



COUNTY OF HUMBOLDT

For the meeting of: 9/23/2025

File #: 25-1107

To: Board of Supervisors

From: Planning and Building Department

Agenda Section: Departmental

Vote Requirement: Majority

SUBJECT:

Update on Garth General Plan Amendment and Zone Reclassification Petition to Allow Permitting of Alternative Lodge Park on Property in the Trinidad Area; APN 515-172-010; PLN-2024-19111

RECOMMENDATION(S):

That the Board of Supervisors:

1. Receive presentation and take appropriate action as necessary.

STRATEGIC PLAN:

This action supports the following areas of your Board's Strategic Plan.

Area of Focus: Safe & Healthy Communities

Strategic Plan Category: 9999 - Core Services/Other

DISCUSSION:

The Board of Supervisors is being given an update on the status of the property located at 473 Quarry Rd. The approximately 10-acre parcel is the subject of an ongoing code enforcement case involving violations of county code tied to unpermitted habitations, wastewater disposal, and storage of junk vehicles and solid waste. Your Board last considered the matter on Jan. 7, 2025. During the meeting your Board voted unanimously to modify and accept a petition to amend the General Plan and Emergency Housing provisions of the Zoning Regulations. The motion to accept the petition included that the applicant pay all charges for staff time processing the amendments, as well as prior staff costs incurred while working on the abatement case. Your Board also chose to pause the abatement proceedings to allow time for processing of amendments to the Zoning Code and Land Use plan together with a Conditional Use Permit. Suspension of abatement was contingent on the applicant making a timely submittal of the required application materials and fees and completing the process under the following schedule:

March 7, 2025 - Submittal of Complete application for General Plan / Zoning Ord Amendments

May 7, 2025 - Submittal of Complete Conditional Use Permit application

August 5, 2025 - Board of Supervisors action on General Plan/ Zoning Ord Amendments

September 18, 2025 - Planning Commission action on Conditional Use Permit application

Due to abundant rainfall this Spring prolonging the wet weather testing process, the application submittal deadline was extended 5 weeks by staff to April 13, 2025, to allow for sufficient time to complete the wet weather testing necessary to determine the size and viability of a future septic system. On June 27, 2025, the Planning & Building Department sent notice to the applicant and owners by email and certified mail letting them know that the code enforcement process was resuming since no application or fees had been submitted. There have been emails from the property owner Charles Garth, but no substantial progress on finishing the septic

testing or submittal of an application.

SOURCE OF FUNDING:

General Fund, Code Enforcement (1100269) Nuisance Abatement (631130)

FINANCIAL IMPACT:

Narrative Explanation of Financial Impact:

The cost of preparing cases and serving notice will be included as administrative costs in accordance with established policies and code sections. Administrative staff costs associated with assessments have been budgeted in the salaries and expenses of budget unit 1100-269 (Code Enforcement). The cost of the abatement would be paid out of monies set aside for county abatements in the General Fund and transferred to budget unit 1100-269.

STAFFING IMPACT:

Narrative Explanation of Staffing Impact:

Administrative staff time associated with assessments has been provided for in the salaries and expenses of budget unit 1100-269 (Code Enforcement).

OTHER AGENCY INVOLVEMENT:

The project was referred to County Counsel and Environmental Health Land Use Division.

ALTERNATIVES TO STAFF RECOMMENDATIONS:

The Board could choose to grant the owner additional time to pay outstanding costs and submit the application for the zoning ordinance amendments and Conditional Use Permit. There may be other ideas that come up as part of this discussion that could provide preferable direction.

ATTACHMENTS:

June 27, 2025 letter from Planning & Building Department to property owner

PREVIOUS ACTION/REFERRAL:

Meeting of: September 30, 2025

File No.: 24-1515