

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

Resolution Number: 26-037

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

ATTACHMENT 1A

CONDITIONS OF APPROVAL

APPROVAL OF THE ZONING CLEARANCE CERTIFICATE AND COASTAL DEVELOPMENT PERMIT, AND MODIFICATION TO AN APPROVED ZONING CLEARANCE CERTIFICATE AND APPROVED COASTAL DEVELOPMENT PERMIT, IS CONDITIONED ON THE FOLLOWING TERMS AND REQUIREMENTS

A. General Conditions Which Must Be Satisfied for the Life of the Project:

1. The water use for cultivation is limited to the use of the irrigation infrastructure described in the approved Operations Plan. The applicant shall maintain logs of water collection and water usage and make the logs available upon request.

PLN-2021-17381 Conditions of Approval

The applicant shall adhere to all relevant conditions of approval associated with the previously issued Zoning Clearance Certificate and Coastal Development Permit (PLN-2021-17381). The above referenced conditions are listed below in section B.

B. Ongoing Requirements/Development Restrictions Which Must be Satisfied for the Life of the Project:

1. The project shall not go over three decibels above the 24-hour measured noise levels at the west, north and east property lines 74.0, 89.0, and 70.7 respectively (77.0, 92.0, and 73.7 decibels) for the life of the project.
2. The applicant shall maintain enrollment in Redwood Coast Energy Authority (Re-Power Plus) or a suitable equivalent to meet the 100 percent renewable power source requirement for indoor cultivation, and shall provide copies of energy bills confirming enrollment at each annual inspection to keep the permit valid.
3. The applicant is advised that the county-maintained roads may generate dust and other impacts to farms and the applicant shall hold the County harmless from these impacts.

4. All artificial lighting shall be fully contained within structures such that no light escapes (e.g., through blackout curtains). Structures shall be enclosed between 30 minutes prior to sunset and 30 minutes after sunrise to prevent disruption to crepuscular wildlife. Security lighting shall be motion activated and comply with the International Dark-Sky Association standards and Fixture Seal of Approval Program; see: <https://www.darksky.org/our-work/lighting/lighting-for-citizens/lighting-basics/>. Standards include but are not limited to the following, 1) light shall be shielded and downward facing, 2) shall consist of Low-Pressure Sodium (LPS) light or low spectrum Light Emitting Diodes (LED) with a color temperature of 3000 kelvins or less and 3) only placed where needed.
5. Should the Humboldt County Planning Division receive complaints that the lighting or noise is not complying with the standards listed above in items B.1. and B.5., within ten (10) working days of receiving written notification that a complaint has been filed, the applicant shall submit written verification that the lights' shielding and alignment, and noise levels have been repaired, inspected, and corrected as necessary.
6. If the project proposes and future ground disturbing activities a full cultural resources investigation will be required.
7. All refuse shall be contained in wildlife proof storage containers, at all times, and disposed of at an authorized waste management facility.
8. Should any wildlife be encountered during work activities, the wildlife shall not be disturbed and be allowed to leave the work site unharmed.
9. The use of anticoagulant rodenticide is prohibited.
10. The operator shall provide information to all employees about the potential health impacts of cannabis use on children. Information shall be provided by posting the brochures from the Department of Health and Human Services titled "Cannabis Palm Card" and "Cannabis Rack Card." This information shall also be provided to all employees as part of the employee orientation.
11. All components of project shall be developed, operated, and maintained in conformance with the Project Description, the approved Site Plan, the Plan of Operations, and these conditions of approval. Changes shall require modification of this permit except where consistent with Humboldt County Code Section 312-11.1, Minor Deviations to Approved Plot Plan. If offsite processing is chosen to be the

preferred method of processing, this permit shall be modified to identify the offsite licensed facility.

