

**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, January 15, 2026**

**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](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, January 14, 2026, will be included with the administrative record after the fact.

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

[26-28](#)

**1. TNT Grown Modification**

Assessor Parcel Numbers (APN) 032-171-027

Record No.: PLN-2025-19276

Garberville area

A modification to cannabis permit PLN-2019-15992 (which previously modified PLN-11489-ZCC) to change from outdoor cultivation to mixed light cultivation. Energy is provided by Pacific Gas and Electric from a 100% renewable source. A diesel generator will be utilized in case of emergencies. Water is provided by the Garberville Sanitary District (GSD) and is estimated to increase by approximately 37,000 gallons annually.

**Recommendation:** That the Zoning Administrator:

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

a. Finds the Planning Commission has considered the Addendum to the Environmental Impact Report for the Commercial Cannabis Land Use Ordinance that was prepared for the TNT Grown Modification project; and

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

c. Approves the Modification to the Special Permit as recommended by staff, subject to the conditions of approval (Attachment 1A).

**Attachments:**

[19276 Staff Report 1.15.26](#)

[Attachement 1 - Draft Resolution](#)

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

[Attachment 1B - PLN-19276 TNT Site Plan and Electrical Plan](#)

[Attachment 2 - PLN-19276 Location Map](#)

[Attachment 3 - CEQA Addendum](#)

[26-23](#)

2. PDCON Enterprises, LLC, Special Permit  
Assessor Parcel Numbers (APN) 222-156-013  
Record No.: PLN-2021-16964  
Garberville area

A Special Permit for 28,500 square feet of new outdoor cannabis cultivation utilizing light deprivation techniques and 1,980 square feet of ancillary nursery space. Cultivation includes two harvests cycles annually. Irrigation water is provided by rainwater catchment from a proposed greenhouse and will be stored in fifty 5,000-gallon water tanks or one hundred 2500-gallon tanks (250,000 gallons total storage). The applicant estimates an annual water use of approximately 125,000 for cannabis operations, approximately 4.39 gallons per square foot per year. Processing will be completed off site at a licensed third-party processing facility. Power will be provided by a solar array. No employees are proposed for this project.

**Recommendation:** That the Zoning Administrator:

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

a. Finds that the Zoning Administrator has considered the Final Environmental Impact Report for the Commercial Cannabis Land Use Ordinance and the Addendum that was prepared for the PDCON Enterprises, LLC project; and

b. Finds that the proposed project complies with the General Plan and

Zoning Ordinance; and

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

**Attachments:**

[16964 Staff Report 1.15.26](#)

[Attachment 1 - Draft Resolution](#)

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

[Attachment 1B - Cultivation Operations Plan](#)

[Attachment 1C - Addendum to Cultivation Operation Plan](#)

[Attachment 1D - Site Plan](#)

[Attachment 2 - Location Map](#)

[Attachment 3 - CEQA Addendum](#)

[Attachment 4 - Applicant's Evidence in Support of Required Findings](#)

[Attachment 4A - Notification of Lake or Streambed Alteration](#)

[Attachment 4B - State Water Resources Control Board Notice of Receipt](#)

[Attachment 4C - Road Evaluation](#)

[Attachment 4D - Biological Resource Assessment](#)

[Attachment 4E - Botanical Survey](#)

[Attachment 4F - Noise Assessment](#)

[Attachment 4G - Invasive Species Control and Management Plan](#)

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

[Attachment 5A - Building Inspection Division Referral Response](#)

[Attachment 5B - DEH Referral Response](#)

[Attachment 5C - Public Works Referral Response](#)

[Attachment 5D - DFW Referral Response](#)

[26-26](#)

3. Rand and Zlocki- Coastal Development Permit, Special Permit and Notice of Merger  
Assessor Parcel Numbers: 111-211-023 and 111-211-024  
Record Number: PLN-2025-19339  
Shelter Cove Area

A Coastal Development Permit (CDP) for the construction of a two-bedroom 1,754 square-foot single family residence with a Special Permit (SP) for Design Review. A Notice of Merger (NOM) is also requested to merge two adjoining parcels to accommodate the development (APNs 111-211-023 and 111-211-024). No trees greater than 12 inches in diameter are proposed to be removed and approximately 290 cubic yards of grading is proposed which will be balanced on site. The site will be served with community water and sewer provided by the Resort Improvement District.

