

Zone Reclassification Petition

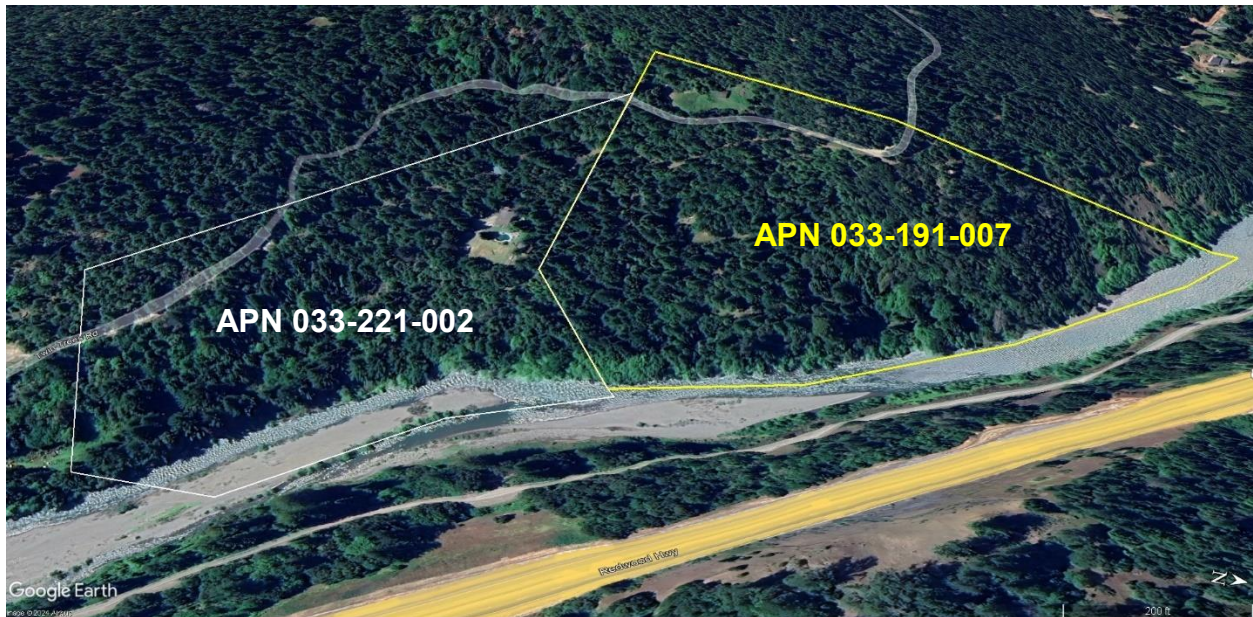
APN: 033-191-007

APPS: PLN-2021-17549

We are submitting a petition for zone reclassification of APN: 033-191-007. The current zoning of the property is Unclassified “U” with a land use designation of Timberland (T). We requesting that the zoning be changed to “Agriculture Exclusive”, which is consistent with the current land use designation and matches the current zoning of neighboring lands. The parcel is approximately 18.75 acres in size and located in the Twin Trees area on the west side of Highway 101, a few miles south of Garberville and Benbow. The majority of the land is covered by mixed evergreen forest, with the exception of an opening near the southwest corner of the property, which was previously used for cannabis cultivation. There are no residential structures on the property at this time.



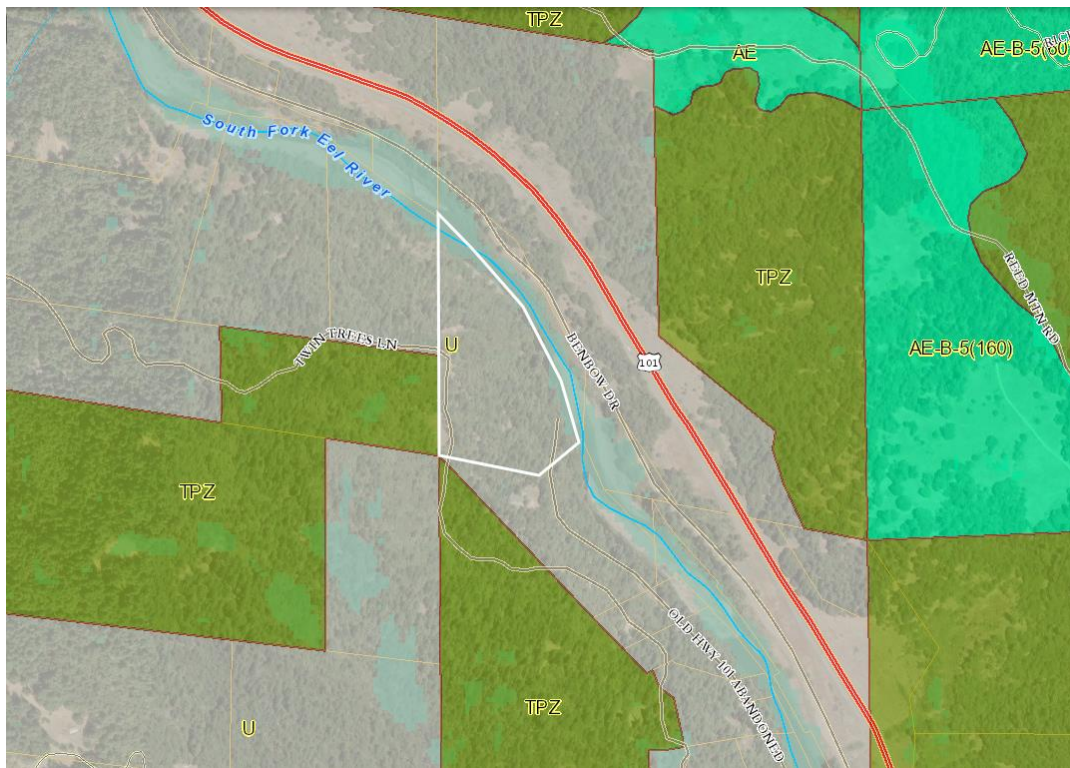
A zone reclassification is being requested to allow the property to once again be used as a small site for up to 5,000 square feet of outdoor commercial cannabis cultivation. The parcel has a history of cultivation activity visible in satellite photos as early as 2012 and qualified for permitting under the original commercial cannabis regulations established by the County in 2016.



