



COUNTY OF HUMBOLDT

Legislation Details

File #: 23-1334 **Version:** 1 **Name:**
Type: Resolution **Status:** Public Hearing
File created: 9/26/2023 **In control:** Planning Commission
On agenda: 10/5/2023 **Final action:**
Title: Patient 2 Patient, Inc.; Conditional Use Permit and Special Permit
Record Number: PLN-12426-CUP (filed 12/23/2016)
Assessor Parcel Numbers (APN) 214-142-012
Wood Ranch area (Redway)

A Conditional Use Permit and Special Permit to recognize lawful pre-existing cannabis cultivation and authorize relocation and expansion of cultivation activities on an approximately 361-acre parcel. The project includes two distinct parts. Part 1 involves a Special Permit to authorize development within riparian and wetlands areas as part of remediation and restoration of approximately 6.7 acres of land disturbance associated with seven (7) discrete areas historically used for cannabis cultivation. Part 2 involves a Conditional Use Permit to allow development and operation of approximately 86,000 square feet of Outdoor cannabis cultivation in greenhouses within an approximately 6-acre area in the northern portion of the project parcel. The Conditional Use Permit is being requested pursuant to the Humboldt County Commercial Cannabis regulations which allow up to 1-acre of cultivation per 100 acres on parcels where 320 acres or larger in size. The amount of cultivation area proposed is approximately one third larger (33%) in size than historic cultivation levels managed during the peak of prior lawful pre-existing operations at the property and will accommodate relocation of cultivation activities from the seven former sites targeted for remediation and restoration.

Sponsors: Planning and Building, Laura McClenagan

Indexes:

Code sections:

Attachments: 1. 12426 Staff Report 10.05.23, 2. Attachment 1 - Draft Resolution, 3. Attachment 1A - Conditions of Approval, 4. Attachment 1B - MMRP with Subst Mit Measures, 5. Attachment 1C - Site Planset, 6. Attachment 1D - Revised Cultivation Area Verification, 7. Attachment 2 - Vicinity Map, 8. Attachment 3 - Draft ISMND (sans appendices), 9. Attachment 3A - ISMND Appendix 1 - App AQ_CalEEMod Output Files, 10. Attachment 3B - ISMND Appendix 2 - Biological Resources Assessment Rincon, 11. Attachment 3C - ISMND Appendix 3 - Energy Budget, 12. Attachment 3D - ISMND Appendix 4 - Noise Measurements and Calcs, 13. Attachment 3E - ISMND Appendix 5 - Draft Cleanup, Restoration, and Monitoring Plan (CRMP) - Jacobsen, 14. Attachment 3F - ISMND Appendix 6 - Redway APN 214-142-009 Aquatic Resources Delineation, 15. Attachment 3G - ISMND Appendix 7 - Young Aquatic Impact Assessment 3.4.22, 16. Attachment 3H - ISMND Appendix 8 - Wood Ranch Wetland Delineation Report, 17. Attachment 3I - ISMND Appendix 9 - Hydrological Connectivity Report 12.30.2022, 18. Attachment 3J - ISMND Appendix 10 - P2P 2021 Botany Report, 19. Attachment 3K - ISMND Appendix 11 - Water management plan Woods Ranch, 20. Attachment 4- Evidence in Support of Required Findings, 21. Attachment 4C - Wood Ranch Road Historic Vehicle Use (SL rev), 22. Attachment 5A - Table Summarizing Referral Agency Comments and Recommendations, 23. Attachment 5B - CEQA-2023-0216-R1_Wood_Ranch_Cannabis_MND_LTR_FINAL, 24. Attachment 5C - Comments re ISMND Wood Ranch Cannabis Cultivation Project, 25. Attachment 6A - Pubic Comment - Glen Hass, 26. Attachment 6B - Pubic Comment - Marcia Murphy, 27. Attachment 7 - Watershed Map, 28. PC Resolution 23-087_Patient 2 Patient_12426

Date	Ver.	Action By	Action	Result
10/5/2023	1	Planning Commission	approved	Pass