

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

Resolution Number: 24-

Records Number: PLN-11326-CUP

Assessor's Parcel Number: 216-392-024, 216-392-025, 216-392-027

Resolution by the Zoning Administrator of the County of Humboldt certifying compliance with the California Environmental Quality Act and denying the Greenfield Family Farm Conditional Use Permit.

WHEREAS, Greenfield Family Farm, submitted an application on October 20, 2016, for a Conditional Use Permit for an existing 21,500 square foot outdoor cannabis cultivation operation in greenhouses and full-sun outdoor. This project is associated with two projects on adjacent parcels (Apps# 11325, APN: 216-392-025 and Apps#11327, APN: 216-392-027) and together they comprise Greenfield Family Farms, Inc. Irrigation water is sourced is from a well located on APN 216-392-024. Total onsite water storage is 25,000 gallons in five hard tanks. Drying occurs on APN: 216-392-027 in a non-permitted dry shed and additional processing will occur offsite by a 3rd party processing company. Power for the operation is provided by generator; and

WHEREAS, the applicant was 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 November 21, 2024, 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:** A Conditional Use Permit for an existing 21,500 square foot outdoor cannabis cultivation operation in greenhouses and full-sun outdoor. This project is associated with two projects on adjacent parcels (Apps# 11325, APN: 216-392-025 and Apps# 11327, APN: 216-392-027) and together they comprise Greenfield Family Farms, Inc. Irrigation water is sourced from a

well located on APN 216-392-024. Total onsite water storage is 25,000 gallons in five hard tanks. Drying occurs on APN: 216-392-027 in a non-permitted dry shed and additional processing will occur offsite by a 3rd party processing company. Power for the operation is provided by generator.

EVIDENCE: a) Project Files: PLN-11326-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) Additional information necessary to determine consistency with the ordinance has not been submitted. Requests for information were sent to the applicant and the County did not receive the requested information. Correspondence on file with the applicant indicated that unless a response was received the application would be prepared for hearing with the information currently available in the file, which would likely result in a recommendation of denial. No response has been received to date.

b) In March 2019 the County became aware of an unauthorized expansion of cannabis cultivation on the property, in violation of Section 314-55.4.8.2.2 of the CMMLUO. The applicant was unresponsive to County requests to address the violation and the application remains out of compliance with the requirements of the CMMLUO.

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 Permit for Greenfield Family Farm, based upon the Findings and Evidence; and

Adopted after review and consideration of all the evidence on **November 21, 2024**.

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