

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

Resolution Number: 25-057

Record Number: PLN-12297-SP

Assessor's Parcel Number: 210-044-008-000

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

WHEREAS, Valley Tops LLC has submitted an application on January 29, 2020 for a Special Permit (SP) for 10,000 square feet of existing outdoor cannabis cultivation. Water for irrigation is sourced from an unnamed spring onsite and rainwater catchment. Water storage consists of a total 111,400-gallons in hard tanks and a bladder. Drying and processing is proposed onsite, and power is supplied by a generator; 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) for 10,000 square feet of existing outdoor cannabis cultivation. Water for irrigation is sourced from an unnamed spring onsite and rainwater catchment. Water storage consists of a total 111,400-gallons in hard tanks and a bladder. Drying and processing is proposed onsite, and power is supplied by a generator.

EVIDENCE: a) Project File: PLN-12297-SP

- 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 CMMLUO provisions of the Zoning Ordinance.

EVIDENCE: a) Information necessary to determine consistency with the ordinance has not been submitted. Requests for information were sent to the applicant on June 13, 2018, April 20, 2023, February 29, 2024, April 22, 2024, and again on June 25, 2025. Requests included information regarding generator use and noise attenuation, schedule of activities, water use, propagation activities, light control, Site Plan revisions, and an Archaeological Survey. No response has been received within the prescribed deadline outlined in the June 25, 2025 letter. This letter informed the applicant action must be taken on the project, or the application would be processed with a recommendation of denial. The applicant has not contacted the Planning Department to date. Without the requested information and documents, the project cannot be deemed consistent with the requirements of the CMMLUO 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) Information including generator use and noise attenuation, schedule of activities, water use, propagation activities, light control, and an Archaeological Study 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.

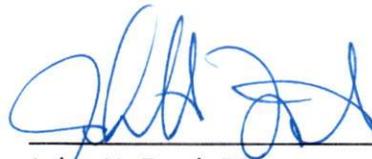
DECISION

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 Valley Tops 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