

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

Resolution Number: 26-

Record Number: PLN-2025-19397

Assessor's Parcel Number: 308-081-020-000

Resolution by the Zoning Administrator of the County of Humboldt certifying compliance with the California Environmental Quality Act and conditionally approving the Dirty Licks, LLC Zoning Clearance Certificate and Coastal Development Permit, and a Modification to an approved Zoning Clearance Certificate and approved Coastal Development Permit.

WHEREAS, Dirty Licks, LLC provided an application and evidence in support of approving a Zoning Clearance Certificate and Coastal Development Permit, and a Modification to an approved Zoning Clearance Certificate and approved Coastal Development Permit for an increase in irrigation water use and distribution and manufacturing activities; and

WHEREAS, the lead agency, prepared an Addendum to the Environmental Impact Report (EIR) prepared for the Coastal Commercial Cannabis Land Use Ordinance (CCCLUO) adopted by the Humboldt County Board of Supervisors on July 23, 2019. The proposed project does not present substantial changes that would require major revisions to the previous EIR. No new information of substantial importance that was not known and could not be known at the time was presented as described by §15162(c) of CEQA Guidelines; and

WHEREAS, the Humboldt County Zoning Administrator held a duly-noticed public hearing on February 5, 2026 and reviewed, considered, and discussed the application for a Zoning Clearance Certificate and Coastal Development Permit, and a Modification to an approved Zoning Clearance Certificate and approved Coastal Development 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:** A Modification to an approved Coastal Development (PLN-2021-17381) to increase water usage for a commercial cannabis cultivation. The cultivation operation will use up to 103,000 gallons of water per year. Per application materials the applicant anticipates capturing 176,560 gallons of water per year through rainwater catchment, dehumidifiers, and air conditioning units. 20,000 gallons of water storage have been installed on the property under the previously approved permit. The applicant is also seeking a Coastal Development Permit and Zoning Clearance Certificate for self-distribution and non-flammable manufacturing

activities on site. Proposed manufacturing activities include trimming, rolling, and packaging cannabis, and will only include cannabis produced onsite. There are no anticipated changes to traffic volumes, power needs, or staffing needs. All proposed new activities will occur within the footprint of an existing permitted non-residential structure.

EVIDENCE: a) Project File: PLN-2025-19397

2. FINDING: **CEQA.** The project complies with the requirements of the California Environmental Quality Act. The Humboldt County Zoning Administrator has considered the Environmental Impact Report previously adopted for the Coastal Commercial Cannabis Land Use Ordinance as well as the Addendum to the EIR that was prepared for the project pursuant to Section 15164 of the CEQA guidelines.

EVIDENCE:

- a) Addendum prepared for the proposed project.
- b) The proposed project does not present substantial changes that would require major revisions to the previous EIR. No new information of substantial importance that was not known and could not be known at the time was presented as described by §15162(c) of CEQA Guidelines.
- c) The project has demonstrated compliance with the State Water Board Cannabis General Order for Waste Discharge. Conditions of approval require the applicant to maintain enrollment in the State Cannabis Cultivation Policy for the life of the project.
- d) No new ground disturbance is proposed. All modifications and new entitlements consist of changes within an existing permitted non-residential structure. Continuing the operation and the inclusion of self-transport distribution and non-flammable manufacturing will not impact species of concern.
- e) A Road Evaluation Report concludes the route leading to the subject parcel is developed to the equivalent of a category 4 road standard, is in good condition, and does not have any evidence of a site-specific safety problem.
- f) The continued cultivation of commercial cannabis and introduction of distribution and manufacturing activities as proposed will not result in a net timber conversion.

FINDINGS FOR ZONING CLEARANCE CERTIFICATE AND COASTAL DEVELOPMENT PERMIT, AND MODIFICATION TO AN APPROVED ZONING CLEARANCE CERTIFICATE AND APPROVED COASTAL DEVELOPMENT PERMIT

- 3. FINDING:** The proposed development is in conformance with the County General Plan, Open Space Plan, and the Open Space Action Program, and is in conformance with all applicable policies and standards of the Eel River Area Plan (ERAP).

EVIDENCE: a) The applicant is proposing to increase irrigation use from approximately 18,000 gallons to 103,000 gallons annually and self-distribution and non-flammable manufacturing of cannabis cultivated on site on lands designated as Agriculture Exclusive-Grazing. General and intensive agriculture are allowable use types for this designation.

The proposed activities are accessory to an approved agricultural use. The proposed modifications and new entitlements will not require the development of grazing lands.

