



COUNTY OF HUMBOLDT

Legislation Text

File #: 11898 11899, Version: 1

Angie Jeong: Special Permit & Zoning Clearance Certificate

Record Number PLN-11898-SP & PLN-11899-ZCC (filed 12/15/2016)

Assessor's Parcel Number's (APN) 314-222-005 & 314-223-009.

Kneeland Area

PLN-11898-SP

Project is for a Zoning Clearance Certificate for 10,000 sq. ft. of outdoor commercial cannabis cultivation, and 2,000 sq. ft. of ancillary propagation (to supply immature plants on-site and on adjacent parcel APN: 314-223-006). Of that, 4,500 sq. ft. is pre-existing and 5,500 sq. ft. will be new cultivation. Light-deprivation methods (without the use of supplemental lights) will be utilized for 6,080 sq. ft. of cultivation within greenhouses, and 3,920 sq. ft. will be full-sun outdoor. Water for irrigation of pre-existing cultivation is currently sourced from a spring diversion on adjacent parcel 314-223-010, under Water Right Certificate H509142, and the applicant has an easement allowing access of the diversion on the adjacent parcel. The applicant is proposing to install a 180,000-gallon rainwater catchment pond to collect water for irrigation of all new cultivation areas on-site and on adjacent parcel 314-223-006. The total anticipated annual water usage is 120,000 gallons (10 gal/sq. ft./year). Total existing water storage on-site is 150,900 gallons for irrigation designated in hard tanks and one 2,500-gallon water tank designated for fire suppression. The site will be solely operated by the applicant and machine trimming will occur on-site. Electricity is provided from a solar array and two (2) on-site generators. A Special Permit is being applied for the use of a point of diversion from a spring, and an additional Special Permit for restoration activities within a streamside management area.

PLN-11899-ZCC

Project is for a Zoning Clearance Certificate for 10,000 sq. ft. of new outdoor cannabis cultivation on APN: 314-223-006. Water is proposed to come from a proposed 180,000-gallon rainwater catchment pond on adjacent parcel APN: 314-223-009. The total anticipated annual water usage is 100,000 gallons (10 gal/sq. ft./year). All other support facilities for drying and water storage will occur on adjacent parcel 314-223-009. No power is required for the full-sun outdoor cultivation and the site will be solely operated by the applicant. Trimming will occur off-site at a licensed processing facility.

Find that the Zoning Administrator has considered the Addendum to the adopted Mitigated Negative Declaration for the Commercial Medical Marijuana Land Use Ordinance (CMMLUO) as described by Section §15164 of the State CEQA Guidelines, make all of the required findings for approval of the Zoning Clearance Certificates and Special Permits and adopt the Resolution approving the Angie Jeong's Zoning Clearance Certificates and Special Permits as recommended by staff subject to the recommended conditions.