff Report 6.18.26](#)

[Attachment 1 - Draft Resolution](#)

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

[Attachment 1B - Location Map](#)

[Attachment 1C - Operations Plan](#)

[Attachment 2A - Microbusiness Site Plan](#)

[Attachment 2B - Microbusiness Building Diagram](#)

[Attachment 3A - Statement of Diversion 07.28.2016](#)

[Attachment 3B - LSAA 12.04.2015](#)

[Attachment 4 - 19531 CEQA Addendum 2.0](#)

[Attachment 5 - Referral Agency Comments and Recommendations](#)

D. ITEMS PULLED FROM CONSENT

E. PUBLIC HEARINGS

The projects listed below are public hearing items that have generated public comment prior to the hearing date or have other issues related to them that may require discussion

F. ADJOURNMENT

G. NEXT MEETING: July 16, 2026, 10:00 a.m. Regular Meeting