



COUNTY OF HUMBOLDT

For the meeting of: 4/22/2025

File #: 25-522

To: Board of Supervisors

From: Planning and Building Department

Agenda Section: Public Hearing

Vote Requirement: Majority

SUBJECT:

Revocation of 24 Cannabis Permit Applications Due to Failure to Pay Outstanding Balances to the County Planning and Building Department (PLN-10243-ZR, PLN-10654-ZCC, PLN-11258-ZCC, PLN-11426-CUP, PLN-11553-CUP, PLN-11632-CUP, PLN-11919-CUP, PLN-11952-CUP, PLN-12031-ZCC, PLN-12081-CUP, PLN-12084-SP, PLN-12264-SP, PLN-12628-SP, PLN-12733-SP, PLN-12747-SP, PLN-12926-SP, PLN-12986-CUP, PLN-13081-SP, PLN-13117-SP, PLN-13340-SP, PLN-13349-CUP, PLN-13352-ZCC, PLN-2021-17253, PLN-12187-ZCC)

RECOMMENDATION(S):

That the Board of Supervisors:

1. Open the public hearing, receive, and consider the staff report and accept public comment; and
2. Close the public hearing; and
3. Adopt the resolutions (Attachment 1-24) which do the following:
 - a. Finds that the permits have been exercised contrary to the terms and conditions of approval; and
 - b. Revokes the 24 permits per Section 312-14 of the Humboldt County Code.
4. Direct the Clerk of the Board to provide a certified Board Order to the Planning and Building Department to be included with the notification of decision to the appropriate parties.

STRATEGIC PLAN:

This action supports the following areas of your Board's Strategic Plan.

Area of Focus: Core Services/Other

Strategic Plan Category: 9999 - Core Services/Other

DISCUSSION:

Executive Summary

This item requests the Board of Supervisors revoke the 24 approved Permits for cannabis cultivation due to the permits being exercised contrary to the terms, requirements, and conditions of approval. Specifically, these permits are recommended for revocation due to a failure to pay outstanding balances accrued with the Planning and Building Department.

On Oct. 24, 2023, the Board of Supervisors received a report that there are approximately \$14 million in unpaid Measure S Taxes and \$2.1 million in unpaid permit processing costs associated with cannabis permit applications. The Board directed a series of actions to address these conditions. That direction resulted in a series of communications to permit holders and permit holders to inform them of the needed actions and deadlines to keep their permits in good standing. This included a detailed Jan. 9, 2024, letter, emails, and social media announcements for permit holders to bring their account current before March 31, 2024. Each of these projects were suspended last year due to failure to bring their accounts current and they remain out of compliance.

Revocation is appropriate due to permit holders' requirement to pay required fees to the Humboldt County Planning and Building Department as conditioned by the permit and required by ordinance. Pursuant to Section 312-14 of the Humboldt County Code, if suspended permits have not resolved their violations within six months, the permit is required to be scheduled for a revocation hearing with the Board of Supervisors.

Before the Board of Supervisors' consideration there are twenty-four permits previously approved under the Commercial Medical Marijuana Land Use Ordinance (CMMLUO) described below:

