



COUNTY OF HUMBOLDT

For the meeting of: 4/20/2023

File #: 23-537

To: Planning Commission
From: Planning and Building Department
Agenda Section: Public Hearing

SUBJECT:

Natures Jar, Inc. Special Permits
Assessor Parcel Numbers (APN) 095-201-005 & 095-041-013
Record No.: PLN-11494-SP
Weott area

A Special Permit for 7,300 square feet (sf) of outdoor commercial cannabis cultivation with 1,404 sf ancillary propagation. The applicant has provided proof of 8,064 sf of pre-existing cultivation with additional ancillary propagation, and the applicant has chosen to transition some of the pre-existing cultivation area for additional on-site nursery space. The applicant will conduct light-deprivation techniques without the use of supplemental lights, and two (2) harvests are anticipated per year. Historic cultivation areas were retired and relocated to a more environmentally suitable location on-site. The estimated annual water use is 72,750 gallons (8.4 gal/sf/yr). Water for irrigation is sourced from a permitted well, a point of diversion, and 7,000 gallons of rain catchment water tanks. Total existing water storage designated for irrigation is 19,700 gallons in hard tanks, and an additional 50,000 gallons is proposed for additional rain catchment storage tanks. Total future water storage would be 69,700 gallons. Drying and curing will take place in storage containers on-site, and trimming will occur off-site at a licensed processing facility. The applicant will utilize up to two (2) full-time employees. One (1) generator is used for the well pump, and the applicant is proposing to transition to 100% solar power. The project also includes a Special Permit to request a setback reduction from public lands due to proximity to Humboldt Redwoods State Park.

RECOMMENDATION(S):

That the Planning Commission continue the project to a date uncertain.