



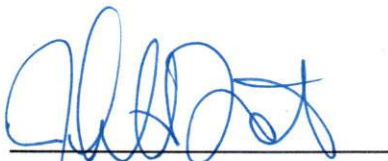
MINUTE SHEET

THURSDAY, MAY 15, 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, May 15, 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

25-657

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.

The Zoning Administrator adopted Resolution 25-040, which 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; and finds the proposed project complies with the General Plan and Zoning Ordinance; and approves the Fantastic Gardens Humboldt, LLC Special Permit subject to the conditions of approval.

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.

The Zoning Administrator adopted Resolution 25-041, which finds that the project is exempt from environmental review per section 15304 of the California Environmental Quality Act (CEQA); and makea 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 approves the Coastal Development Permit and Special Permit as recommended by staff and subject to the conditions of approval.

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.

The Zoning Administrator adopted Resolution 25-042 which finds the project complies with the Humboldt Bay Area Plan and the Zoning Ordinance; and 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 approves the Coastal Development Permit as recommended by staff

and subject to the conditions of approval.

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 hoophouses to cover existing garden beds. Proposed manufacturing activities include extraction utilizing ice water. No use of solvents is proposed.

The Zoning Administrator adopted Resolution 25-043 which finds the project exempt from environmental review pursuant to section 15301 of the CEQA Guidelines; and finds the project Modification complies with the General Plan and Zoning Ordinance; and approves the Special Permit Modification subject to the conditions of approval.

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.

The Zoning Administrator adopted Resolution 25-044 which finds the project Categorical Exemption from review per sections 15061(b3) and 15305(a) of the CEQA Guidelines and makes all required findings for approval of the Lot Line Adjustment and Coastal Development Permit; and approves the Duncan Lot Line Adjustment and Coastal Development Permit as recommended by staff and subject to the conditions of approval.

D. ITEMS PULLED FROM CONSENT

E. ADJOURNMENT

Director John Ford adjourned the meeting at 10:05 a.m.

F. NEXT MEETING:

June 05, 2025 10:00 a.m. Regular Meeting - Hybrid