

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

Resolution Number 26-

Record Number PLN-2026-19531

Assessor's Parcel Numbers: 220-241-017

Resolution by the Humboldt County Zoning Administrator certifying compliance with the California Environmental Quality Act and conditionally approves Old Briceland Holding Co Special Permit for a Microbusiness.

WHEREAS, Old Briceland Holding Co. provided an application and evidence in support of approving a Special Permit to add a microbusiness for non-volatile manufacturing, distribution and non-storefront retail sales; 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 June 18, 2026, and reviewed, considered, and discussed the application for a Conditional Use Permit Clearance Certificate 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 to add, non-volatile manufacturing, distribution and non-storefront sales under a microbusiness to an approved cannabis cultivation of 30,000 square feet.

EVIDENCE: a) Project File: PLN-2026-19531

2. FINDING: **CEQA:** The project complies with the requirements of the California Environmental Quality Act. The Humboldt County Zoning Administrator 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 Emerald Dragonfly Farms, LLC 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 review of the California Natural Diversity Database did not indicate any known rare or endangered species on or near the project area.
 - d) A Biological Assessment concluded that no sensitive natural communities were present in the project areas.
 - e) The parcel takes access from a private road that is equivalent to Category 4 standard.
 - f) The applicant has a Land and Streambed Alteration Agreement and a registered water right for the water diversion from Redwood Creek.
 - g) Energy will be provided through Pacific Gas and Electric and sourced from renewable sources.
 - h) A Cultural Resource Investigation prepared for the previous permit approval concluded there are no historic or prehistoric resources present. 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.

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) The parcel has a designation of Residential Agriculture (RA). The proposed project is covered by the Open Space Action Program because the project site includes streamside management areas. 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. No

development is proposed within the SMA therefore the proposed project is consistent with the Open Space Action Program.

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

EVIDENCE:

- a) General agricultural uses are principally permitted in U zone.
- b) The location of all project elements meets the setback requirements for the U zone.

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

EVIDENCE:

- a) The CCLUO allows for the existing cannabis operation to be permitted in areas zoned U (HCC 314-55.4.8.2.2).
- b) The parcel was created in compliance with all applicable state and local subdivision regulations through issuance of a Lot Line Adjustment (59-80) approved on 9/15/1980.
- c) Section 314-55.4.6.1.1 allows for the proposed activities to be permitted, subject to a Conditional Use Permit, in zones AE, AG, FR, and U. The parcel in question is zoned Agricultural Exclusive (U).
- d) The parcel is accessed from a private road developed to an equivalent Category 4 standard.
- e) The project will also obtain water from a point of diversion from Redwood Creek consistent with an LSAA and issued water right.
- f) The location of the operation complies with the setbacks required in Section 314-55.4.6.4.4.
- g) No new grading is proposed; no additional timber conversion will occur.

6. FINDING: The addition of distribution, non-volatile manufacturing and non-storefront sales to the current 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 site is located of a road with equivalent category 4 standard.
 - 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) Irrigation water is sourced from rainwater catchment and registered point of diversion.

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 currently is approved for 30,000 square feet of cannabis cultivation. The proposed project will not increase the amount of cultivation on the site.

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
- Approve the Special Permit for Old Briceland Holding Co, based upon the Findings and Evidence and subject to the conditions of approval attached hereto as Attachment 1A and incorporated herein by reference.

Adopted after review and consideration of all the evidence on **June 18 ,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