



COUNTY OF HUMBOLDT

Legislation Text

File #: 12972, **Version:** 1

Eubank Creek, LLC Conditional Use Permit, Special Permit and Lot Line Adjustment

Record Number PLN-12972-CUP

Assessor's Parcel Number: 220-171-017, 220-171-018, 220-171-021

Briceland Area

The applicant is seeking a Conditional Use Permit for 43,560 square-feet of existing commercial cannabis cultivation. Light depravation techniques are utilized to achieve two harvests annually. The project will be supported by 3,320 square-feet of proposed propagation space. Irrigation water is sourced from an existing permitted groundwater well located on the adjacent parcel under the same ownership (APN 220-072-006), a registered point of diversion from Eubank Creek, and a proposed 1.4-million-gallon rainwater catchment pond. Existing available hard tank water storage totals 205,000 gallons. Projected annual water usage totals 594,500 gallons. Processing such as drying and curing will occur onsite in a proposed 3,200 square-foot ag-exempt barn. Energy for the project will be supplied by generators until the 800 square-foot solar array can be installed on the proposed ag-exempt barn. The applicant is also seeking a Special Permit for the ongoing use and maintenance of the point of diversion located in the Streamside Management Area. The applicant is also proposing a Lot Line Adjustment involving the reconfiguration of APN's 220-171-021 and 220-171-018, creating two 80-acre parcels.

Find that the Planning 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 the required findings for approval of the Special Permit and adopt the Resolution approving the Eubank Creek project subject to the recommended conditions.