

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

Resolution Number: 25-

Record Number: PLN-12451-SP

Assessor's Parcel Number: 220-311-005-000

Resolution by the Zoning Administrator of the County of Humboldt certifying compliance with the California Environmental Quality Act and denying the Two Trees Botanicals LLC Special Permit.

WHEREAS, Two Trees Botanicals LLC has submitted an application on December 23, 2016 for a Special Permit (SP) for an existing 9,040 square feet of outdoor and a second SP for a 2,250 square feet wholesale nursery for medical cannabis cultivation. Irrigation water is provided by an existing well and a spring, onsite. An existing large catchment pond storing 20,000 gallons is onsite. The Applicant estimates 46,000 gallons are required annually. There are an estimated 2 to 4 employees. Electricity is provided by generator power; and

WHEREAS, the applicant is generally unresponsive to requests for information necessary to review and analyze the proposed application; and

WHEREAS, the project is statutorily exempt from environmental review pursuant to Section 15270 of the State CEQA Guidelines (projects which are disapproved); and

WHEREAS, the Humboldt County Zoning Administrator held a duly-noticed public hearing on November 6, 2025, 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:** Dinal of a Special Permit (SP) for an existing 9,040 square feet of outdoor and for a 2,250 square feet wholesale nursery for medical cannabis cultivation. Irrigation water is provided by an existing well and a spring, onsite. An existing large catchment pond storing 20,000 gallons is onsite. The Applicant estimates 46,000 gallons are required annually. There are an estimated 2 to 4 employees. Electricity is provided by generator power.

EVIDENCE: a) Project File: PLN-12451-SP

2. FINDING: **CEQA:** The requirements of the California Environmental Quality Act have been met. The project is statutorily exempt from CEQA as it is a project which is not approved.

EVIDENCE: a) Section 15270 of the CEQA Guidelines

FINDINGS FOR SPECIAL PERMITS

3. FINDING: The proposed development is not consistent with the requirements of the CMMLUO provisions of the Zoning Ordinance.

EVIDENCE: a) Information necessary to determine consistency with the ordinance has not been submitted. Requests for information were sent to the applicant in April of 2018, April of 2019, April of 2021, and June of 2024. Requests included a Road Evaluation Report, water infrastructure information, location of wells and points of diversion, water rights for surface water diversions, well logs, and minor Site Plan and Operations Plan edits. Complete responses had not been received within the prescribed deadlines, and the applicant has not contacted the Planning Department regarding outstanding issues to date.

Without the requested information and documents, the project cannot be deemed consistent with the requirements of the CMMLUO provisions of the Zoning Ordinance.

4. FINDING: The project and the conditions under which it may be operated or maintained may be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.

EVIDENCE: a) Information including a Road Evaluation Report, water infrastructure information, location of wells and points of diversion, water rights for surface water diversions, well logs, and minor Site Plan and Operations Plan edits are still outstanding. Due to the lack of information the finding that the project will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity cannot be made.

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
- Deny the Special Permit for Two Trees Botanicals LLC, based upon the findings and evidence.

Adopted after review and consideration of all the evidence on **November 6, 2025**.

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