12. Cannabis cultivation and other commercial cannabis activity shall be conducted in compliance with all laws and regulations as set forth in the CCCLUO and MAUCRSA, as applicable to the permit type.
13. Possession of a current, valid required license, or licenses, issued by any agency of the State of California in accordance with the MAUCRSA, and regulations promulgated thereunder.
14. Confinement of the area of cannabis cultivation, processing, manufacture, or distribution to the locations depicted on the approved site plan. The commercial cannabis activity shall be set back at least 30 feet from any property line, and 600 feet from any school, church or other place of religious worship, or tribal cultural resources, except where a reduction to this setback has been approved pursuant to Section 55.4.6.4.4 (f).
15. Maintain enrollment with State Water Resource Control Board (SWRCB) Order No. WQ 2019-0001-DWQ, if applicable, or any substantially equivalent rule that may be subsequently adopted by the County of Humboldt or other responsible agency.
16. Consent to an annual on-site compliance inspection, with at least 24 hours prior notice, to be conducted by appropriate County officials during regular business hours (Monday through Friday, 9:00 a.m. to 5:00 p.m., excluding holidays).
17. Refrain from the improper storage or use of any fuels, fertilizer, pesticide, fungicide, rodenticide, or herbicide.
18. Pay all applicable application, review for conformance with conditions and annual inspection fees.
19. Fuel shall be stored and handled in compliance with applicable state and local laws and regulations, including the County of Humboldt's Certified Unified Program Agency (CUPA) program, and in such a way that no spillage occurs.
20. The master log books maintained by the applicant to track production and sales shall be maintained for inspection by the County.

21. Pay all applicable taxes as required by the Humboldt County Commercial Marijuana Cultivation Tax Ordinance (Humboldt County Code Section 719-1 et seq.).

Performance Standards for Cultivation and Processing Operations

22. Pursuant to Business and Professions Code section 26051.5(a)(8), an applicant seeking a cultivation license shall “provide a statement declaring the applicant is an ‘agricultural employer,’ as defined in the Alatorre-Zenovich-Dunlap-Berman Agricultural Labor Relations Act of 1975 (Part 3.5 commencing with Section 1140) of Division 2 of the Labor Code), to the extent not prohibited by law.”
23. Cultivators shall comply with all applicable federal, state, and local laws and regulations governing California Agricultural Employers, which may include federal and state wage and hour laws, Cal/OSHA, OSHA, the California Agricultural Labor Relations Act, and the Humboldt County Code (including the Building Code).
24. All persons hiring employees to engage in commercial cannabis cultivation and processing shall comply with the following Employee Safety Practices:
 - a. Cultivation operations and processing operations must implement safety protocols and provide all employees with adequate safety training relevant to their specific job functions, which may include:
 - (1) Emergency action response planning as necessary;
 - (2) Employee accident reporting and investigation policies;
 - (3) Fire prevention;
 - (4) Hazard communication policies, including maintenance of material safety data sheets (MSDS);
 - (5) Materials handling policies;
 - (6) Job hazard analyses; and
 - (7) Personal protective equipment policies, including respiratory protection.
 - b. Cultivation operations and processing operations must visibly post and maintain an emergency contact list which includes at a minimum:
 - (1) Operation manager contacts;
 - (2) Emergency responder contacts; and
 - (3) Poison control contacts.
 - c. At all times, employees shall have access to safe drinking water and toilets and handwashing facilities that comply with applicable federal, state, and local laws and regulations. Plumbing facilities and water source must be capable of handling increased usage without adverse consequences to neighboring properties or the environment.

- d. On site-housing provided to employees shall comply with all applicable federal, state, and local laws and regulations.
25. Term of Commercial Cannabis Activity Permit. Any Commercial Cannabis Cultivation permit issued pursuant to the CCCLUO shall expire one (1) year after date of issuance, and on the anniversary date of such issuance each year thereafter, unless an annual compliance inspection has been conducted and the permittees and the permitted site have been found to comply with all conditions of approval.
 26. If the inspector or other County official determines that the permittees or site do not comply with the conditions of approval, the inspector shall serve the permit holder with a written statement identifying the items not in compliance, and the action that the permit holder may take to cure the noncompliance, or file an appeal within ten (10) days of the date that the written statement is delivered to the permit holder. Personal delivery or mailing the written statement to the mailing address listed on the application by regular mail, plus three (3) days after date of mailing, shall constitute delivery. The permit holder may request a reinspection to determine whether or not the permit holder has cured all issues of noncompliance. Failure to request reinspection or to cure any items of noncompliance shall terminate the Zoning Clearance Certificate and Coastal Development Permit, immediately upon the expiration of any appeal period, or final determination of the appeal if an appeal has been timely filed pursuant to Section 55.4.5.8.
 27. Permit Renewals to Comply with Updated Laws and Regulations. Permit renewal is subject to the laws and regulations effective at the time of renewal, which may be substantially different than the regulations currently in place and may require the submittal of additional information to ensure that new standards are met.
 28. Acknowledgements to Remain in Full Force and Effect. Permittee acknowledges that the County reserves the right to reduce the size of the area allowed for cultivation under any clearance or permit issued in accordance with this section in the event that environmental conditions, such as a sustained drought.
 29. Transfers. Transfer of any leases or permits approved by this project is subject to the review and approval of the Planning Director for conformance with CCCLUO eligibility requirements and agreement to permit terms and acknowledgments. The fee for required permit transfer review shall accompany the request. The request shall include the following information:
 - a. Identifying information for the new owner(s) and management as required in an initial permit application;