1. **PLN-10243-ZR; MCMP Humboldt, LLC; APN 522-491-017-000:**
Revocation of a Special Permit for cannabis products manufacturing. On April 24, 2024, a letter (on file), was sent to the permit holder which provided notice of cannabis permit suspension because of an outstanding balance of \$16,323.33 due to the Humboldt County Planning and Building Department. This was primarily related to a zone reclassification processed at the same time as the cannabis permit application. The permit holder was informed that permit holders were to bring their accounts current within 90 days or risk permit revocation. The permit holder has not resolved the outstanding balance and as such, it is recommended the permit is revoked.
2. **PLN-10654-ZCC; Humboldt Cheeba Works, LLC - Zoning Clearance Certificate; APN 212-051-003-000:**
Revocation of a Zoning Clearance Certificate for 4,995 square feet of existing, outdoor, medical cannabis cultivation. On April 24, 2024, a letter (on file), was sent to the permit holder which provided notice of cannabis permit suspension because of an outstanding balance of \$2,374.92 due to the Humboldt County Planning and Building Department. The permit holder was informed that permit holders were to bring their accounts current within 90 days or risk permit revocation. The permit holder has not resolved the outstanding balance and as such, it is recommended the permit is revoked.
3. **PLN-11258-ZCC; Sean O'Connor - Zoning Clearance Certificate; APN 404-111-008-000:**
Revocation of a Zoning Clearance Certificate for 4,960 square feet of existing cannabis cultivation. On April 24, 2024, a letter (on file), was sent to the permit holder which provided notice of cannabis permit suspension because of an outstanding balance of \$1,630.32 due to the Humboldt County Planning and Building Department. The permit holder was informed that permit holders were to bring their accounts current within 90 days or risk permit revocation. The permit holder has not resolved the outstanding balance and as such, it is recommended the permit is revoked.
4. **PLN-11426-CUP; Aleksandrov - Conditional Use Permit; APN 220-071-008-000:**
Revocation of a Conditional Use Permit for the continued operation of an existing 22,000 square foot (SF) mixed light cannabis cultivation. On April 24, 2024, a letter (on file), was sent to the permit holder which provided notice of cannabis permit suspension because of an outstanding balance of \$5,796.95 due to the Humboldt County Planning and Building Department. The permit holder was informed that permit holders were to bring their accounts current within 90 days or risk permit revocation. The permit holder has not resolved the outstanding balance and as such, it is recommended the permit is revoked.
5. **PLN-11553-CUP; Keith Chittenden - Conditional Use Permit; APN 221-181-033-000:**
Revocation of a Zoning Clearance Certificate for an existing 3,500 square foot outdoor medical cannabis cultivation operation in greenhouses. On April 24, 2024, a letter (on file), was sent to the permit holder which provided notice of cannabis permit suspension because of an outstanding balance of \$975.56 due to the Humboldt County Planning and Building Department. The permit holder was informed that permit holders were to bring their accounts current within 90 days or risk permit revocation. The permit holder has not resolved the outstanding balance and as such, it is recommended the permit is revoked.
6. **PLN-11632-CUP; Sticky Finger Farms LLC - Conditional Use Permit; APN 223-123-001-000:**
Revocation of a Conditional Use Permit to allow an existing 21,150 square foot (SF) of cannabis cultivation. On April 24, 2024, a letter (on file), was sent to the permit holder which provided notice of cannabis permit suspension because of an outstanding balance of \$2,331.79 due to the Humboldt County Planning and Building Department. The permit holder was informed that permit holders were to bring their accounts current within 90 days or risk permit revocation. The permit holder has not resolved the outstanding balance and as such, it is recommended the permit is revoked.
7. **PLN-11919-CUP; Jesse Carnes - Conditional Use Permit; APN 314-191-014-000:**
Revocation of a Conditional Use Permit to allow the continued operation of an existing 22,000 square foot (SF) outdoor cannabis

cultivation. On April 24, 2024, a letter (on file), was sent to the permit holder which provided notice of cannabis permit suspension because of an outstanding balance of \$9,092.50 due to the Humboldt County Planning and Building Department. The permit holder was informed that permit holders were to bring their accounts current within 90 days or risk permit revocation. The permit holder has not resolved the outstanding balance and as such, it is recommended the permit is revoked.

