

ZONING ADMINISTRATOR

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COUNTY OF HUMBOLDT
ZONING ADMINISTRATOR

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

AGENDA

Thursday, August 21, 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 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, August 20, 2025, will be included with the administrative record after the fact.

A. CALL TO ORDER**B. AGENDA MODIFICATIONS****C. CONSENT CALENDAR**[25-1006](#)

1. Josh Clark Special Permit
Assessor Parcel Numbers (APN) 208-271-012-000
Record No.: PLN-2020-16202
Dinsmore area

A Special Permit for 43,560 sf of commercial cannabis cultivation. The applicant is also proposing an additional 101,780 sf of outdoor cultivation and 20,000 sf of mixed light cultivation, all being relocated to the site through the Retirement, Remediation and Relocation (RRR) program. The water source for irrigation will be a permitted well on site. There is a total of 150,000 gallons of water storage proposed in 30 5,000-gallon tanks. Processing will occur off site with limited processing to occur on site in a proposed 4,000 square foot processing/storage building.

Recommendation: That the Zoning Administrator:

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

- a. Finds the Josh Clark project statutorily exempt from the California Environmental Quality Act (CEQA) per section 15270 (Projects Which Are Disapproved) of the State CEQA Guidelines; and

b. Finds the proposed project does not comply with the General Plan and Zoning Ordinance; and

c. Denies the Special Permit application (PLN-2020-16202).

Attachments:

[16202 Staff Report 8.21.25](#)

[Attachment 1 - DRAFT Resolution](#)

[Attachment 2 - Location Maps](#)

[Attachment 3 - Planning Department Correspondence](#)

[25-1007](#)

2. LPC Properties- Variance for side yard setback reduction

Assessor Parcel Number: 206-111-020

Record Number: PLN-2025-19260

Carlotta

A Variance is requested to allow a reduced side yard setback from 25 feet to 10 feet for the construction of a new 63 foot by 110-foot storage building. The property is 1.2-acres and developed with an approximately 9,250 square foot existing beverage business. The property is zoned Heavy Industrial (MH), which requires 50-foot front and rear yard setbacks, and 25-foot side yard setbacks. The large setback requirements are particularly restrictive given the size and layout of the parcel (allowing only approximately 42 percent of the land to be developed), and building into the setback is the only feasible way for the existing business to gain the contiguous storage space needed while also maintaining road widths necessary for access. The Variance for the new metal building placement is requested to accommodate equipment and materials that require dry storage to operate efficiently, safely, securely and to follow sanitary standards. A lot line adjustment is not feasible due to the neighbor's existing septic systems along property lines on both sides. The parcel is served with a shared water system, an on-site septic system, and power supplied by PG&E.

Recommendation: That the Zoning Administrator:

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

a. Makes all of the required findings for approval of the Variance based on evidence in the staff report and public testimony; and

b. Approves the LPC Properties Variance as recommended by staff and

subject to the Conditions of Approval (Attachment 1A).

Attachments:

[19260 Staff Report 8.21.25](#)

[Attachment 1 - Draft Resolution](#)

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

[Attachment 1B - Site Plan](#)

[Attachment 2 - Location Map](#)

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

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

[25-1009](#)

3. Scott Cyr, Coastal Development Permit and Special Permit
Assessor Parcel Numbers (APN) 514-014-001
Record No.: PLN-2024-18989
Westhaven area

A Coastal Development Permit (CDP) for the construction of an approximately 783 square-foot one-bedroom single-family residence with an attached approximately 993 square-foot two-car garage and an on-site wastewater treatment system. The parcel is served with a shallow well. A Special Permit is required for the removal of several redwood clumps and redwood trees, one Douglas-fir, and one Grand Fir that exceed 38-inches in circumference at 4-1/2 feet above the ground subject to Section 313-64.1 of HCC, Major Vegetation Removal. A Less Than Three Acre Conversion Exemption is proposed for the removal of the stumps and trees

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 Scott Cyr Coastal Development Permit and Special Permit subject to the recommended conditions of approval (Attachments 1A).

