



COUNTY OF HUMBOLDT

Legislation Text

File #: 17171, **Version:** 1

Humboldt Spirit, Inc.: Special Permit

Record Number PLN-2021-17171 (filed 04/23/2021)

Assessor's Parcel Number (APN) 220-071-028.

Garberville area

The applicant is seeking a Special Permit for 22,000 SF of new outdoor commercial cannabis cultivation, in addition to PLN-11905-ZCC which is an approved permit for 4,000 SF of existing outdoor commercial cannabis cultivation and 6,000 SF of existing mixed-light cultivation. The combined projects will total 32,000 SF of commercial cannabis cultivation. The project is supported by 1,700 square feet of existing propagation space and an additional 1,500 square feet of propagation space is proposed for a total of 3,200 square feet of propagation space. Water for irrigation is sourced from an existing rainwater catchment system and the new cultivation will utilize a proposed 1,000,000-gallon rainwater catchment pond. Until such time the proposed pond can be constructed, the applicant will utilize a 930,626-gallon rainwater catchment pond on the adjacent parcel under the same ownership (APN 222-071-030). The projected annual water usage for the combined projects totals 410,000 gallons (12.8 gal/SF). Existing available water storage onsite totals 207,000 gallons, which will increase to 1,207,000 gallons upon the completion of the rainwater catchment pond. Energy for the operation is currently sourced from an existing solar array, additional solar panels are proposed to support the increased energy demands of the expansion. All processing will occur onsite. 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 Zoning Administrator has considered the Addendum to 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 Permits; 3) and approve the Humboldt Spirit, Inc. project subject to the recommended conditions.