

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

Resolution Number 26-

**Application No. PLN-2025-19276MOD1
Assessor's Parcel Number (APN): 032-171-027-000**

Makes the required findings for certifying compliance with the California Environmental Quality Act and conditionally approves TNT Grown, LLC Special Permit Modification

WHEREAS, The TNT Grown, LLC submitted an application and evidence in support of approving a modification to the approved Special Permit for the operation of a 10,000 square foot cannabis cultivation operation to allow for the use of mixed light cultivation located on APN 032-171-027; 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, The County Planning Division, the lead agency, prepared an Addendum to the Final Environmental Impact Report prepared for the Commercial Cannabis Land Use Ordinance (CCLUO) adopted by the Humboldt County Board of Supervisors on January 26, 2016. 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 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, 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 Modification to an approved Special Permit on APN 032-171-027 (PLN-2019-15992) for the operation of 10,000 square feet of outdoor cannabis cultivation. The Applicant proposes to modify the permit to convert to mixed light cultivation. The
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Applicant estimates that an additional 35,790 gallons of water will be required annually for the additional cultivation. The subject parcel is served by the Garberville Sanitary District. Electricity is sourced from Pacific Gas and Electric and a backup generator.

EVIDENCE: a) Project Files: PLN-2019-15992 and PLN-11489-ZCC and PLN-2025-19276

2. FINDING: **CEQA:** The proposed project does not present substantial changes thus the project conforms to the EIR certified for the Commercial Cannabis Land Use Ordinance *state Clearing House #2017042022).

EVIDENCE: a) Addendum prepared for the TNT Grown modification (Attachment 3).

FINDINGS FOR SPECIAL PERMIT MODIFICATION

3. FINDING: The project aligns with the development policies outlined in the Humboldt County General Plan (HCGP) and the Garberville, Redway, Benbow, Alderpoint Community Plan (GRABCP).

EVIDENCE: a) The subject project is located in the Garberville/Redway/Benbow/Alderpoint Community Planning Area, which is not listed in the Community Plans where a Conditional Use Permit is required. Therefore, the project conforms to this section.

b) Land Use 2700 (GRABCP). The project involves converting 10,000 square feet of outdoor cultivation to mixed-light cannabis cultivation on a 5.78-acre parcel, APN 032-171-027. General and intensive agriculture are allowable use types in the RA designation. General agriculture is a permissible use type in the PF designation.

The subject parcel is located within the Part 77 Civil Surfaces of the Code of Federal Regulations (CFR); therefore, the development on the subject parcel must conform to the requirements of the Code of Federal Regulations (CFR).

c) Hazards 3200 (GRABCP). The subject parcel is located in an area with a high fire hazard severity. The subject project is within the Garberville Fire Protection District and the State Fire Responsibility

Area, where the State of California has the primary financial responsibility for the prevention and suppression of wildland fires. California Department of Forestry and Fire Protection comments recommended compliance with the requirements of the County's Fire Safe Regulations. The Humboldt County Fire Safe Ordinance (Section 3111-1 *et seq.*) establishes development standards for minimizing wildfire danger in State Responsibility Areas.

The subject parcel is outside the mapped flood hazard area for the South Fork Eel River. The property boundary is 423 feet east of the 100-year flood zone. The project site is not located within a mapped dam or levee inundation area and is outside the 100-year area subject to tsunami run-up. The project is located approximately 541 feet east of the Garberville Briceland fault line and is not subject to liquefaction. The project area is classified as moderate instability.

- d) Cultural Resources 3500 (GRABCP). 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 project was referred to the Northwest Information Center (NWIC) and the Bear River Band of Rohnerville Rancheria in 2019. The NWIC requested a cultural resources study, while the Bear River Band of Rohnerville Rancheria recommended conditional approval of the project, incorporating the inadvertent discovery protocol. A condition of approval has been incorporated regarding the inadvertent discovery protocol to protect cultural resources.
- e) Sensitive and Critical Habitats 3400 (GRABCP). The subject parcel is not located in an area that requires special noise attenuation measures. The project is within 3.39 miles of a known Northern Spotted Owl Activity Center, and an NSO sighting was mapped 1.78 miles away in 1920. Power is supplied by Pacific Gas and Electric. An onsite generator will be used in the event of an emergency. Processing, such as drying and curing, will take place onsite. Further processing, including trimming, will occur off-site at a permitted processing facility. The project is conditioned to comply with the International Dark Sky Association standards for Lighting Zone 0 and Lighting Zone 1, and that any project-related noise shall be contained to the extent feasible (e.g., containment of fans, dehumidifiers, etc.) and shall be no more than 70.6 decibels measured from 100ft or to the nearest tree line, whichever is closer.

The Western bumblebee is the only mapped species of special concern mapped on the subject parcel by the California Natural Diversity Database (CNDDDB). No streams or water courses are located on the parcel. The closest wetland and watercourse are the South Fork Eel River, which is approximately 537 feet away. The project was referred to the California Department of Fish and Wildlife (CDFW) on August 18, 2025. No response was received.

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 modification to the Special Permit will allow for the use of mixed light cultivation. The project will not be visible from any scenic highways. The CCLUO requires cultivation to comply with International Dark Sky Association standards for Lighting Zone 0 and Lighting Zone 1 and be designed to regulate light spillage onto neighboring properties resulting from backlight, uplight, or glare (BUG). International Dark Sky Association Standards exceed the requirements of Scenic Resources Standard SR-S4, Light and Glare, which stipulate that lighting be fully shielded and designed and installed to minimize off-site lighting and direct light within property boundaries. These standards are included in the conditions of approval for the project.

5. FINDING: The proposed modification conforms with all applicable standards and requirements under HCC 312-17.1.3.

EVIDENCE: a) The proposed project modification meets all the requirements stipulated in §314-55.4.12.2 Performance Standards for Commercial Cannabis Cultivation. These performance standards have been incorporated into the Ongoing Conditions of Approval, which must be satisfied throughout the project's life

b) The parcel of land known as APN 032-171-027 is a single legal parcel, as per NOM-17-009. The subject parcel has been determined to be one legal parcel, as described in the Notice of Merger Certificate of Subdivision Compliance 2018-011512. There is no evidence indicating that any subsequent acts have been taken to merge or divide this parcel. Therefore, the subject parcel was

lawfully created in its current configuration and can be developed as proposed.

- c) The subject parcel is 5.78 acres in area and is zoned AG-B-5. The proposed use is allowed explicitly with a Special Permit in this zoning district and under Section 314-55.4.6 of the CCLUO.

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) The Department finds that the proposed project will not be detrimental to public health, safety, and welfare, as all reviewing referral agencies have reviewed the proposed project and none have any comments indicating that the project would be detrimental to public health, safety, and welfare or injurious to other properties. The project, as proposed and conditioned, is consistent with the general plan and zoning ordinance, and it is not expected to cause significant environmental damage.

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 project does not involve residential development, and the project site is not part of the Housing Element Residential Land Inventory. However, the project is located within a Housing Opportunity Zone. The proposed project will not preclude any future residential development. The project will 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 Zoning Administrator does hereby:

- Adopt the findings set forth in this resolution; and
- Approve the Special Permit Modification for TNT Grown, LLC to include mixed light cultivation 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 **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, Zoning Administrator
Planning and Building Department