



# COUNTY OF HUMBOLDT

## Legislation Text

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**File #:** 11754, **Version:** 1

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### **H36P, LLC, Conditional Use Permit**

Application Number 11754

Case Number CUP 16-377, CUP 18-046; SP 18-132; SP 18-133

Assessor Parcel Number (APN) 201-322-012

Highway 36, Alton

A Conditional Use Permit for new cultivation, processing, manufacturing, and retail. Phase One of the project will consist of volatile and non-volatile extraction in a proposed 2,932 square foot (sf) building, and retail at an on-site dispensary in the footprint of an existing mobile home. Phase Two will consist of adding 10,000 sf of new indoor cultivation in a proposed 16,000-sf building, 10,000 sf of new mixed-light cultivation in greenhouses, a new 20,000-sf processing and manufacturing building, a 2,000 sf outdoor propagation area, a well, and a septic system. Parking and internal circulation roadways will be constructed during each phase. The water source for Phase One is a permitted well installed prior to 1991 and renovated in 2017 under a newly-issued well permit. Water for Phase Two would be supplied by the proposed well, and the existing well would be decommissioned following completion of the proposed well. If the proposed well proves to be infeasible, a rainwater catchment and cistern system would be installed to meet at least the irrigation demand of the proposed cultivation. Up to 200,000 gallons of water storage capacity in plastic tanks would be installed during Phase Two if necessary to provide water for fire-fighting. If the proposed well should prove to be infeasible, a rainwater catchment and cistern system would be installed to meet, at a minimum, the irrigation needs of the proposed cultivation. Processing would occur on-site and include drying and trimming of cannabis flower, with the majority being manufactured into extract. Staffing at peak operation would be 37 employees. The facility would be fenced and there would be two full-time security guards. Electric service is provided by PGE with carbon offset purchased through the ClimateSmart program and the applicant plans to meet 100-percent renewable energy requirement with a solar array in the future. A Conditional Use Permit is also needed for the proposed uses according to the applicable Q-Zone.

Move to adopt the Mitigated Negative Declaration, and to 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 H36P LLC project subject to the recommended conditions.