



COUNTY OF HUMBOLDT

Legislation Text

File #: 11908, **Version:** 1

Robert Trell Messenger Conditional Use Permit

Case Numbers CUP 16-442, SP 18-028

Assessor Parcel Numbers (APN) 221-211-014 and 221-221-032

3405 Ettersburg Honeydew Road, Ettersburg area

A Conditional Use Permit (CUP) for an existing 20,500 square foot (sf) outdoor commercial cannabis cultivation, and a Special Permit (SP) for development within a Streamside Management Area located on Assessor's Parcel Numbers (APNs) 221-211-014 & 221-221-032 which is approximately 46 acres in size. All water used for cultivation of cannabis is sourced on-site from a permitted diversion (1600-2016-0125-R1). Water is stored in 19 hard tanks (95,000 gallons), with 4 additional tanks proposed (20,000 gallons) for a total of 115,000 gallons of water storage capacity. The Applicant estimates 106,500 gallons of water use annually for cultivation. Irrigation is accomplished by use of drip lines. Occasional hand watering may be employed if needed. Per the Streambed Alteration Agreement, the Applicant has installed a water meter to document compliance with forbearance requirements. All cultivation activities will be performed by resident operators between March and November, with one harvest occurring in October. The Applicant proposes on-site processing, but until all necessary testing and permitting has occurred processing will be performed by a licensed 3rd party. The property is also developed with an existing single-family residence served by the same on-site water diversion (the LSAA allows 300 gallons per day during the forbearance period for domestic use), and an on-site septic sewage disposal systems. Pacific Gas and Electric (PG&E) is the primary source of power for the parcel.

Find the project Categorically Exempt from environmental review pursuant to Sections 15301, and 15333 of the State CEQA Guidelines, make all of the required findings for approval of the Conditional Use Permit based on evidence in the staff report and any public testimony, and adopt the Resolution approving the proposed Robert Trell Messenger Conditional Use Permit subject to the recommended conditions.