

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

Resolution Number: 24-098

Records Number: PLN-2021-16980

Assessor's Parcel Number: 216-202-008

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

WHEREAS, Kevin Caballero, submitted an application on January 29, 2021, for a Special Permit for 43,560 square feet of new outdoor commercial cannabis cultivation. Light depravation techniques will be utilized to obtain two harvests annually. The project will be supported by a 2,000 square foot propagation greenhouse. Water for irrigation will be sourced from a proposed well. The applicant is proposing to implement the project in two phases. The first phase would include the cultivation of only 28,840 square feet with a projected annual water use of 237,575 gallons. The second phase would include the cultivation of the full acre (43,560 SF) with a projected annual water use of 365,500 gallons. The proposed water storage for the project is 40,000 gallons. Processing such as drying and curing will occur onsite in a proposed 800 square foot structure. Further processing will occur offsite at a licensed third-party processing facility. The applicant projects needing up to 7 seven employees, three of which will be seasonal, and they will be housed onsite. Energy for the project will be sourced by solar and a 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 December 19, 2024, and reviewed, considered, and discussed the application for a Conditional Use 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:** A Special Permit for 43,560 square feet of new outdoor commercial cannabis cultivation. Light

depravation techniques will be utilized to obtain two harvests annually. The project will be supported by a 2,000 square foot propagation greenhouse. Water for irrigation will be sourced from a proposed well. The applicant is proposing to implement the project in two phases. The first phase would include the cultivation of only 28,840 square feet with a projected annual water use of 237,575 gallons. The second phase would include the cultivation of the full acre (43,560 SF) with a projected annual water use of 365,500 gallons. The proposed water storage for the project is 40,000 gallons. Processing such as drying and curing will occur onsite in a proposed 800 square foot structure. Further processing will occur offsite at a licensed third-party processing facility. The applicant projects needing up to 7 seven employees, three of which will be seasonal, and they will be housed onsite. Energy for the project will be sourced by solar and a generator.

EVIDENCE: a) Project Files: PLN-2021-16980

- 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 SPECIAL 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.

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 Kevin Caballero, based upon the Findings and Evidence; and

Adopted after review and consideration of all the evidence on **December 19, 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