



COUNTY OF HUMBOLDT

Legislation Text

File #: 13371, **Version:** 1

SugarLeaf Holdings Special Permits

Case Numbers SP 16-876 and SP 16-877

Assessor's Parcel Number 205-161-022

67 Metropolitan Heights Road, Fortuna area

SugarLeaf Holdings is requesting a Special Permit for a new 22,000 sq. ft. wholesale cannabis nursery and a Special Permit for a new 2,400 sq. ft. commercial cannabis processing facility on an approximately 36-acre parcel. In addition, subsequent to a decision on these Special Permits, a Zoning Clearance Certificate (ZCC 16-786) will be separately sought for 10,000 square feet of new mixed-light cannabis cultivation and a new 2,400 sq. ft. structure for drying, storage and ancillary nursery and the identification of a location qualified to receive up to 172,952 square feet of future Retirement, Remediation, and Relocation (RRR) cannabis cultivation sites. The operation under the proposed Special Permits will occur in two phases. Irrigation water is sourced from a permitted on-site well and stored in a 5,000-gallon tank; a rain catchment pond for RRR use is proposed. Processing to occur on-site includes drying, trimming, curing, packaging, and labeling. Power is provided by the Pacific Gas and Electric Company (PG&E), with a backup generator to only be used during PG&E outages.

Find the project exempt from environmental review pursuant to Sections 15303 and 15304 of the State CEQA Guidelines, make all of the required findings for approval of the Special Permits, based on evidence in the staff report and any public testimony, and adopt the Resolutions approving the proposed SugarLeaf Holdings Special Permits subject to the recommended conditions.