



COUNTY OF HUMBOLDT

Legislation Text

File #: 21-639, **Version:** 1

John Mahony, LLC

Record Number PLN-11827-SP

Assessor's Parcel Number 220-301-021.

Briceland/Redway area

John Mahony, LLC seeks a Special Permit for an existing outdoor cannabis cultivation project consisting of up to 5,912 square feet (SF) grown in nine adjacent greenhouses on a previously graded flat within the 65-acre parcel. A tenth 560-SF greenhouse is used as a plant nursery. Irrigation water is sourced from a permitted 220-foot groundwater well onsite. Water is stored in two 2,500-gallon and two 1,200-gallon hard plastic tanks totaling 7,400 gallons of water storage. Estimated annual water usage is 69,868 gallons (11.9 gallons/SF/year). No additional employees are required for cultivation and during peak operations. An existing 1,820-SF multiple use structure is used to store and dry cannabis. Trimming and processing would be performed offsite by a licensed processing facility. There is an onsite wastewater septic tank leach-field system that serves an existing residence. Power is provided by solar power and an emergency Honda generator for residential use. No artificial lights are used in the cultivation activities.

Find that the Zoning Administrator has considered the Addendum to the adopted Mitigated Negative Declaration (MND) for the Commercial Medical Marijuana Land Use Ordinance (CMMLUO) as described by Section 15164 of the State California Environmental Quality Act (CEQA) Guidelines, make all of the required findings for approval of the Special Permit and adopt the Resolution approving the John Mahony, LLC Special Permit as recommended by staff subject to the recommended conditions.