



COUNTY OF HUMBOLDT

For the meeting of: 6/1/2023

File #: 23-754

To: Planning Commission

From: Planning and Building Department

Agenda Section: Consent

SUBJECT:

Peakview, Inc. Special Permit Modification

Application Number: PLN-2020-16866-MOD01 (filed 04/13/2023)

Assessor's Parcel Number: 216-082-002-000 and 216-082-006-000

Harris Area

A Modification to the approved Special Permit (SP) PLN-2020-16866, to relocate the cultivation area on APN 216-082-002-0002 to an existing natural flat area. The approved SP and ZCC allows operation of up to 43,560 square feet of new mixed-light cannabis cultivation on two contiguous parcels (APN 216-082-002 and APN 216-082-006-200-000) with ancillary propagation facilities. Cultivation takes place in one cultivation area consisting of four mixed-light greenhouses. A 12,960-square-foot immature plant propagation area is adjacent to the greenhouses. The project further proposes relocation of the 9,600-square-foot wholesale nursery from APN 216-082-002-000 to APN 216-082-006-000 and repurposing the 4,440 square-foot immature plant propagation nursery and 8,640 square-foot mixed-light greenhouse on APN 216-082-002-000 for immature plant propagation or wholesale nursery activities. A 1-million-gallon rainwater catchment pond is located in the southeast corner of APN 216-082-006-000. Additional proposed water storage consists of ten (10) 5,000-gallon rainwater catchment storage tanks adjacent to the cultivation areas resulting in a total available water storage of 1.05 million gallons. Estimated annual water usage is approximately 600,000 gallons (13.9 gal/SF). Processing, including drying, curing and trimming, occurs onsite in an existing barn on APN 216-082-006-000. Post-processing activities would occur in a proposed 2,500 SF commercial building on APN 216-082-006-000. Up to 12 employees may be utilized during peak operations. PG&E improvements are proposed to move to grid power. The approved project included a Special Permit for development within the SMA for the use of 8,640 square-foot mixed-light greenhouse on APN 216-082-002-000.

RECOMMENDATION(S):

That the Planning Commission:

1. Continue the project to the July 6, 2023 Planning Commission meeting at the request of the California Department of Fish and Wildlife

Owner

Kevin Peak

File #: 23-754

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Applicant

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Please contact Portia Saucedo, Associate Planner II, at (707) 268-3745 or by email at psaucedo1@co.humboldt.ca.us, if you have any questions about the scheduled public hearing item.