Attachments: [18989 Staff Report 8.21.25](#)
 [Attachment 1 - Draft Resolution](#)
 [Attachment 1A - Conditions of Approval](#)
 [Attachment 1B - Revised Site Plan 11.5.2024](#)
 [Attachment 2 - Location Map](#)
 [Attachment 3 - Applicant's Evidence](#)
 [Attachment 4 - Referral Agency Comments and Recommendations](#)
 [Attachment 4A - CDFW ref 11.7.2024](#)

[25-1010](#)

4. Reapproval of Fort Seward Quarry SMARA permits (CA Mine ID #91-12-0027), Conditional Use Permit, Surface Mining Permit and Reclamation Plan
Assessor's Parcel Number (APN) 216-184-001
Record No.: PLN-2025-19192
Fort Seward area

Reapproval of 15-year term of Fort Seward Quarry SMARA permits, CA Mine ID #91-12-0027, for extraction of 15,000 cubic yards of material over 15-years.

Recommendation: That the Zoning Administrator:

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

- a) Finds a Mitigated Negative Declaration was adopted for the original project, a Subsequent Mitigated Negative Declaration was adopted for the renewal, and no further environmental review is required; and
- b) Finds the proposed project complies with the General Plan and Zoning Ordinance; and
- c) Approves the Conditional Use Permit, Surface Mining Permit and Reclamation Plan as recommended by staff, subject to the conditions of approval (Attachment 1A).

Attachments: [19192 Staff Report 8.21.25](#)
 [Attachment 1 - Draft Resolution](#)
 [Attachment 1A - Conditions of Approval](#)
 [Attachment 1B - Reclamation Plan](#)
 [Attachment 1C - Site Plan](#)

[25-1011](#)

5. Reapproval of Degnen-Hansen Pit SMARA permits (CA Mine ID #91-12-0028), Conditional Use Permit, Surface Mining Permit and Reclamation Plan
Assessor's Parcel Number (APN) 207-036-001
Record No.: PLN-2025-19193
Bridgeville area

Reapproval of 15-year term of Degnen-Hansen Pit SMARA permits, CA Mine ID #91-12-0028, for a total of 25,000 cubic yards of material over 15-years.

Recommendation: That the Zoning Administrator:

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

a. Finds a Mitigated Negative Declaration was adopted for the original project, a Subsequent Mitigated Negative Declaration was adopted for the renewal, and no further environmental review is required; and

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

c. Approves the Conditional Use Permit, Surface Mining Permit and Reclamation Plan as recommended by staff, subject to the conditions of approval (Attachment 1A).

Attachments: [19193 Staff Report 8.21.25](#)
[Attachment 1 - Draft Resolution](#)
[Attachment 1A - Conditions of Approval](#)
[Attachment 1B - Rec Plan](#)
[Attachment 1C - Site Plan](#)

[25-1013](#)

6. Reapproval of Bald Hills Road Quarry #2 SMARA permits (CA Mine ID #91-12-0056)
Conditional Use Permit, Surface Mining Permit and Reclamation Plan
Assessor's Parcel Number (APN): 531-022-002
Record No.: PLN-2025-19189
Bald Hills Road area

Reapproval of 15-year renewal of Bald Hills Quarry #2 SMARA permits, CA Mine ID #91-12-0056, for extraction of a total of 15,000 cubic yards of material over the next 15

years.

Recommendation: That the Zoning Administrator:

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

a. Finds that a Mitigated Negative Declaration was adopted for the project, a Subsequent Mitigated Negative Declaration was adopted for the renewal, and no further environmental review is required; and

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

c. Approves the Conditional Use Permit, Surface Mining Permit and Reclamation Plan as recommended by staff, subject to the conditions of approval (Attachment 1A).

Attachments:

[19189 Staff Report 8.21.25](#)

[Attachment 1 - Draft Resolution](#)

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

[Attachment 1B - Rec Plan](#)

[Attachment 1C - Site Plan](#)

D. ITEMS PULLED FROM CONSENT

E. ADJOURNMENT

F. NEXT MEETING September 04, 2025 10:00 a.m. Regular Meeting - Hybrid