



# COUNTY OF HUMBOLDT

## Legislation Details (With Text)

**File #:** 21-1549      **Version:** 1      **Name:**  
**Type:** Zoning Item      **Status:** Consent Agenda  
**File created:** 10/15/2021      **In control:** Planning and Building  
**On agenda:** 10/21/2021      **Final action:** 10/21/2021  
**Title:** High Spirits 1, LLC and High Spirits 2, LLC; Special Permits  
Record Number PLN-12414-CUP (1) and PLN-2021-16957 (2)  
Assessor's Parcel Number: 315-291-001 (1) and 315-082-007 (2)  
Dinsmores area

High Spirits 1, LLC seeks a Special Permit for 25,925 sq. ft. of outdoor light-deprivation cannabis cultivation without the use of supplemental lights, and 2,560 sq. ft. of ancillary propagation. The applicant also seeks a Special Permit in order to reduce the setback from Six Rivers National Forest to approximately 283 feet. Irrigation water is sourced from two (2) groundwater wells on-site, and one (1) groundwater well on the adjacent parcel to the south, APN: 315-082-007. Estimated annual water use is 280,280 gallons (9.8 gal/sq. ft./year). Total water storage for the project will be 58,850 gallons in hard tanks designated for irrigation, and a 2,825 gallon tank designated for fire suppression. Drying and trimming will take place on-site within an existing processing facility that will be equipped with an ADA compliant restroom. Power is currently sourced from three (3) generators on-site and the project is conditioned to transition to full renewable energy source within two years from the date of approval.

High Spirits 2, LLC, seeks a Special Permit for 43,560 sq. ft. of outdoor light-deprivation commercial cannabis cultivation without the use of supplemental lights, and 4,356 sq. ft. of ancillary propagation. Of that, 12,000 sq. ft. of cultivation is pre-existing, and 31,560 sq. ft. of cultivation is proposed within the same existing flat. Water for irrigation is sourced from two (2) on-site permitted groundwater wells, and one (1) additional permitted groundwater well on the adjacent parcel to the north, APN: 315-291-001. Total water storage for the project will be 47,325 gallons in hard tanks designated for irrigation needs (32,325 gallons of that storage exists on the adjacent parcel to the north APN: 315-291-001), and a 5,000-gallon tank is designated for fire suppression. Anticipated water usage is 475,675 gallons per year (9.9 gal/sq. ft./year). Drying and curing will occur within two (2) existing buildings on-site. Trimming will occur on-site within the existing Shop, which will be equipped with an ADA compliant restroom. Pre-existing cultivation is currently powered by one (1) generator on-site, and the project is conditioned to transition to 80% renewable energy source within two years from the date of approval.

### Sponsors:

### Indexes:

### Code sections:

**Attachments:** 1. 12414\_16957 High Spirits Staff Report FINAL 10.21.21.pdf, 2. Attachment a.\_16957\_12414 Site Management Plan & Water Resource Protection Plan 01.21.2021.pdf, 3. Attachment b.\_Signed Streambed Alteration Agreement 2019.pdf, 4. Attachment c.\_12414\_16957 Timberland Conversion 01.21.2021.pdf

Date	Ver.	Action By	Action	Result
10/21/2021	1	Zoning Administrator	approved	

### High Spirits 1, LLC and High Spirits 2, LLC; Special Permits

Record Number PLN-12414-CUP (1) and PLN-2021-16957 (2)  
Assessor's Parcel Number: 315-291-001 (1) and 315-082-007 (2)  
Dinsmores area

High Spirits 1, LLC seeks a Special Permit for 25,925 sq. ft. of outdoor light-deprivation cannabis cultivation without the use of supplemental lights, and 2,560 sq. ft. of ancillary propagation. The applicant also seeks a Special Permit in order to reduce the setback from Six Rivers National Forest to approximately 283 feet. Irrigation water is sourced from two (2) groundwater wells on-site, and one (1) groundwater well on the adjacent parcel to the south, APN: 315-082-007. Estimated annual water use is 280,280 gallons (9.8 gal/sq. ft./year). Total water storage for the project will be 58,850 gallons in hard tanks designated for irrigation, and a 2,825 gallon tank designated for fire suppression. Drying and trimming will take place on-site within an existing processing facility that will be equipped with an ADA compliant restroom. Power is currently sourced from three (3) generators on-site and the project is conditioned to transition to full renewable energy source within two years from the date of approval.

High Spirits 2, LLC, seeks a Special Permit for 43,560 sq. ft. of outdoor light-deprivation commercial cannabis cultivation without the use of supplemental lights, and 4,356 sq. ft. of ancillary propagation. Of that, 12,000 sq. ft. of cultivation is pre-existing, and 31,560 sq. ft. of cultivation is proposed within the same existing flat. Water for irrigation is sourced from two (2) on-site permitted groundwater wells, and one (1) additional permitted groundwater well on the adjacent parcel to the north, APN: 315-291-001. Total water storage for the project will be 47,325 gallons in hard tanks designated for irrigation needs (32,325 gallons of that storage exists on the adjacent parcel to the north APN: 315-291-001), and a 5,000-gallon tank is designated for fire suppression. Anticipated water usage is 475,675 gallons per year (9.9 gal/sq. ft./year). Drying and curing will occur within two (2) existing buildings on-site. Trimming will occur on-site within the existing Shop, which will be equipped with an ADA compliant restroom. Pre-existing cultivation is currently powered by one (1) generator on-site, and the project is conditioned to transition to 80% renewable energy source within two years from the date of approval.

Adopt the Resolution to 1) find that the Zoning Administrator has considered the Addendum to the Environmental Impact Report for the Commercial Cannabis Land Use Ordinance (CMMLUO) pursuant to Section 15164 of the State CEQA Guidelines, 2) make all the required findings for approval of the Special Permits based on evidence in the staff report, 3) approve the High Spirits 1, LLC and the High Spirits 2, LLC projects subject to the recommended conditions.