

**RESOLUTION OF THE PLANNING COMMISSION
OF THE COUNTY OF HUMBOLDT**

Resolution Number: 25-

Record Number: PLN-2024-19044

Assessor's Parcel Number: 223-241-006

Resolution by the Planning Commission of the County of Humboldt certifying compliance with the California Environmental Quality Act and conditionally approving the Pharming Humboldt Dreams Microbusiness Special Permit.

WHEREAS, Pharming Humboldt Dreams Microbusiness provided an application and evidence in support of approving a Special Permit for additional ancillary operations in the form of a microbusiness in the Garberville Area including non-volatile manufacturing, self-distribution, and a commercial nursery; and

WHEREAS, the lead agency, prepared an Addendum to the Final Environmental Impact Report (EIR) prepared for the Commercial Cannabis Land Use Ordinance adopted by the Humboldt County Board of Supervisors on May 8, 2018. The proposed project does not present substantial changes that would require major revisions to the previous EIR. No new information of substantial importance that was not known and could not be known at the time was presented as described by §15162(c) of CEQA Guidelines; and

WHEREAS, the Humboldt County Planning Commission held a duly-noticed public hearing on April 17, 2025 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:** A Special Permit to conduct ancillary operations int the form of a microbusiness that will include non-volatile manufacturing, distribution, a nursery, and a microbusiness in a commercially permitted structure. All additional ancillary operations will source cannabis from cultivation onsite, no offsite cannabis is imported. The site contains an existing, approved cannabis permit for 10,000 square feet of mixed light commercial cannabis cultivation with onsite processing (PLN-2020-16677). Water source remains unchanged with an existing rainwater catchment system. Electricity is provided by PG&E and solar.

EVIDENCE: a) Project File: PLN-2024-19044

2. FINDING: **CEQA.** The project complies with the requirements of the California Environmental Quality Act. The Humboldt County Planning Commission has considered the Environmental Impact Report previously adopted for the Commercial Cannabis Land Use Ordinance as well as the Addendum to the Environmental Impact Report that was prepared for the project pursuant to Section 15164 of the CEQA guidelines.

EVIDENCE:

- a) Addendum prepared for the proposed project.
- b) The proposed project does not present substantial changes that would require major revisions to the previous Final Environmental Impact Report. No new information of substantial importance that was not known and could not be known at the time was presented as described by §15162(c) of CEQA Guidelines.
- c) The proposed accessory uses will occur in an existing building so there will be no ground disturbance associated with this project.
- d) The project currently takes access from a public road that is improved to a Category 4 standard and the proposed new access is a private road that is equivalent to Category 4.
- e) A rainwater catchment analysis concluded that sufficient rainfall can be collected in low rainfall years to provide the estimated annual irrigation needs.
- f) Energy will be provided through an eligible renewable energy program (PG&E and solar system).
- g) The project includes standard inadvertent discovery protocol as a condition of approval.
- h) The addition of 0-5 round trips deliveries per day will have little to no impact on Sawmill Road and Alderpoint Rd.

FINDINGS FOR SPECIAL PERMIT

3. FINDING: The proposed development is in conformance with the County General Plan, Open Space Plan, and the Open Space Action Program.

EVIDENCE:

- a) General agriculture is a use type permitted in the Residential Agriculture (RA) land use designation. The proposed cannabis

cultivation, an agricultural product, is within land planned and zoned for agricultural purposes, consistent with the use of Open Space land for managed production of resources. The use of an agricultural parcel for commercial agriculture is consistent with the Open Space Plan and Open Space Action Program. Therefore, the project is consistent with and complimentary to the Open Space Plan and its Open Space Action Program.

4. FINDING: The proposed development is consistent with the purposes of the existing Agriculture Exclusive (AE) zone in which the site is located.

EVIDENCE:

- a) The Agriculture Exclusive (AE) zone is intended to be applied in areas in which agriculture is the desirable predominant use and rural residential uses are secondary.
- b) All accessory agricultural uses are principally permitted in the Agriculture Exclusive (Ae) zone.

5. FINDING: The proposed development is consistent with the requirements of the CCLUO provisions of the Zoning Ordinance.

EVIDENCE:

- a) The CCLUO allows microbusinesses to be permitted, with a Special Permit, in all zones that permit cannabis except on parcels zoned TPZ or FP.
- b) The project will obtain water from rainwater catchment, an eligible water source. A provided rainwater catchment analysis demonstrates adequate water can be collected in low rainfall years.
- c) A Road Evaluation Report found the access roads to be functionally appropriate for the expected traffic. Given the change in access to be from Sawmill Road a condition of approval has been added requiring that the applicant join and contribute to the Road Maintenance Association for Sawmill Road.
- d) The proposed accessory uses will occur in an existing building.
- e) No timber conversion will occur.
- f) No impact to prime soils will occur.
- g) Energy is provided by PG&E and a solar system both are an eligible renewable energy program.

- h) The addition of 0-5 round trips deliveries per day will have little to no impact on Alderpoint Rd.

6. FINDING:

The proposed development does not reduce the residential density for any parcel below that utilized by the Department of Housing and Community Development in determining compliance with housing element law.

EVIDENCE:

- a) The parcel was not included in the housing inventory of Humboldt County's 2019 Housing Element but does have the potential to support one housing unit. The approval of cannabis cultivation on this parcel will not conflict with the ability for a residence to be constructed on this parcel.

DECISION

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

- Adopt the findings set forth in this resolution; and
- Conditionally approves the Special Permit for Pharming Humboldt Dreams Microbusiness subject to the conditions of approval attached hereto as Attachment 1.

Adopted after review and consideration of all the evidence on **April 17 2025**.

The motion was made by COMMISSIONER _____ and second by COMMISSIONER _____ and the following 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