



COUNTY OF HUMBOLDT

Legislation Text

File #: 21-741, **Version:** 1

Nathan Smith: Special Permit

Record Number PLN-2018-15295

Assessor's Parcel Number (APN) 522-115-002

Willow Creek Area

A Special Permit for 4,992 square feet of pre-existing mixed-light and 21,294 square feet of pre-existing outdoor commercial cannabis cultivation, with 2,620 square feet of ancillary propagation space. A Special Permit is requested to reduce the 600 foot setback to the Six Rivers National Forest, and another Special Permit is requested to allow cultivation on slopes between 15% and 30%. Water is currently sourced from a permitted water diversion, and the applicant will have two years from the date of approval to provide water from a non-diversionary water source. The applicant plans to have a well drilled on-site this year and will install a rainwater catchment pond in the event that the well comes up dry or is determined to be hydrologically connected. Total anticipated annual water needed for irrigation is 145,000 gallons. Drying and curing will occur on-site, and further processing will occur off-site at a license processing facility. There will be up to four employees required to run operations on-site, and the applicant is proposing to use the Residence for on-site employee housing. Power is provided by solar power from existing solar arrays.

Find that the Zoning Administrator has considered the Addendum to the Environmental Impact Report for the Commercial Cannabis Land Use Ordinance pursuant to Section 15164 of the State CEQA Guidelines, make all of the required findings for approval of the Special Permit, and adopt the Resolution approving the proposed Nathan Smith project subject to the recommended conditions.