



COUNTY OF HUMBOLDT

For the meeting of: 4/4/2024

File #: 24-406

To: Planning Commission
From: Planning and Building Department
Agenda Section: Consent

SUBJECT:

I and I Ranch, LLC Permit Extension
Assessor Parcel Numbers (APN) 214-112-006
Record No.: PLN-2023-18869
Phillipsville area

A two-year extension for an approved permit (PLN-13324-SP). Original permit includes a Special Permit for one acre of mixed light cannabis cultivation. No changes to the approved project are proposed. If approved, the extension will expire April 4th, 2026.

RECOMMENDATION(S):

That the Planning Commission:

Adopt the resolution (Resolution 24-__). (Attachment 1) which does the following:

- a. Finds that the Planning Commission has made all of the required findings for approval of the Extension based on the evidence in the staff report and approves the I and I Ranch, LLC Special Permit extensions subject to the original conditions.

DISCUSSION:

Project Location: The project is located in Humboldt County, in the Phillipsville area, on the southwest side of Dyerville Loop Rd, approximately 50 feet west from the intersection of Dyerville Loop Rd and UNN17, on the property known to be in Section 8 of Township 03S, Range 04E, Humboldt Base & Meridian.

Present General Plan Land Use Designation: Agricultural Grazing (AG); 2017 General Plan; Density: 20-160 acres per unit; Slope Stability: Low Instability (2)

Present Zoning: Agricultural Exclusive (AE), Special Building Site B-5(160)

Environmental Review: An Addendum to a previously adopted Environmental Impact Report was prepared and adopted per §15164 of CEQA Guidelines during prior consideration and approval of the original project (PLN-13324-SP). Further environmental review is unnecessary, as no changes to the project are proposed.

State Appeal: Project is NOT appealable to the California Coastal Commission.

Major concerns: None

Executive Summary: The current project is a two-year extension for an approved permit (PLN-13324-SP). No changes to the approved project are proposed. If approved, the extension will expire June 4, 2026. Original permit includes a Special Permit for one acre of new mixed light cannabis cultivation approved under the Commercial Cannabis Land Use Ordinance (CCLUO). The original permit was approved in 2021 by the Humboldt County Zoning Administrator and had an effective date of June 4, 2021. No activities associated with the approved entitlement have occurred and the permit has not vested, therefore an extension is required in order to keep the planning entitlement. No changes are occurring to the project and there are no circumstances or applicable requirements that have changed.

Cultivation will take place on the northwest portion of the parcel in twenty-five (25) 20'x80' greenhouses and one (1) 20'x78' greenhouse. Ancillary propagation will occur in two (2) 20'x80' greenhouses and offsite at an enclosed nursery located on APN 214-101-008. The off-site nursery was approved as a separate application (PLN-2020-16200). The applicant anticipates there will be two cultivation and harvest cycles occurring annually.

Processing such as drying, curing and trimming is proposed onsite within a proposed 1,600-square foot commercial processing facility. The applicant anticipates a maximum of six (6) employees will be required for operations. Artificial lighting used for processing activities will adhere to shielding and International Dark Sky Association standards as set forth in the CCLUO. Power for the project will be provided by an onsite solar system and a backup generator.

Irrigation will be from a proposed one-million gallon rainwater catchment pond and the applicant anticipates up to 700,000 gallons of water will be required annually to irrigate the cannabis.

The Special Permit under the original project was found to comply with the required findings for all permits. All project components are still in conformance with the County General Plan, Open Space Plan, and Open Space Action Program. All project components are still consistent with the purposes of the existing zone in which the site is located. All project components are still in conformance with applicable standards and requirements of the Humboldt County Code. Proposed development and conditions under which it will be operated will not be detrimental to public health, safety, welfare, or materially injurious to properties or improvements in the vicinity. The proposed development does not reduce residential density for the parcel below that utilized by the Department of Housing and Community Development in determining compliance with housing element law.

Required Findings for Extension: The project meets the required findings pursuant to HCC §312-11.3.1-2. The development has not changed from that for which the original permit was granted; and the findings made when the permit was granted can still be made.

ALTERNATIVES TO STAFF RECOMMENDATIONS:

1. The Zoning Administrator could elect not to approve the extension however circumstances and conditions have not changed substantially since the original approval of the project.

Consequently, Planning staff does not recommend further consideration of any alternative.

ATTACHMENTS:

1. Draft Resolution
 - A. Original Conditions of Approval
 - B. Cultivation Operations Plan
 - C. Site Plan
2. Original Staff Report

Applicant

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Owner

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Please contact Michael Holtermann, Planner, at mholtermann@co.humboldt.ca.us or 707-268-3737 if you have questions about this item.