

ZONING ADMINISTRATOR

JOHN H. FORD
Director, Planning and Building



COUNTY STAFF

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COUNTY OF HUMBOLDT

ZONING ADMINISTRATOR

Planning and Building Department

3015 H St.

Eureka, CA 95501

AGENDA

Thursday, April 3, 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 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, April 2, 2025, will be included with the administrative record after the fact.

A. CALL TO ORDER

B. AGENDA MODIFICATIONS

C. CONSENT CALENDAR

[25-443](#)

1. Cherrytree LLC; Special Permit
Assessor Parcel Number (APN) 208-201-017-000
Record No.: PLN-12277-SP
Dinsmore area

Special Permit for 9,850 square foot existing outdoor medical cannabis cultivation. Water is sourced from an onsite permitted well. The estimated annual irrigation water need is 172,800 gallons. Water storage onsite is 20,400 gallons. Processing is performed off-site at a licensed third-party facility. Power is sourced from a solar array.

Recommendation: That the Zoning Administrator:

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

- a. Finds the Zoning Administrator has considered the adopted Mitigated Negative Declaration for the Commercial Medical Marijuana Land Use Ordinance and the Addendum that was prepared that was prepared for the Cherrytree, LLC project; and;
- b. Finds the proposed project complies with the General Plan and Zoning Ordinance; and;
- c. Approves the Special Permit as recommended by staff, subject to the conditions of approval (Attachment 1A).

Attachments:

- [12277 Staff Report 4.3.25](#)
- [Attachment 1 - Draft Resolution](#)
- [Attachment 1A - Conditions of Approval](#)
- [Attachment 1B - Cultivation Operations Plan](#)
- [Attachment 1C - Operations Plan addendum 01.24.2025](#)
- [Attachment 1D - Site Plan](#)
- [Attachment 2 - Location Maps](#)
- [Attachment 3 - CEQA Addendum](#)
- [Attachment 4 - Applicant's Evidence in Support of Required Findings](#)
- [Attachment 4A - Hydrological Isolation Well Assessmentl Feb 16 23](#)
- [Attachment 4B - Lake or Streambed Alteration Agreement 12.23.2019](#)
- [Attachment 4C - Road Eval Final](#)
- [Attachment 4D - Timber Conversion Report](#)
- [Attachment 4E - Site Management Plan](#)
- [Attachment 5 - Referral comments and Recommendations](#)
- [Attachment 5A - ref CDFW 10.01.2024](#)
- [Attachment 5B - ref Public Works](#)
- [Attachment 5C - ref CalFire](#)
- [Attachment 5D - ref Building Department](#)

[25-446](#)

2. Stephens Coastal Development Permit and Special Permit Extension
Assessor Parcel Numbers (APN) 400-131-001-000
Record Nos.: PLN-2023-18249, PLN-2025-19163
Manila Area

A two-year extension of a Coastal Development Permit and Special Permit originally approved on February 13, 2024. No changes to the project are proposed. If approved, the extension will expire on February 13, 2027. The approved project is for the construction of one (1) approximately 1,600 square-foot, 34-foot-tall single-family residence, a 144-sf attached deck, and a new 250 square-foot reinforced gravel driveway and a Special Permit (SP) for Major Vegetation Removal consisting of 3,800 sf of eucalyptus trees with circumferences over 38 inches followed by revegetation with native tree species. Wetland buffer areas on the parcel are proposed to be reduced to 70 feet. The parcel is served by the Manila Community Services District and PG&E. Grading is required to prepare the ground for construction of the residence and the driveway.

Recommendation: That the Zoning Administrator:

1. Adopt the resolution, (Attachment 1) which does the following:
 - a. Finds the Zoning Administrator has considered the Categorical Exemption and agrees with the findings; and
 - b. Makes all required findings for approval of the Extension for the Coastal

Development Permit and Special Permit; and

c. Approves the Stephens Coastal Development Permit and Special Permit two-year extension as recommended by staff and subject to the conditions of approval (Attachment 1A).

