

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

Resolution Number: 25-058

Record Number: PLN-2019-16120

Assessor's Parcel Number: 081-051-009-000

Resolution by the Zoning Administrator of the County of Humboldt certifying compliance with the California Environmental Quality Act and denying the Treasure Camp, LLC Special Permit.

WHEREAS, Treasure Camp LLC has submitted an application on December 31, 2019 for a Special Permit (SP) for 3,200 square feet of existing mixed light cannabis cultivation; and

WHEREAS, the applicant is generally unresponsive to requests for information necessary to review and analyze the proposed application; 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 September 4, 2025, and reviewed, considered, and discussed the application for a Special 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:** Special Permit (SP) application for 3,200 square feet of existing mixed light cannabis cultivation. The water is sourced from Myers Flat Mutual Water System, and no water storage is proposed. The applicant also proposes to add facilities appurtenant to the cultivation, including greenhouse facilities for drying and curing of cannabis. Power is supplied by PG&E and multiple generators.

EVIDENCE: a) Project File: PLN-2020-16120

- 2. FINDING:** **CEQA:** The requirements of the California Environmental Quality Act have been met. 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 SPECIAL PERMITS

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

EVIDENCE: a) Information necessary to determine consistency with the ordinance has not been submitted. On January 9, 2020, a letter was sent to the applicant indicating the Planning Department could not verify the parcel was created in compliance with the requirements of the Subdivision Map Act and requested a creation deed. On January 22, 2020, an incomplete letter was sent to the applicant indicating updates were required to the Cultivation Operations Plan and Site Plan and requested additional information required to process the permit application. Requested information included items such as location of hazardous materials, description of irrigation methods, a water budget, a description of on-site water conservation methods, an invasive species management plan, soil management plan, noise source assessment, and information regarding light pollution control. To date a creation deed has not been submitted by the applicant, and to date all of the information requested in the incomplete letter has not been submitted. On June 26, 2025 a letter was sent to the applicant informing them that unless the requested information was submitted the application would be processed with a recommendation of denial. The letter also noted that the property had changed hands, and the applicant would also need to demonstrate property owner permission to cultivate on the property. The letter noted the applicant could withdraw the permit if they were no longer interested in pursuing a commercial cannabis permit. The requested information was not submitted, and to date the applicant has not contacted the Planning Department. Without property owner permission to conduct cannabis activities on the parcel, verification the parcel was created in conformance with the requirements of the subdivision map act, and requested edits to the above referenced documents, the project cannot be deemed consistent with the requirements of the CCLUO provisions of the Zoning

Ordinance.

4. FINDING: The project and the conditions under which it may be operated or maintained may be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.

EVIDENCE: a) The property owner has not given their consent to conduct cannabis activities on the property, and information regarding water budget and water conservation methods, existing noise levels, soils management, invasive species management, and light pollution management are still outstanding. Due to the lack of information the 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 cannot be made.

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 Special Permit for Treasure Camp, LLC, based upon the findings and evidence.

Adopted after review and consideration of all the evidence on **September 4, 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, Director
Planning and Building Department