

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, November 6, 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, November 5, 2025, will be included with the administrative record after the fact.

A. CALL TO ORDER**B. AGENDA MODIFICATIONS****C. CONSENT CALENDAR**[25-1317](#)

Drewry Pit

Assessor Parcel Numbers (APN) 216-021-007

Record No.: PLN-2025-19190

New Harris area

A 15-year Reapproval of a recently expired Conditional Use Permit (CUP-19-092XMX/PLN-13825-SMA) and Surface Mining Permit (SMP-02-92XMX) including a Reclamation Plan (RP-02-92XMX) for up to 20,000 cubic yards of material per year over 15 years.

Recommendation: That the Zoning Administrator not open the hearing or take action. This project was erroneously noticed and is not a discretionary action subject to a Zoning Administrator hearing.

Attachments: [19190 Staff Report 11.06.25](#)

[25-1318](#)

Dyerville Bar (Palco Bar Reapproval)

Assessor Parcel Numbers (APN) 211-141-003

Record No.: PLN-2025-19191

Weott area

A 15-year reapproval of a recently expired Conditional Use Permit (CUP-09-092XX/PLN-13823-SMA) and Surface Mining Permit (SMP-01-92X) including a Reclamation Plan (RP-01-92X) for surface mining on a gravel bar on the Eel River.

Recommendation: That the Zoning Administrator not open the hearing or take action. This project was erroneously noticed and is not a discretionary action subject to a Zoning Administrator hearing.

Attachments: [19191 Staff Report 11.06.25](#)
[25-1314](#)

Sequoia Humane Society CDP
Assessor Parcel Numbers (APN) 306-391-013-000
Record No.: PLN-2025-19305
Eureka area

A Coastal Development Permit (CDP) and Conditional Use Permit (CUP) Modification for the renovation of an existing 6,200 square foot animal shelter and the development of a new 1,566 square foot training building. Additional site improvements include the relocation of existing landscaping, new landscaping and accessibility improvements. The existing building was built by the State of California for a CHP headquarters sometime in the 1960s. Further additions were made by the County as the facility was converted into the County Animal Shelter in 1981 under CUP-133-80.

Recommendation: That the Zoning Administrator:

1. Adopt the resolution (Resolution 25-__), (Attachment 1) which does the following:
 - a. Finds the project is exempt from environmental review per section 15301 (Existing Facilities) of the State CEQA Guidelines; and
 - b. Finds the proposed project complies with the General Plan and Zoning Ordinance; and
 - c. Approves the Coastal Development Permit and Conditional Use Permit Modification as recommended by staff, subject to the

conditions of approval (Attachment 1A).

Attachments:

[19305 Staff Report 11.06.25](#)

[Attachment 1 - DRAFT Resolution](#)

[Attachment 1A - Conditions of Approval](#)

[Attachment 1B - Site Plan](#)

[Attachment 2 - Applicant's Evidence](#)

[Attachment 3 - Referral Agency Comments](#)

[25-1315](#)

Two Trees Botanicals LLC, Special Permit

Assessor Parcel Numbers (APN) 220-311-005-000

Record No.: PLN-12451-SP

Briceland area

A Special Permit for an existing 9,040 square feet of outdoor and a second Special Permit for a 2,250 square feet wholesale nursery for medical cannabis cultivation. Irrigation water is provided by an existing well and a spring, onsite. An existing large catchment pond storing 20,000 gallons is onsite. The Applicant estimates 46,000 gallons are required annually. There are an estimated 2 to 4 employees. Electricity is provided by generator power. Staff is recommending denial of the application due to inconsistency with Humboldt County Code, lack of adequate information to support making required findings for approval, and a generally unresponsive applicant.

Recommendation: That the Zoning Administrator:

1. Adopt the resolution (Attachment 1), which does the following:
 - a. Finds the Two Trees Botanicals 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-12451-SP).

Attachments: [12451 Staff Report 11.06.25](#)
 [Attachment 1 - Draft Resolution](#)
 [Attachment 2 - Site Plan](#)
 [Attachment 3 - Planning Department Correspondence](#)

[25-1316](#)

PG&E Vegetation Management Bundle 9 - Transmission Coastal Development Permit (CDP)

Record Number: PLN-2025-19287

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

The project site is located along two PG&E 60 kilovolt transmission lines spanning from the Humboldt Bay area up to the Orick area.

A Coastal Development Permit (CDP) for routine vegetation management along two 60 kilovolt transmission lines within Humboldt County covering the Humboldt Bay area up to the Orick area. The proposed scope of work includes the removal of 225 trees at 221 locations. These locations are subject to the requirements of PG&E's Multiple Region Habitat Conservation Plan (MRHCP). Equipment to be utilized for this project will include hand and gas-powered tools: chainsaws, hand saws, pruners, chippers, and lift truck where accessible. No ground disturbance in the form of excavation is associated with this work, nor would herbicide be utilized. Tree crews will use existing roadways, driveways, and hiking trails as appropriate. A Special Permit is required for Design Review where necessary.

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 North Coast 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 and Special Permit subject to the conditions of approval (Attachment 1A).

Attachments: [19287 Staff Report 11.06.25](#)
 [Attachment 1 - Draft Resolution 19287](#)
 [Attachment 1A - Conditions of Approval](#)
 [Attachment 1B - Project Locations 19287](#)
 [Attachment 1C - Project Parcels and Landowners](#)
 [Attachment 1D - General Plan, Zoning, Community Plan, and Coastal Zon](#)
 [Attachment 2A - Tree Data Table](#)
 [Attachment 2B - Biological Constraints Report](#)
 [Attachment 2C - Vegetation Managment Measures](#)
 [Attachment 3 - Referral Agency Comments and Recommendations 1928](#)
 [Attachment 3A - Hum Co DPW referral response](#)
 [Attachment 3B -Coastal Commision Referral response](#)

D. ITEMS PULLED FROM CONSENT

E. PUBLIC HEARINGS

F. ADJOURNMENT

G. NEXT MEETING: December 18, 2025 - Regular Meeting - Hybrid