8. PLN-11952-CUP; Tony Palamara - Conditional Use Permit; APN 216-261-053-000:
Revocation of a Conditional Use Permit to allow an existing 24,000 square foot (SF) cannabis cultivation operation. On April 24, 2024, a letter (on file), was sent to the permit holder which provided notice of cannabis permit suspension because of an outstanding balance of \$10,742.88 due to the Humboldt County Planning and Building Department. The permit holder was informed that permit holders were to bring their accounts current within 90 days or risk permit revocation. The permit holder has not resolved the outstanding balance and as such, it is recommended the permit is revoked.
9. PLN-12031-ZCC; David Del Rio - Zoning Clearance Certificate; APN 512-211-004-000:
Revocation of a Zoning Clearance Certificate for 4,950 square feet (sf) of pre-existing mixed-light commercial cannabis cultivation. On April 24, 2024, a letter (on file), was sent to the permit holder which provided notice of cannabis permit suspension because of an outstanding balance of \$2,044.11 due to the Humboldt County Planning and Building Department. The permit holder was informed that permit holders were to bring their accounts current within 90 days or risk permit revocation. The permit holder has not resolved the outstanding balance and as such, it is recommended the permit is revoked.
10. PLN-12081-CUP; First MC Processing, LLC - Conditional Use Permit; APN 032-012-001-000:
Revocation of an issued Special Permit (SP) for a commercial medical cannabis processing and distribution facility, and an SP for a parking exception. On April 24, 2024, a letter (on file), was sent to the permit holder which provided notice of cannabis permit suspension because of an outstanding balance of \$3,640.20 due to the Humboldt County Planning and Building Department. The permit holder was informed that permit holders were to bring their accounts current within 90 days or risk permit revocation. The permit holder has not resolved the outstanding balance and as such, it is recommended the permit is revoked.
11. PLN-12084-SP; MC Marketing Group, LLC - Special Permit; APN 032-012-001-000:
Revocation of a Special Permit for wholesale distribution of medical cannabis and medical cannabis products between license types. On April 24, 2024, a letter (on file), was sent to the permit holder which provided notice of cannabis permit suspension because of an outstanding balance of \$3,221.86 due to the Humboldt County Planning and Building Department. The permit holder was informed that permit holders were to bring their accounts current within 90 days or risk permit revocation. The permit holder has not resolved the outstanding balance and as such, it is recommended the permit is revoked.
12. PLN-12264-SP; Greg Sayles - Special Permit; APN 221-221-028-000:
Revocation of a Special Permit for 10,000 square feet (SF) of outdoor cannabis cultivation. On April 24, 2024, a letter (on file), was sent to the permit holder which provided notice of cannabis permit suspension because of an outstanding balance of \$11,370.07 due to the Humboldt County Planning and Building Department. The permit holder was informed that permit holders were to bring their accounts current within 90 days or risk permit revocation. The permit holder has not resolved the outstanding balance and as such, it is recommended the permit is revoked.
13. PLN-12628-SP; Nathan Davis - Special Permit; APN 216-382-059-000:
Revocation of a Special Permit for 7,948 square feet (SF) of existing outdoor cannabis cultivation with 240 SF of ancillary propagation. On April 24, 2024, a letter (on file), was sent to the permit holder which provided notice of cannabis permit suspension because of an outstanding balance of \$7,156.96 due to the Humboldt County Planning and Building Department. The permit holder was informed that permit holders were to bring their accounts current within 90 days or risk permit revocation. The permit holder has not resolved the outstanding balance and as such, it is recommended the permit is revoked.
14. PLN-12733-SP; Emerald Triangle Group LLC - Special Permit; APN 032-051-032-000:
Revocation of a Special Permit for a cannabis distribution facility, and a Special Permit for a commercial cannabis manufacturing facility. On April 24, 2024, a letter (on file), was sent to the permit holder which provided notice of cannabis permit suspension because of an outstanding balance of \$3,033.91 due to the Humboldt County Planning and Building Department. The permit holder was informed that permit holders were to bring their accounts current within 90 days or risk permit revocation. The permit holder has not resolved the outstanding balance and as such, it is recommended the permit is revoked.

