



MINUTE SHEET

THURSDAY, APRIL 03, 2025

Regular Meeting

The Honorable Zoning Administrator of the County of Humboldt held a regular meeting on the above date within the Humboldt County Planning and Building Department at 3015 H Street in Eureka, California. The Zoning Administrator and the Zoning Administrator Clerk of the County of Humboldt hereby certify the foregoing to be a true and correct record of the actions taken on the above-entitled matters by said Zoning Administrator at the meeting held on date noted above.

Laura McClenagan
Zoning Administrator Clerk

John H. Ford
Zoning Administrator

ZONING ADMINISTRATOR

JOHN H. FORD
Director, Planning and Building



COUNTY STAFF

CLIFF JOHNSON
Planning Manager
RODNEY YANDELL
Planning Manager

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

ACTION SUMMARY

Thursday, April 3, 2025

10:00 AM

Regular Meeting - Hybrid

A. CALL TO ORDER

Director John Ford called the meeting to order at 10:06 a.m.

B. AGENDA MODIFICATIONS

C. CONSENT CALENDAR

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.

The Zoning Administrator adopted the resolution which finds the Zoning Administrator has

considered the Categorical Exemption and agrees with the findings; and makes all required findings for approval of the Extension for the Coastal Development Permit and Special Permit; and 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).

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.

The Zoning Administrator adopted the resolution which 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 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 approves the Conditional Use/Surface Mining Permit and Reclamation Plan renewal as recommended by Staff, and subject to the conditions of approval (Attachment 1A).

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.

The Zoning Administrator adopted the resolution which 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 makes all of the required findings for approval of the Coastal Development Permit; and approves the Muchiru Coastal Development Permit subject to the conditions of approval.

D. ITEMS PULLED FROM CONSENT

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.

The Zoning Administrator adopted the resolution which 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 finds the proposed project complies with the General Plan and Zoning Ordinance; and approves the Special Permit as recommended by staff, subject to the conditions of approval (Attachment 1A).

E. PUBLIC HEARINGS**F. ADJOURNMENT**

Director John Ford adjourned the meeting at 10:13 a.m.

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