

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

Resolution Number: 25-

Record Number: PLN-2020-16202

Assessor's Parcel Number: 208-271-012-000

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

WHEREAS, Josh Clark has submitted an application on January 29, 2020 for a Special Permit (SP) for 43,560 sf of commercial cannabis cultivation. The applicant is also proposing an additional 101,780 sf of outdoor cultivation and 20,000 sf of mixed light cultivation, all being relocated to the site through the Retirement, Remediation and Relocation (RRR) program.; 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 August 21, 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 43,560 sf of commercial cannabis cultivation. The applicant is also proposing an additional 101,780 sf of outdoor cultivation and 20,000 sf of mixed light cultivation, all being relocated to the site through the Retirement, Remediation and Relocation (RRR) program.

EVIDENCE: a) Project File: PLN-2020-16202

- 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. Requests for information were sent to the applicant on November 29, 2021 and November 8, 2023 regarding edits to a draft Initial Study and clarifying information regarding a Botanical Assessment & Jurisdictional Wetland Delineation. To date the County has not received the requested information. On June 6, 2024 the Planning Department was notified that the subject property had changed hands, and the property owner had not given permission to the applicant to conduct cannabis activities on the property. On June 13, 2024 a deed was recorded verifying the property had changed hands. On June 11, 2025 a letter was sent to the applicant informing them that if owner permission to conduct cannabis operations on the property could not be demonstrated, in 30 days the project would move forward to a hearing with a recommendation of denial. No response to the letter was received within the prescribed deadline, and the applicant has not contacted the Planning Department to date. Without property owner permission to conduct cannabis activities on the parcel, 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 biological resources and Initial Study edits 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 Josh Clark, based upon the findings and evidence.

Adopted after review and consideration of all the evidence on **August 21, 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