- Recommendation:** That the Zoning Administrator:
1. Adopt the resolution (Attachment 1), which does the following:
    - a. Finds that the project is exempt from environmental review per section 15303(a) of the California Environmental Quality Act (CEQA); and
    - b. Make all of the required findings for approval of the Coastal Development Permit, Special Permit and Notice of Merger based on evidence in the staff report and public testimony; and
    - c. Approves the Coastal Development Permit, Special Permit and Notice of Merger as recommended by staff and subject to the Conditions of Approval (Attachment 1A).

**Attachments:** [19339 Staff Report 1.15.26](#)  
[Attachment 1 - Draft Resolution](#)  
[Attachment 1A - Conditions of Approval](#)  
[Attachment 2 - Location map](#)  
[Attachment 3 - Site Plan](#)  
[Attachment 4 - Engineering Geologic Soils Report](#)  
[Attachment 5 - Agency Comments](#)

[26-25](#)

4. Erica Fike, Coastal Development Permit  
Assessor Parcel Numbers (APN) 400-071-034  
Record No.: PLN-2025-19327  
Manila area

A Coastal Development Permit (CDP) for as-built development to rectify a Code Enforcement case (13CEU-34). The CDP will authorize the conversion of the existing garage to living space, the addition of two covered front porches and the construction of a rear deck. The parcel is currently developed with a single-family residence and served with community water and sewer provided by the Manila Community Services District.

- Recommendation:** That the Zoning Administrator:
1. Adopt the resolution (Attachments 1), which does the following:
    - a. Finds the proposed project complies with the General Plan and Zoning Ordinance; and

b. Approves the Erica Fike Coastal Development Permit subject to the conditions of approval (Attachments 1A).

**Attachments:**

[19327 Staff Report 1.15.26](#)

[Attachment 1 - Draft Resolution](#)

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

[Attachment 1B - Site Plan](#)

[Attachment 2 - Location Map](#)

[Attachment 3 - Applicant's Evidence](#)

[Attachment 4 - Referral Agency Comments and Recommendations](#)

[26-24](#)

**5. Safier- Coastal Development Permit**

Assessor Parcel Number: 105-031-040

Record Number: PLN-2021-17462

Petrolia Area

A Coastal Development Permit (CDP) pursuant to Section 312-3.1.2 & 3.1.5, for long term remediation and restoration of the stream bed, banks and riparian protection zone of Stansberry Creek. This permit is a follow-up to the previously approved Emergency CDP (PLN-2019-15434E), approved on April 9, 2019, pursuant to Section 312-15.5. An extreme rain event with high downstream peak water flow occurred concurrent to a high tide of the Mattole River, resulting in flooding when vegetation and debris temporarily blocked a downstream County maintained culvert. The area of impact was approximately 20,000 square feet and approximately 44 cubic yards of grading was required. This permit is intended to approve the follow-up remediation and restoration of Stansberry Creek, per California Department of Fish and Wildlife (CDFW) Lake and Streambed Alteration (LSA) Agreement (Attachment 3) that was issued October 23, 2019, and all work was completed by October 2021. No additional development is proposed as part of this project.

**Recommendation:**

That the Zoning Administrator:

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

a. Finds that the project is exempt from environmental review per section 15333 of the California Environmental Quality Act (CEQA); and

b. Makes all of the required findings for approval of the follow-up Coastal Development Permit based on evidence in the staff report and public testimony; and

c. Approves the follow-up Coastal Development Permit as recommended by staff and subject to the Conditions of Approval



(Attachment 1A).

