

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

Resolution Number 26-

Record Number PLN-2021-16964

Assessor's Parcel Numbers: 222-156-013

Resolution by the Humboldt County Zoning Administrator certifying compliance with the California Environmental Quality Act and conditionally approves PDCON Enterprises, LLC Special Permit

WHEREAS, PDCON Enterprises, LLC provided an application and evidence in support of approving 28,500 square feet of new outdoor commercial cannabis cultivation in light deprivation greenhouses; 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 Zoning Administrator held a duly-noticed public hearing on January 15, 2026 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 Zoning Administrator makes all the following findings:

- 1. FINDING:** **Project Description:** A Special Permit for 28,500 square feet of new outdoor cannabis cultivation utilizing light deprivation techniques and 1,980 square feet of ancillary nursery space. Cultivation includes two harvests cycles annually. Irrigation water is provided by rainwater catchment from a proposed greenhouse and will be stored in fifty 5,000-gallon water tanks or one hundred 2500-gallon tanks (250,000 gallons total storage). The applicant estimates an annual water use of approximately 125,000 for cannabis operations, approximately 4.39 gallons per square foot per year. Processing will be completed off site at a licensed third-party processing facility. Power will be provided by a solar array. No employees are proposed for this project.

EVIDENCE: a) Project File: PLN-2021-16964

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 PDCON Enterprises project pursuant to § 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) A biological and botanical report concluded there would not be a significant impact on any sensitive species or natural communities.
- d) The project is accessed via a private driveway intersecting Connick Creek Road, a privately maintained road. The applicant has submitted a Road Evaluation Report Form prepared by the agent of record for the project, self-certifying Connick Creek Road is Category 4 equivalent.
- e) A rainwater collection analysis determined that adequate water can be collected for irrigation even in low rainfall years. The applicant has proposed irrigation water storage in amounts appropriate for the estimated irrigation.
- f) The applicant provided a 24-hour noise study, and project conditions require the applicant to limit noise to no more than a three-decibel increase over ambient levels.
- g) Energy will be provided through a solar system.
- h) A Cultural Resource Investigation concluded there are no historic or prehistoric resources present.

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 Agriculture Exclusive (AE) zoning classifications. 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) General agricultural uses are principally permitted in AE zone.
b) The location of all project elements meets the setback requirements for the 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 existing cannabis cultivation to be permitted in areas zoned AE (HCC 314-55.4.6.1.1).
b) Per LLA-10-94 the subject parcel has been determined to be one legal parcel as described in Notice of Lot Line Adjustment 1995-20629.
c) The project will obtain water from rainwater catchment, an eligible water source. A rainwater collection analysis determined that adequate water can be collected for irrigation even in low rainfall years. The applicant has proposed irrigation water storage in amounts appropriate for the estimated irrigation.
d) The project is accessed via a private driveway intersecting Connick Creek Road, a privately maintained road. The applicant has submitted a Road Evaluation Report Form prepared by the agent of record for the project, self-certifying Connick Creek Road is Category 4 equivalent.

- e) No timber conversion has or will occur.
- f) The proposed cultivation will take place in an area of slopes 15% or less.
- g) Coverage of prime soils by the proposed project is approximately 0%, which is below the 20% maximum allowed under the CCLUO.
- h) The location of the cultivation complies with the setbacks required in Section 314-55.4.6.4.4. The location of the proposed cannabis cultivation is more than 300 feet from the nearest off-site residence. Where within 270 feet of the property line of an adjacent undeveloped parcel, the applicant has obtained written permission from the owner of record allowing for cultivation activities within the 270-foot setback.
- i) Energy will be provided by a solar array.

6. FINDING: The commercial cannabis cultivation 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) The project is accessed via a private driveway intersecting Connick Creek Road, a privately maintained road. The applicant has submitted a Road Evaluation Report Form prepared by the agent of record for the project, self-certifying Connick Creek Road is Category 4 equivalent.
 - b) The proposed project will not be in a location where there is an established neighborhood or other sensitive receptor such as a school, church, park, or other use which may be sensitive to cannabis cultivation. Continuing cultivation on this site will not change the character of the area due to the historic and current uses in the area.
 - c) The location of the proposed cannabis cultivation is more than 300 feet from the nearest off-site residence. Where within 270 feet of the property line of an adjacent undeveloped parcel, the applicant has obtained written permission from the owner of record allowing for cultivation activities within the 270-foot setback.
 - d) Irrigation water is sourced from rainwater catchment and stored in

hard sided tanks.

- e) Provisions have been made in the applicant's proposal to protect water quality and thus runoff to adjacent property and infiltration of water to groundwater resources will not be affected.
- f) The applicant submitted a noise evaluation, with recorded averages of 42.5 decibels, 37.5 decibels, and 37.5 decibels at the south, east, and west property lines, respectively. CCLUO requirements limit noise increases to a maximum of 3 decibels over ambient noise levels. The project is subject to Dark Sky standards for light pollution. Compliance with light and noise standards for cultivation will be verified during annual inspections.

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 housing element law.

EVIDENCE: a) The parcel was not included in the housing inventory of Humboldt County's 2019 Housing Element. Approval of cannabis cultivation on this parcel will not conflict with the ability for a residence to be constructed on this parcel.

8. FINDING: Approval of this project is consistent with Humboldt County Board of Supervisors Resolution No. 18-43 which established a limit on the number of permits and acres which may be approved in each of the County's Planning Watersheds.

EVIDENCE: a) The project site is in the South Fork Eel Watershed, which under Resolution 18-43 is limited to 730 permits and 251 acres of cultivation. With the approval of this project the total approved permits for cultivation in this Planning Watershed would be 307 permits and the total approved acres would be 87.4 acres of cultivation.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Humboldt County Zoning Administrator does hereby:

- Adopt the findings set forth in this resolution; and
- Conditionally approves the Special Permit for PDCON Enterprises, LLC, based upon the Findings and Evidence and subject to the conditions of approval attached hereto as Attachment 1 and incorporated herein by reference; and

Adopted after review and consideration of all the evidence on **January 15, 2026**.

I, John H. Ford, Zoning Administrator 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 Zoning Administrator at a meeting held on the date noted above.

John H. Ford, Director
Planning and Building Department