



COUNTY OF HUMBOLDT

Legislation Text

File #: 20-846, **Version:** 1

HWY 36 Homestead LLC, Special Permits

Record Number PLN-12572-SP

Assessor's Parcel Number: 209-191-049

41600 State Highway 36, Dinsmore area

A Special Permit for 10,000 square feet of existing outdoor medical cannabis cultivation. A Special Permit is also requested for two encroachments in the Streamside Management Area (SMA): a point of diversion from a spring onsite, used for irrigation and to facilitate onsite relocation and remediation within the SMA. The applicant is proposing to develop a groundwater well to replace the diverted water. The projected annual water usage is approximately 170,575 gallons. Water storage totals 33,000 gallons of rainwater catchment tanks in fourteen hard-sided tanks. The applicant is proposing to add 121,601 gallons water storage in hard-sided tanks for a total of 154,601 gallons of water storage. The projected annual water usage is approximately 170,575 gallons Drying will occur onsite and further processing will occur offsite at a licensed facility. An existing cabin onsite is proposed to be removed and replaced with new commercial building within the same footprint. The building will contain a propagation area that will serve for the project site and the property adjacent; APN: 210-191-050, also owned and operated by Homestead Highway 36, LLC. The applicant states that two employees would be needed at peak operations. Power is provided by P. G. & E.

Find that the Zoning Administrator 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 Special Permits based on evidence in the staff report and adopt the Resolution approving the proposed HWY 36 Homestead, LLC, project subject to the recommended conditions.