15. PLN-12747-SP; Emerald Triangle Group LLC, Co. - Special Permit; APN 032-051-032-000:
Revocation of a Special Permit is requested for a commercial cannabis manufacturing facility. On April 24, 2024, a letter (on file), was sent to the permit holder which provided notice of cannabis permit suspension because of an outstanding balance of \$3,033.91 due to the Humboldt County Planning and Building Department. The permit holder was informed that permit holders were to bring their accounts current within 90 days or risk permit revocation. The permit holder has not resolved the outstanding balance and as such, it is recommended the permit is revoked.
16. PLN-12926-SP; Robert G Thompson - Special Permit; APN 220-021-005-000:
Revocation of a Special Permit for the continued operation of an existing 5,400-square-foot outdoor cannabis cultivation. On April 24, 2024, a letter (on file), was sent to the permit holder which provided notice of cannabis permit suspension because of an outstanding balance of \$1,193.04 due to the Humboldt County Planning and Building Department. The permit holder was informed that permit holders were to bring their accounts current within 90 days or risk permit revocation. The permit holder has not resolved the outstanding balance and as such, it is recommended the permit is revoked.
17. PLN-12986-CUP; Nichter - Conditional Use Permit; APN 223-072-010-000:
Revocation of a Conditional Use Permit for 34,000 square feet of existing, outdoor, medical cannabis cultivation. On April 24, 2024, a letter (on file), was sent to the permit holder which provided notice of cannabis permit suspension because of an outstanding balance of \$1,181.60 due to the Humboldt County Planning and Building Department. The permit holder was informed that permit holders were to bring their accounts current within 90 days or risk permit revocation. The permit holder has not resolved the outstanding balance and as such, it is recommended the permit is revoked.
18. PLN-13081-SP; Rabbit Ridge Ranch, LLC - Special Permit; APN 107-232-008-000:
Revocation of a Special Permit for 10,000 square feet (sf) of existing cannabis cultivation. On April 24, 2024, a letter (on file), was sent to the permit holder which provided notice of cannabis permit suspension because of an outstanding balance of \$1,596.80 due to the Humboldt County Planning and Building Department. The permit holder was informed that permit holders were to bring their accounts current within 90 days or risk permit revocation. The permit holder has not resolved the outstanding balance and as such, it is recommended the permit is revoked.
19. PLN-13117-SP; Big Rock Farms, Inc - Special Permit; APN 101-061-003-000:
Revocation of a Special Permit to allow for a microbusiness comprised of 1,600 square foot nursery, distribution, non-volatile infusion, and non-storefront retail. On April 24, 2024, a letter (on file), was sent to the permit holder which provided notice of cannabis permit suspension because of an outstanding balance of \$2,827.14 due to the Humboldt County Planning and Building Department. The permit holder was informed that permit holders were to bring their accounts current within 90 days or risk permit revocation. The permit holder has not resolved the outstanding balance and as such, it is recommended the permit is revoked.
20. PLN-13340-SP; Cedar Farm West, LLC - Special Permit; APN 317-055-001-000:
Revocation of a Special Permit for 9,000 sq. ft. of pre-existing outdoor cannabis cultivation On April 24, 2024, a letter (on file), was sent to the permit holder which provided notice of cannabis permit suspension because of an outstanding balance of \$3,210.79 due to the Humboldt County Planning and Building Department. The permit holder was informed that permit holders were to bring their accounts current within 90 days or risk permit revocation. The permit holder has not resolved the outstanding balance and as such, it is recommended the permit is revoked.
21. PLN-13349-CUP; Cedar Farm South - Conditional Use Permit; APN 317-055-009-000:
Revocation of a Conditional Use Permit for 17,200 SF of pre-existing outdoor cannabis cultivation with 1,700 SF of ancillary propagation. On April 24, 2024, a letter (on file), was sent to the permit holder which provided notice of cannabis permit suspension because of an outstanding balance of \$4,085.85 due to the Humboldt County Planning and Building Department. The permit holder was informed that permit holders were to bring their accounts current within 90 days or risk permit revocation. The permit holder has not resolved the outstanding balance and as such, it is recommended the permit is revoked.
22. PLN-13352-ZCC; Amy Gaskill- Zoning Clearance Certificate; APN 208-113-004-000:
Revocation of a Zoning Clearance Certificate for 5,000 sf of outdoor commercial cannabis cultivation. On April 24, 2024, a letter (on file), was sent to the permit holder which provided notice of cannabis permit suspension because of an outstanding balance of \$1,102.46 due to the Humboldt County Planning and Building Department. The permit holder was informed that permit

holders were to bring their accounts current within 90 days or risk permit revocation. The permit holder has not resolved the outstanding balance and as such, it is recommended the permit is revoked.

