

**ZONING ADMINISTRATOR**

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**COUNTY STAFF**

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**COUNTY OF HUMBOLDT  
ZONING ADMINISTRATOR  
Planning and Building Department  
3015 H St.  
Eureka, CA 95501**

**AGENDA**

Thursday, September 19, 2024

10:00 AM

Regular Meeting - Hybrid

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**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, September 18, 2024, will be included with the administrative record after the fact.

**A. CALL TO ORDER****B. AGENDA MODIFICATIONS**

**C. CONSENT CALENDAR**

1. Eureka Ready Mix CUP and SMR Renewal (Emmerson Bar)  
Assessor Parcel Number (APN) 025-161-006, 312-151-015, 312-151-019  
Record No.: PLN-2022-17873  
Blue Lake Area

A 15-year extension of the Reclamation Plan (SMR-06-91X, CUP-25-91X, SMP-06-91X) for the existing in-stream operations on the Emmerson Bar. A vested rights determination was made in 1992 for the annual maximum extraction of 50,000 cubic yards. The historic operation involves removal of flood-washed aggregate from the exposed bar surface, the construction of seasonal haul roads and, in most years, construction of a summer low flow channel crossing of the Main Stem Mad River. The Emmerson Bar is approximately 333 acres in size; rarely are more than fifteen acres disturbed in any one season. Emmerson Bar is located immediately downstream (east) of the Mad River Bridge on Hatchery Road near the City of Blue Lake. The bar is situated just upstream of the confluence of the Main Stem Mad River and the North Fork Mad River. Most of the surrounding land use is industrial, agricultural and rural residential. Annual extraction volumes, methods and locations are based on recommendations of the County of Humboldt Extraction Review Team (CHERT), the Department of Fish and Game (DF&G) and other regulatory agencies. If approved, the Reclamation Plan will expire July 28, 2039

- Recommendation:** That the Zoning Administrator:
1. Adopt the resolution (Resolution 24-\_\_\_), (Attachment 1) which does the following:
    - a. Finds the project complies with the California Environmental Quality Act and no further environmental review is necessary for the Wallan Quarry Conditional Use Permit Renewal project; and
    - b. Finds the proposed project complies with the General Plan and Zoning Ordinance; and
    - c. Approves the Permit renewal subject to the recommended conditions of approval (Attachment 1A).

**Attachments:** [17873 Staff Report 9.19.24](#)  
[Attachment 1 - Draft Resolution](#)  
[Attachment 1A - Conditions of Approval Emmerson Bar](#)  
[Attachment 1B - Project Extraction and Reclamation Plan - 2008 Orgainal](#)  
[Attachment 1C - Site Plan](#)  
[Attachment 2A - Location Map](#)  
[Attachment 2B - Emmerson Bar Location](#)  
[Attachment 3 - Emmerson Bar CEQA Addendum](#)  
[Attachment 4A - Reclamation Plan 07.29.2022](#)  
[Attachment 5A - ref Humboldt County Public Works](#)  
[Attachment 5B - ref CalFire 07.29.2022](#)  
[Attachment 5C - ref Humboldt Bay Water 08.12.2022](#)

2. McCracken Variance  
Assessor Parcel Numbers (APN) 308-141-017  
Record No.: PLN-2021-17543  
Loleta area

A Variance to facilitate a reduction of a side setback from 5 feet to 3 feet. The existing residence was built in 1970 without the proper building permits. There has also been an addition of a deck and barn which did not receive the proper building permits. The barn encroaches into the side setback. The parcel has been developed with a single-family residence and barn, and both structures are three feet from the northern property line. It is pertinent to the structural integrity of the barn to maintain the reduced setback.

**Recommendation:** That the Zoning Administrator:

1. Adopt the resolution (Resolution 24-\_\_\_). (Attachment 1) which does the following:
  - a. Finds the Zoning Administrator has considered the CEQA Categorical Exemption 15305(a), Minor Alterations in Land Use Limitations; and
  - b. Finds the proposed project complies with the General Plan and Zoning Ordinance; and
  - c. Approves the Variance subject to the recommended conditions of approval (Attachment 1)

**Attachments:** [17543 Staff Report 9.19.24](#)  
[Attachment 1 - Draft Resolution](#)  
[Attachment 1A - Conditions of Approval](#)  
[Attachment 2 - Referral Agency Comments and Recommendations](#)  
[Attachment 3 - Site Plan](#)

3. Vero Fiber Networks, LLC Digital 299 Phase 2 - Trinidad Spur Coastal Development Permit  
Assessor Parcel Number: County and State road rights-of-way

Record Number: PLN-2024-19012  
McKinleyville and Westhaven areas

A Coastal Development Permit for the portion of the Vero Fiber Networks, LLC Digital 299 Phase 2 - Trinidad Spur Project within the County's jurisdiction of the Coastal Zone that includes the installation of approximately 2.9 miles of fiber optic cable within County and State road rights-of-way consisting of three 1.25" conduits and fourteen underground access vaults via horizontal directional drilling with surface disturbance limited to entry/exit pits approximately every 300-800 feet. This is part of the Digital 299 broadband project intended to support long-term connectivity for rural communities that have been identified by the California Public Utilities Commission as unserved or underserved. The Humboldt County Zoning Administrator will consider the adopted Final Environmental Assessment and Initial Study/Mitigated Negative Declaration (SCH #2022010017) the California Public Utilities Commission approved, pursuant to §15074 of the State CEQA Guidelines and the subsequent Addendum prepared for consideration per §15164 of the State CEQA Guidelines.

**Recommendation:** That the Zoning Administrator:

1. Adopt the resolution (Resolution 24-\_\_\_) (Attachment 1), which does the following:
  - a. Finds the Zoning Administrator has considered the Environmental Assessment and Initial Study/Mitigated Negative Declaration, and Addendum, including the environmental effects of the project, and as a Responsible Agency, agrees with the lead agency's findings; and
  - b. Makes all required findings for approval of the Coastal Development Permit; and
  - c. Approves the Vero Fiber Networks, LLC Coastal Development Permit as recommended by staff and subject to the conditions of approval (Attachment 1A).

**Attachments:**

- [19012 Staff Report 9.19.24](#)
- [Attachment 1 - Draft Resolution](#)
- [Attachment 1A - Conditions of Approval](#)
- [Attachment 1B - Project Segment Overview Maps](#)
- [Attachment 1C - Project Plans](#)
- [Attachment 2 - Applicant's Evidence in Support of the Findings](#)
- [Attachment 2A - Addendum to Final EAISMND](#)
- [Attachment 2B - Addendum to Biological Evaluation](#)
- [Attachment 3 - Referral Agency Comments and Recommendations](#)

#### D. ITEMS PULLED FROM CONSENT

#### E. PUBLIC HEARINGS

#### F. ADJOURNMENT

**G. NEXT MEETING: October 03, 2024 10:00 a.m. Regular Meeting - Hybrid**