- b. A written acknowledgment by the new owner in accordance as required for the initial permit application;
- c. The specific date on which the transfer is to occur;
- d. Acknowledgement of full responsibility for complying with the existing permit; and
- e. Execution of an Affidavit of Non-diversion of Commercial Cannabis.

30. Inspections. The permit holder and subject property owner are to permit the County or representative(s) or designee(s) to make inspections at any reasonable time deemed necessary to assure that the activities being performed under the authority of this permit are in accordance with the terms and conditions prescribed herein.

Informational Notes:

1. If cultural resources are encountered during construction activities, the contractor on-site shall cease all work in the immediate area and within a 50-foot buffer of the discovery location. A qualified archaeologist and the appropriate Tribal Historic Preservation Officer(s) are to be contacted to evaluate the discovery and, in consultation with the applicant and the lead agency, develop a treatment plan in any instance where significant impacts cannot be avoided.

Prehistoric materials may include obsidian or chert flakes, tools, locally darkened midden soils, groundstone artifacts, shellfish or faunal remains, and human burials. If human remains are found, California Health and Safety Code 7050.5 requires that the County Coroner be contacted immediately at 707-445-7242. If the Coroner determines the remains to be Native American, the Native American Heritage Commission will then be contacted by the Coroner to determine appropriate treatment of the remains pursuant to Public Resources Code (PRC) Section 5097.98. Violators shall be prosecuted in accordance with PRC Section 5097.99.

2. This permit shall expire and become null and void at the expiration of one (1) year after all appeal periods have lapsed (see "Effective Date") except where construction under a valid building permit or use in reliance on the permit has commenced prior to such anniversary date. The period within which construction or use must commence may be extended as provided by Section 312-11.3 of the Humboldt County Code.



