

**RESOLUTION OF THE ZONING ADMINISTRATOR
OF THE COUNTY OF HUMBOLDT**

Resolution Number: 24-040

Record Number: PLN-12171-CUP

Assessor's Parcel Number: 217-271-002

Resolution by the Zoning Administrator of the County of Humboldt certifying compliance with the California Environmental Quality Act and denying the Greentech Industry Inc Conditional Use Permit.

WHEREAS, Greentech Industry Inc, has applied for a Conditional Use Permit for 5,000 square feet of existing mixed light and 8,150 square feet of existing outdoor cannabis cultivation.; and

WHEREAS, the project is statutorily exempt from environmental review pursuant to Section 15270 of the State CEQA Guidelines (Projects Which Are Disapproved); and

WHEREAS, the Zoning Administrator held a duly-noticed public hearing on November 7, 2024, and reviewed, considered, and discussed the application for a Conditional Use Permit and reviewed and considered all evidence and testimony presented at the hearing.

Now, THEREFORE BE IT RESOLVED, that the Zoning Administrator makes all the following findings:

1. FINDING: **Project Description:** DENIAL of a Conditional Use Permit for 5,000 square feet of existing mixed light and 8,150 square feet of existing outdoor cannabis cultivation.

EVIDENCE: a) Project File: PLN-12823-CUP

2. FINDING: **CEQA.** The project is statutorily exempt from the California Environmental Quality Act.

EVIDENCE: a) Section 15270 of the CEQA Guidelines (Projects Which Are Disapproved).

FINDINGS FOR CONDITIONAL USE PERMIT

3. FINDING: The proposed development is not consistent with the requirements of the CMMLUO Provisions of the Zoning Ordinance.

EVIDENCE: a) The lack of a documented water right prevents staff from determining if the project has sufficient eligible irrigation water.

- b) The applicant has not completed all the agreed upon actions from the October 2017 settlement agreement including restoring disturbed areas and removing unpermitted cannabis structures. These actions were required to complete processing of the application.
- c) The applicant has not demonstrated the proposed project can be implemented without resulting in timber conversion.
- d) The project proposes conducting commercial cannabis cultivation in a residential zone which is not eligible.

4. FINDING:

There is insufficient evidence to support a finding that the project will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.

EVIDENCE:

- a) No documentation was provided to demonstrate that the Notice of Violation issued by the North Coast Regional Water Quality Control Board has been resolved.
- b) The lack of a biological assessment which was requested on October 12, 2018 prevents staff from determining if the proposed project will result in a significant impact to biological resources.
- c) The project parcel has been the subject of numerous code enforcement complaints which have been verified demonstrating the owner is unable to secure the property.

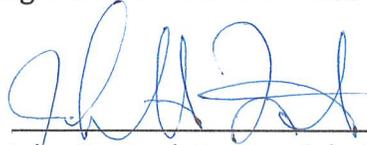
DECISION

NOW, THEREFORE, based on the above findings and evidence, the Humboldt County Zoning Administrator does hereby:

- Adopt the findings set forth in this resolution; and
- Denies the Conditional Use Permit for Greentech Industry Inc, based upon the Findings and Evidence.

Adopted after review and consideration of all the evidence on **November 7, 2024**

I, John Ford, Zoning Administrator of the County of Humboldt, do hereby certify the foregoing to be a true and correct record of the action taken on the above-entitled matter by said Zoning Administrator at a meeting held on the date noted above.



John H. Ford, Zoning Administrator
Planning and Building Department

