



# COUNTY OF HUMBOLDT

## Legislation Text

---

**File #:** 21-1050, **Version:** 1

---

### **Kinsey Ridge, LLC**

Record Number PLN-11841-CUP

Assessor Parcel Number (APN) 315-045-004.

Willow Creek area

A Conditional Use Permit for continued cultivation of 13,000 square feet (SF) of existing outdoor cannabis cultivation. Ancillary propagation occurs within a 120-square-foot hoop house. Water for irrigation is sourced from rain catchment and storm water from the roof of the on-site residence and other structures is captured in gutters and transported to rainwater catchment tanks. The applicant proposes to drill a well onsite as an additional water source. Existing available water storage onsite is 11,700 gallons in a series of hard-sided tanks. The applicant also proposes an additional 250,000-gallon rain catchment pond for a total of 261,700 gallons of onsite water storage. Estimated annual water usage is 80,000 gallons. Drying and bucking occurs onsite while processing will occur off site at a licensed processing or manufacturing facility until a proposed 900 SF onsite processing building and associated supporting septic system can be permitted. Up to six (6) employees may be utilized during peak operations. Power is provided by a generator. The proposed project also includes two (2) Special Permits: one Special Permit to reduce the 600-foot setback requirement to public lands since the proposed processing facility is within 600 feet of land owned by the Six Rivers National Forest, and another Special Permit for work within Streamside Management Areas (SMAs) to decommission and restore cultivation areas associated with a natural spring and a Class III drainage.

Find that the Planning Commission has considered the Addendum to the Mitigated Negative Declaration adopted for the Commercial Medical Marijuana Land Use Ordinance pursuant to Section 15164 of the State CEQA Guidelines, make all of the required findings for approval of the Conditional Use Permit and adopt the Resolution approving the Kinsey Ridge project subject to the recommended conditions.