

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

Resolution Number 24-

Record Number PLN-2024-18986

Assessor's Parcel Numbers: 077-331-032-000

Resolution by the Planning Commission of the County of Humboldt certifying compliance with the California Environmental Quality Act and approving DC Eden – Cannabis Distribution Zoning Clearance Certificate

WHEREAS, DC Eden –provided an application in support of approving the Zoning Clearance Certificate for a cannabis distribution facility; and.

WHEREAS, the project is exempt from environmental review pursuant to Section 15301 of the CEQA Guidelines (Existing Facilities).

WHEREAS, the Humboldt County Planning Commission held a duly-noticed public hearing on June 27, 2024, and reviewed, considered, and discussed the application for a Zoning Clearance Certificate 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 Zoning Clearance Certificate for a commercial cannabis distribution facility located in an existing building. (686.7 sf). Hours of operation will typically be from 7 AM to 7 PM; however, during periods of seasonally high workload, the hours of operations within the facility may increase to between 7am and 10pm. During such extend hours of operations, shipping, receiving, and any other traffic or noise generating activities will be limited to normal working hours. The project includes an exception to the parking requirements to allow a reduction in the number of parking spaces required and the size of the loading space required, for a total of 8 on-site parking spaces and one 10' x 20' loading space to serve all the uses on the property.

EVIDENCE: a) Project File: PLN-2024-18986

- 2. FINDING:** **CEQA.** The project complies with the requirements of the California Environmental Quality Act. The project is exempt from environmental review pursuant to Section 15301 of the CEQA Guidelines (Existing Facilities).

EVIDENCE: a) Section 15301 of the CEQA Guidelines consists of the operation, repair, maintenance, permitting, leasing, licensing or minor alteration

of existing public or private structures. The proposed distribution facility will be located in an existing building with minimal to no structural alterations required.

FINDINGS FOR ZONING CLEARANCE CERTIFICATE

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

EVIDENCE: a) The applicant is proposing to develop a cannabis Distribution facility in an existing building. This is an allowed use in the CS - Commercial Services Plan designation.

- 4. FINDING:** The proposed development is consistent with the purposes of the existing Community Commercial (C-2) in which the site is located.

EVIDENCE: a) The C-2 Zone is intended to provide necessary services and conveniences for the community. Commercial services and similar uses are the desirable predominant uses.

b) All general service uses are principally permitted in the C-2 Zone.

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

EVIDENCE: a) The proposed distribution meets the locational and setback requirements for cannabis support facilities in 314-55.4.7. There are no schools within 600 feet of the site.

The project meets eligibility criteria in sections 314-55.6.3.1 and 314-55.4.6.3.2. Power is provided by PG&E through a renewable energy program.

- 6. FINDING:** The proposed distribution complies with the terms and conditions of any applicable permit and/or subdivision map that was previously approved for such development.

EVIDENCE: a) The parcel was created by Parcel Map 790, filed in Book 7, Page 12 & 13 of Parcel Maps. No terms or conditions of the parcel map exist which would impact the proposed development.

- 7. FINDING:** The proposed development is not located on the same lot where conditions exist or activities being conducted which are part of the proposed development and in violation of the Humboldt County Code.

EVIDENCE: a) There are no current code violations associated with the property or this proposed activity and development.

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
- Approves the Cannabis Distribution Zoning Clearance Certificate for DC Eden.

Adopted after review and consideration of all the evidence on **June 27, 2024.**

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 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 Ford, Director
Planning and Building Department