

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

Resolution Number 25-

Application No. PLN-2025-19212

Assessor's Parcel Number (APN): 508-242-042-000

Makes the required findings for certifying compliance with the California Environmental Quality Act and conditionally approves The Ganjery, LLC Conditional Use Permit Modification

WHEREAS, The Ganjery, LLC submitted an application and evidence in support of approving a modification to the approved Conditional Use Permit for the operation of a microbusiness to allow for the addition of non-flammable manufacturing in the approximately 5,600 square feet existing commercial building located on APN 508-242-042; and

WHEREAS, the County Planning Division reviewed the submitted application and supporting substantial evidence and has referred the application and evidence to involved reviewing agencies for site inspections, comments, and recommendations; and

WHEREAS, that the proposed project meets the criteria to be considered categorically exempt from environmental review per Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines; and

WHEREAS, the County Planning Division reviewed the submitted application and supporting substantial evidence and has referred the application and evidence to involved reviewing agencies for site inspections, comments, and recommendations; and

WHEREAS, a public hearing was held on the matter before the Humboldt County Planning Commission on August 7, 2025; and

NOW, THEREFORE, be it resolved, determined, and ordered by the Humboldt County Planning Commission that the following findings be and are hereby made:

- 1. FINDING:** A Modification to an approved Conditional Use Permit for a Microbusiness on APN 508-242-042 (PLN-2019-15574). The Applicant was previously approved to operate a Microbusiness, including distribution, manufacturing (infusion), and retail on the

parcel. The Applicant proposes to modify the permit to include manufacturing (non-flammable extraction). The Applicant estimates an additional 6,000 gallons of water will be required annually for the additional manufacturing activities and expects no change or negligible changes to power use, staffing needs, and traffic volumes. No changes to hours of operation are proposed. The subject parcel is served by the water and sewer system of the McKinleyville Community Services District. Electricity is sourced from PGE and a backup generator.

EVIDENCE: a) Project Files: PLN-2019-15574 and PLN-2025-19212

2. FINDING: **CEQA:** The proposed project does not present substantial changes; thus, the project is exempt from environmental review pursuant to Section 15301 – Existing Facilities.

EVIDENCE: a) The proposed project is exempt from environmental review pursuant to Section 15301 – Existing Facilities, as it will utilize an existing structure for cannabis production purposes.

FINDINGS FOR CONDITIONAL USE PERMIT MODIFICATION

3. FINDING: The project is consistent with the development policies of the Humboldt County General Plan (HCGP) and the McKinleyville Area Plan (MCCP).

EVIDENCE: a) Land Use (HCGP 4.8): The project is situated within the Commercial Services (CS) designation, which is intended to classify lands that, due to their location, access, and availability of services, are suitable for commercial development. This includes a full range of urban services where primary and compatible uses include heavy commercial, neighborhood commercial, retail sales and services, office and professional uses, warehousing, storage and distribution, research and light industrial, civic uses, and subordinate residential uses. Project PLN-2019-15574 was previously approved for a Conditional Use Permit to operate a Microbusiness, which included distribution, manufacturing (infusion), and retail on parcel APN-508-424-042.

b) Hazards 3100 (MCCP): Specific resource values and hazards must be

considered in determining the principal uses of the land, which include natural hazards such as geological, flood, fire, and man-induced hazards, as well as man-made hazards such as noise, air quality, and industrial hazards. Geologic hazard maps indicate that the property is relatively stable, with a slope of less than 5%. Since no new exterior construction is proposed, no soil report is required. People and property on the project site will not be unnecessarily exposed to geologic and seismic risks. The parcel is not located within a 100-year floodplain nor within an Airport Compatibility Zone. The subject parcel is located within the Local Responsibility Area for fire protection where Arcata Fire District provides structural fire protection and emergency services.