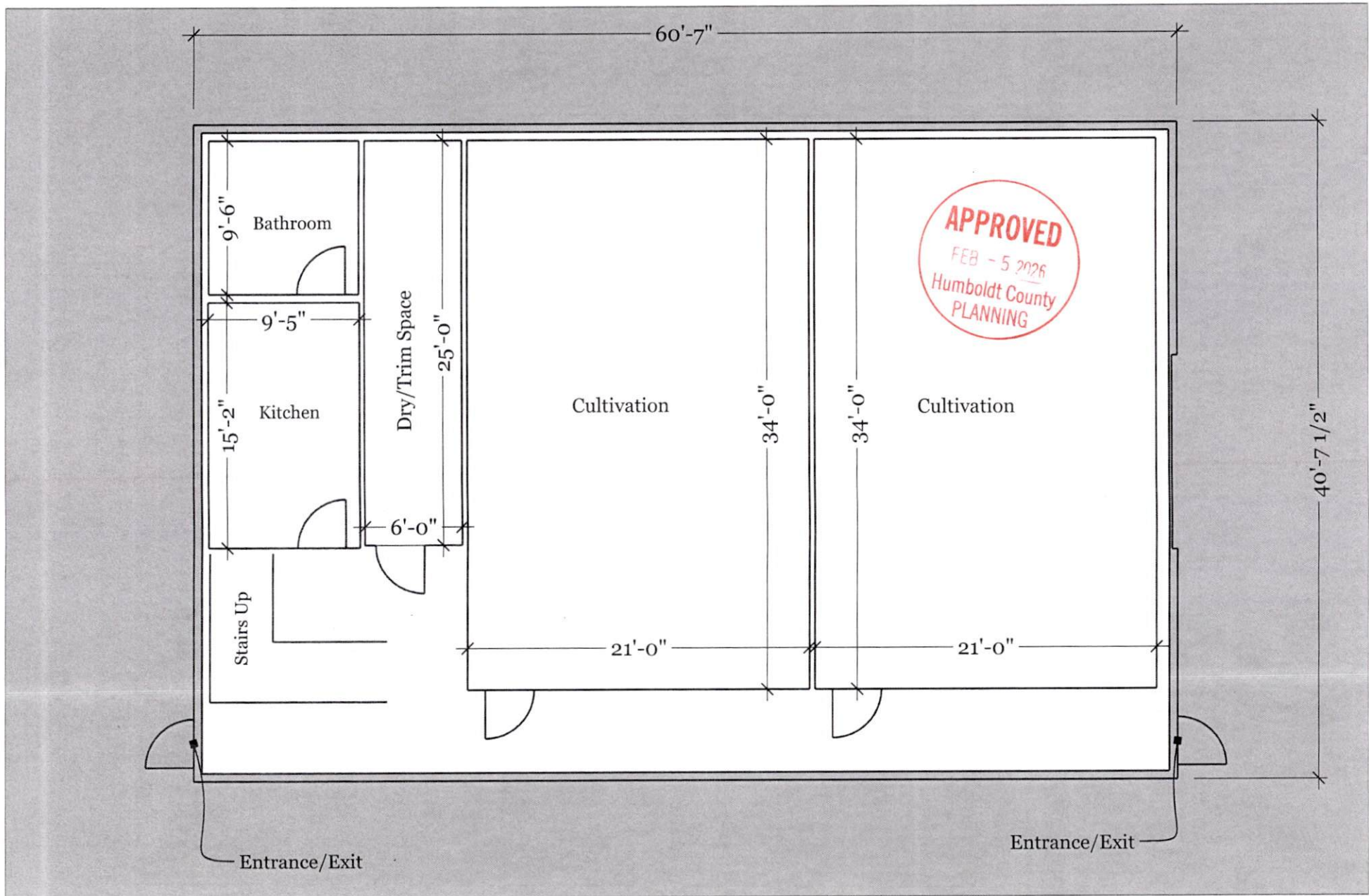
2.1 Water Source, Storage, Irrigation, and Estimated Use

Irrigation supply will be provided for by use of a combination of rainwater, dehumidifier and air conditioner catchment. The cultivation operation will require up to 0.29 gallons/square-foot of area cultivated, approximately 173,170 gallons of irrigation water per year. The operation operates year-round with lighting and climate-controlled space. Drip irrigation systems provide added efficiency to water usage. All runoffs are captured and stored for treatment and reuse.

Local historical records indicate that Loleta receives between 40-50 inches of precipitation annually (<https://prism.oregonstate.edu/explorer/>). The commercial building that the project is located within has a total footprint of 2,400 square-feet and its rooftop can collect up to 51,000 gallons annually (2400 sq ft x 40 in x 0.623 g/sqft/in x 0.85 efficiency).

The cultivation operation has eight (8) dehumidifiers and eight (8) air conditioning units. The dehumidifiers collect 224 gallons of water per day (8 deh x 28 g). The air conditioners collect 120 gallons of water per day (8 ac x 15 g). Total water collected from the units is 344 gallons/day, or 125,560 gallons/year.

The applicant for this project has installed four (4) 5,000-gallon water storage water tanks that are connected to the existing gutter system and the interior dehumidifier and air conditioner units. The total water collected from all sources will be 176,560 gallons/year.



