

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

Resolution Number: 25-

Records Number: PLN-12346-CUP

Assessor's Parcel Number: 315-214-011

Resolution by the Zoning Administrator of the County of Humboldt certifying compliance with the California Environmental Quality Act and denying the Tanja Baker Conditional Use Permits and Special Permit.

WHEREAS, Mad River Estates LLC, applied on December 23, 2016, for a conditional use permit for four Conditional Use Permits for a total of four acres of mixed light commercial cannabis cultivation, ancillary propagation space, office facilities, restrooms, and parking for 24 employees.; and

WHEREAS, the application has significant deficiencies including incomplete technical and environmental studies; and

WHEREAS, Staff has made multiple attempts to contact the applicant but has not had a response for them since September 2019; and

WHEREAS, the parcel's owner contacted the County, and the owner does not want the proposed project on their parcel; and

WHEREAS, a letter was sent to the applicant on November 19, 2025, notifying them that the permit would be denied on December 18, 2025; 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 Humboldt County Zoning Administrator held a duly-noticed public hearing on December 18, 2025, and reviewed, considered, and discussed the application for a Conditional Use Permit, 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 four Conditional Use Permits for a total of four acres of mixed light commercial cannabis cultivation, ancillary propagation space, office facilities, restrooms, and parking for 24 employees. Electricity would be sourced from PG&E power brought to the site.

EVIDENCE: a) Project File: PLN- 12346-CUP

2. **FINDING:** **CEQA.** The requirements of the California Environmental Quality Act have been complied with. The project is statutorily exempt from CEQA as it is a project which is not approved.

EVIDENCE: a) Section 15270 of the CEQA Guidelines

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 application fails to meet the eligibility requirements described in section 55.4.10.b of the CMMLUO that requires the owner of the property's permission to conduct the proposed cannabis activity on the property. The owner of the parcel has changed since the initial application; the new owner does not want the proposed project on their parcel.

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
- **Deny** the Conditional Use Permits and Special Permits for Mad River Estates LLC, based upon the Findings and Evidence.

Adopted after review and consideration of all the evidence on **December 18, 2025**.

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, Zoning Administrator
Planning and Building Department