



COUNTY OF HUMBOLDT

Legislation Text

File #: 10235, **Version:** 1

Rainmaker Properties, LLC Conditional Use Permit and Special Permit

Case Numbers CUP 16-006 and SP 16-185

Assessor's Parcel Numbers (APNs) 104-261-006 and 105-021-011

5725 Old Mattole Road, Petrolia

A Conditional Use Permit and Special Permit for an existing cannabis cultivation and ancillary processing facility in accordance with the Humboldt County Commercial Medical Marijuana Land Use Ordinance (CMMLUO). The existing mixed-light cannabis cultivation occurs within ten (10) greenhouses with a total cultivation area of 20,976 square feet (SF), located in three (3) cultivation areas on the site. The applicant is proposing to relocate six (6) greenhouses containing approximately 10,176 SF, from two (2) cultivation areas to a Greenhouse Relocation Area (GRA). Remediation would then occur on the two (2) retired cultivation areas. The GRA would include grading of an approximately 10,176 SF level pad for installation of the greenhouses. The Special Permit would allow remediation of a third area located within a Streamside Management Area that is not being used for cultivation. Ancillary processing activities are conducted onsite in two (2) existing outbuildings by up to ten (10) employees who live offsite. Irrigation water for the existing cultivation is provided by three (3) onsite wells and by a direct diversion of the perennial stream McNutt Gulch, which then is conveyed via a generator to storage tanks. Under the project, the surface water diversion will be discontinued, and water will be provided from the on-site wells and a proposed 250,000-gallon rainwater storage pond. The existing 20,000 gallons of water storage in eight 2,500 gallon hard tanks will remain and may be supplemented with additional tank storage. The project is located in Humboldt County, in the Petrolia area on the property known as 25725 Old Mattole Road and the property known to be in Section 29, Township 01 South, Range 02 West. As Lead Agency, the Humboldt County Planning Division has determined that the project is exempt from environmental review pursuant to Sections 15301 (Existing Facilities) and 15304 (Minor Alterations to Land) of the California Environmental Quality Act (CEQA) Guidelines. The remediation activities are exempt from environmental review pursuant to 15333 (Small Habitat Restoration Projects) of the CEQA.

Find the project exempt from environmental review pursuant to Sections 15301, 15304 and 15333 of the State CEQA Guidelines, make all the required findings for approval of the Conditional Use Permit and Special Permit based on evidence in the staff report and adopt the Resolution approving the Rainmaker Properties, LLC project subject to the recommended conditions.