



COUNTY OF HUMBOLDT

Legislation Text

File #: 11940, Version: 1

Serendipity Associates, Inc.: Conditional Use Permit and Special Permit

Record Number PLN-11940-CUP (filed 12/16/2016)

Assessor's Parcel Number (APN) 218-091-007

Garberville area

Serendipity Associates, Inc. seeks a Conditional Use Permit (PLN-11940-CUP) for an existing 16,934 square feet (SF) of cannabis cultivation consisting of 7,060 SF mixed light cultivation and 9,874 SF outdoor cultivation, and a Special Permit for work within the Streamside Management Area (SMA) for culvert replacement and modifications to a French drain system, as recommended by the Water Resources Protection Plan (WRPP). Plants are propagated in two (2) ancillary propagation areas totaling 1,540 SF. The site is zoned as Forestry Recreation and Special Combining Zone (FR-B-5[40]) as defined in the Humboldt County 2017 General Plan Update. Drying and further processing occur onsite in two (2) sheds totaling 640 SF. Three (3) full-time and up to three (3) part-time employees are required for project operations. The primary source of electrical power is a 1.59-kW solar array supported by 20 kW of battery storage. Backup power sources include a Honda EU 7000is generator and Caterpillar MQ20 WhisperWatt diesel generator.

1) Find that the Commission has considered the Addendum to the adopted Mitigated Negative Declaration for the Commercial Medical Land Use Ordinance (CCMLUO), as described by Section §15164 of the State CEQA Guidelines; and 2) make the required findings for approval of the Conditional Use Permit; and 3) approve the Serendipity Associates, Inc. Conditional Use Permit and Special Permit as recommended by staff subject to the recommended conditions.