




MINUTE SHEET

THURSDAY, AUGUST 21, 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, August 21, 2025

10:00 AM

Regular Meeting - Hybrid

A. CALL TO ORDER

Director John Ford called the meeting to order at 10:00 a.m.

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.

The Zoning Administrator adopted resolution 25-052 which 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 finds the proposed project does not comply with

the General Plan and Zoning Ordinance; and denies the Special Permit application (PLN-2020-16202).

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

The Zoning Administrator adopted resolution 25-053, which finds the proposed project complies with the General Plan and Zoning Ordinance; and approves the Scott Cyr Coastal Development Permit and Special Permit subject to the conditions of approval.

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.

The Zoning Administrator adopted resolution 25-054, which 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 finds the proposed project complies with the General Plan and Zoning Ordinance; and approves the Conditional Use Permit, Surface Mining Permit and Reclamation Plan as recommended by staff, subject to the conditions of approval.

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.

The Zoning Administrator adopted resolution 25-055, which 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 finds the proposed project complies with the General Plan and Zoning Ordinance; and approves the Conditional Use Permit, Surface Mining Permit and Reclamation Plan as recommended by staff, subject to the conditions of approval.

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.

The Zoning Administrator adopted resolution 25-056, which 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 finds the proposed project complies with the General Plan and Zoning Ordinance; and approves the Conditional Use Permit, Surface Mining Permit and Reclamation Plan as recommended by staff, subject to the conditions of approval.

D. ITEMS PULLED FROM CONSENT

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.

The Zoning Administrator continued the LPC Properties - Variance for side yard setback reduction to a date uncertain.

E. ADJOURNMENT

Director John Ford adjourned the meeting at 10:06 a.m.

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