

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

Resolution Number: 25-047

Records Number: PLN-12461-CUP

Assessor's Parcel Number: 516-151-019

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, Tanja Baker, submitted an application on December 23, 2016 for a conditional use permit for 60,000 square feet of indoor commercial cannabis cultivation, retail nursery, and 42,000 square feet of mixed light commercial cannabis cultivation, and a Special Permit for a processing and distribution facility; and

WHEREAS, the application has significant deficiencies including an incomplete Initial Study for compliance with the California Environmental Quality Act; and

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

WHEREAS, Staff contacted the owner of the subject parcel, and the owner does not want the applicant or proposed project on their parcel; and

WHEREAS, a letter was sent to the applicant on February 3, 2025, notifying them that the permit would be denied if they did not contact Departmental staff within 60 days; 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 June 26, 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 a Conditional Use Permit for 60,000 square feet of indoor commercial cannabis cultivation, retail nursery, and 42,000 square feet of mixed light commercial cannabis cultivation. Denial of a Special Permit for a processing and distribution facility.

EVIDENCE: a) Project File: PLN- 12461-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 Tanja Baker, based upon the Findings and Evidence.

Adopted after review and consideration of all the evidence on **June 26, 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