

ZONING ADMINISTRATOR

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COUNTY STAFF

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COUNTY OF HUMBOLDT

ZONING ADMINISTRATOR

Planning and Building Department

3015 H St.

Eureka, CA 95501

AGENDA

Thursday, April 17, 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 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, April 16, 2025, will be included with the administrative record after the fact.

A. CALL TO ORDER**B. AGENDA MODIFICATIONS****C. CONSENT CALENDAR**

25-519

1. Denial of two Conditional Use Permit Applications for the cultivation of cannabis due to inconsistency with Humboldt County Code.

Project Name: Paradise Valley LLC
Assessor Parcel Number (APN) 220-292-015-000
Record No.: PLN-12303
Whitethorn area

Project Name: Paradise Mountain LLC
Assessor Parcel Numbers (APN) 020-292-017 and 220-292-018
Record No.: PLN-12301
Whitethorn area

Denial of a two Conditional Use Permits for 36,000 square feet of existing outdoor commercial cannabis cultivation.

Recommendation: That the Zoning Administrator:

1. Adopt the resolutions, (Attachment 1 & 2) which does the following:
 - a. Finds that the Zoning Administrator has found the projects exempt from environmental review pursuant to State CEQA Guidelines Section 15270; and
 - b. Finds that the applicant has not provided sufficient evidence necessary to make the required findings for approval; and
 - c. Deny the Paradise Valley LLC (PLN-12303) and Paradise Mountain LLC (PLN-12301) Conditional Use Permits.

Attachments: [12303 Paradise Valley LLC & 12301 Paradise Mountain Staff Report 04.17.25](#)
[Attachment 1 - Draft Resolution Paradise Mountain LLC 12301 DENIAL](#)
[Attachment 2 - Draft Resolution Paradise Valley LLC 12303 DENIAL](#)
[Attachment 3A - Deficiency Letter sent December 22, 2018](#)
[Attachment 3B- Deficiency Letter 12.22.18](#)
[Attachment 3C - Deficiency Letter sent July 15, 2019](#)
[Attachment 3D - Deficiency Letter sent January 4, 2022](#)
[Attachment 3E - CDFW referral comments](#)
[Attachment 3F - Regional Water Quality Control Board Violation Letter](#)
[Attachment 3G - Project Denial Warning Letter sent January 21, 2025](#)
[Attachment 3H - Denial Scheduled Letter sent March 24, 2025](#)

25-520

2. Sanctuary Forest Special Permit
Assessor Parcel Numbers (APN) 215-162-021 and 215-162-022
Record No.: PLN-2024-19132

Whitethorn area

A Special Permit (SP) for the construction of an approximately 2-million-gallon water storage pond partially within the Streamside Management Area (SMA). The overall project will construct two ponds totaling 6 million gallons of capacity and associated plumbing infrastructure designed to deliver 25 gallons per minute (GPM) of flow augmentation to Vanauken Creek during the four-month dry season for the purpose of improving instream aquatic habitat. These ponds will be off-channel and will be filled exclusively with runoff and direct precipitation and the project includes no stream diversions. The project is anticipated to provide significantly improved habitat for coho salmon (*Oncorhynchus kisutch*) and steelhead (*Oncorhynchus mykiss*) in Vanauken Creek, an important salmon bearing tributary to the Mattole River.

Recommendation: That the Zoning Administrator:

1. Adopt the resolution, (Attachment 1) which does the following:
 - a. Adopts Mitigated Negative Declaration prepared for the Sanctuary Forest project pursuant to Section 15074 of the CEQA Guidelines; and
 - b. Finds the proposed project complies with the General Plan and Zoning Ordinance; and
 - c. Approves the Special Permit as recommended by staff, subject to the conditions of approval (Attachment 1A) and subject to the Mitigation Monitoring and Reporting Program (Attachment 1B).