- b) Humboldt County GIS shows an adjacent parcel contains a wetland over 1,000 feet from proposed project activities. The proposed activities will take place within an existing structure and no new ground disturbance is proposed, therefore no impacts to biological resources are anticipated as a result of the proposed project.
- c) The parcel is not within a Coastal View area, nor a Coastal Scenic area.
- d) The existing parcel size is 10 acres. This parcel has been recognized as a separate legal parcel. It is existing non-conforming with regard to parcel size; however the project will not increase the severity of this non-conformance. Project activities will not necessitate the development of grazing lands.
- e) The project site does not include any coastal access points, accessways, scenic views, or scenic areas. The project will not impact coastal access.

- 4. FINDING:** The proposed development is consistent with the purposes of the existing Agriculture Exclusive (AE) zone in which the site is located.

- EVIDENCE:**
- a) The AE zone is intended to be applied to areas of the County in which general agriculture and residential uses are the desirable predominant uses.
 - b) All general agricultural uses are principally permitted in the AE zone.
 - c) Humboldt County Code section 313-55.4.8.2.2.3 allows nonflammable extraction subject to approval of a Special Permit and Coastal Development Permit only when conducted within a lawfully constructed non-residential structure that was in existence prior to January 1, 2016. Project activities will occur within a permitted non-residential structure that was in existence prior to January 1, 2016.
 - d) Humboldt County Code section 313-55.4.8.1.1 allows cultivation of up to 5,000 square feet of new cannabis cultivation subject to approval of a Zoning Clearance Certificate and Coastal Development Permit only when conducted within a lawfully constructed non-residential structure that was in existence prior to January 1, 2016. Project activities will occur within a permitted non-residential structure that was in existence prior to January 1, 2016.

5. FINDING: The proposed development is consistent with the requirements of the CCCLUO Provisions of the Zoning Ordinance.

- EVIDENCE:**
- a) The CCCLUO allows cannabis cultivation to be permitted in areas zoned AE (313-55.4.8.1.1).
 - b) The CCCLUO allows nonflammable activities to be permitted in areas zoned AE (313-55.4.8.2.2.3).
 - c) The parcel has been determined to be one legal parcel per LLA-66-68 described in Notice of Lot Line Adjustment and Certificate of Subdivision Compliance 1918-421053
 - d) The project will obtain water from rainwater catchment, dehumidifiers, and air conditioning units, eligible non-diversionary water sources.
 - e) Energy is sourced exclusively from a renewable source.
 - f) The property is accessed via a paved county-maintained road with a centerline stripe.

- g) The slope of the land where cannabis will be cultivated and distribution and manufacturing will take place is less than 15% slope. No new grading will occur.
- h) The project activities as proposed will not result in the conversion of timberland.
- i) There are mapped prime soils on the property, however the proposed project will not impact prime soils on the property as the project will take place in an existing structure and no new ground disturbance is proposed.
- j) The location of the cannabis activities comply with all setbacks required in Section 314-55.4.6.4.4.1
- k) The project will utilize an existing structure. No modifications are proposed that will result in net additions to the existing stormwater system.

6. FINDING:

The proposed modifications, distribution, and manufacturing activities and the conditions under which it may be operated or maintained will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.

EVIDENCE:

- a) The site is located on road that has been found to safely accommodate the amount of traffic generated by the existing cannabis cultivation. No new traffic is anticipated as a result of manufacturing or distribution activities.
- b) The site is in a rural part of the County where many of the land holdings are very large. The existing cannabis cultivation and proposed ancillary uses will not be in a location where there is an established neighborhood or other sensitive receptor such as a school, church, park, or other use which may be sensitive to cannabis cultivation. Approving manufacturing and distribution activities on this site and the other sites which have been approved or are in the application process will not change the character of the area due to the large parcel sizes in the area.
- c) Irrigation water will come from rainwater catchment, air conditioning units, and dehumidifiers, an eligible water source.

- d) Provisions have been made in the applicant's proposal to protect water quality and thus runoff to adjacent property and infiltration of water to groundwater resources will not be affected.

7. FINDING: The proposed development does not reduce the residential density for any parcel below that utilized by the Department of Housing and Community Development in determining compliance with housing element law.

EVIDENCE: a) The parcel was not included in the housing inventory of Humboldt County's 2019 Housing Element.

8. FINDING: Approval of this project is consistent CCCLUO limits on the number of permits and acres which may be approved in each of the County's Coastal Planning Areas.

EVIDENCE: a) The project site is in the Eel River Area Plan, which is limited to 112 permits and 39 acres of cultivation. The proposed project will not add a new cultivation permit or increase the approved cannabis cultivation.

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
- Conditionally approves the Dirty Licks, LLC Zoning Clearance Certificate and Coastal Development Permit, and a Modification to an approved Zoning Clearance Certificate and approved Coastal Development Permit subject to the Conditions of Approval in Attachment 1A.

Adopted after review and consideration of all the evidence on **February 5, 2026**.

I, John H. 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, Director
Planning and Building Department