23. PLN-2021-17253; Bareilles - Conditional Use Permit; APN 201-322-006-000:

Revocation of a Conditional Use Permit for one acre of new mixed-light commercial cannabis On April 24, 2024, a letter (on file), was sent to the permit holder which provided notice of cannabis permit suspension because of an outstanding balance of \$2,166.38 due to the Humboldt County Planning and Building Department. The permit holder was informed that permit holders were to bring their accounts current within 90 days or risk permit revocation. The permit holder has not resolved the outstanding balance and as such, it is recommended the permit is revoked.

24. PLN-12187-ZCC; Humboldt's Full Sun Farms - Zoning Clearance Certificate APN 223-075-012:

Revocation of Zoning Clearance Certificate for a Restoration, Retirement and Relocation (RRR) project in which 7,500 square feet of existing outdoor cultivation on APN 220-261-075 was retired to allow for 20,000 square feet of outdoor cannabis cultivation on APN 223-075-012. On April 24, 2024, a letter (on file), was sent to the permit holder which provided notice of cannabis permit suspension because of an outstanding balance of \$1,696.65 due to the Humboldt County Planning and Building Department. The permit holder was informed that permit holders were to bring their accounts current within 90 days or risk permit revocation. The permit holder has not resolved the outstanding balance and as such, it is recommended the permit is revoked.

SOURCE OF FUNDING:

There is no identified funding source for this action. The work is funded by the General Fund Contribution to department operations. To date, the unpaid Planning Department fees for these 24 permits totaled \$98,815.93 not counting the time spent preparing these permits for this hearing, which has not yet been invoiced.

FINANCIAL IMPACT:

There are no funds that have been identified to cover the costs of processing this revocation.

OTHER AGENCY INVOLVEMENT:

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

ALTERNATIVES TO STAFF RECOMMENDATIONS:

1. The Board of Supervisors could elect to direct staff to continue to work with the permit holders 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 deficiencies have remained unresolved and the lack of responsiveness from the permit holders, staff do not recommend this alternative.

ATTACHMENTS:

1. 10243 Resolution
2. 10654 Resolution
3. 11258 Resolution
4. 11426 Resolution
5. 11553 Resolution
6. 11632 Resolution

- 7. 11919 Resolution
- 8. 11952 Resolution
- 9. 12031 Resolution
- 10. 12081 Resolution
- 11. 12084 Resolution
- 12. 12264 Resolution
- 13. 12628 Resolution
- 14. 12733 Resolution
- 15. 12747 Resolution
- 16. 12926 Resolution
- 17. 12986 Resolution
- 18. 13081 Resolution
- 19. 13117 Resolution
- 20. 13340 Resolution
- 21. 13349 Resolution
- 22. 13352 Resolution
- 23. 17253 Resolution
- 24. 12187 Resolution

Project Contact Information		
10243 Contacts Permit holder: MCMP Humboldt, LLC PO Box 1006 Eureka CA, 95502	Owner: Mercer Fraser Company Po Bx 1006 Eureka CA, 95502	Agent: Lenders Construction Services, LLC Jeff Smith PO Box 6218 Eureka CA, 95502
10654 Contacts Permit holder: Humboldt Cheeba Works, LLC, Jonathan Monschke 1271 Evergreen Road, 332	Owner: Monschke Joshua P & Nathan H & Melin-Monschke Lisa Po Box 754 Miranda, CA 95553	
11258 Contacts Permit holder: Sean O'Connor 685 Garden Lane Bayside, CA 95524	Owner: Same as Permit holder	
11426 Contacts Permit holder: Georgi Aleksandrov PO Box 634 Redway, CA 95560	Owner: Phillips Arthur J P.O. Box 180 Columbus, NJ 08022	
11553 Contact Permit holder: Keith Chittenden PO Box 969 Redway, CA 95560	Owner: Same as Permit holder	
11632 Contacts Permit holder: Sticky Finger Farms LLC 300 Hidden Valley Rd Bayside, CA 95524	Owner: Wheelles Bryan SM 300 Hidden Valley Rd Bayside, CA 95524	
11919 Contacts Permit holder: Jesse Carnes 1300 Black Creek Ln Korbel, CA 95550	Owner: Carnes Kent W & Cathleen J 1300 Black Creek Ln Korbel, CA 95550	
11952 Contacts Permit holder: Tony Palamara 1348 Grandview Ave Glendale, CA 91201	Owner: Same as Permit holder	
12031 Contacts Permit holder: David Del Rio PO Box 3017 McKinleyville, CA 95519	Owner: Same as Permit holder	
12081 Contacts Permit holder: First MC Processing, LLC 615 Bear Creek Rd. Garberville, CA 95542	Owner: Bspix Advisory and Management LLC Co Garberville, CA 95542	

