



COUNTY OF HUMBOLDT

Legislation Text

File #: 20-97, **Version:** 1

Reed Mountain Pharms Cooperative, Inc. Conditional Use Permit and Special Permit

Record Number PLN-12723-CUP

Assessor Parcel Number 223-043-005

1000 Reed Loop Road, Benbow Area

A Conditional Use Permit for existing 21,000 square feet of mixed light and 19,370 square feet of outdoor medical commercial cannabis cultivation. Total cultivation area is 40,370 square feet proposed to be consolidated in one cultivation area. Irrigation water is sourced from a groundwater well located on APN 223-043-003 and is supplemented by rainwater catchment and stored in hard tanks for water storage. The Applicant estimates 475,000 gallons is needed annually for irrigation. There is 50,000 gallons of water storage. The applicant proposes to construct two structures to support operations: one 4,000-square-foot, single-story propagation building and one 4,000-square-foot, two-story accessory structure. Power is generated by generators. The proposed project includes a Special Permit for development within the Streamside Management Area (SMA) for restoration of three historic cultivation areas. The cultivation areas that totals 2.55 acres will be remediated and restocked with timber. The applicant is proposing some timber conversion to expand the northern cultivation area by 2.50 acres to accommodate relocation of the cultivation areas out of the SMA. With the remediation and restocking of the western cultivation area, there will be no net loss in timberland as a result of this project.

Find that the 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 Special Permit based on evidence in the staff report and adopt the Resolution approving the proposed Reed Mountain Pharms project subject to the recommended conditions.