



COUNTY OF HUMBOLDT

For the meeting of: 3/6/2025

File #: 25-341

To: Zoning Administrator
From: Planning and Building Department
Agenda Section: Consent

SUBJECT:

Denial of four (4) Cannabis Permit Applications Due to Inconsistency with Humboldt County Code Assessor Parcel Numbers (APN) 316-172-020-000 (12278); 221-230-010-000 (12382); 208-111-021-000 (12764); 221-111-024-000 (11541)

Record Numbers: PLN-12278-CUP, PLN-12382-CUP, PLN-12764-CUP, PLN-11541-CUP

Location: In the unincorporated areas of Humboldt County.

Denial of four (4) Conditional Use Permits

RECOMMENDATION(S):

That the Zoning Administrator:

1. Adopt the resolutions (Resolutions 25-___), (Attachment 2-5) which do the following:
 - a. Finds that the cannabis permit application projects are statutorily exempt from the California Environmental Quality Act (CEQA) per section 15270 (Projects Which Are Disapproved) of the State CEQA Guidelines; and
 - b. Finds that the projects are inconsistent with Humboldt County Code; and
 - c. Denies the four (4) Conditional Use Permits. PLN-12278-CUP, PLN-12382-CUP, PLN-12764-CUP, PLN-11541-CUP.

DISCUSSION:

Environmental Review: The proposed projects are statutorily exempt from the provisions of the California Environmental Quality Act (CEQA) per section 15270 (Projects Which Are Disapproved) of the CEQA Guidelines.

State Appeal: These projects are NOT appealable to the California Coastal Commission

Major Concerns: Inconsistency with Humboldt County Code.

Executive Summary: For Zoning Administrator consideration are four (4) applications for Conditional Use Permits, under the Commercial Medical Marijuana Land Use Ordinance (CMMLUO) described below:

1. **PLN-12278-CUP, Natural State, LLC:** Revocation for a Conditional Use Permit for 18,000 square feet of existing mixed light commercial cannabis cultivation and a Special Permit for a Point of Diversion for irrigation.

A letter was sent to the permit holder on 6.12.2024, stating that the permit was in danger of being denied due to the failure to establish a payment plan for Measure S taxes. The above referenced permit unpaid Measure S taxes of \$47,071.80 and has NOT established a payment plan for those taxes owed.

2. **PLN-12382-CUP, Karyn Wagner:** Special Permit for 38,200 square feet existing outdoor commercial cannabis cultivation and a Special Permit for a spring diversion for irrigation.

A letter was sent to the permit holder on 6.12.2024, stating that the permit was in danger of being denied due to the failure to establish a payment plan for Measure S taxes. The above referenced permit unpaid Measure S taxes of \$22,603.27 and has NOT established a payment plan for those taxes owed.

3. **PLN-12764-CUP, Otto Farms, LLC:** A Conditional Use Permit for 17,200 sf of existing mixed light and outdoor commercial cannabis cultivation.

A letter was sent to the permit holder on 6.12.2024, stating that the permit was in danger of being denied due to the failure to establish a payment plan for Measure S taxes. The above referenced permit unpaid Measure S taxes of \$11,605.00 and has NOT established a payment plan for those taxes owed.

4. **PLN-11541-CUP, Ted Farm, LLC:** A Conditional Use Permit for 11,000 square feet of existing mixed light commercial cannabis cultivation and a Special Permit for a diversionary spring for irrigation.

A letter was sent to the permit holder on 6.12.2024, stating that the permit was in danger of being denied due to the failure to establish a payment plan for Measure S taxes. The above referenced permit unpaid Measure S taxes of \$17,545.50 and has NOT established a payment plan for those taxes owed.

OTHER AGENCY INVOLVEMENT:

Any referrals that may be associated with one or more of these projects are irrelevant, due to the recommendation of denial.

ALTERNATIVES TO STAFF RECOMMENDATIONS:

1. The Zoning Administrator could elect to direct staff to continue to work with the applicants to resolve the outstanding issues and continue processing the applications in accordance with HCC Section 312-4.1 et seq. However, due to the extended amount of time that these projects have remained out of compliance with county code this is not recommended.

ATTACHMENTS:

1. Project Location Sheet
2. Draft Resolution - [PLN-12278-CUP, Natural State, LLC](#)
3. Draft Resolution - [PLN-12382-CUP, Karyn Wagner](#)
4. Draft Resolution - [PLN-12764-CUP, Otto Farms, LLC](#)
5. Draft Resolution - [PLN-11541-CUP, Ted Farm, LLC](#)

Contact Information

PLN-12278-CUP

Applicant

[Natural State, LLC](#) Paul Cabeen
PO Box 966 Blue Lake, CA 95525

Owner

C & A Ventures, LLC PO BOX
665 Blue Lake, CA 95525

Agent

Janssen Malloy Jeffery Slack PO
Drawer 1288 Eureka, CA 95502

PLN-12382-CUP

Applicant

Karyn Wagner 615 Bear Creek
Road Garberville, CA 95542

Owner

Hale, Hal Tr & Anderson, Sigurd
Sm & Fales, Dorothea PO Box
1817 Redway, CA95560

Agent

Anita Massato PO Box 91 Redway,
CA 95560

PLN-12764-CUP

Applicant

Otto Farms, LLC PO Box 223
Fortuna, CA 95540

Owner

Openroadagency LLC Co PO
Box 223 Fortuna, CA 95540

Agent

Humboldt Logistics Brittany
Massaro PO Box 457 Scotia, CA
95565

PLN-11541-CUP

Applicant

Ted Farm, LLC C/O Todor Hristov
1692 Mangrove Ave #359 Chico,
CA 95926

Owner

Hristov, Todor S. 1547 Palos
Verdes Mall #273 Walnut
Creek, CA 94597

Agent

N/A

File #: 25-341

Please contact Portia Saucedo, Associate Planner, at psaucedo1@co.humboldt.ca.us or 707-268-3745 if you have questions about this item.