



COUNTY OF HUMBOLDT

For the meeting of: 6/26/2025

File #: 25-812

To: Zoning Administrator

From: Planning and Building Department

Agenda Section: Consent

SUBJECT:

Tanja Baker, Multiple Conditional Use Permits and Special Permit
Assessor Parcel Number (APN) 516-151-019
Record No.: PLN-12461-CUP
Glendale area

Denial of a Conditional Use Permit for 60,000 square feet of indoor commercial cannabis cultivation, retail nursery, and 42,000 square feet of mixed light commercial cannabis cultivation and denial of a Special Permit for a processing and distribution facility.

RECOMMENDATION(S):

That the Zoning Administrator:

1. Adopt the resolution, (Attachment 1) which does the following:
 - a. Finds the Zoning Administrator has found the projects exempt from environmental review pursuant to State CEQA Guidelines Section 15270; and
 - b. Finds the applicant has not provided sufficient evidence necessary to make the required findings for approval; and
 - c. Denies the Tanja Baker (PLN-12461-CUP) Conditional Use Permit and Special Permits.

DISCUSSION:

Project Location: The project is in the Glendale area, on the south side of Glendale Drive, approximately 1,300 feet east from the intersection of a State Highway 299 Ramp and Glendale Drive, on the properties known as 1610 Glendale Drive and 1764 Glendale Drive.

Present General Plan Land Use Designation: Commercial Services (CS), Density: N/A; Industrial General (IG), Density: N/A, 2017 General Plan, Fieldbrook Glendale Community Plan Area, Slope Stability: Relatively Stable (0)

Present Zoning: Unclassified (U)

Environmental Review: Exempt from environmental review pursuant to State CEQA Guidelines Section 15270 (Projects Which Are Disapproved).

State Appeal: Project is NOT appealable to the California Coastal Commission.

Major Concerns: New property owner does not want the project on his parcel. Lack of evidence to support required findings for approval.

Executive Summary Tanja Baker PLN-12461-CUP: Denial for 60,000 square feet of Indoor Cultivation, a CUP for a Retail Nursery, a CUP for 42,000 square feet of Mixed-Light Cultivation, a Special Permit (SP) for a Processing Facility, and a SP for a Wholesale Distribution Facility. The applicant proposes construction of several multi-story structures as shown on the site plan. Water for irrigation would be sourced from the Fieldbrook Glendale Community Services District (CSD) public water system. Electricity would be sourced from onsite PG&E power. The Humboldt County Planning Department has not had contact with the applicant since October 2019. The ownership of the parcel has changed, and the new owner has withdrawn the applicant's permission to access the site.

Summary Timeline of Project Processing: On December 23, 2016, an incomplete application package was received by the Department. The last contact with the applicant was in 2019, an email requesting a progress report on a pending CEQA document. On February 3, 2025, a letter was sent to the applicant, and owner stating that the project would be scheduled for Denial in 60 days due to failure to respond to requests for updates on the project (**Attachment 2A**). On February 8, 2025, an email from the property owner was received, stating that he was the new owner of the property and that he had other plans for his property and wished that the application would be withdrawn (**Attachment 2B**). On May 28, 2025, a letter was sent to the applicant notifying them that the project has been scheduled for denial at the June 26, 2025, Zoning Administrator Meeting (**Attachment 2C**). For the reasons described above, staff is recommending denial of the permit.

OTHER AGENCY INVOLVEMENT:

The project was referred to the standard list of commenting agencies. With additional review of the project, it is evident that the project will require re-referral to make a recommendation of approval.

ALTERNATIVES TO STAFF RECOMMENDATIONS:

The Zoning Administrator could direct staff to continue to work with the applicant to resolve the outstanding issues and continue processing the application in accordance with HCC Section 312-4.1 et seq. However, due to the extended amount of time that the deficiencies have remained unresolved

and the lack of responsiveness from the applicant, and the fact that the property owner no longer wants the project on his property, staff does not recommend this alternative.

ATTACHMENTS:

1. Draft Resolution for Tanja Baker
2. Planning Department Correspondence
 - A. Project Denial Warning Letter sent February 21, 2025
 - B. Email from property Owner
 - C. Notice of Project Denial

Applicant:

Tanja Baker
PO Box 1643
Willow Creek, CA 95573

Owner:

Steve Morris
1500 Glendale Drive
McKinleyville, CA 95519

Please contact Andrew Whitney, Planner, at awhitney2@co.humboldt.ca.us or 707-268-3754 if you have questions about this item.