



# COUNTY OF HUMBOLDT

## Legislation Details

**File #:** 22-1602      **Version:** 1      **Name:**  
**Type:** Zoning Item      **Status:** Consent Agenda  
**File created:** 11/23/2022      **In control:** Planning Commission  
**On agenda:** 12/1/2022      **Final action:**  
**Title:** Xotic Flavorz, LLC, Special Permit  
Assessor Parcel Number(s) (APN) 107-272-007  
Record No.: PLN-2022-17861  
Honeydew area

The applicant is seeking a Special Permit for 33,560 square feet of new outdoor commercial cannabis cultivation, in addition to 43,330 square feet of permitted cannabis cultivation (PLN-11067-SP). A total of 76,890 square feet of commercial cannabis cultivation will be occurring onsite. The applicant is proposing 3,300 square feet of additional ancillary propagation. The applicant anticipates there will be a maximum of three cultivation cycles occurring annually. Artificial lighting used for project activities will adhere to shielding and International Dark Sky Association standards as set forth in the CCLUO. Water for irrigation will be provided by an existing 2.5-million-gallon rainwater catchment pond. The applicant projects an annual water use of 1,000,000 gallons for the combined 76,890 square feet of cannabis cultivation (approximately 13 gallons per square foot per year). All processing will occur onsite in a previously approved commercial processing facility. The applicant anticipates a maximum of ten (10) employees will be required for proposed operations, in addition to a maximum of twenty-six (26) employees required for existing operations, for a total of thirty-six (36) employees at peak operations. Power for the project will be 100% renewable energy provided by PG&E, with a generator on site for emergency backup use in power outage events.

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**Attachments:** 1. 17861 Xotic Flavorz Staff Report 12.01.22, 2. Attachment 1 - Draft Resolution, 3. Attachment 1A - Conditions of Approval, 4. Attachment 1B - Cultivation Operations Plan, 5. Attachment 1C - Site Plan, 6. Attachment 2 - Location Maps, 7. Attachment 3 - CEQA Addendum, 8. Attachment 3B - Noise Plan, 9. Attachment 4 - Applicant's Evidence in Support of Required Findings, 10. Attachment 4A - Biological Report, 11. Attachment 5 - Referral Agency Comments and Recommendations

Date	Ver.	Action By	Action	Result
12/1/2022	1	Zoning Administrator		