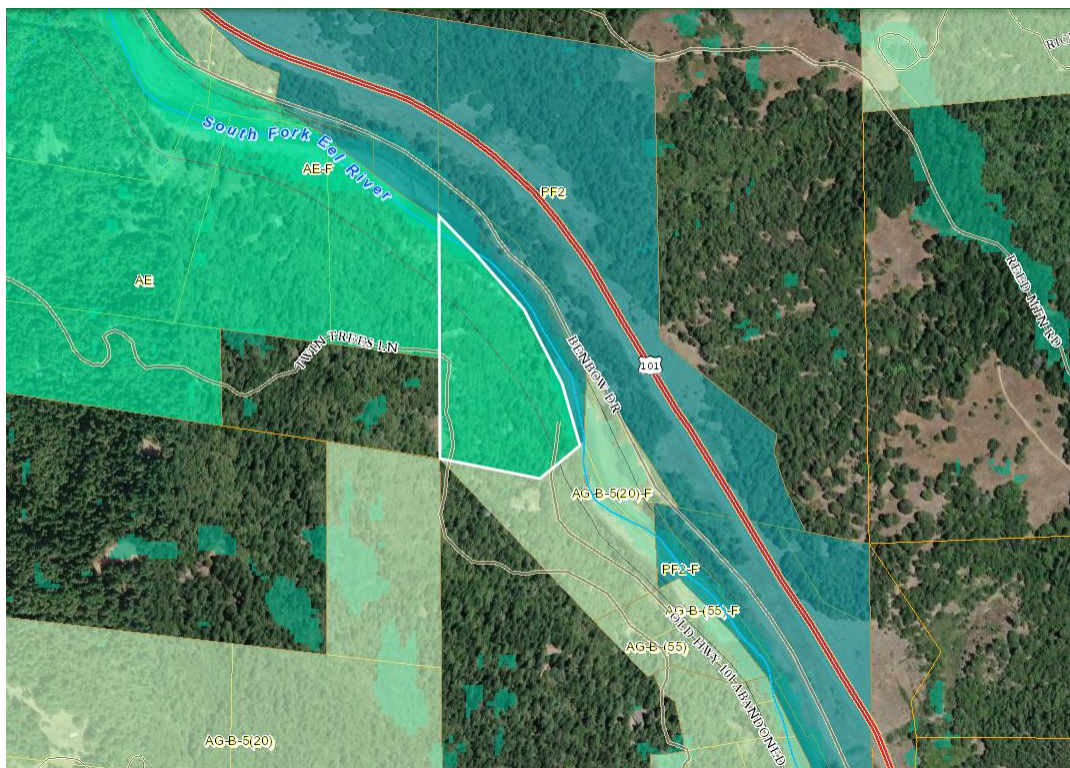
As owners and residents of the adjoining property to the south (APN 033-221-002), in 2020 we decided to purchase the parcel in hopes of helping clean it up and possibly resuming operation of a small cultivation site within the existing cleared portion of the property. We have spent a great deal of time and money in anticipation of this: enrollment with the California waterboard, 1600 permitting with CDFW, establishment of an LLC, and hiring of consultants to help us prepare technical studies and information to satisfy criteria from multiple agencies.

In 2021, we met with county officials and planning staff to discuss permitting requirements and discovered that the property lost its eligibility due to amendments made to the cannabis code (CCLUO) in 2018, which no longer allows cannabis permitting in Unclassified zones with a Timberland land use designation. We were told that the zoning of parcels in this area would be changing in the future to Agriculture Exclusive and following this the parcel would once again be eligible for permitting. Though we understand all parcels zoned “Unclassified” will be precisely zoned as part of the County’s General Plan implementation, we have submitted our petition for rezoning to help accelerate this process for our property, so that we may seek a permit to resume operating a small cannabis farm on the site, in compliance with the current regulations. It’s worth noting that a number of nearby properties are also permitted for cannabis cultivation which is common to the local area.

ZONING MAP (EXISTING)



DRAFT ZONING CHANGES - GENERAL PLAN UPDATE



LAND USE MAP (EXISTING)

