

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

**Resolution Number 26-**

**Record Number PLN-2026-19493**

**Assessor's Parcel Numbers: 206-191-019**

**Resolution by the Humboldt County Planning Commission certifying compliance with the California Environmental Quality Act and conditionally approves Emerald Dragonfly Farms, LLC Conditional Use Permit Modification.**

**WHEREAS, Emerald Dragonfly Farms, LLC** provided an application and evidence in support of approving a modification to an existing Conditional Use Permit to add distribution, non-volatile manufacturing and a non-storefront resale; 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 Planning Commission 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 Planning Commission makes all the following findings:

**1. FINDING:**                   **Project Description:** A Conditional Use Permit to add distribution, non-volatile manufacturing and non-storefront resale under a modification to an approved cannabis cultivation of 15,000 square feet.

**EVIDENCE:**           a) Project File: PLN-2026-19493

**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 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 search of the California Natural Diversity Database (CNDDDB) and California Native Plant Society (CNPS) database indicates that there are mapped sensitive species onsite and the nearest NSO activity center is located approximately 0.27 miles from the site however no new development or sources of noise or light are associated with the project. No new structures are proposed for this project and the addition of distribution, non-volatile manufacturing and non-storefront resale will not require the use of additional lighting.
- d) The project is accessed via a private driveway intersecting Corbett Ranch Lane, a privately maintained road. For consideration of the previously issued permit the applicant submitted a Road Evaluation Report Form self-certifying Corbett Ranch Lane is Category 4 equivalent.
- e) The water source for the existing commercial cannabis cultivation is a permitted well.
- f) Energy will be provided through Pacific Gas and Electric and sourced from renewable sources.
- g) 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.
- h) A Road Evaluation Report was prepared by the applicant December 31, 2019, for a previous permit approval, which identified that the road is suitable for safe access to and from the project site. The current proposal will have small increase in vehicle traffic along the private road.

## FINDINGS FOR CONDITIONAL USE 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 Residential Agriculture (RA) land use designation. The proposed cannabis operation modification 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 AE zone in which the site is located.

**EVIDENCE:** a) Section 314-55.4.8.2.2.3 allows for manufacturing activities involving nonflammable extraction may be permitted with a Conditional Use Permit within those zones specified under Section 314-55.4.6.1.1 (AE, AG, FR, and U). The parcel in question is zoned Agricultural Exclusive (AE).

b) Section 314-55.4.7.1 allows for distribution of cannabis products as a principal permitted use in those specified under Section 314-55.4.6.1.1 (AE, AG, FR, and U). The parcel in question is zoned Agricultural Exclusive (AE).

c) Section 314-55.4.10.2 allow for off-site farm-based retail sales as a principal permitted use in those specified under Section 314-55.4.6.1.1 (AE, AG, FR, and U). The parcel in question is zoned Agricultural Exclusive (AE).

**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 AE (HCC 314-55.4.6.1.1).

b) The parcel was legally created through an approved Lot Line Adjustment as described in Notice of Lot Line Adjustment 1995-

20629.

- c) A Road Evaluation Report was prepared by the applicant December 31, 2019, which identified that the road is suitable for safe access to and from the project site. The modification will have a minimal impact in traffic along the private road.

**6. FINDING:** The addition of distribution, non-volatile manufacturing and non-storefront resale 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 project is accessed via a private road intersecting Hwy 36, a publicly maintained road. A Road Evaluation Report was prepared by the applicant December 31, 2019, which identified that the road is suitable for safe access to and from the project site. The modification will have a minimal impact in traffic along the private road.

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 project is more than 300 feet from the nearest off-site residence.

d) Water is sourced from an approved well and will have a minimal increase in water usage.

**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 15,000 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 Planning Commission does hereby:

- Adopt the findings set forth in this resolution; and
- Approve the Conditional Use Permit for Emerald Dragonfly Farms, LLC, 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,**

The motion was made by COMMISSIONER \_\_\_\_\_ and second by COMMISSIONER \_\_\_\_\_ and the following vote:

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