**Attachments:**

[17462 Staff Report 1.15.26](#)

[Attachment 1 - Draft Resolution](#)

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

[Attachment 2 - Location Map](#)

[Attachment 3 - LSAA 10.23.19](#)

[Attachment 4 - Stansberry Creek Riparian Restoration Addendum](#)

[Attachment 5 - Agency Comments](#)

[26-27](#)

6. Denial of Thirty-One (31) Cannabis Permit Applications Due to Lack of Information and Non-Responsiveness

Assessor Parcel Numbers (APN) 210-042-018 (10453) 221-181-025 (10925), 314-224-004 (11110) 516-311-049-000 (11228); 317-052-003-000(11288); 107-236-015-000 (11472); 215-281-016-000 (11570); 210-191-054-000 (11596); 222-251-004-000 (12005); 524-201-002-000 (12185); 206-151-067-000 (12209); 524-091-006-000, 524-101-009-000; 524-101-011-000 (12371); 217-381-003-000 (12652); 107-251-002-000 (12662); 512-131-032-000 (12714); 208-162-002-000, 208-163-001-000 (12783); 208-111-018-000 (12789); 223-046-006-000, 223-045-003-000, 223-045-011-000, 223-046-001-000, 223-046-005-000 (12818); 209-351-082-000 (13086); 524-072-008-000 (13174); 512-171-026-000 (13179); 216-244-002-000 (13191); 522-231-011-000 (13291); 315-082-006-000 (13299); 529-046-016-000 (13305); 221-131-016-000 (13366); 104-121-017, 104-111-002, 104-111-003, 104-121-016, 104-281-003, 104-291-001 (15252); 506-231-012-000, 506-131-015-000 (15501); 522-201-001-000 (15566); 522-051-003-000 (16088); and 209-321-007-000 (16611).

Record Numbers: PLN-10453-CUP, PLN-10925-CUP, PLN-11110-CUP, PLN-11228-SP, PLN-11288-CUP, PLN-11472-CUP, PLN-11570-SP, PLN-11596-SP, PLN-12005-SP, PLN-12185-SP, PLN-12209-CUP, PLN-12371-CUP, PLN-12652-CUP, PLN-12662-CUP, PLN-12714-CUP, PLN-12783-CUP, PLN-12789-CUP, PLN-12818-SP, PLN-13086-SP, PLN-13174-CUP, PLN-13179-SP, PLN-13191-CUP, PLN-13291-SP, PLN-13299-CUP, PLN-13305-CUP, PLN-13366-CUP, PLN-2018-15252, PLN-2019-15501, PLN-2019-15566, PLN-2019-16088, PLN-2020-16611.

Location: In the unincorporated areas of Humboldt County.

Denial of Seventeen (17) Conditional Use Permits, Eleven (11) Special Permits, One (1)

Zoning Clearance Certificate (ZCC) and Two (2) Modification Permits.

**Recommendation:** That the Zoning Administrator:

1. Adopt the resolutions, (Attachments 2-32) which does the following:

a. Finds that the cannabis permit application projects are statutorily exempt from the California Environmental Quality Act (CEQA) per section 15270 (Projects Which Are Disapproved) of the State CEQA Guidelines; and

b. Finds that the applicant has not provided sufficient evidence to demonstrate the proposed projects comply with the General Plan and Zoning Ordinance; and

c. Denies Seventeen (17) Conditional Use Permits, Eleven (11) Special Permits, One (1) Zoning Clearance Certificate and Two (2) Modification Permits: PLN-10453-CUP, PLN-10925-CUP, PLN-11110-CUP, PLN-11228-SP, PLN-11288-CUP, PLN-11472-CUP, PLN-11570-SP, PLN-11596-SP, PLN-12005-SP, PLN-12185-SP, PLN-12209-CUP, PLN-12371-CUP, PLN-12652-CUP, PLN-12662-CUP, PLN-12714-CUP, PLN-12783-CUP, PLN-12789-CUP, PLN-12818-SP, PLN-13086-SP, PLN-13174-CUP, PLN-13179-SP, PLN-13191-CUP, PLN-13291-SP, PLN-13299-CUP, PLN-13305-CUP, PLN-13366-CUP, PLN-2018-15252, PLN-2019-15501, PLN-2019-15566, PLN-2019-16088, PLN-2020-16611.

