

**RESOLUTION OF THE BOARD OF SUPERVISORS
OF THE COUNTY OF HUMBOLDT**

Resolution Number 25-46

Record Number PLN-2023-18206

**Assessor's Parcel Numbers: 223-311-010, 223-311-011, 223-311-012, 223-311-043,
223-311-035, 223-311-030, and 223-311-029. 033-041-039 and 033-160-002**

RESOLUTION BY THE BOARD OF SUPERVISORS OF THE COUNTY OF HUMBOLDT CERTIFYING COMPLIANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND MAKING FINDINGS IN SUPPORT OF ADOPTING THE EVERGREEN EXOTICS, LLC ZONE RECLASSIFICATION AND TEXT AMENDMENT ORDINANCES.

WHEREAS, Evergreen Exotics, LLC., provided an application and evidence in support of approving a zone reclassification to adopt an Indoor Cultivation Q – Qualified Combining Zone affecting seven parcels within the Redway Business Park as well as an ordinance amendment for a text change to the Commercial Cannabis Land Use Ordinance to allow indoor commercial cannabis cultivation in Business Park (MB) zones in the inland area of the county that are within the Indoor Cultivation Q- Qualified Combining Zone; and

WHEREAS, the application was reviewed by referral agencies and County departments; and

WHEREAS, the Board of Supervisors allowed processing of the zone reclassification and text amendment on April 13, 2023; and

WHEREAS, the Planning Commission held a duly-noticed public hearing on February 6, 2025 receiving evidence and testimony and recommended the Board of Supervisors approve the project; and

WHEREAS, on March 4, 2025, the Planning Division caused to be published in the Eureka Times-Standard, a newspaper of general circulation in Humboldt County, a Notice of Public Hearing with the Board of Supervisors on the proposed zoning amendments regarding indoor cultivation in Business Park (MB) zones; and

WHEREAS, the Board of Supervisors has held a public hearing on the zone reclassification and text amendment on March 18, 2025; and

Now, THEREFORE BE IT RESOLVED, that the Board of Supervisors makes all the following findings:

- 1. FINDING:** **Project Description:** A zone reclassification to adopt an Indoor Cultivation Q – Qualified Combining Zone affecting seven parcels within the Redway Business Park as well as an ordinance amendment

for a text change to the Commercial Cannabis Land Use Ordinance to allow indoor commercial cannabis cultivation in Business Park (MB) zones in the inland area of the county that are within the Indoor Cultivation Q-Qualified Combining Zone.

EVIDENCE: a) Project File: PLN-2023-18206

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 section 15162(c) of CEQA Guidelines.
- c) The project will not have one or more significant effects not discussed in the previous Environmental Impact Report section 15162(a)(3)(A).
- d) Significant effects previously examined will not be substantially more severe than shown in the previous Environmental Impact Report section 15162(a)(3)(B).
- e) No mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative section 15162(a)(3)(C).
- f) No mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative section 15162(a)(3)(D).

FINDINGS FOR ZONE RECLASSIFICATION TEXT AMENDMENT

3. FINDING: The proposed reclassification and ordinance amendment has the potential for public benefit.

EVIDENCE: a) The reclassification and ordinance amendment is in the public interest because:

- There is a market for indoor cannabis and providing appropriate locations for indoor cannabis cultivation will create opportunities without negative environmental effects. At least one property owner has expressed interest in applying for an indoor cultivation permit if the proposal is adopted.
- Access to the Redway Business Park is from paved roads meeting category 4 standards. Allowing indoor cultivation on identified parcels within the business park would not result in a substantive change to the number of potential vehicles trips occurring because cultivation is like other allowed cannabis and noncannabis uses regarding the number of employees.
- Business parks are also typically already served with adequate PGE power connections. The PGE referral response indicated no impact to facilities.
- Enabling additional location options for cannabis cultivation would likely help cultivators adapt to evolving market conditions.
- The proposal is supported by the local community services district.

4. FINDING: The proposed amendment and ordinance amendment is consistent with the Guiding Principles and applicable goals of the General Plan.

EVIDENCE: a) The zone reclassification is consistent with the General Plan because:

- For the Commercial Services (CS) use type, indoor cultivation would fall under a similar compatible use (Land Use Element Table 4-C, pg. 4-3). Indoor cultivation could be considered a similar compatible use because it has fewer impacts than heavy commercial uses, which are allowed under the CS designation. Heavy commercial uses include activities such as transfer, storage, or processing of used, scrap or waste materials, including automobile wrecking, the sales, storage

of building materials, construction and agricultural equipment, kennels, and animal hospitals.

- Indoor cultivation would not impact nor be impacted by adjacent heavy commercial uses.
- Other cannabis uses such as nurseries are considered compatible with the CS designation.

5. FINDING: The proposed amendment does not reduce the residential density for any parcel below the inventory adopted in the housing element.

EVIDENCE: a) Allowing indoor cultivation in MB zones subject to the Indoor Cultivation Q – Qualified Combining zone would not affect any current housing inventories nor would change eligibility criteria for housing development currently allowed in MB zones.

Dated: March 18, 2025



Supervisor Michelle Bushnell, Chair
Humboldt County Board of Supervisors

Adopted on motion by Supervisor Bushnell, Seconded by Supervisor Bohn, and the following vote:

AYES: Supervisors: -- Arroyo, Bushnell, Bohn, Madrone, and Wilson

NAYES: Supervisors: -- None

ABSENT: Supervisors: -- None

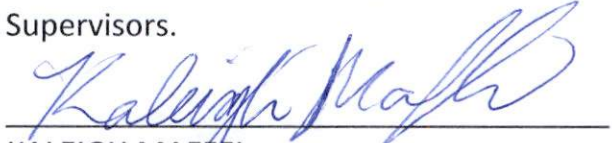
ABSTAIN: Supervisors: -- None

STATE OF CALIFORNIA

County of Humboldt

I, Tracy Damico, Clerk of the Board of Supervisors, County of Humboldt, State of California, do hereby certify the foregoing to be a full, true, and correct copy of the original made in the above-entitled matter by said Board of Supervisors at a meeting held in Eureka, California as the same now appears of record in my Office.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Seal of said Board of Supervisors.



KALEIGH MAFFEI

Deputy Clerk of the Board of Supervisors of the
County of Humboldt, State of California