Attachments:

[19163 Staff Report 4.3.25](#)

[Attachment 1 - Draft Resolution](#)

[25-445](#)

3. Branstetter Gravel Bar (Bear River) SMARA permit renewal
Assessor's Parcel Numbers 102-201-003, 102-211-008, -009
Record No.: PLN-2023-18391, CA Mine ID #91-12-0050
Capetown area

Renewal of Conditional Use/Surface Mining Permits and Reclamation Plan for an existing instream mining operation on the Bear River near Capetown on Mattole Road. The operation proposes the annual extraction and processing of up to 3,000 cubic yards (cy) of river-run gravel for County road maintenance, and a total extraction amount not to exceed 10,000 cy every three (3) to five (5) years. The mining operation was originally permitted in 1993 and renewed in 2009 for the same volume and frequency of extraction described above. No change to the extraction volume, location or Reclamation Plan is proposed. The annual volume, locations and extraction methods will be consistent with the recommendations of the County of Humboldt Extraction Review Team (CHERT) and other regulatory agencies. The permit term is fifteen (15) years and would expire on August 25, 2038.

Recommendation: That the Zoning Administrator:

1. Adopt the resolution (Attachment1), which does the following:
 - a. Finds the Zoning Administrator has considered the Subsequent Mitigated Negative Declaration (SMND) previously adopted for the Branstetter Gravel Bar renewal pursuant to Section 15164 of the CEQA guidelines and that no further environmental review is required; and
 - b. Makes all of the required findings for approving the Conditional Use/Surface Mining Permits and Reclamation Plan PLN-2023-18391, based on the substantial evidence submitted; and
 - c. Approves the Conditional Use/Surface Mining Permit and Reclamation Plan renewal as recommended by Staff, and subject to the conditions of approval (Attachment 1A).

Attachments: [18391 Staff Report 4.3.25](#)
[Attachment 1 - Draft Resolution](#)
[Attachment 1A - Recommended Conditions of Approval](#)
[Attachment 1B - CUP-28-92X SMP-06-92X Conditions of Approval](#)
[Attachment 1C - Reclamation Plan](#)
[Attachment 1D - Site Plan](#)

[25-444](#)

4. Muchiru; Coastal Development Permit
Record No.: PLN-2023-18080
APN: 400-031-013
Manila area

A Coastal Development Permit (CDP) to construct a perimeter fence along the property boundary, as well as an unpermitted portion of fence that exists along approximately 25% of the property boundary. The CDP will remedy Code Enforcement Record Number CE21-0989. The property is located in the Coastal Zone and within a wetland ESHA. The fence was constructed to prevent public access onto the property and is needed to prevent litter and waste from accumulating via illegal dumping. There is no residential development on the parcel but it is served by the Manila CSD.

Recommendation: That the Zoning Administrator:

1. Adopt the resolution (Resolution 25-___), which does the following:
 - a. Finds the Zoning Administrator has determined that the project is exempt from environmental review pursuant to Section 15303 (New Construction) of the State CEQA Guidelines, and as a Responsible Agency, agrees with the lead agency's findings; and
 - b. Makes all of the required findings for approval of the Coastal Development Permit; and
 - c. Approves the Muchiru Coastal Development Permit subject to the conditions of approval.

Attachments: [18080 Staff Report 4.3.25](#)
[Attachment 1 - Draft Resolution 18080](#)
[Attachment 1A - Conditions of Approval 18080](#)
[Attachment 1B - Location Map](#)
[Attachment 1C - SitePlan Photo](#)
[Attachment 1D - Survey](#)
[Attachment 1E - Wetland Delineation 01.25.2023](#)
[Attachment 2 - Applicant's Evidence in Support of the Required Findings - 18080](#)
[Attachment 3 - Referral Agency Comments and Recommendations - 18080](#)

D. ITEMS PULLED FROM CONSENT

E. PUBLIC HEARINGS

F. ADJOURNMENT

G. NEXT MEETING: April 17, 2025 10:00 a.m. Regular Meeting - Hybrid