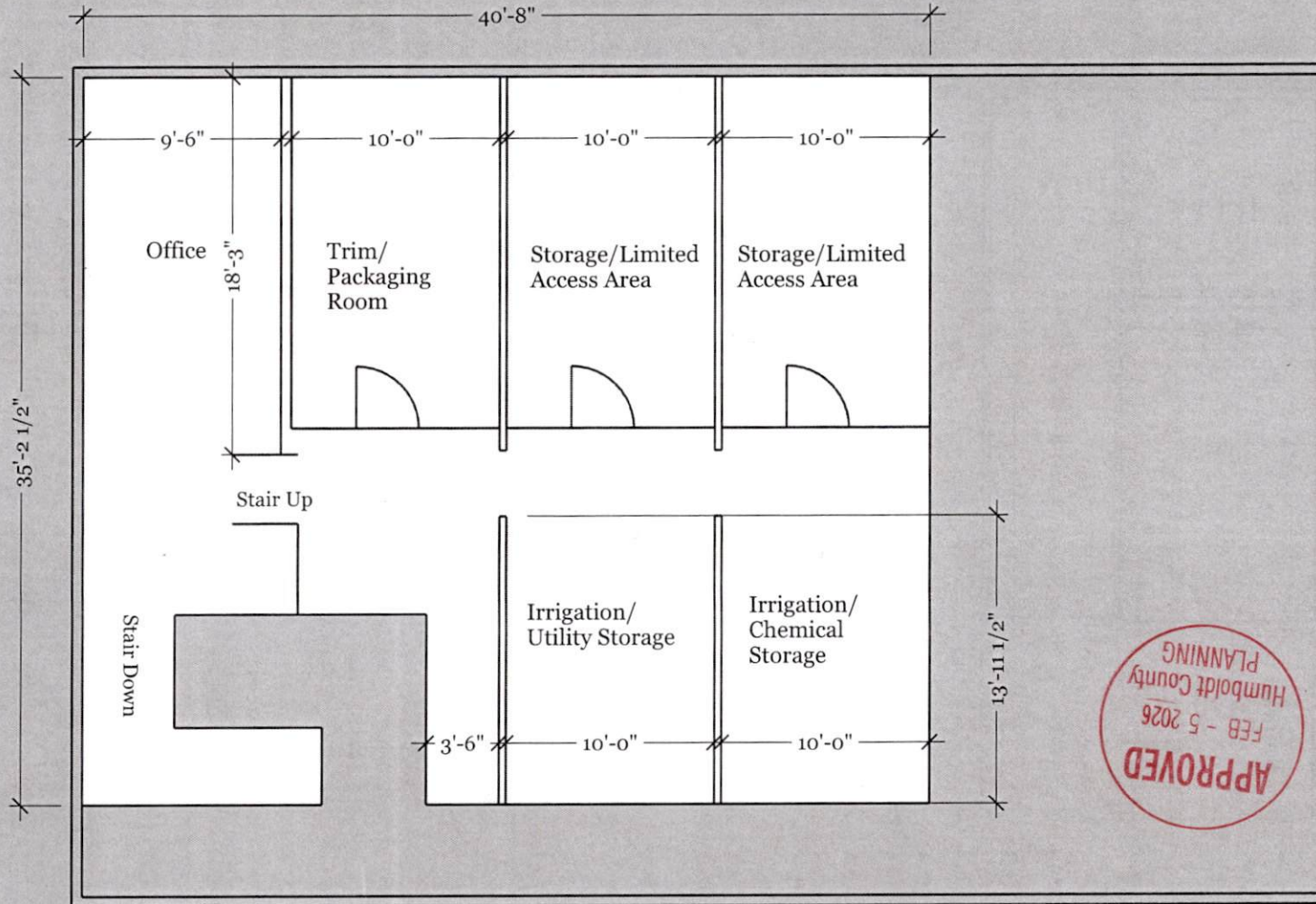
3003 Table Bluff Rd.
Loleta CA 95551
APN 308-081-020

Premises Diagram
1st Floor

Created by Betsie Zinsmann

REVISIONS		
MM/DD/YY	REMARKS	
1 10/31/2025	Original	
2 --/--/--	...	
3 --/--/--	...	
4 --/--/--	...	
5 --/--/--	...	

B 01



3003 Table Bluff Rd.
 Loleta CA 95551
 APN 308-081-020

Premise Diagram
 2nd Floor

Created by Betsie Zinsmann

REVISIONS		
	MM/DD/YY	REMARKS
1	10/31/2025	Original
2	--/--/--	...
3	--/--/--	...
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