Attachments: [19132 Sanctuary Forest Staff Report 04.17.25](#)
[Attachment 1 - Draft Resolution Sanctuary Forest](#)
[Attachment 1A - Conditions of Approval](#)
[Attachment 1B - Mitigation Monitoring Report](#)
[Attachment 1C - Site Plan](#)
[Attachment 2 - Location Map](#)
[Attachment 3 - Mitigated Negative Declaration](#)
[Attachment 4 - Referral Agency Comments and Recommendations](#)

25-523

3. Ferndale Coastal Development Permit
Record No.: PLN-2025-19147
APN: 100-181-003
Ferndale area

A Coastal Development Permit (CDP) for drainage improvements for the City of Ferndale, located just north of the City limits. The overall project is located both within the City of Ferndale and just outside, within County jurisdiction, and includes the replacement of existing storm drain inlets and piping along Arlington Avenue, new piping and swales along 5th Street, enlargement of the drainage swale in the pasture north of Van Ness Avenue, and creation of a

stormwater detention pond in the northern extent of the pasture. Work within the Coastal Zone (and subject to this CDP) includes areas north of Van Ness Avenue. The existing culvert crossing at Van Ness Avenue (which flows into the pasture) would remain in place, and a second, parallel culvert installed. Five to eight trees and energy dissipating rock would be added to the culvert outlets to reduce potential scouring and erosion. The existing drainage swale through the pasture and proposed stormwater detention basin would be graded and revegetated with native grasses. The swale within the pasture north of Van Ness Avenue would contain a minimum bottom width of three feet and side slopes of 3:1 and daylight to existing grade. The new swale would have an approximate 0.3 to 0.5% slope and maximum excavation depth of three feet. The swale would then transition to a 0.5-acre stormwater detention basin on the County-owned parcel. The detention basin would have 3:1 slide slopes and daylight to existing grade and contain a maximum excavation depth of two feet. Following Project implementation, the pasture would remain seasonally grazeable which is consistent with current management.

Recommendation:

That the Zoning Administrator:

1. Describe the application as part of the Consent Agenda.
2. Survey the audience for any person who would like to discuss the application.
3. If no one requests discussions, adopt the resolution, (Attachment 1) which does the following:
 - a. Finds the project pursuant to CEQA Guidelines Section 15302 (Replacement or Reconstruction), 15303 (New Construction or Conversion of Small Structures), and 15304 (Minor Alterations to Land), and as a Responsible Agency, agrees with the lead agency's findings; and
 - b. Makes all of the required findings for approval of the Ferndale Coastal Development Permit; and
 - c. Approves the Ferndale Coastal Development Permit as recommended by staff, and subject to the recommended conditions of approval (Attachment 1A).

Attachments:

[19147 Ferndale Drainage CDP Staff Report 04.17.25](#)
[Attachment 1 - Draft Resolution](#)
[Attachment 1A - Conditions of Approval](#)
[Attachment 1B - Project Description Coastal Zone Clean](#)
[Attachment 1C - Figures](#)
[Attachment 1D - Project 65% Plans](#)
[Attachment 2 - Location Map](#)
[Attachment 3 - NOE Filed and Receipt](#)
[Attachment 4 - Applicant's Evidence in Support of the Required Findings 19147](#)
[Attachment 4A - Aquatic Resources Delineation Report](#)
[Attachment 4B - Botanical Report Final w Appendices](#)
[Attachment 4C - Avoidance and Minimization Measures](#)
[Attachment 4D - Ferndale Drainage BioMemo wApps](#)
[Attachment 4E - Runoff and Detention for Ferndale Drainage Project](#)
[Attachment 5 - Referral Agency Comments and Recommendations](#)
[Attachment 5A - Public Works COA](#)

D. ITEMS PULLED FROM CONSENT**E. PUBLIC HEARINGS****F. ADJOURNMENT****G. NEXT MEETING: May 1, 2025 10:00 a.m. Regular Meeting - Hybrid**