

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

Resolution Number 23-

Record Number PLN-2019-16130

Assessor's Parcel Numbers: 220-011-018 and 220-011-002

Resolution by the Planning Commission of the County of Humboldt certifying compliance with the California Environmental Quality Act and denying the Elevated Farms, LLC Special Permit.

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 Planning Commission held a duly-noticed public hearing on January 19, 2023, and reviewed, considered, and discussed the application for a Special Permit and reviewed and considered all evidence and testimony presented at the hearing.

Now, THEREFORE BE IT RESOLVED, that the Planning Commission makes all the following findings:

- 1. FINDING** **Project Description:** Denial of a Special Permit for 15,374 square feet of existing outdoor cultivation and a 625 square feet ancillary nursery. The water source is a well supplemented by rainwater catchment. The total water usage is unknown. Onsite processing is proposed in a 1500 square foot building. Power is provided by a generator.

EVIDENCE a) Project File: PLN-2019-16130

- 2. FINDING** **CEQA:** The project is statutorily exempt from the California Environmental Quality Act.

EVIDENCE a) Section 15270 of the CEQA Guidelines (Projects Which Are Disapproved).

FINDINGS FOR SPECIAL PERMIT

- 3. FINDING** The proposed development is not consistent with the requirements of the CCLUO Provisions of the Zoning Ordinance.

EVIDENCE a) The operations plan is missing a water budget and an energy plan. Staff is unable to determine if adequate water is available to serve the proposed project and whether generator usage will comply with the performance standards in the CCLUO.

b) Additional timber conversion occurred after 2015 and no information has been provided establishing this one done consistent with the Forest Practice Rules and CalFire approval.

- c) Because the incomplete materials prevented the creation of a complete project description, the project has not been placed in referrals. The lack of agency and tribal consultation prevents staff from proposing appropriate conditions.

4. FINDING

There is insufficient evidence to support a finding that the project will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.

EVIDENCE

- a) The project application does not contain a seasonally appropriate floristic survey nor an environmental superiority analysis and restoration plan for onsite relocation. Staff is unable to determine if the project will cause any significant impacts or provide mitigations consistent with the measures in the adopted EIR for the CCLUO.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Humboldt County Planning Commission does hereby:

Denies the Special Permit for **Elevated Farms, LLC**.

Adopted after review and consideration of all the evidence on January 19, 2023

The motion was made by COMMISSIONER _____ and second by COMMISSIONER _____ and the following ROLL CALL vote:

AYES: COMMISSIONERS:
NOES: COMMISSIONERS:
ABSENT: COMMISSIONERS:
ABSTAIN: COMMISSIONERS:
DECISION:

I, John H. Ford, Secretary to the Planning Commission 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 Commission at a meeting held on the date noted above.

John H. Ford, Director
Planning and Building Department