Project Contact Information		
12084 Contacts Permit holder: BSP Pharma Inc. PO Box 890 Rio Grande, NJ 08242	Owner: BSPX Advisory and Management LLC 1335 N Astorst, Unit C Chicago, IL 60610	
12264 Contacts Permit holder: Greg Sayles PO Box 935 Garberville, CA 95542	Owner: Sayles Gregory M & Phetrin Tr Po Box 1025 Redway, CA 95560	Agent: Vanessa Valare 1165 King's Peak Road Whitethorn, CA 95589
12628 Contacts Permit holder: Nathan Davis 1271 Evergreen Rd #601 Redway CA, 95560	Owner: Same as Permit holder	
12733 Contacts Permit holder: Emerald Triangle Group LLC PO Box 262 Alderpoint, CA 95511	Owner: Same as Permit holder	
12747 Contacts Permit holder: Emerald Triangle Group LLC PO Box 262 Alderpoint, CA 95511	Owner: Same as Permit holder	
12926 Contacts Permit holder: Robert Thompson P.O. Box 541 Garberville, CA 95542	Owner: Same as Permit holder	Agent: Timberland Resource Consultants 165 S Fortuna Blvd. Fortuna, CA 95540
12986 Permit holder: Travis Nichter 707 Toro Canyon Rd Santa Barbara, CA 93108	Owner: Carr Dylan T & Carr Holly M Tr Po Box 355 Garberville, CA. 95542	
13081 Contacts Permit holder: Rabbit Ridge Ranch, LLC Richard McLennan PO Box 51 Honeydew, CA 95542	Owner: McLennan Richard Po Box 51 Honeydew, CA 95425	
13117 Contacts Permit holder: Big Rock Farms, Inc Tonya Smith 600 F St. Suite 3, Box 401 Arcata, CA 95521	Owner: Larsen Carol & Smith Tonya Rem Po Bx 218 Ferndale, CA 95536	Agent: Aaron Baker 4030 El Molino Lane Sebastopol, CA 95472

Project Contact Information		
13340 Contacts Permit holder: Cedar Farm West LLC PO Box 682 Arcata, CA 95518	Owner: Black Fox Conservation Project LLC Co. Po Box 682 Arcata, CA 95521	
13349 Contacts Permit holder: Cedar Farm South LLC Scott Raymond P.O. Box 682 Arcata, CA 95518	Owner: Scott Raymond P.O. Box 682 Arcata, CA 95518	
13352 Contacts Permit holder: Amy Gaskill 70 Rocky Creek Road Bayside. CA 95524	Owner: Same as Permit holder	
17253 Contacts Permit holder: Jess Bareilles 533 E Street Eureka, CA 95501	Owner: Bareilles Kenneth M Cotr 533 E Street Eureka, CA 95501	
12187 Contacts Permit holder: Humboldt's Full Sun Farms Wendy Kornberg PO Box 521 Redway, CA 95560	Owner: Beurer James P.O. Box 521 Redway, CA. 95560	

Please contact Collin Slavey, Planner, at cslavey@co.humboldt.ca.us or 707-268-3716 if you have questions about this item.

PREVIOUS ACTION/REFERRAL:

Meeting of: N/A

File No.: N/A