

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

Resolution Number: 25-

Record Number: PLN-2025-19195

Assessor's Parcel Numbers: 529-036-011

Resolution by the Zoning Administrator of the County of Humboldt certifying compliance with the California Environmental Quality Act and conditionally approving the Terrapin Farms - Modification of PLN-12136-SP, Special Permit Modification.

WHEREAS, Terrapin Farms submitted an application and evidence in support of approving a Special Permit Modification to Record No, PLN-12136-SP to allow a microbusiness; and

WHEREAS, the County Planning Division, as lead agency, has determined that the project qualifies for categorical exemption found in Section 15301 (Existing Facilities); and

WHEREAS, the Humboldt County Zoning Administrator held a duly-noticed public hearing on May 15, 2025, and reviewed, considered, and discussed the application for the Special Permit Modification, 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:** A Modification to an approved Special Permit (PLN-12136-SP) to allow for a microbusiness. The approved Special Permit was for an existing commercial cannabis operation consisting of 6,500 square feet of outdoor cultivation. The Modification to the approved project is to add manufacturing, distribution, and processing. Proposed manufacturing activities include extraction utilizing ice water, no use of solvents is proposed. The modification will also allow for hoop houses to cover existing garden beds.

EVIDENCE: a) Project Files: PLN-2025-19195 and PLN-12136-SP

- 2. FINDING:** **CEQA:** The proposed project does not present substantial changes thus the project is exempt from environmental review

pursuant to Section: 15301 – Existing Facilities.

- EVIDENCE:** a) The proposed project is exempt from environmental review pursuant to Section: 15301 – Existing Facilities because it will utilize an existing structure.

FINDINGS FOR SPECIAL PERMIT MODIFICATION

- 3. FINDING:** The proposed development is in conformance with the County General Plan, Open Space Plan, and the Open Space Action Program.

- EVIDENCE:** a) General agriculture is a use type permitted in the Residential Agriculture (RA5-20) land use designation. The proposed cannabis cultivation, an agricultural product, is within land planned and zoned for agricultural purposes, consistent with the use of Open Space land for managed production of resources. The use of an agricultural parcel for commercial agriculture is consistent with the Open Space Plan and Open Space Action Program. Therefore, the project is consistent with and complimentary to the Open Space Plan and the Open Space Action Program.
- b) The use of an agricultural parcel for commercial agriculture is consistent with the Open Space Plan and Open Space Action Program.

- 4. FINDING:** The proposed development conforms with all applicable standards and requirements of these regulations.

- EVIDENCE:** a) The Unclassified Zone allows general agriculture processing with a Use Permit and a microbusiness including these uses is permitted with a Special Permit.
- b) The microbusiness will obtain power through renewable sources by solar power and PG&E.
- c) The structure has been reviewed and is ready to be approved for a building permit once the Special Permit Modification is

approved.

- d) Water for the operation is obtained from rainwater collection.
- e) No additional development is proposed and the existing structures to be used are in compliance with all applicable setbacks.

5. FINDING: The proposed development is consistent with the purposes of the existing Unclassified (U) zone in which the site is located.

- EVIDENCE:**
- a) The Unclassified (U) Zone is intended to be applied all of the unincorporated area of the County not otherwise zoned is designated as the Unclassified or U Zone. This area has not been sufficiently studied to justify precise zoning classifications. The following Code sections have been adopted to protect the health, safety and general welfare of the citizens and to insure orderly development in conformance with the General Plan.
 - b) The U zone is principally permitted to allow General agriculture.
 - c) The location and height of all modified project elements meet the setback and building height requirements for the U zone.

6. FINDING: The modified project and the conditions under which it may be operated or maintained will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.

- EVIDENCE:**
- a) Access to the property is on private road off a County maintained road which is functionally equivalent to a Road Category 4 standard per the Department of Public Works. No additional traffic is expected as a result of the microbusiness.

7. FINDING: The modified project does not reduce the residential density for any parcel below that utilized by the Department of Housing and Community Development in determining compliance with housing element law.

- EVIDENCE:**
- a) The parcel was not included in the housing inventory of

Humboldt County's 2019 Housing Element.

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
- Approve Special Permit Modification for Terrapin Farms subject to the Conditions of Approval attached hereto as Attachment 1.

Adopted after review and consideration of all the evidence on **May 15, 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