



COUNTY OF HUMBOLDT

Legislation Text

File #: 17510, **Version:** 1

Homegrown, LLC;

Record Number PLN-2021-17510 (filed 11/10/2021)

Assessor's Parcel Number (APN): 107-272-011

Honeydew area

A Special Permit for 43,560 square feet of new commercial cannabis cultivation, comprised of 17,850 square feet of mixed light cultivation and 25,710 square feet of outdoor cultivation. Cultivation will occur in four distinct cultivation areas. Outdoor cultivation will take place in one consolidated area, with mixed light cultivation occurring in one (1) 8,050 square foot greenhouse, and one (1) 9,800 square foot greenhouse divided into two discrete areas. One partitioned and shielded 4,375 square foot section of the greenhouse will house ancillary propagation during the beginning of the year, and transition to mixed light cultivation during the latter half of the year. The applicant also proposes a commercial processing facility on-site, with processing activities occurring through a licensed third-party processing facility until the commercial processing building has been constructed. The applicant anticipates there will be three cultivation and harvest cycles occurring annually for mixed light cultivation, and one harvest for the full sun outdoor cultivation area. Water for irrigation will be provided by a proposed 300,000 gallon rainwater catchment pond and an existing well. The applicant estimates an annual projected water use of 653,400. Water will be stored in the proposed 300,000 gallon rainwater catchment pond and 80,000 gallons of hard tank storage comprised of sixteen (16) 5,000-gallon tanks. The remaining water required for irrigation (approximately 273,400 gallons) will be sourced from the well or from additional rainwater catchment should the well be shown to be hydrologically connected to surface waters. Drying will occur onsite in a 2,500 square foot drying structure. Further processing including trimming will occur onsite within a proposed 400-square-foot commercial processing facility. The applicant anticipates a maximum of eight (8) employees will be required for operations. Power for the project will be provided by an onsite solar array system and a backup generator until PG&E power can be secured. The Humboldt County Planning Commission will consider an Addendum to a previously adopted EIR and has been prepared for consideration per §15164 of the State CEQA Guidelines.

1) Find that the Planning Commission has considered the Addendum to the adopted Environmental Impact Report for the Commercial Cannabis Land Use Ordinance (CCLUO) as described by Section §15164 of the State CEQA Guidelines 2) make all of the required findings for approval of the Special Permit adopt the Resolution 3) and approve the Homegrown, LLC Special Permit as recommended by staff subject to the recommended conditions of approval.