

**ZONING ADMINISTRATOR**

**JOHN H. FORD**  
Director, Planning and  
Building



**COUNTY STAFF**

**CLIFF JOHNSON**  
Planning Manager  
**RODNEY YANDELL**  
Planning Manager

**COUNTY OF HUMBOLDT**  
**ZONING ADMINISTRATOR**

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

**AGENDA**

**Thursday, September 4, 2025**

**10:00 AM**

**Regular Meeting - Hybrid**

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**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](mailto:planningclerk@co.humboldt.ca.us) or the ADA Coordinator at 844-365-0352 or by email at [ada@co.humboldt.ca.us](mailto: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](mailto: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, September 3, 2025, will be included with the administrative record after the fact.

**A. CALL TO ORDER****B. AGENDA MODIFICATIONS****C. CONSENT CALENDAR**[25-1049](#)

1. Valley Tops, LLC, Special Permit  
Assessor Parcel Numbers (APN) 210-044-008-000  
Record No.: PLN-12297-SP  
Larabee Valley area

A Special Permit application for 10,000 square feet of existing outdoor cannabis cultivation recommended for denial. Water for irrigation is sourced from an unnamed spring onsite and rainwater catchment. Water storage consists of a total 111,400-gallons in hard tanks and a bladder. Drying and processing is proposed onsite, and power is supplied by a generator.

**Recommendation:** That the Zoning Administrator:

1. Adopt the resolution (Attachment 1), which does the following:
  - a. Finds the Valley Tops, LLC 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-12297-SP).

**Attachments:**

[12297 Staff Report 9.4.25](#)

[Attachment 1 - DRAFT Resolution](#)

[Attachment 2 - Plot Plan](#)

[Attachment 3 - Planning Department Correspondence](#)

[25-1050](#)

2. Treasure Camp, LLC, Special Permit  
Assessor Parcel Numbers (APN) 081-051-009-000  
Record No.: PLN-2019-16120  
Meyers Flat area

A Special Permit application for 3,200 square feet of existing mixed light cannabis cultivation recommended for denial. The water is sourced from Meyers Flat Mutual Water System, and no water storage is proposed. The applicant also proposes to add facilities appurtenant to the cultivation, including greenhouse facilities for drying and curing of cannabis. Power is supplied by PG&E and multiple generators.

**Recommendation:** That the Zoning Administrator:

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

a. Finds the Treasure Camp, LLC 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-2019-16120).

**Attachments:**      [16120 Staff Report 9.4.25](#)  
                             [Attachment 1 - Draft Resolution](#)  
                             [Attachment 2 - Site Map](#)  
                             [Attachment 3 - Planning Department Correspondence](#)

**D. ITEMS PULLED FROM CONSENT**

**E. ADJOURNMENT**

**F. NEXT MEETING:**

**September 18, 2025 10:00 a.m. Regular Meeting - Hybrid**