***Attachments:***

[31 Denial Staff Report 1.15.26](#)  
[Attachment 1 - Project Locations](#)  
[Attachment 2 - 10453 Draft Resolution](#)  
[Attachment 3 - 10925 Draft Resolution](#)  
[Attachment 4 - 11110 Draft Resolution](#)  
[Attachment 5 - 11228 Draft Resolution](#)  
[Attachment 6 - 11288 Draft Resolution](#)  
[Attachment 7 - 11472 Draft Resolution](#)  
[Attachment 8 - 11570 Draft Resolution](#)  
[Attachment 9 - 11596 Draft Resolution](#)  
[Attachment 10 - 12005 Draft Resolution](#)  
[Attachment 11 - 12185 Draft Resolution](#)  
[Attachment 12 - 12209 Draft Resolution](#)  
[Attachment 13 - 12371 Draft Resolution](#)  
[Attachment 14 - 12652 Draft Resolution](#)  
[Attachment 15 - 12662 Draft Resolution](#)  
[Attachment 16 - 12714 Draft Resolution](#)  
[Attachment 17 - 12783 Draft Resolution](#)  
[Attachment 18 - 12789 Draft Resolution](#)  
[Attachment 19 - 12818 Draft Resolution](#)  
[Attachment 20 - 13086 Draft Resolution](#)  
[Attachment 21 - 13174 Draft Resolution](#)  
[Attachment 22 - 13179 Draft Resolution](#)  
[Attachment 23 - 13191 Draft Resolution](#)  
[Attachment 24 - 13291 Draft Resolution](#)  
[Attachment 25 - 13299 Draft Resolution](#)  
[Attachment 26 - 13305 Draft Resolution](#)  
[Attachment 27 - 13366 Draft Resolution](#)  
[Attachment 28 - 15252 Draft Resolution](#)  
[Attachment 29 - 15501 Draft Resolution](#)  
[Attachment 30 - 15566 Draft Resolution](#)  
[Attachment 31 - 16088 Draft Resolution](#)  
[Attachment 32 - 16611 Draft Resolution](#)

**D. ITEMS PULLED FROM CONSENT****E. PUBLIC HEARINGS**

[26-48](#)

Stone - Special Permit

Assessor Parcel Number: 016-112-027

Record Number: PLN-2025-19240

Eureka area

A Special Permit (SP) to reduce the setback of Streamside Management Area to a wetland associated with a Less Than 3-Acre Conversion Exemption and to facilitate the development of multifamily units. The tree removal will facilitate the removal of a subterranean squatter encampment associated with Code Enforcement case CE24-2357 and the development of Multifamily Housing consistent with the Qualified Zone established by Ordinance No. 2460. Ordinance 2460 and the approved Housing Element in the Humboldt County General Plan requires that the parcel be developed to a minimum density of 19 units and a maximum density of 28 units. The site is currently vacant and will be served with community water and sewer 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 statutorily exempt from additional environmental review pursuant to California Code Regulations Title 14 section 15183(a) as it is consistent with the development density established by existing zoning, community plan, or general plan policies for which an environmental impact report has already been certified; 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:***[19240 Staff Report 1.15.26](#)[Attachment 1 - Draft Resolution](#)[Attachment 1A - Conditions of Approval](#)[Attachment 1B - Site Map](#)[Attachment 2A - Aquatic Resources Delineation Report](#)[Attachment 2B - Tree Data](#)[Attachment 2C - Draft Site Plan](#)[Attachment 2D - 13 units](#)[Attachment 2E - 15 units](#)[Attachment 3 - Referral Agency Comments and Recommendations](#)[Attachment 3A - Public Works – Land Use Division](#)[Attachment 3B - 19240 ref CDFW](#)[Attachment 3C - Humboldt Community Service District](#)[Attachment 4A - Hearing Requests and Opposition Letters](#)**F. ADJOURNMENT****G. NEXT MEETING: February 5, 2026 10:00a.m. Regular Meeting**