

ZONING ADMINISTRATOR

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COUNTY OF HUMBOLDT
ZONING ADMINISTRATOR

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

AGENDA

Thursday, May 15, 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, will be included with the administrative record after the fact.

A. CALL TO ORDER

B. AGENDA MODIFICATIONS

C. CONSENT CALENDAR

[25-657](#)**1. Fantastic Gardens Humboldt, LLC Special Permit**

Assessor's Parcel Numbers: 210-141-008

Record Numbers: PLN-11966-SP

Dinsmore Area

A Special Permit for 3,500 square feet of existing outdoor and 6,000 square feet of existing mixed light commercial cannabis cultivation supported by a 950 square foot nursery. Irrigation water is provided by a point of diversion and an existing rainwater catchment pond. Annual water usage is estimated to be 280,000 gallons per year with storage consisting of 30,000 gallons in hard tanks and 150,000 gallons in the pond for a total of 180,000 gallons. Power is provided by three generators and the project is conditioned to transition to renewable energy by January 1, 2026. The project proposes onsite relocation to move cultivation out of a streamside management area. A Special Permit is included for cultivation area restoration and the after the fact construction of the pond within the streamside management area.

- Recommendation:** That the Zoning Administrator:
1. Adopt the resolution (Attachments 1) which does the following:
 - a. Finds the Zoning Administrator has considered the Mitigated Negative Declaration previously adopted for the Commercial Medical Marijuana Land Use Ordinance and the Addendum that was prepared for the Fantastic Gardens Humboldt, LLC project (Attachment 3); and
 - b. Finds the proposed project complies with the General Plan and Zoning Ordinance; and
 - c. Approves the Fantastic Gardens Humboldt, LLC Special Permit subject to the conditions of approval (Attachments 1A).

[25-658](#)**2. Puhl- Coastal Development Permit and Special Permit**

Assessor Parcel Number: 109-291-019

Record Number: PLN-2025-19165

Shelter Cove

An after-the-fact Coastal Development Permit (CDP) for grading of approximately 40 cubic yards that occurred within the Coastal Zone without the benefit of County review. The purpose of the CDP application is to resolve existing code violations. A Special Permit (SP) is required for Design Review. No other development is proposed at this time.

Recommendation:

That the Zoning Administrator:

1. Adopt the resolution (Resolution 25-__) (Attachment 1), which does the following:

a. Finds that the project is exempt from environmental review per section 15304 of the California Environmental Quality Act (CEQA)-

b. Make all of the required findings for approval of the Coastal Development Permit and Special Permit based on evidence in the staff report and public testimony; and

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

[25-660](#)**3. PG&E Vegetation Management Coastal Development Permit (CDP)**

Record Number: PLN-2025-19170

Assessor Parcel Numbers (APN): Listed in Attachment 1D

Various locations in the Humboldt Bay area, from the substation on Mitchell Heights Drive heading southwest along the transmission line and at locations around Redwood Acres, Cutten, and in the vicinity of the College of the Redwoods.

A Coastal Development Permit (CDP) for routine vegetation management along several transmission lines within Humboldt County including the Humboldt - Eureka 60 kilovolt (kV) line, the Humboldt Bay - Rio Dell Junction 60 kV line, and the CR-Humboldt Bay-Humboldt 115 kV line. The proposed scope of work includes the removal of 59 trees at 57 locations, and the removal of 20 brush units at one location, for a total of 58 locations. Of the 59 tree removals, all have a diameter at breast height (DBH) of 13-inches or greater. These locations are subject to the requirements of PG&E's Multiple Region Habitat Conservation Plan (MRHCP). The purpose of the vegetation removal is to maintain safe and reliable electric service and mandated clearance to comply with federal and State regulatory requirements for public safety and fire prevention.

Recommendation: That the Zoning Administrator:

Adopt the Resolution, (Attachment 1) which does the following:

- a. Finds the project complies with the Humboldt Bay Area Plan and the Zoning Ordinance; and
- b. Finds the project exempt from CEQA pursuant to Section 15301 Existing Facilities and Section 15304 Minor Alterations to Land of the CEQA Guidelines, and that there is no substantial evidence that the project will have a significant effect on the environment; and
- c. Approves the Coastal Development Permit subject to the conditions of approval (Attachment 1A).

[25-661](#)**4. Terrapin Farms Special Permit Modification**

Assessor Parcel Numbers: 529-036-011

Record Number: PLN-2025-19195

Orleans area

A Modification to an approved Special Permit (PLN-12136-SP) to allow for a microbusiness. The approved Special Permit was for an existing commercial cannabis operation consisting of 6,500 square feet of outdoor cultivation. The Modification to the approved project is to add manufacturing, distribution, and processing as well as to allow hoopouses to cover existing garden beds. Proposed manufacturing activities include extraction utilizing ice water. No use of solvents is proposed.

- Recommendation:** That the Zoning Administrator:
1. Adopt the resolution (Resolution 25-__) (Attachment 1), which does the following:
 2. Finds project exempt from environmental review pursuant to section 15301 of the CEQA Guidelines; and
 3. Finds the proposed project Modification complies with the General Plan and Zoning Ordinance; and
 4. Approves Special Permit Modification subject to the conditions of approval (Attachment 1A).

[25-662](#)**5. Duncan Lot Line Adjustment and Coastal Development Permit**

Assessor Parcel Numbers (APN) 520-142-005, 520-151-005 and 520-151-013

Record Nos.: PLN-2025-19198

Orick Area

A Lot Line Adjustment (LLA) between three parcels, resulting in three parcels. All three parcels are developed with residences and commercial structures. The purpose of the lot line adjustment is to adjust property lines to better fit existing improvements based on conflicting surveys and to add land to the northerly side of APN 520-151-005 for future use. The parcels are all served with water provided by the Orick Community Services District and onsite wastewater treatment systems. The property is located within the Appeals jurisdiction of the Coastal Zone; therefore, a Coastal Development Permit (CDP) is also required.

Recommendation: That the Zoning Administrator:

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

a. Finds the Zoning Administrator has considered the Categorical Exemption and agrees with the findings; and

b. Makes all required findings for approval of the Lot Line Adjustment and Coastal Development Permit; and

c. Approves the Duncan Lot Line Adjustment and Coastal Development Permit as recommended by staff and subject to the conditions of approval (Attachment 1A).

D. ITEMS PULLED FROM CONSENT**E. ADJOURNMENT****F. NEXT MEETING:**