- c) Cultural Resources 10.6 (HCGP). Projects should protect cultural heritage, including historic, prehistoric, and architectural resources. The proposed project is not anticipated to impact any cultural resources or Tribal cultural resources. The original project was referred to the Blue Lake Rancheria, NWIC and Wiyot Tribe. No new construction is proposed so that no ground disturbance will occur. Nonetheless, the project is conditioned to include an inadvertent discovery protocol should it encounter undocumented cultural resources.
- d) Sensitive and Critical Habitats 3420 (MCCP). The protection of sensitive habitats is a crucial aspect of planning and environmental assessment for land use development. The project is located on a commercially zoned developed parcel. According to the California Natural Diversity Database (CNDDDB), there are no mapped sensitive habitat areas on the proposed project parcel or in the vicinity, and no known threatened or endangered species are present. The parcel is paved, and the use will be conducted within an existing structure.
- e) Scenic Resources 10.7 (HCGP). This section is for the protection of outstanding scenic resources that may be adversely affected by land use and development. The subject parcel is zoned Community Commercial and is not within a designated scenic area or viewshed. No outstanding scenic resources are impacted by the proposed project.

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

EVIDENCE: a) The project can be found consistent with the Open Space Plan and Open Space Action Program because the proposed project is not located on a parcel that is identified as part of the Open Space plan or Open Space Action Program. The project situates a commercial activity on a commercially designated parcel. The project site is fully paved, and no additional structures are proposed. Therefore, the project is consistent with and complimentary to the Open Space Plan and its Open Space Action Program.

5. FINDING: The proposed development conforms with all applicable standards and requirements of these regulations.

EVIDENCE: a) The C-2 zone allows for commercial facilities that are of a light commercial character, conducted entirely within an enclosed building. The project has a Conditional Use Permit for microbusiness facilities, which are entirely performed within an enclosed building. The proposed facility is specifically allowed with a Conditional Use Permit in this zone district under Section 314-55.4.5.1.4. of the Commercial Cannabis Land Use Ordinance (CCLUO).

b) Development permits shall be issued only for a lot that was created in compliance with all applicable state and local subdivision regulations. The parcel of land known as APN 508-242-042 was created in its current configuration by an approved lot line adjustment (file number LLA-03-16) and is referred to as Parcel B in the Notice of Lot Line Adjustment and Certificate of Subdivision Compliance recorded as document 2005-34383 of Official Records on October 11, 2005.

c) The Noise Impact (N) combining zone establishes regulations to maintain within single-family and multi-family structures, as well as structures designed for transient habitation and noise levels associated with airports and major roads. In adherence with Section

314-55.4.12.6, the Applicant measured ambient noise levels in accordance with the specifications of the section.

6. FINDING: The modified project and the conditions under which it may be operated or maintained will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.

EVIDENCE: a) Access to the property is via Nursery Way, a paved county roadway. The County Public Works Department has determined that Nursery Way and the property's existing driveway are adequate to accommodate the present uses. Parking facilities are shared with other businesses on-site.

b) The existing security procedures include restricted access to persons employed with (or those given explicit permission) The Ganjery, and each person must be at least 21 years of age. Cameras will be monitored in real-time, recording the property grounds and within each suite of the complex. The entire facility has been fitted with security cameras that monitor the premises 24 hours a day, seven (7) days per week. Limited-access areas will be established and accessible only to authorized personnel. All cannabis products will be secured within locked storage to prevent diversion, theft, or loss.

7. 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 the housing element law.

EVIDENCE: a) The subject parcel is zoned Community Commercial (CS) and was not included in the 2019 Adopted Housing Element Inventory. The proposed modification for manufacturing (non-flammable extraction) 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.

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
- Approve the Conditional Use Permit Modification for the Ganjery, LLC to include manufacturing (non-flammable extraction) based upon the Findings and Evidence and subject to the conditions of approval attached hereto as Attachments 1A and incorporated herein by reference.

Adopted after review and consideration of all the evidence on **August 7, 2025**.

The motion was made by Commissioner _____ and second by Commissioner _____.

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